OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 15(A)(2)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: April 5, 2016

FROM: Honorable Harvey Ruvin, Clerk Circuit and County Courts

SUBJECT: Resolution approving the Intergovernmental Cooperation Agreement between Coco Palms Community Development District, Miami-Dade County, and the Miami-Dade County Office of the Property Appraiser to provide services to Coco Palms Community Development District in accordance with the uniform method for the levy, collection and enforcement of non-ad valorem assessments contained in Sections 197.3632 and 197.3635 of the Florida Statutes; authorizing the County Mayor or Designee to execute same and exercise provisions contained therein including cancellation

Christopher Agrippa, Director
Clerk of the Board Division

Resolution No. R-304-16

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 for placement on the next available agenda of the Miami-Dade County Board of County Commissioners.

Attached is a proposed resolution submitted by the Property Appraiser approving the Intergovernmental Cooperation Agreement between Coco Palms Community Development District, Miami-Dade County, and the Miami-Dade County Office of the Property Appraiser to provide services to Coco Palms Community Development District in accordance with the uniform method for the levy, collection and enforcement of non-ad valorem assessments contained in Sections 197.3632 and 197.3635 of the Florida Statutes; authorizing the County Mayor or Designee to execute same and exercise provisions contained therein, including cancellation.

CA/sm
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: April 5, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Pedro J. Garcia, MNAA
Property Appraiser

Subject: Resolution Authorizing Intergovernmental Cooperation Agreement with Coco Palms Community Development District

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 (Property Appraiser) and Coco Palms Community Development District (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 8. The District has requested that the Property Appraiser and Collector include its proposed or adopted non-ad valorem assessments for collecting its benefit and maintenance assessments or such other assessments within 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 Property 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 collecting its benefit and maintenance assessments or such other assessments within 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 2016 and continues until cancelled by either party.

Attachment

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: April 5, 2016

FROM: Abigail Price-Williams, County Attorney

SUBJECT: Agenda Item No. 15(A)(2)

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
_____	Statement of social equity 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)(2)
4-5-16

RESOLUTION NO. R-304-16

RESOLUTION APPROVING THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, AND THE MIAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER TO PROVIDE SERVICES TO COCO PALMS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS CONTAINED IN SECTIONS 197.3632 AND 197.3635 OF THE FLORIDA STATUTES; AUTHORIZING THE COUNTY MAYOR OR DESIGNEE TO EXECUTE SAME AND EXERCISE PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION

WHEREAS, Coco Palms Community Development District (the "District") has adopted a resolution, numbered 2015-14, attached hereto as Exhibit B, setting forth the District's intent to use the uniform method for the levy and collection of certain non-ad valorem assessments; and

WHEREAS, prior to the public hearing at which Resolution 2015-14 was adopted, the District published notice of its intent to consider utilization of the uniform method of levy, collection and enforcement of non-ad valorem assessment, as demonstrated by Exhibit C; and

WHEREAS, the District wishes to enter into an agreement with the Miami-Dade County Office of the Property Appraiser (the "Property Appraiser") and Miami-Dade County (the "County"), in substantially the form attached hereto as Exhibit A, to collect these non-ad valorem assessments by placing them on the TRIM notice and tax bill; and

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 of the Florida Statutes, the uniform method for the levy, collection and enforcement of non-ad valorem assessments, this Board hereby approves the attached intergovernmental cooperation agreement between the District, the County, and the Property Appraiser to provide services to the District ("Agreement"). This Board hereby further authorizes the Mayor or designee to execute the Agreement on behalf of the County, in substantially the form attached hereto, and to exercise the provisions contained therein, including cancellation.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Xavier L. Suarez** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **aye**

Bruno A. Barreiro	**absent**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**absent**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of April, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.

Jorge Martinez-Esteve

INTERGOVERNMENTAL COOPERATION AGREEMENT BY AND AMONG MIAMI-DADE COUNTY PROPERTY APPRAISER AND MIAMI-DADE COUNTY TAX COLLECTOR AND COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2016, 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 Coco Palms Community Development District (hereinafter referred to as "District"), Florida.

