



## MEMORANDUM

Agenda Item No. 15(A)(5)

TO: Honorable Chairwoman Rebeca Sosa, and  
Members, Board of County Commissioners

DATE: March 18, 2014

FROM: Honorable Harvey Ruvin, Clerk  
Circuit and County Courts

Christopher Agrippa, Director  
Clerk of the Board Division

SUBJECT: Resolution authorizing execution of the  
Intergovernmental Cooperation Agreement  
Between Aventura Isles Community  
Development District and Miami-Dade  
County Tax Collector and Miami-Dade Office  
of the Property Appraiser to provide services  
to the Aventura Isles Community  
Development District in accordance with  
Sections 197.3632 and 197.3635, Florida  
Statutes, uniform method for the levy,  
Collection and enforcement of non-ad  
valorem assessments

**Resolution No. R-295-14**

Ordinance 08-62 adopted by the Miami-Dade County Board of County Commissioners provides that the Property Appraiser may submit resolutions, ordinances, or reports related to his duties to the Clerk of the Board Division for placement on the next available agenda of the Miami-Dade County Board of County Commissioners.

Attached for placement on the March 18, 2014, Board of County Commissioners' agenda, is a proposed resolution submitted by the Property Appraiser authorizing execution of the Intergovernmental Cooperation Agreement between Aventura Isles Community Development District and Miami-Dade County Tax Collector and Miami-Dade Office of the Property Appraiser to provide services to the Aventura Isles Community Development in accordance with Sections 197.3632 and 197.3635, Florida Statutes, uniform method for the levy, collection and enforcement of non-ad valorem assessments.

CA/fcd  
Attachment

# Memorandum



**Date:** March 18, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Lazaro Solis   
Property Appraiser

**Subject:** Resolution Authorizing Intergovernmental Cooperation Agreement with Aventura Isles  
Community Development District

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## RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) authorize execution of the attached Intergovernmental Cooperation Agreement (Agreement) by and among Miami-Dade County on behalf of the Tax Collector (Collector), Miami-Dade County Office of the Property Appraiser (Appraiser) and the Aventura Isles Community Development District (District) to allow the District to utilize the uniform method for the levy, collection and enforcement of non-ad valorem assessments, as prescribed in Section 197.3632, Florida Statutes.

## SCOPE

The District is located within County Commission District 1. The District has requested that the Appraiser and Collector include its proposed or adopted non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District to properties within the incorporated area of the District on the notice as specified in Section 200.069, Florida Statutes, and on the combined notice of ad valorem and non-ad valorem assessments provided for in Sections 197.3632 and 197.3635, Florida Statutes.

## FISCAL IMPACT/FUNDING SOURCE

The District agrees that the County shall be entitled to retain two percent on the amount of special assessments collected and remitted to cover all of the County's associated costs. There is no negative fiscal impact to the County as a result of this Agreement.

## TRACK RECORD/MONITOR

The District agrees that all certified assessment rolls will be maintained and transmitted to the Appraiser and Collector on compatible electronic medium as defined in Section 197.3632(1), Florida Statutes. The Agreement is managed by the Office of the Property Appraiser.

## BACKGROUND

In accordance with Sections 197.3632 and 197.3635, Florida Statutes, and the Agreement, the District will charge separate non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District to properties within the incorporated area of the District. The Agreement affords the District the convenience and financial savings of utilizing the TRIM notice and combined tax bill for collection of its non ad valorem assessments. Use of the ad valorem method for collection of these assessments could result in issuance of tax certificates, tax deeds and the loss of title to the property, if said assessments are not paid by the property owners. The term of this Agreement commences with special assessments collected in 2014 and continues until cancelled by either party.

Attachment



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** March 18, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 15(A)(5)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 15(A)(5)

3-18-14

RESOLUTION NO. R-295-14

RESOLUTION AUTHORIZING EXECUTION OF THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT AND MIAMI-DADE COUNTY TAX COLLECTOR AND MIAMI-DADE OFFICE OF THE PROPERTY APPRAISER TO PROVIDE SERVICES TO THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that in accordance with Sections 197.3632 and 197.3635, Florida Statutes, this Board hereby authorizes the Property Appraiser and the Mayor or Mayor's designee to execute the attached Intergovernmental Cooperation Agreement between Aventura Isles Community Development District and Miami-Dade County.

