

# MEMORANDUM

Agenda Item No. 5(C)

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

**DATE:** (Public Hearing 7-19-16)  
June 7, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Ordinance granting petition of  
Grand Bay at Doral Community  
Development District ("District"  
or "Petitioner") to contract the  
boundaries of the district  
established by Ordinance No. 06-  
153 as amended by Ordinance  
No. 08-12, and Ordinance No.  
16-39; providing severability,  
exclusion from the Code and an  
effective date

Ordinance No. 16-76

The accompanying ordinance was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

  
\_\_\_\_\_  
Abigail Price-Williams   
County Attorney

APW/cp

# Memorandum



**Date:** July 19, 2016

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

**From:** Carlos A. Gimenez  
Mayor

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

**Subject:** Ordinance Granting Petition of Grand Bay at Doral Community Development District to Contract the Boundaries of the District Established by Ordinance No. 06 -153

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) adopt the attached Ordinance contracting the boundaries of the Grand Bay at Doral Community Development District (CDD). This proposed district lies wholly within the City of Doral (the City) and will be contracted from 341.41 acres to 337.41 acres pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

## **Scope**

This CDD is located within District 12, represented by Commissioner Jose "Pepe" Diaz, and will provide funding for capital improvements, as well as multipurpose maintenance functions within the CDD. The area of contraction within the CDD boundaries will encompass a proposed public school.

## **Fiscal Impact/Funding Source**

Contraction of the boundaries of the Grand Bay at Doral CDD will have no fiscal impact to Miami-Dade County (the County). CDD funding is provided by private CDD liens and assessments against affected property and may be collected privately or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County. Adoption of this Ordinance will not affect the CDD assessments of the individual owners within the original CDD boundaries.

## **Social Equity Statement**

If approved, property owners within this CDD will pay special assessments appropriately apportioned according to the special benefit they receive from the CDD's services, regardless of their demographics or income levels.

## **Track Record/Monitor**

A special taxing district has been created to maintain this development's infrastructure and open common areas should the Homeowners Association or CDD be dissolved or fails to fulfill its maintenance obligations. The special taxing district will remain dormant until such time as the County determines to implement it. Upon adoption of the attached Ordinance, the boundaries of the existing special taxing district will not be affected.

## **Background**

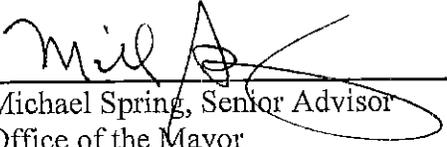
The Grand Bay at Doral CDD was created by the Board on October 24, 2006, pursuant to Ordinance No. 06-153 and amended by Ordinance No. 08-12, which was adopted on February 5, 2008. The CDD further expanded the boundaries at the BCC public hearing on April 19, 2016, adopted under Ordinance 16-39. This CDD encompasses 341.41 acres with approximately \$113.177 million in infrastructure costs

Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners  
Page 2

servicing 4,030 residential units. Upon adoption of the attached Ordinance, the Grand Bay at Doral CDD will be reduced by 4 acres encompassing a total of 337.41 acres.

Upon BCC approval of the Ordinance attached, a release of the declaration of restrictive covenants for the contracted area will be submitted by the CDD Board consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, and adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at time of closing. The restrictive covenant provides for notice in the public records of the projected taxes and assessments to be levied by the CDD, individual prior notice to the initial purchaser of a residential lot or unit within the development and provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

The BCC is authorized by the Florida Constitution and the Miami-Dade County Home Rule Charter to establish and expand/contract governmental units such as this CDD within the County and to prescribe such government's jurisdiction and powers.

  
Michael Spring, Senior Advisor  
Office of the Mayor



# MEMORANDUM

(Revised)

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

**DATE:** July 19, 2016

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(C)

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. 5(C)  
7-19-16

ORDINANCE NO. 16-76

ORDINANCE GRANTING PETITION OF GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT” OR “PETITIONER”) TO CONTRACT THE BOUNDARIES OF THE DISTRICT ESTABLISHED BY ORDINANCE NO. 06-153 AS AMENDED BY ORDINANCE NO. 08-12, AND ORDINANCE NO. 16-39; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners (the Board) the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

**WHEREAS**, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Chapter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

**WHEREAS**, at its meeting of October 24, 2006, the Board adopted Ordinance No. 06-153, establishing the Grand Bay at Doral Community Development District (“District” or “Petitioner”) and providing for specific boundaries of the District; and

**WHEREAS**, the District boundaries were amended at a meeting of February 5, 2008 by the Board as per Ordinance No. 08-12, and were further amended by the Board on April 19, 2016 as per Ordinance No. 16-39; and

**WHEREAS**, pursuant to Section 190.046, Florida Statutes, the District may petition and the Board has the authority to contract the boundaries of a community development district within its jurisdiction; and

**WHEREAS**, a public hearing has been conducted by the Board in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.046(1), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

**WHEREAS**, the Board finds that the statements contained in the Petition to Contract the District boundaries are true and correct; and

**WHEREAS**, the contraction of the District boundaries is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

**WHEREAS**, the area of land comprising the District as contracted is sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community and the area of land being removed does not impact such functionality; and

**WHEREAS**, the District as contracted is the best alternative available for delivering the community development facilities and services that will be provided by the District, and the area of land being removed will not impact such delivery; and

**WHEREAS**, the community development facilities and services of the District as contracted will not be incompatible with the capacity and uses of existing local and regional community development facilities and services; and

**WHEREAS**, the area that will be served by the District as contracted is amenable to separate special-district government; and

**WHEREAS**, the owner of the property that is to be removed from the District will submit a release of the declaration of restrictive covenants that was previously executed; and

**WHEREAS**, having made the foregoing findings, after a public hearing, the Board wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to Contract the Boundaries of the Grand Bay at Doral Community Development District to exclude the real property described in the petition attached hereto, which was filed by the District on March 31, 2016, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit "A1."

Section 3. The external boundaries of the District as contracted are sufficiently contiguous, and shall be depicted on the location map attached hereto and incorporated herein as Exhibit "B1" and legally described in the Petition.

Section 4. The current members of the Board of Supervisors are as follows:

Carolina Herrera

Teresa Baluja

Yadira Monzon,

Sandy Chen

Raisa Krause

Section 5. The name of the amended District shall remain “Grand Bay at Doral Community Development District.”