WITNESSETH

WHEREAS, the District intends to adopt non-ad valorem assessments for collecting its benefit and maintenance assessments or such other assessments imposed by the District ("Non-Ad Valorem Assessments"); and

WHEREAS, the District intends to utilize the uniform method of collection, as outlined in Sections 197.3632 and 197.3635 of the 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 District on the Notice of Proposed Property Taxes as specified in Section 200.069, Florida Statutes ("TRIM Notice"); 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 ("Tax Bill"); and

WHEREAS, the District, the Tax Collector, and the Property Appraiser must enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill; and

WHEREAS, pursuant to Rule 12D18.001 of the Florida Administrative Code, and *Escambia County v. Bell,* 717 So. 2d 85 (Fla. 1st DCA 1998), it is the duty of the District to determine, under law, whether the Non Ad-Valorem Assessments are constitutional and may be collected as a lien; the duties of the Property Appraiser and Tax Collector under section 197.3632 of the Florida Statutes are ministerial and shall not be construed to authorize the levy of the Non Ad-Valorem Assessments; and

WHEREAS, the District represents that it has duly complied with the notice provisions and adopted Resolution No. 2016-02 in compliance with Section 197.3632 Florida Statutes, so as to entitle the District to elect the non-ad valorem method of collection, and the Tax Collector and Property Appraiser have relied on these representations,

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 Non-Ad Valorem Assessments TRIM Notice is granted by the Property Appraiser, subject to the District's compliance with the terms of this Agreement.
2. The District's request to place its Non-Ad Valorem Assessments on the Tax Bill is granted by the Tax Collector, subject to the District's compliance with the terms of this Agreement.

3. The District agrees to the following requirements in order to place its Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill:

A. The Non-Ad Valorem Assessments will be assessed yearly against all eligible properties within the District, and the District shall never have attempted to collect the Non-Ad Valorem Assessments prior year assessments.

B. No later than **July 9th** of the current year the following should be provided to the Property Appraiser:

i. The final files for the TRIM Notice.

ii. The description of "Purpose of Assessment" as it would appear on the TRIM Notice.

iii. The District's contact name and phone number used to address questions regarding the assessment.

C. No later than **August 1st** of the current year an insert describing the Non Ad-Valorem Assessments to be included with the mailing of the TRIM Notice. A sample must be provided to the Property Appraiser for approval prior to August 1st.

D. No later than **September 15th** of the current year the final roll reflecting the Non-Ad Valorem Assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser and the Tax Collector.

4. 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.

5. This Agreement shall not take effect until the District is in full compliance with all local zoning, land use, and other applicable regulations.

6. **Duration of this Agreement.** Subject to the limitation of paragraph 5 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 11 herein.

7. **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.

8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

9. **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.

10. **Indemnification and Hold Harmless.** The District shall indemnify and hold harmless, to the extent permitted by Florida law, the Property Appraiser, Tax Collector and their respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser, Tax Collector or their respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the District or its employees, agents, servants, partners principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature

in the name of the Property Appraiser or Tax Collector where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

11. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.

12. **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.

13. **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.

14. **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 Secretary

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

By: _____
District Chairperson

MIAMI-DADE COUNTY, FLORIDA
PROPERTY APPRAISER

By:_____
Pedro J. Garcia
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 NO. 2015-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ("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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 197, Florida Statutes, provides for the usage by Coco Palms 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 the 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, the 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 January 20, 2016, at 11:15 a.m. in the Meeting Room located at 730 N.W. 107th Street, 3rd Floor, Suite 300, Miami, Florida 33172, 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 ("Board") of the District have 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 COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. The uniform method of levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, Florida Statutes, is hereby considered for adoption and usage by the District.

Section 3. Non-ad valorem assessments will in the future be required to be assessed and levied by the 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) The operation of the District, and/or

(d) Such other lawful purposes which the District is empowered to provide as authorized by law.

Section 4. 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 District, as said jurisdictional boundaries are described in attached Exhibit "A" which is incorporated herein and made a part hereof.

Section 5. 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.

PASSED, ADOPTED and BECOMES EFFECTIVE this 18th day of November, 2015.