The foregoing resolution was offered by Commissioner **Lynda Bell**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	<b>aye</b>	
	Lynda Bell, Vice Chair	<b>aye</b>	
Bruno A. Barreiro	<b>aye</b>	Esteban L. Bovo, Jr.	<b>aye</b>
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan	<b>aye</b>
Jean Monestime	<b>aye</b>	Dennis C. Moss	<b>aye</b>
Sen. Javier D. Souto	<b>aye</b>	Xavier L. Suarez	<b>aye</b>
Juan C. Zapata	<b>aye</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 18<sup>th</sup> day of March, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "Jorge", is written over a horizontal line.

Jorge Martinez-Esteve

**INTERGOVERNMENTAL COOPERATION AGREEMENT  
BY AND AMONG  
MIAMI-DADE COUNTY PROPERTY APPRAISER  
AND  
MIAMI-DADE COUNTY TAX COLLECTOR  
AND  
AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT**

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2014, by and among Miami-Dade County Office of the Property Appraiser (hereinafter referred to as "Property Appraiser"), Florida, Miami-Dade County on behalf of the Tax Collector (hereinafter referred to as "Tax Collector"), Florida, and the Aventura Isles Community Development District (hereinafter referred to as "District"), Florida.

**WITNESSETH**

**WHEREAS**, the District intends to adopt non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District; and

**WHEREAS**, the District, the Tax Collector and the Property Appraiser are willing to enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's proposed non-ad valorem assessments on the tax bill; and

**WHEREAS**, the District intends to utilize the uniform method of collection, as outlined in Section 197.3632, Florida Statutes, for collection of its non-ad valorem assessments; and

**WHEREAS**, the District has requested that the Property Appraiser include the District's proposed or adopted non-ad valorem assessments for the Aventura Isles Community Development District on the notice as specified in Section 200.069, Florida Statutes; and

**WHEREAS**, the District has requested the Tax Collector include the District's adopted non-ad valorem assessments on the Combined Notice of Ad Valorem Taxes and Non-ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes; and

**NOW THEREFORE**, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:

1. The District's request to place its proposed non-ad valorem assessments for the Aventura Isles Community Development District on the Combined Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments prepared in accordance with Section 200.069, Florida Statutes is granted.
2. The District's request to place its adopted non-ad valorem assessments for the Aventura Isles Community Development District on the combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes is granted.
3. The District agrees to the following requirements in order to place its non-ad valorem assessments for the Aventura Isles Community Development District on the Notice of Proposed Property Taxes and Non-Ad Valorem Assessments and the Combined Notice of Taxes and Non-Ad Valorem Assessments:
  - A. No later than **July 9<sup>th</sup>** of the current year the following should be provided to the Property Appraiser:
    - i. The final files for the Notice of Proposed Property Taxes.
    - ii. The description of "Purpose of Assessment" as it would appear on the Notice of Proposed Property Taxes.

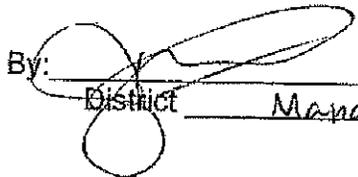
- iii. The District's contact name and phone number used to address questions regarding the assessment.
  - B. No later than **August 1<sup>st</sup>** of the current year an insert describing the Non Ad-Valorem Assessment to be included with the mailing of the TRIM. A sample must be provided to the Property Appraiser for approval prior to August 1<sup>st</sup>.
  - C. No later than **September 15<sup>th</sup>** of the current year the final roll reflecting the non-ad valorem special assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser.
4. The Property Appraiser shall place the District's non-ad valorem special assessments for the Aventura Isles Community Development District on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments, as specified in Section 200.069, Florida Statutes, as amended, commonly referred to as the TRIM notice.
5. The Tax Collector shall place the District's non-ad valorem special assessments for the Aventura Isles Community Development District on the combined tax notice as provided in Section 197.3635, Florida Statutes commonly referred to as the Tax Bill.
6. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.
7. This Agreement shall not take effect until the Aventura Isles Community Development District is in full compliance with all local zoning, land use, and other applicable regulations.
8. **Duration of this Agreement.** Subject to the limitation of paragraph 7 above, this Agreement shall take effect upon signing and shall extend to the collection of

special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 12 herein.