Section 6. Notwithstanding any power granted to the Grand Bay at Doral Community Development District pursuant to this Ordinance or Ordinance No. 06-153, Ordinance No. 08-12 or Ordinance No. 16-39, neither the district or real or personal property or revenue in the District shall, solely by reason of the District’s creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 7. Except to contract the boundaries of the District as provided herein, this Ordinance does not affect, amend or modify Ordinance No. 06-153, as amended by Ordinance No. 08-12 and Ordinance No. 16-39 .

Section 8. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 9. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code of Miami-Dade County.

Section 10. This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: July 19, 2016

Approved by County Attorney as  
to form and legal sufficiency:

G. J. [Signature]  
MJM

Prepared by:

Michael J. Mastrucci

ATTACHMENT A-1

"EXHIBIT A-1 to the Ordinance"

PETITION TO CONTRACT GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT

Dated: MARCH 31, 2016

**BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA**

**IN RE: PETITION PURSUANT TO  
SECTION 190.046(1), FLORIDA STATUTES,  
TO CONTRACT THE BOUNDARIES  
OF GRAND BAY AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

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**PETITION TO CONTRACT THE BOUNDARIES OF GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Home Rule Charter by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008 (collectively, the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission"), in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to contract the current boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 334.48 +/- acres are currently located within the external boundaries of the District.<sup>1</sup>

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<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

2. That the Board desires to contract the boundaries of the District and remove approximately 4.00 +/- acres of property from the District boundaries (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit 1. Following such amendment of the District's boundaries, all other lands in the District will continue to be located wholly within the jurisdictional boundaries of the City of Doral, Florida. The metes and bounds description of the proposed amended District boundaries is attached hereto and made a part hereof as Exhibit 2.<sup>2</sup>

3. That the real property to be removed from the current boundaries of the District will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that may be funded by the District, and will not be assessed by the District. There are currently no services that are being provided by the District in the area to be removed from the boundaries of the District. No special assessments have been levied against the real property being removed from the boundaries of the District.

4. That Flordade, LLC, a Florida limited liability company, is the owner of the lands comprising the Contraction Parcel (the "Landowner"). Attached hereto as Exhibit 3 and made a part hereof is the written consent of the Landowner to the removal of the Contraction Parcel from the District. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2015-08 attached hereto as Exhibit 4, constitutes consent for all the landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. That attached hereto as Exhibit 5 and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for

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<sup>2</sup> This metes and bounds description includes the lands described in Expansion Petition.

the area to be excluded from the District by the future land use plan element of the effective local government comprehensive plan. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted local government comprehensive plan.

6. That annexed hereto as Exhibit 6 and made a part hereof is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

7. That annexed hereto as Exhibit 7 is a copy of a Resolution of the City Council of the City of Doral, Florida, expressing its support for the contraction of the boundaries of the District.

8. That following the proposed contraction of the District's boundaries (i) the contraction of the District boundaries will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the area of land comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the area that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the area comprising the District will be amenable to separate special-purpose government.

9. That all statements contained within this Petition are true and correct.

**WHEREFORE**, Petitioner, the Board of Supervisors of the Grand Bay at Doral Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the contraction of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending the Ordinance establishing the District to reflect the new boundaries of the District.

RESPECTFULLY SUBMITTED this 3<sup>rd</sup> day of November, 2015.

GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT

By: [Signature]  
Name: Carolina Herrera  
Title: Chairperson

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

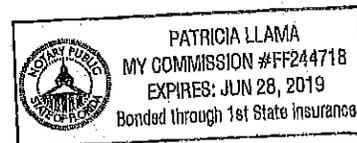
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 2015, by Carolina Herrera, the Chairperson of the Board of Supervisors of the Grand Bay at Doral Community Development District, who is personally known to me [ ] or produced \_\_\_\_\_ as identification.

[Signature]