ATTEST:

By:_____
Secretary/Assistant Secretary

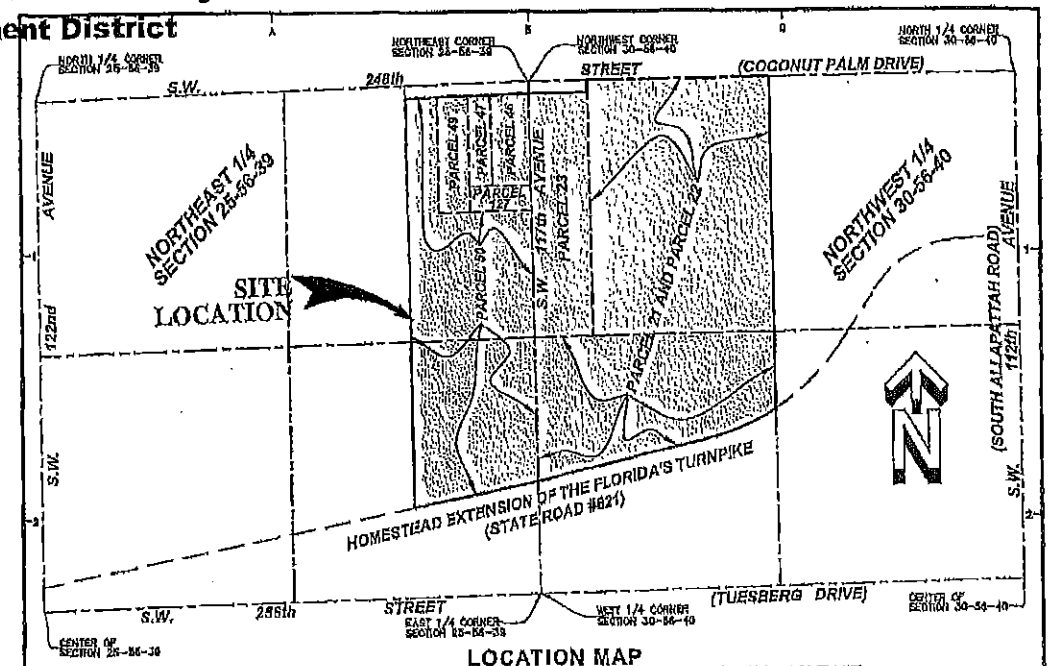
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

By:_____
Chairperson/Vice Chairperson

EXHIBIT A
LEGAL DESCRIPTION
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

Coco Palms Community Development District

EXHIBIT A (Pages 1 through 4)



LOCATION MAP
NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST
NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
NOT TO SCALE

SURVEYOR'S NOTES:

1) –This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
2) –Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3) –There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
4) –North Arrow direction and Bearings shown hereon are based on an assumed value of: S88°04'13"W along the North Line of the N.E. 1/4 of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida, as shown hereon.
5) –The Sketch and Legal Description shown herein is based on the information provided by the Client.
6) –No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly Chapter 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557
Date: October 21, 2014.
Revision 1:

Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No.3679

C:\FORD DISK\FANDS\ENGINEERING AND SURVEYING\SURVEY\SKETCH AND LEGALS\08-086 COCO PALM ESTATES SKETCH AND LEGAL_CDD BOUNDARY\08-086-1007 SKETCH AND LEGAL COCO PALM CDD BOUNDARY.DWG

COCO PALM ESTATES CDD BOUNDARY

FORD, ARMENTEROS & FERNANDEZ, INC.
1650 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION
SHEET NAME:	LOCATION MAP AND SURVEYOR'S NOTES.
PREPARED FOR:	LENNAR HOMES, LLC
DRAWN BY: JAER	DATE: OCTOBER 22, 2014
CHK. CHECKED BY:	SCALE: AS SHOWN
CHECKED BY:	PROJECT No: 08-086-1007

SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION:

PARCEL 50:

The West 1/2 of the West 1/2 of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4, Less the North 35.00 feet thereof and subject to a dedication of the South 30.00 feet of the North 65.00 feet thereof for East Right-of-Way, Section 25, Township 56 South, Range 39 East,

AND

The S.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 of Section 25, Township 56 South, Range 39 East, and that portion of the East 1/2 of the S.E. 1/4 of said N.E. 1/4 of Section 25, lying North of the Northerly Right-of-Way line of State Road 821, all lying and being in Miami-Dade County, Florida.