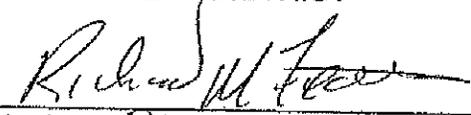
9. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.
10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
11. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.
12. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.
13. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision, and that they intend to be legally bound by the rights and obligations set forth herein.
14. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.
15. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

IN WITNESS WHEREOF, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

By:  \_\_\_\_\_  
District Manager

AVENTURA ISLES COMMUNITY  
DEVELOPMENT DISTRICT

By:  \_\_\_\_\_  
District Chair

MIAMI-DADE COUNTY, FLORIDA  
PROPERTY APPRAISER

By: \_\_\_\_\_  
Carlos Lopez-Cantera  
Property Appraiser

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

ATTEST:

By: \_\_\_\_\_  
Harvey Ruvin  
County Clerk

By: \_\_\_\_\_  
Carlos A. Gimenez  
Miami- Dade County Mayor

Approved as to legal sufficiency for Miami-Dade County and the Office of the Property Appraiser:

By: \_\_\_\_\_  
Assistant County Attorney

**RESOLUTION 2013-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS**

**WHEREAS**, Chapter 197, Florida Statutes, provides for the usage by the Aventura Isles Community Development District of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, Chapter 197, Florida Statutes, sets forth certain requirements which must be met by Aventura Isles Community Development District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, in accordance with Section 197.3632, Florida Statutes, Aventura Isles Community Development District will cause to be published in a newspaper of general circulation within the county within which the District is located, weekly for four (4) consecutive weeks prior to the date of the public hearing, a notice of the District's intent to hold a public hearing on Monday, July 8, 2013 at 10:00 a.m., at 190 NE 199<sup>th</sup> Street, Suite 206, Miami, Florida 33179, for the purpose of advising the public of the District's intention to adopt and use the Chapter 197, Florida Statutes, uniform method of levying, collecting and enforcing non-ad valorem assessments; and

**WHEREAS**, the Board of Supervisors of the Aventura Isles Community Development District has determined that it is in the best interest of the District for the District to elect to use the uniform method of levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT THAT:**

1. That the uniform method of levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, Florida Statutes, is hereby adopted for usage by the Aventura Isles Community Development District.

2. That non-ad valorem assessments will in the future be required to be assessed and levied by the Aventura Isles Community Development District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the Improvements of the District, and/or
- (c) Such other lawful purposes, which the District is empowered to provide as authorized by law.

3. That the uniform method of levying, collecting and enforcing non-ad valorem assessments now and in the future, if so required, shall, to the extent authorized by law, apply to all lands located within the jurisdictional boundaries of the Aventura Isles Community Development District, as said jurisdictional boundaries are described in attached Exhibit "A" which is incorporated herein and made a part hereof.

4. That a certified copy of this Resolution, together with Exhibit "A" attached thereto, shall be promptly forwarded to the Miami-Dade County Property Appraiser, Miami-Dade County Tax Collector, and the Florida Department of Revenue.

5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 3<sup>rd</sup> day of June, 2013.