Notary Public

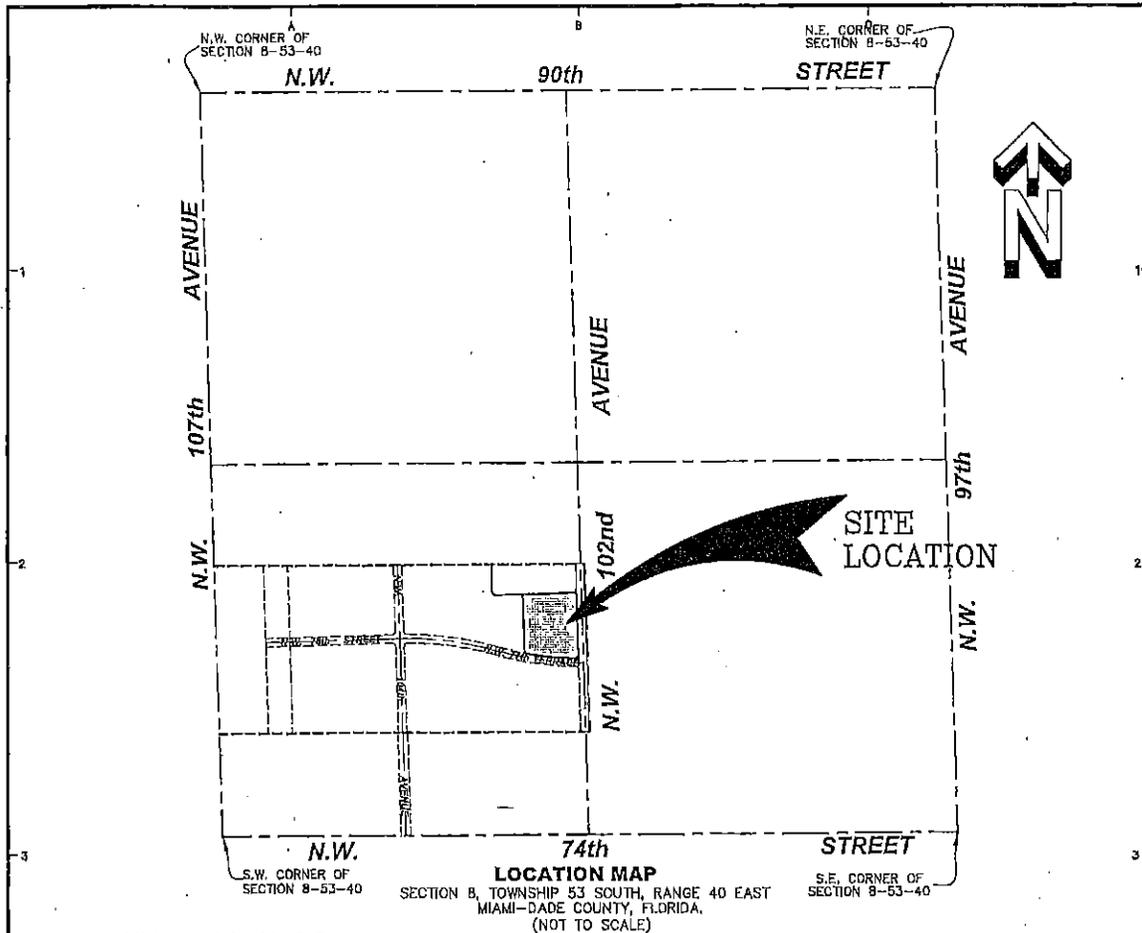
Patricia Llana

Typed, printed or stamped name of Notary Public



**EXHIBIT 1**

**METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCEL**



**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 assumed value of N01°43'29"W, along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 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 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557  
 Date: MAY 13, 2014.  
 Revision:

*Omar Armenteros*

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

**GRAND BAY SOUTH - SCHOOL SITE**



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

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND NOTES		
PREPARED FOR: LENNAR HOMES, LLC.		
DRAWN BY: E.R.	DATE: MAY 13, 2014.	SHEET
DWG CHECKED BY:	SCALE: N/A	1
CHECKED BY:	PROJECT No: 14-025-1000	16
		OF 3 SHEETS

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

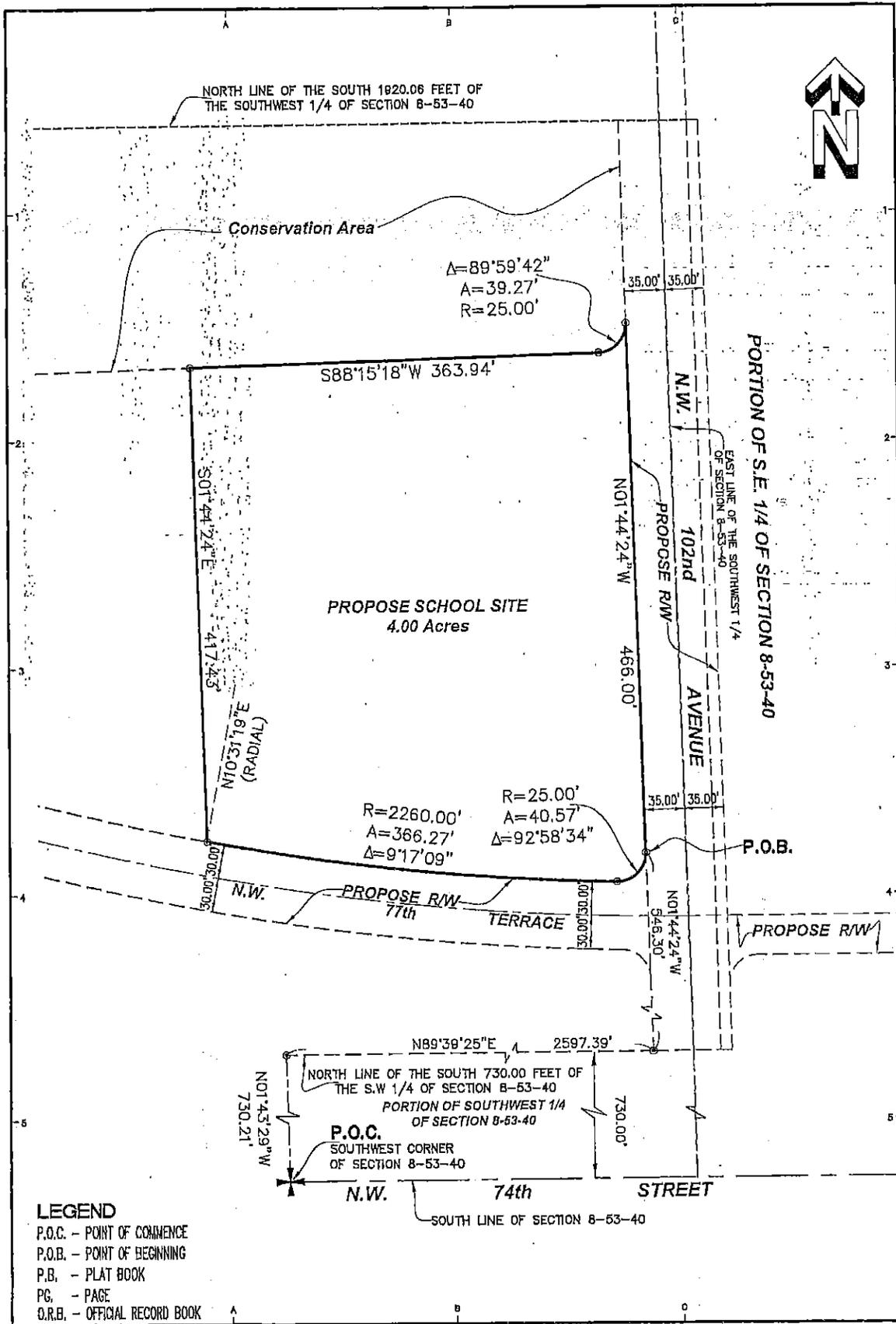
Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, 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: E.R.	DATE: MAY 13, 2014.	SHEET: 2	
DWG. CHECKED BY:	SCALE: N/A	17	
CHECKED BY:	PROJECT No: 14-026-1000		
		OF 3 SHEETS	



## GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	LENNAR HOMES, L.L.C.	
DRAWN BY:	E.R.	DATE: MAY 13, 2014.
CHECKED BY:		SCALE: 1" = 100'
CHECKED BY:		PROJECT No: 14-025-1000