Also Known As

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, less the North 65.00 feet thereof; and the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4; and that portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 lying North of the Right-of-Way line of State Road 821, all in Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 21 AND 22:

The East 3/4 of the N.W. 1/4 of the N.W. 1/4 of Section 30, Township 58 South, Range 40 East and that part of the S.W. 1/4 of the N.W. 1/4 of said Section 30, lying Northerly of State Road 821 as shown on the State D.O.T. Section 87005-2304 Sheet 10 of 15. all lying and being in Miami-Dade County, Florida.

PARCEL 23:

The West One-Half of the West One-half of the Northwest Quarter of the Northwest Quarter (W 1/2 of the W 1/2 of the N.W. 1/4 of the N.W. 1/4), of Section Thirty (30), Township Fifty-Six (56), South, Range (40) East, lying and being in Miami-Dade County, Florida, Less North 65 feet for Right-of-Way, as per D.B. 2053, Page 257.

PARCEL 46:

The East 1/2 of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 less the North 65.00 feet for road Right-of-Way and less the South 132.00 feet and less the West 120.00 feet of Section 25, Township 56 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

COCO PALM ESTATES CDD BOUNDARY

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY: JAER	DATE: OCTOBER 22, 2014	SHEET:	2
CHK. CHECKED BY:	SCALE: AS SHOWN		
CHECKED BY:	PROJECT No: 06-086-1007	OF 4 SHEETS	

LEGAL DESCRIPTION:

PARCEL 47:

The West 120.00 feet of the East 1/2 of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4, less the North 65.00 feet for road and less the South 132.00 feet thereof, Section 25, Township 56 South, Range 39 East.

PARCEL 49:

The East 1/2 of the West 1/2 of the N.E. 1/4 of the N.E. 1/4 of the N.E. 1/4 of Section 25, Township 56 South, Range 39 East, less the North 65.00 feet thereof. All lying and being in Miami-Dade County, Florida.

PARCEL 127:

The South 132.00 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

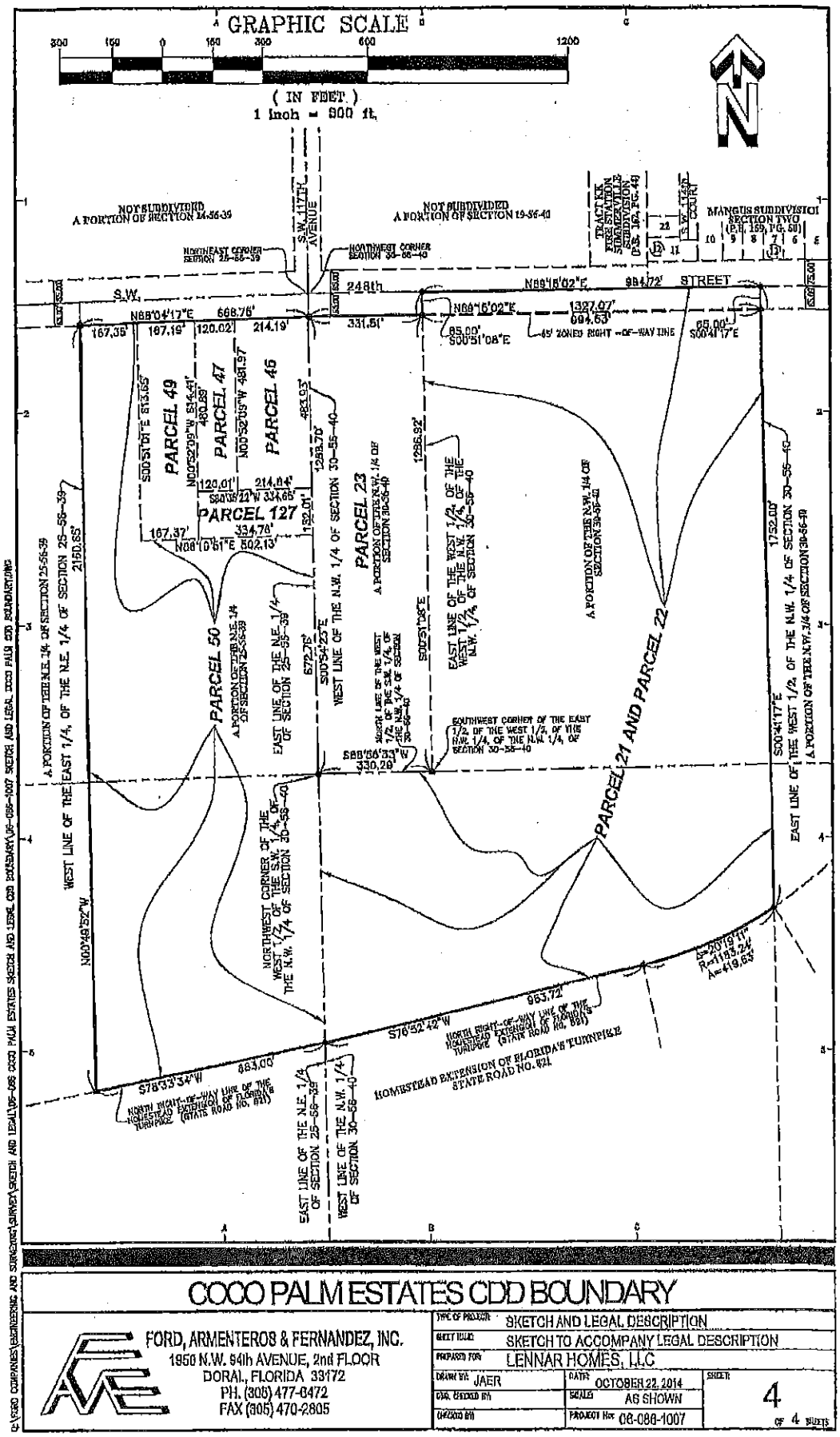
G:\FORD COMPANIES\ENGINEERING AND SURVEYING\SURVEY\GREATER AND LEGAL\06-066 COCO PALM ESTATES SKETCH AND LEGAL CDD BOUNDARY\06-066-1007 SKETCH AND LEGAL COCO PALM CDD BOUNDARY.DWG