  
\_\_\_\_\_  
Chair/Vice Chair

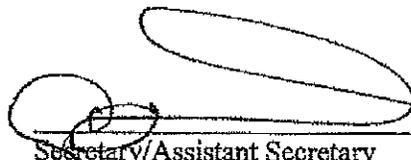
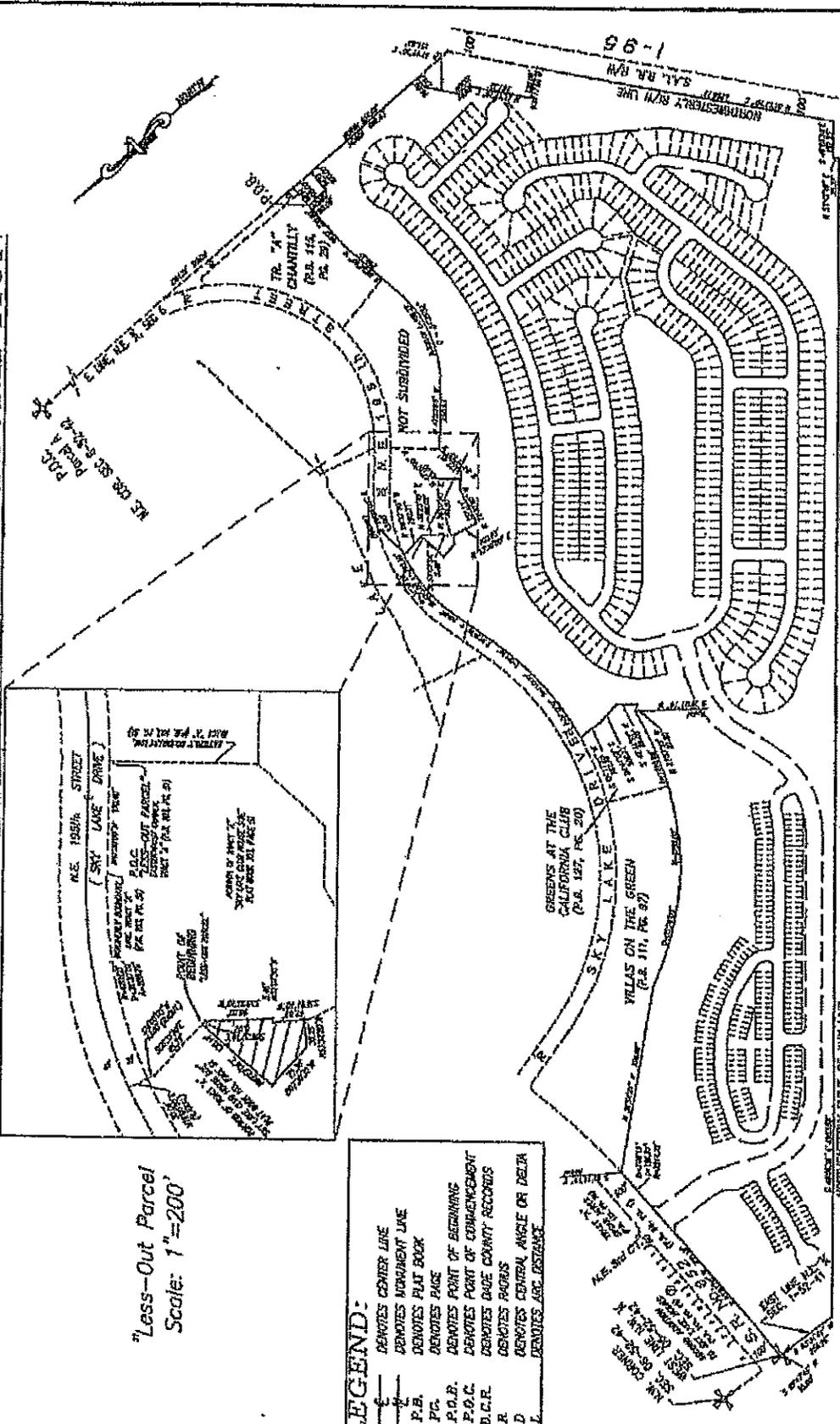
  
\_\_\_\_\_  
Secretary/Assistant Secretary

Exhibit "A"

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

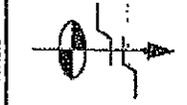
"Less-Out Parcel"  
Scale: 1"=200'

- LEGEND:**
- DENOTES CENTER LINE
  - DENOTES ALIGNMENT LINE
  - DENOTES PLAT BOOK
  - P.B. DENOTES PAGE
  - P.C. DENOTES POINT OF BEGINNING
  - P.O.B. DENOTES POINT OF COMMENCEMENT
  - P.O.C. DENOTES DATE COUNTY RECORDS
  - D.C.R. DENOTES PAROLS
  - R DENOTES CENTRAL ANGLE OR DELTA
  - L DENOTES ARC DISTANCE



SNAKE CREEK CANAL

SCALE 1"=600'



REVISIONS
July 9, 2012

**Sabatke-Shishkin & Associates, Inc.**  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025  
 PHONE No. (954)438-7010  
 FAX No. (954)438-3288  
 PREPARED UNDER SUPERVISION

ORDER No. 194702  
 DATE: 03-03-2008  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