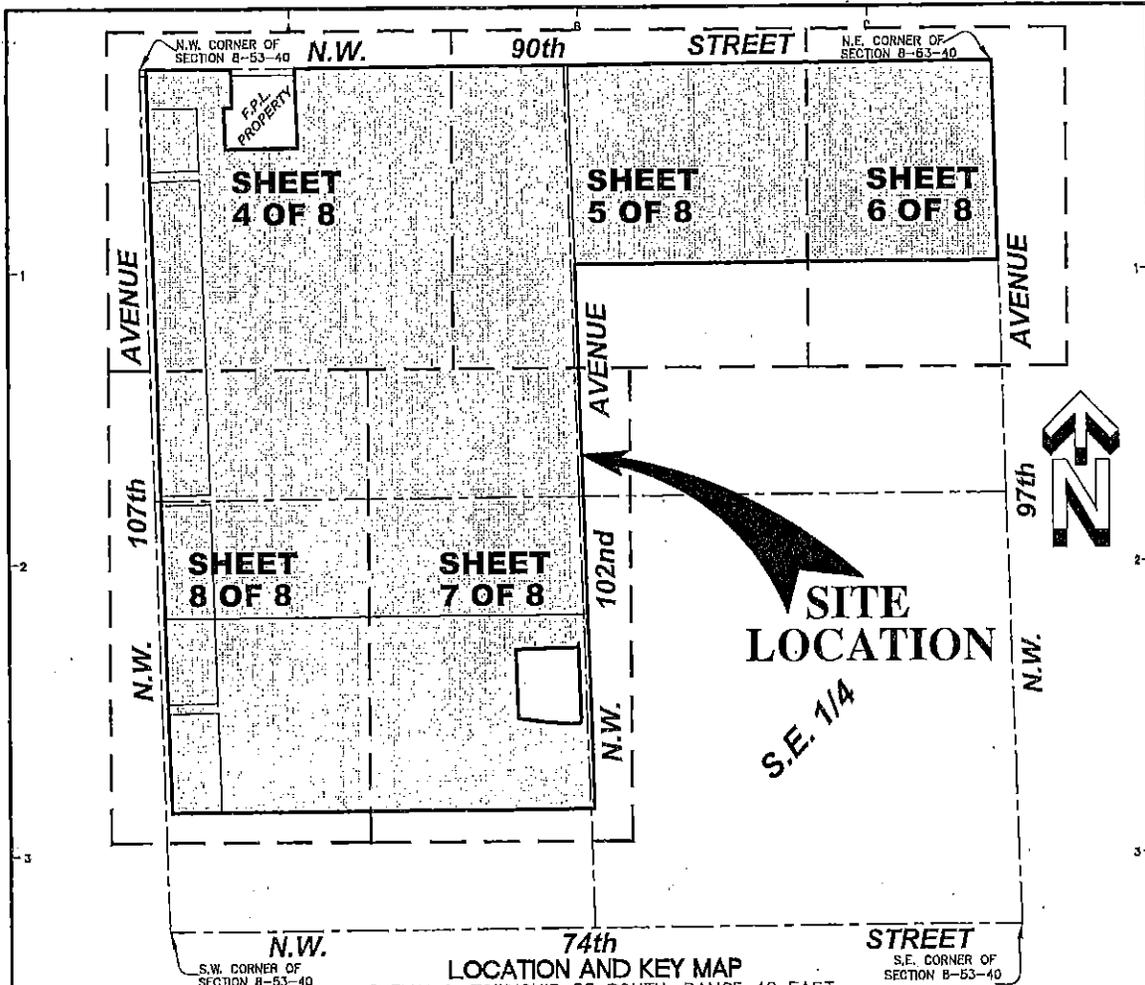
3

OF 3 SHEETS

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EXHIBIT 2

**METES AND BOUNDS OF NEW DISTRICT BOUNDARIES**



**LOCATION AND KEY MAP**  
SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
(NOT TO SCALE)

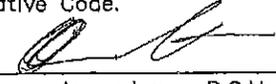
**SURVEYOR'S NOTES:**

- 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 assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 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 Herby 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: JULY 11th, 2012.  
Revision: OCTOBER 14th, 2014.  
Revision: OCTOBER 22nd, 2015.

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

C:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\VELOSUS LEMAR GRAND BAY AT DORAL SECTION 8\USF085-1000 FLORIDA CDD LANDS.DWG

**GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY**



**FORD, ARMENTEROS & FERNANDEZ, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (306) 477-6472  
FAX (306) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	LOCATION MAP AND NOTES	
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE: JULY 11th, 2012.
DWG CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 05F085-1000
		SHEET 1 OF 8 SHEETS

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EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

1 COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

2 The East 400 feet of the West 970 feet of the North, 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

3 COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

4 LESS:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

5 COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears

C:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\DESCRIBE LENNAR GRAND BAY AT DORAL SECTION 8\TOWNSHIP 53 SOUTH - R40E\FLORIDA CDD LANDS.DWG

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, 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:	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE: JULY 11th, 2012.
DATE CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 05F095-1000

2

21

of 8 SHEETS

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES (CONTINUED)

N10deg31min19secE, thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 386.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 337.39 Acres more or less.

C:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\GEORGE LENNAR GRAND BAY AT DORAL SECTION 8\05F085-1000 FLDGRADE CDD LANDING