COCO PALM ESTATES CDD BOUNDARY

FORD, ARMENTEROS & FERNANDEZ, INC.
1850 N.W. 84th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION
SHEET NAME	LEGAL DESCRIPTION TO ACCOMPANY SKETCH
PREPARED FOR	LENNAR HOMES, LLC
DRAWN BY JAER	DATE OCTOBER 22, 2014
DISC. CHECKED BY	SCALE AS SHOWN
CHECKED BY	PROJECT No. 06-066-1007

SHEET 3 OF 4 SHEETS



COCO PALM ESTATES CDD BOUNDARY

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION
SHEET TITLE	SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED FOR	LENNAR HOMES, LLC
DRAWN BY: JAER	DATE: OCTOBER 22, 2014
CHK. CHECKED BY:	SCALE: AS SHOWN
APPROVED BY:	PROJECT No: 08-086-1007

SHEET 4 OF 4 SHEETS

C:\FORD COMPANIES\ENGINEERING AND SURVEYING\SURVEY\SKETCH AND LEGAL\08-086 COCO PALM ESTATES SKETCH AND LEGAL CDD BOUNDARY\08-086-1007 SKETCH AND LEGAL COCO PALM CDD BOUNDARY.DWG

EXHIBIT C

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 f/k/a 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

PUBLIC HEARING - COCO PALMS COMMUNITY DEVELOPMENT DISTRICT - JAN. 20, 2016

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

12/22/2015 12/29/2015 01/05/2016 01/12/2016

SEE ATTACHED

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
12 day of JANUARY, A.D. 2016

B. THOMAS
MY COMMISSION EXPIRES
November 2, 2017
#FF 034747
NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)
MARIA MESA personally known to me

PUBLIC NOTICE BY COCO PALMS COMMUNITY DEVELOPMENT DISTRICT OF THE INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given to all owners of lands located within the Coco Palms Community Development District (the "District"), that the District's Board of Supervisors intends to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District.

The District's Board of Supervisors will hold a Public Hearing on January 20, 2016, at 11:15 a.m. in the offices of Lennar Homes, LLC located at 730 NW 107th Avenue, Third Floor, Suite 300 Meeting Room, Miami, Florida 33172, the purpose of which is to consider the adoption of a Resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. Such non-ad valorem assessments will be collected by the Miami-Dade County tax collector. Said Public Hearing may be continued, if necessary, to a time and date as specified on the record.