ALFONSO C. TELLO, PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2978

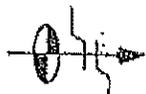
**A VENTURA  
 ISLES CDD**

SHEET 1 OF 3 SHEETS

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE RUN DUE "SOUTH", ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, FOR 1784.78 FEET; THENCE DUE "WEST" FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE DUE "WEST", FOR 230.00 FEET; THENCE RUN SOUTH 80 DEGREES 54 MINUTES 08 SECONDS WEST, FOR 299.35 FEET, TO A POINT OF CURVATURE (SAID LAST THREE COURSES BEING COINCIDENT IN PART TO THE SOUTH LINE OF TRACT "A", "CHANTILLY", AS RECORDED IN PLAT BOOK 115 AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 35 MINUTES 52 SECONDS, FOR AN ARC DISTANCE OF 468.29 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 280.63 FEET; THENCE RUN SOUTH 84 DEGREES 19 MINUTES 13 SECONDS WEST, FOR 127.48 FEET; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST FOR 85.00 FEET; THENCE RUN NORTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 157.11 FEET; THENCE RUN SOUTH 52 DEGREES 07 MINUTES 56 SECONDS EAST, FOR 103.93 FEET; THENCE RUN NORTH 36 DEGREES 07 MINUTES 07 SECONDS EAST, FOR 51.97 FEET; THENCE RUN SOUTH 52 DEGREES 07 MINUTES 56 SECONDS EAST, FOR 5.46 FEET; THENCE RUN NORTH 38 DEGREES 23 MINUTES 40 SECONDS EAST, FOR 96.00 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 10 SECONDS WEST, FOR 100.31 FEET; THENCE RUN NORTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 13.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 30 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 340.86 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 74 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 200.00 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.92 FEET AND A CENTRAL ANGLE OF 27 DEGREES 22 MINUTES 42 SECONDS, FOR AN ARC DISTANCE OF 561.90 FEET, TO A POINT ON SAID CURVE (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH PORTIONS OF THE NORTHERLY BOUNDARY LINES OF SAID TRACT "A", "SKY LAKE CLUB HOUSE SITE"); THENCE RUN SOUTH 04 DEGREES 17 MINUTES 25 SECONDS WEST, FOR 102.78 FEET; THENCE RUN SOUTH 04 DEGREES 44 MINUTES 02 SECONDS EAST, FOR 106.72 FEET; THENCE RUN SOUTH 42 DEGREES 41 MINUTES 52 SECONDS WEST, FOR 86.08 FEET; THENCE RUN NORTH 27 DEGREES 57 MINUTES 55 SECONDS WEST, FOR 27.80 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 10 DEGREES 01 MINUTES 10 SECONDS WEST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 28 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 1210.09 FEET, TO A POINT ON SAID CURVE; THENCE RUN NORTH 38 DEGREES 54 MINUTES 34 SECONDS WEST, FOR 798.08 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE (LAST MENTIONED SIX COURSES BEING COINCIDENT WITH THE BOUNDARIES OF "GREENS AT THE CALIFORNIA CLUB", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, AT PAGE 20 AND "VILLAS ON THE GREEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 19 SECONDS, FOR AN ARC DISTANCE OF 159.67 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, FOR 855.18 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 852, AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, AS RECORDED IN PLAT BOOK 88, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, FOR 15.00 FEET, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST;



*Schwabke-Shubin & Associates, Inc.*  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIAMI, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-5288  
 ORDER NO. 194702 DATE: 03-03-2008  
 PREPARED UNDER IMM-SUPERVISION

ALFONSO C. TELLO, RESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2878

REVISIONS
July 9, 2012

**A VENTURA**  
**ISLES ODD**

**LEGAL DESCRIPTIONS CONTINUED:**

THENCE RUN SOUTH 03 DEGREES 34 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, FOR 256.26 FEET, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SWAKE CREEK CANAL; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SWAKE CREEK CANAL, FOR 4903.58 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, FOR 26.57 FEET; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SWAKE CREEK CANAL, FOR 152.23 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, FOR 1265.77 FEET; THENCE RUN NORTH 38 DEGREES 17 MINUTES 50 SECONDS WEST FOR 130.00 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 287.32 FEET; THENCE "NORTH" FOR 49.69 FEET; THENCE NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 151.63 FEET; THENCE "EAST" FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE "NORTH" ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 FOR 609.03 FEET; THENCE "WEST" FOR 100.00 FEET; THENCE "NORTH" FOR 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "A", "CHANTILLY", AND THE POINT OF BEGINNING.