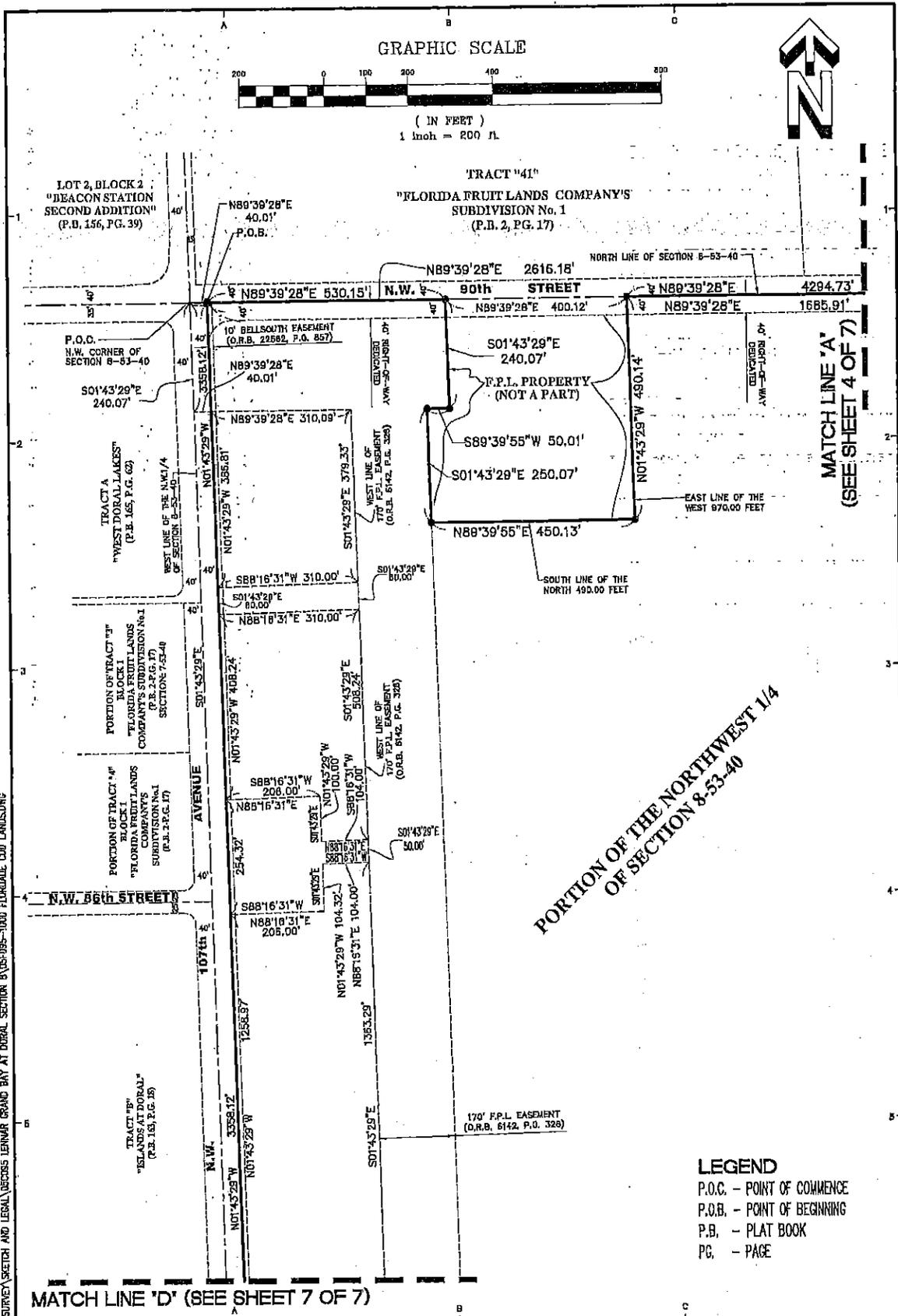
GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, 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:	SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY:	E.R.	DATE:	JULY 11th, 2012.
DATE CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	05F085-1000
			3
			OF 8 SHEETS

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FORD COMPANIES ENGINEERING AND SURVEY SURVEY SKETCH AND LEGAL DESCRIPTION LEMAR GRAND BAY AT DORAL SECTION 8-53-40 FLORIDA CDD LANDSCAPING



**FORD, ARMENTEROS & FERNANDEZ, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2806

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR		SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE:	JULY 11th, 2012.
CHKD. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	05F095-1000

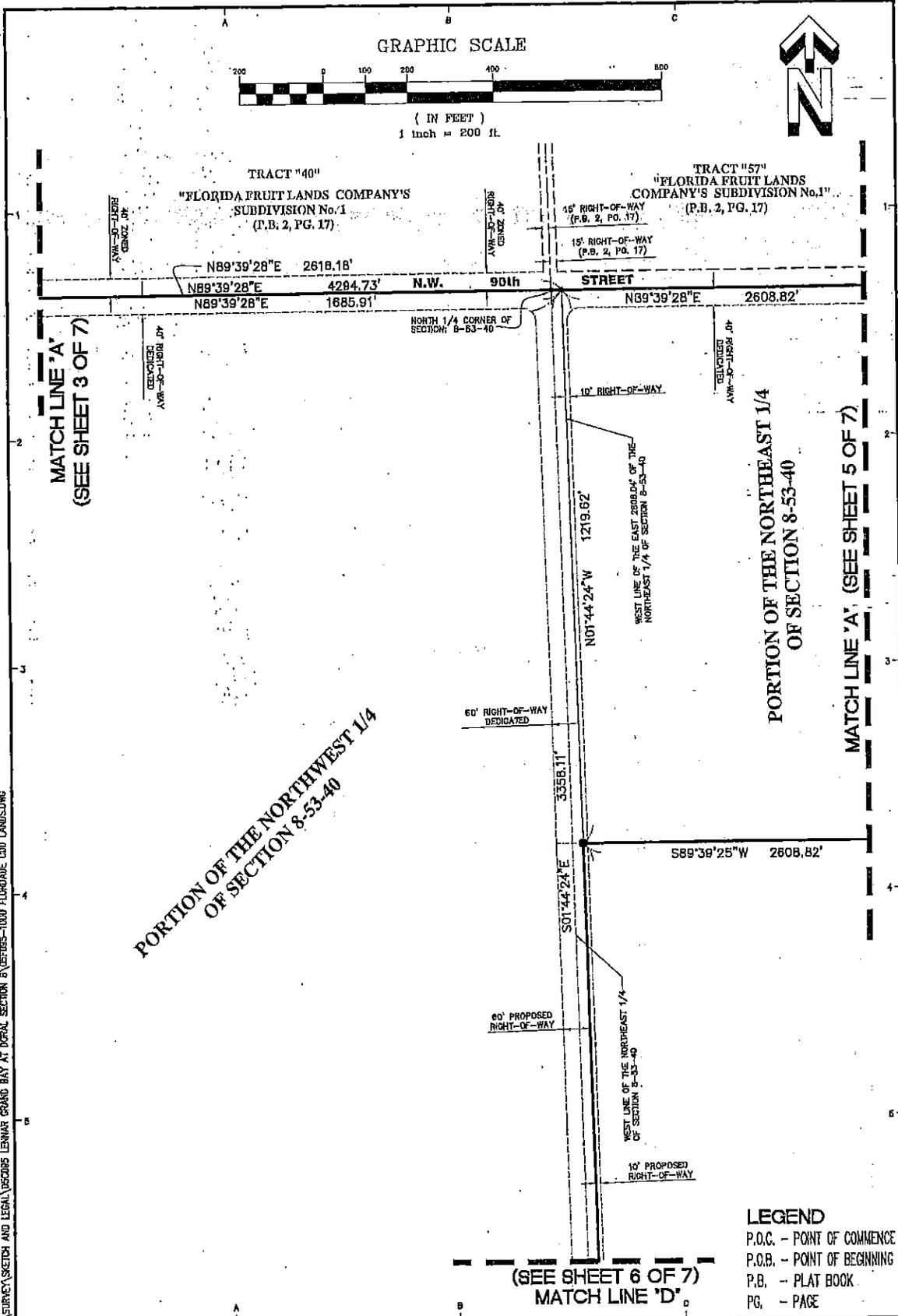
4  
 of 8 SHEETS

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GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