The non-ad valorem assessments anticipated to be levied commencing with the District's fiscal year 2016/2017 is estimated to be in the annual amounts of $1,200 for single family residential dwelling units, $900 for townhome units and $800 for villa units, for the purpose of payment of long term bond indebtedness, which amounts, due to amortization, may change from year to year, but levied for no more than thirty (30) years, and additionally in the annual amount of approximately $136 per dwelling unit for the purpose of annual operation and maintenance and other lawful obligations to run the District. You are entitled to a 4% discount if you pay your annual real estate property tax bill in November.

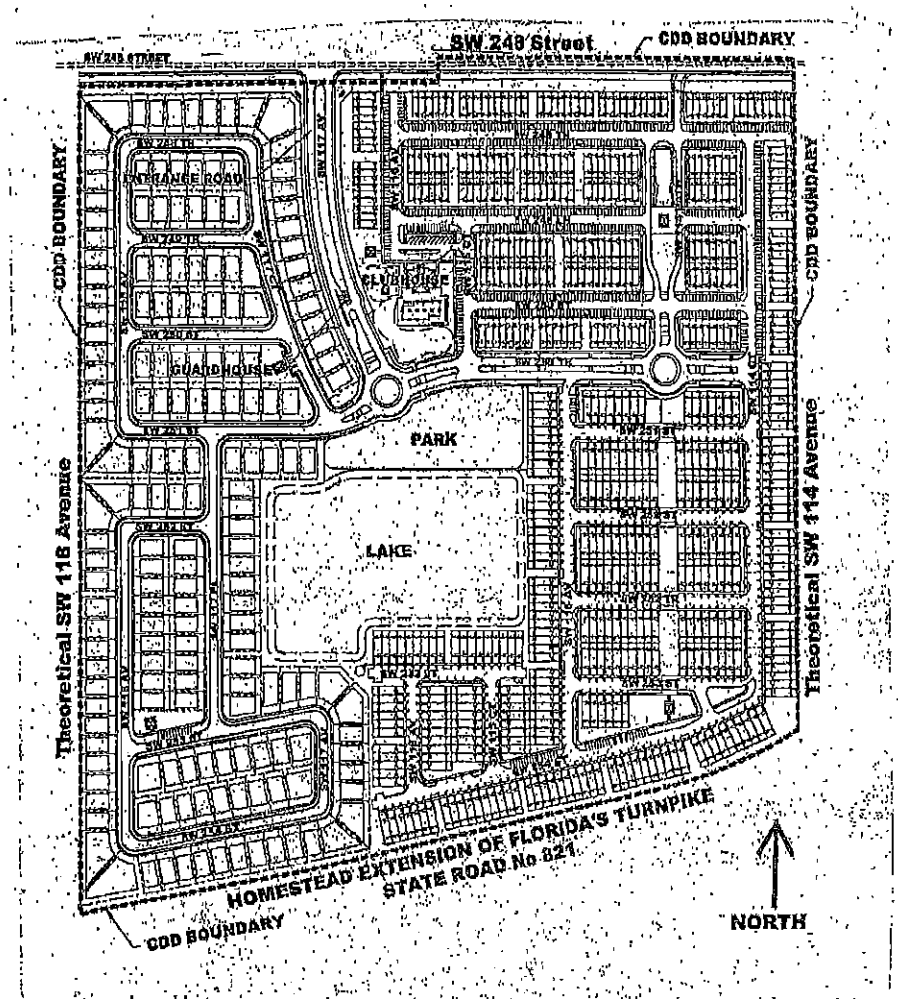
All affected property owners have the right to appear at the Public Hearing to be heard regarding the District's use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. All affected property owners have the right to file written objections with the District's Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 378, Miami Lakes, Florida 33014, within 20 days of the first publication of this notice.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this Public Hearing, such person will need a record of the proceedings, and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, at their own expense, which record includes the testimony and evidence on which the appeal is based.

In accordance with Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the District Manager by calling (305) 777-0761 and/or toll free at 1-877-737-4922 at least seven days prior to the date of the proceeding.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

Boundary Map



www.cocopalmscdd.org
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Boundary Map
12/22-29, 1/5-12

15-50/0000060756M