LESS:

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERN MOST CORNER OF SAID TRACT "A"; THENCE NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 170.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 286.76 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "A"); THENCE SOUTH 16 DEGREES 00 MINUTES 00 SECONDS WEST, RADIAL TO THE LAST DESCRIBED CIRCULAR CURVE, FOR 13.00 FEET; THENCE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 95.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 5.02 FEET; THENCE SOUTH 38 DEGREES 23 MINUTES 40 SECONDS WEST FOR 96.00 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 56 SECONDS WEST FOR 5.46 FEET; THENCE SOUTH 36 DEGREES 07 MINUTES 40 SECONDS WEST FOR 42.89 FEET; THENCE NORTH 53 DEGREES 52 MINUTES 20 SECONDS WEST FOR 38.25 FEET; THENCE NORTH 7 DEGREES 30 MINUTES 32 SECONDS WEST FOR 72.30 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 08 SECONDS EAST FOR 130.14 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE LYING AND BEING IN SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST.
- 2) ORDERED BY: WILLIAMS ISLAND VENTURES, LLC
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 4) PROPERTY AS SHOWN HEREON CONTAINS 147.97 ACRES, MORE OR LESS



*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIAMI, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 194702 DATE: 03-03-2012  
 PREPARED UNDER MY SUPERVISION

REVISIONS
July 9, 2012

**A VENTURA  
 ISLES CDD**

# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review /aka Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF INTENT TO USE THE UNIFORM METHOD, ETC.

in the XXXX Court,  
was published in said newspaper in the issues of

06/07/2013 06/14/2013 06/21/2013 06/29/2013

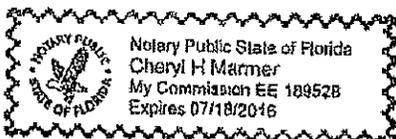
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

28 day of JUNE, A.D. 2013

(SEAL)

MARIA MESA personally known to me



## AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON AD VALOREM ASSESSMENTS AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that the Aventura Isles Community Development District (the "District") intends to use the uniform method of collecting non ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Monday, July 8, 2013, at 10:00 a.m. at 190 NE 189th Street, Suite 208, Miami, Florida 33179. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non ad valorem assessments to be levied by the District on properties located within the District's boundaries, pursuant to Section 197.3632, Florida Statutes. Under the uniform method, such non ad valorem assessments will be collected by the tax collector.

The District may levy non ad valorem assessments for the purposes of or constructing, acquiring, making, maintaining, operating, and equipping infrastructure improvements to serve the District including, but not limited to, roadway improvements, earthwork and surface water management, water distribution, sanitary sewer collection and transmission, relocation of utilities, required perimeter landscape buffers off-site roadway improvements and other improvements and any other lawful projects or services of the District.

The schedule of non ad valorem assessments per residential unit to be levied beginning with the District's fiscal year 2013-2014, as allocated by an assessment methodology based upon the benefits and costs to each type of property is estimated to be a maximum of \$3,033.64 for SF Large (40) units; \$2,728.48 for SF Medium (35) units; \$2,423.31 for SF Small (30) units and \$2,122.16 for TH (22) 40' units for the purpose of payment of bonds/debtedness to fund District infrastructure projects, which debt assessment is expected to continue from year to year for no more than thirty years.

The public hearing and regular meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. All affected property owners have the right to appear at the public hearing and be heard regarding the District's use of the uniform method for the levy, collection and enforcement of such non ad valorem assessments. All affected property owners have the right to file written objections with the District's Manager, Waihele Hunt and Associates, LLC, 8141 Lyons Road, Suite 100, Coconut Creek, FL 33073, within 20 days of the first publication of this notice.

The public hearing and regular meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the hearing and meeting. There may be occasions when staff and/or supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the public hearing and regular meeting is asked to advise the District Office at least forty-eight (48) hours before the hearing and meeting by contacting the District Manager at (954) 426-2106. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for assistance in contacting the District Office.

A person who decides to appeal any decision made at the hearing and meeting with respect to any matter considered at the hearing and meeting, is advised that a record of the proceedings is needed and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

District Manager  
Aventura Isles Community  
Development District