© FORD COMPANIES ENGINEERING AND SURVEY SERVICES, INC. AND LEGAL DESCRIPTIONS LEMAR GRAND BAY AT DORAL SECTION 8-53-40 FLORIDA CDD LANDSLIDE

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY

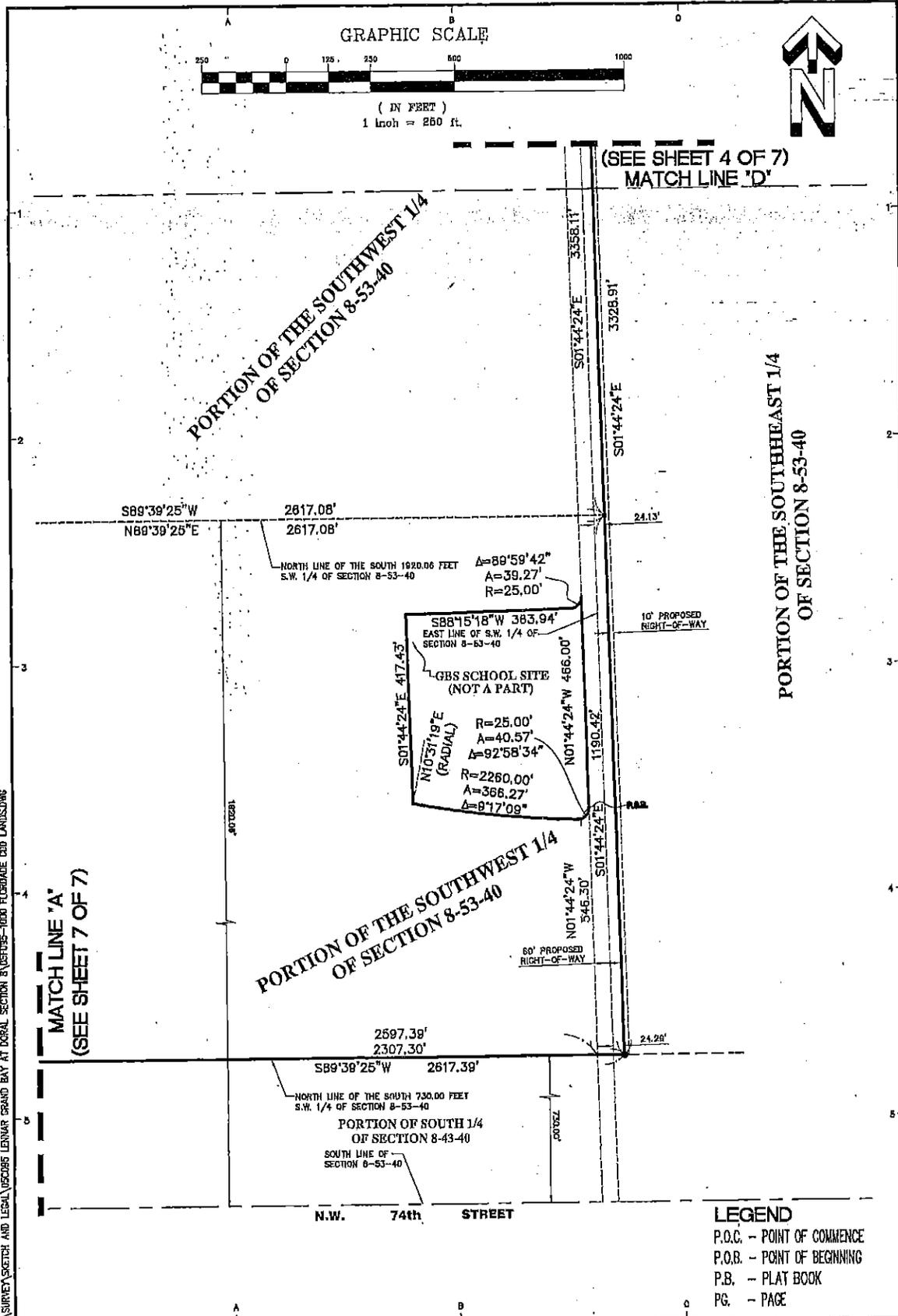
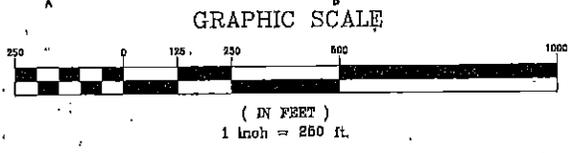


FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE: JULY 11th, 2012.
DWG. CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 05F095-1000
		SHEET: 5
		OF 8 SHEETS

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© FORD COMPANIES ENGINEERING AND SURVEY (SURVEY) SKETCH AND LEGAL DESCRIPTION LEMAR GRAND BAY AT DORAL SECTION 8-53-40-1000 FLORIDA CDD LANDSOWE

**LEGEND**  
 P.O.C. - POINT OF COMMENCE  
 P.O.B. - POINT OF BEGINNING  
 P.B. - PLAY BOOK  
 PG. - PAGE

**GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY**

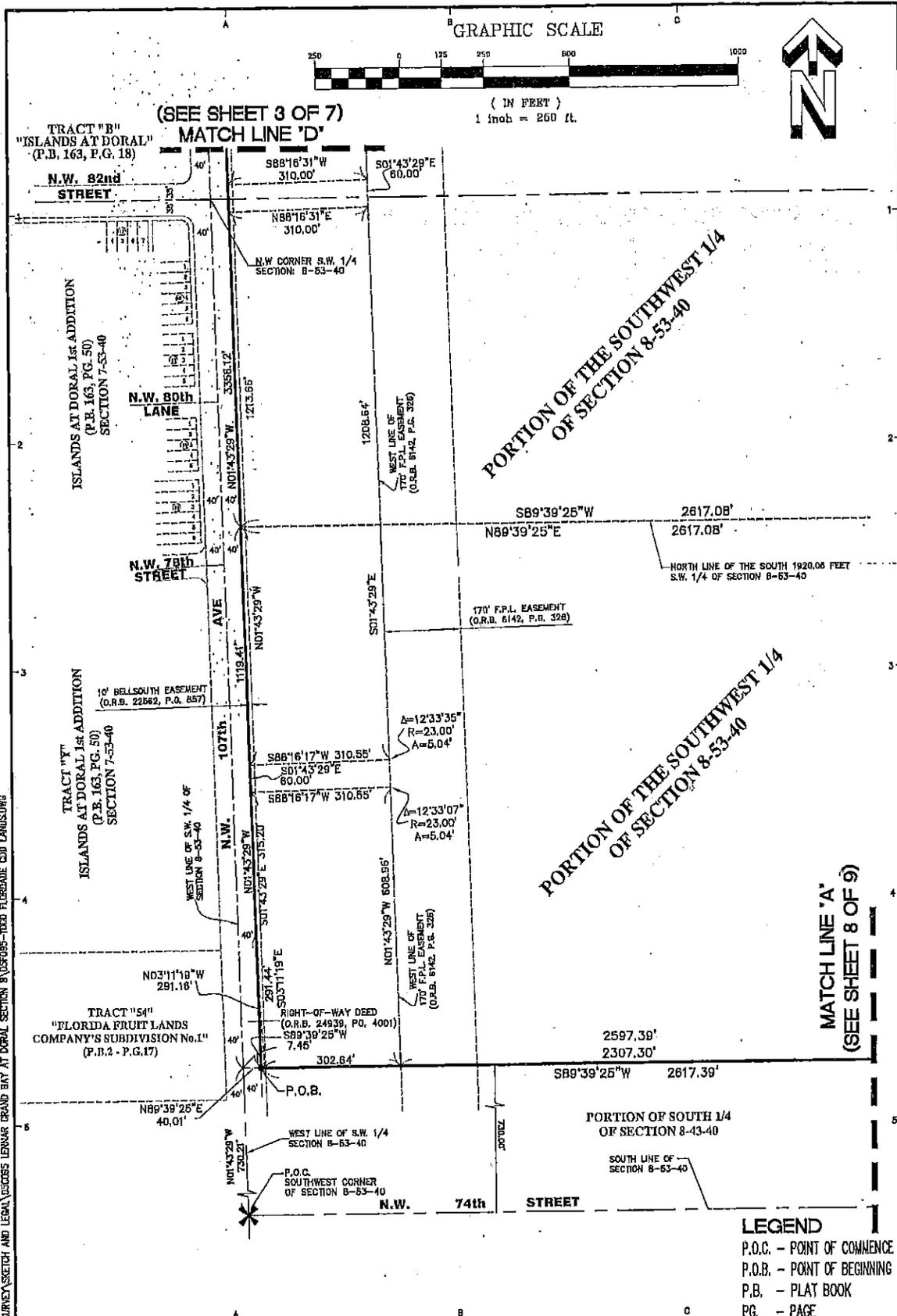


FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY:	E.R.	DATE: JULY 11th, 2012.
DATE CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 05F095-1000

SHEET: **7**  
 of 8 SHEETS

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G. FORD COMPANIES ENGINEERING AND SURVEY SERVICES AND LEGAL SERVICES LEANOR GRAND BAY AT DORAL SECTION 8-53-40-1000 FLOREAU CDD LANDSORS

## GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY

	<b>FORD, ARMENTEROS &amp; FERNANDEZ, INC.</b> 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-8472 FAX (305) 470-2805		
	TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
	SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
	PREPARED FOR: SPECIAL DISTRICT SERVICES, INC.		
	DRAWN BY: E.R.	DATE: JULY 11th, 2012.	SHEET: 8
DWG. CHECKED BY:	SCALE: AS SHOWN	<div style="font-size: 2em; font-weight: bold;">27</div>	
CHECKED BY:	PROJECT No: 05F095-1000		of 8 SHEETS

EXHIBIT 3

**AFFIDAVIT OF OWNER'S CONSENT**

I, \_\_\_\_\_, the owner of the property described in the foregoing instrument, do hereby consent to the execution and recording of the same.

AFFIDAVIT

On this 3<sup>rd</sup> day of November, 2015, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, \_\_\_\_\_, who, after being duly sworn, deposes and says:

1. Affiant, Greg McPherson, is the Manager of Flordade, LLC, a Florida limited liability company (the "Company").

2. The Company is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Amended Petition To Amend the Boundaries of the Grand Bay at Doral Community Development District before the County Commission of Miami-Dade County, Florida, pursuant to Section 190.046(1), Florida Statutes.

4. The Property consists of approximately 4.00 acres of real property located in the City of Doral, Florida.

5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the expansion of the external boundaries of the Grand Bay at Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 3<sup>rd</sup> day of November, 2015.

Flordade, LLC, a Florida limited liability company  
By: Greg McPherson  
Name: \_\_\_\_\_  
Title: VP

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November 2015, by Greg McPherson, as Manager of Flordade LLC, a Florida limited liability company. He/she is personally known to me [ ] or produced \_\_\_\_\_ as identification.

Patricia Llama  
Notary Public  
Patricia Llama  
Typed, printed or stamped name of Notary Public

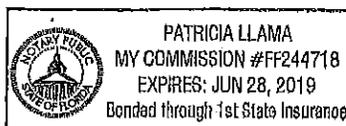


Exhibit "A"

Description of Parcel A

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 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: E.R.	DATE: MAY 13, 2014.	SHEET: 2
ING. CHECKED BY:	SCALE: N/A	31
CHECKED BY:	PROJECT No: 14-025-1000	



**RESOLUTION NO. 2015-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA, TO CONTRACT THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Grand Bay at Doral Community Development District (the "District") is a unit of special purpose local government established by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008, pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District currently encompasses a total of approximately 334.48+/- acres<sup>1</sup> located entirely within the boundaries of the City of Doral, Florida, in Miami-Dade County; and

**WHEREAS**, the District's Board of Supervisors (the "Board") has determined that it is in the best interests of the District to contract the boundaries of the District to remove approximately 4.00+/- acres described in **Exhibit "A"** attached hereto (the "Contraction Parcel"); and

**WHEREAS**, the District has not in the past, and does not currently provide any services or facilities to the Contraction Parcel; and

**WHEREAS**, subsequent to the contraction of the District's boundaries, the District will encompass a total of approximately 337.41+/- acres (the "Amended District");<sup>2</sup>

**WHEREAS**, the Amended District will continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the County and any applicable licenses, permits and development orders pursuant to Section 190.004 (3) and (4), Florida Statutes; and

**WHEREAS**, the area within the boundaries of the Amended District will continue to be amendable to separate special district government; and

---

<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

<sup>2</sup> This metes and bounds description includes the lands described in Expansion Petition.

**WHEREAS**, the community development services and facilities of the Amended District will continue to be compatible with the capacity and use of existing local and regional community development services and facilities; and

**WHEREAS**, land uses and services planned within the Amended District will continue to not be inconsistent with applicable elements and portions of the applicable comprehensive plans; and

**WHEREAS**, the area within the boundaries of the Amended District is part of a planned community of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

**SECTION 2.** The District hereby authorizes the District Counsel to prepare and file with the County, a petition to contract the boundaries of the District to exclude the Contraction Parcel in accordance with Section 190.046, Florida Statutes.

**SECTION 3.** The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

**SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

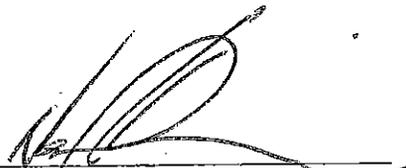
**SECTION 5.** If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**SECTION 6.** This Resolution shall take effect upon adoption.

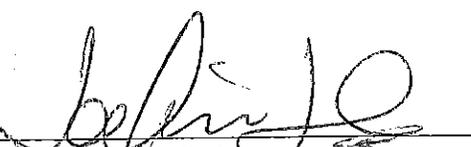
**THIS RESOLUTION WAS PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF OCTOBER, 2015.**

**ATTEST:**

**GRAND BAY AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

By: 

Secretary/Assistant Secretary

By: 

Chairperson/Vice Chairperson

**Exhibit "A"**

**Description of Contraction Parcel**

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 368.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1980 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TITLE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH			
PREPARED FOR: LENNAR HOMES, LLC.			
DRAWN BY: E.R.	DATE: MAY 13, 2014.	SHEET	
CHK. CHECKED BY:	SCALE: N/A	2	
CHECKED BY:	PROJECT PIN: 14-026-1000	OF 8 SHEETS	

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**EXHIBIT 5**

**FUTURE LAND USE**

DORAL



- Home
- About Us
- Contact Us
- Development
- Development Planning
- General Information
- Land Use
- Land Use Map
- Parcel Map
- Public Works
- Public Works Services
- Public Works Projects
- Public Works Department
- Public Works Services
- Public Works Projects
- Public Works Department

### Future Land Use Map

Locate an address

SEARCH



NW 90th St.

NW 107th Ave.

About

#### Layers

- Parcels
- LandUse

#### Legend

- LandUse
- UCBD
  - RAC
  - DMU\_Op\_area
    - DMU
    - CMU\_Op\_area
    - <all other values>
    - CMU Opportunity Area
- LandUse
- Business Office (BO)
  - Community Mixed Use (CMU)
  - Doral Design District
  - Downtown Mixed Use (DMU)
  - Environmentally Protected Parks (EPP)
  - Estate Density Residential (EDR)
  - Expressway Right of Way (EXPY)
  - High Density Residential (HDR)
  - Industrial (IND)

**EXHIBIT 6**

**STATEMENT OF ESTIMATED REGULATORY COSTS  
GRAND BAY AT DORAL CONTRACTION OF BOUNDARIES**

**1.0 Introduction**

**1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to contract the boundaries of the Grand Bay at Doral Community Development District ("District"). The District currently comprises approximately 334.48 +/- acres of land located in the City of Doral, Florida.<sup>1</sup> This SERC is specific for one (1) area to be removed; the new school site consisting of approximately 4.00 +/- acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), Florida Statutes ("F.S.") governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

**1.2 Overview of Grand Bay at Doral Community Development District**

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a master planned residential development. The proposed area of removal will not be used for development of residential units and will not be a part of the residential community being developed within the District.

**1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541(2), defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the ordinance directly or indirectly;

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment or private sector investment in excess of \$1 million in aggregate within 5 years after the implementation of the ordinance;

---

<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No.14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with person doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the ordinance.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the proposed ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and ~~an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.~~ Miami-Dade County is not defined as a small County for purposes of this requirement.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The District currently serves land that comprises a 334.48 +/- acre development. Upon approval of the Petition to contract the boundaries (and the Expansion Petition), the District's boundaries will comprise approximately 337.41 +/- acres. This boundary amendment will remove one (1) parcel of land from the District boundary which will not be used for the development of residential units and will not be a part of the residential community being developed in the District.

**4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.**

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 1,000 acres, and therefore, Miami-Dade County is the establishing entity under 190.005(2), Florida Statutes, to review and act upon the petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filing from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

Miami-Dade County and City of Doral

There will be only modest costs to the County and City for a number of reasons. First, review of the petition to contract the boundaries of the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the County routinely process similar petitions though for entirely

different subjects, for land uses and zoning changes that are far more complex than is the petition to contract an existing community development district.

The annual costs to Miami-Dade County, because of the proposed contraction of the boundaries of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. The County may incur certain advertising costs associated with the processing of the Petition to Contract the District Boundaries. The Petitioner has paid a fee with this submittal to offset any expenses the County may incur in the processing of this Petition.

#### **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government, except the District. In accordance with State law, debts of the District are strictly its own responsibility.

---

#### **5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Transactional costs associated with community development district (CDDs) are typically related to the financing and maintenance of infrastructure. When the petition to form the District was originally submitted and approved by the City, the petitioner estimated the design and development costs for providing capital facilities. In this case the District Board made the determination that the parcel being removed from the District will not benefit from the District's infrastructure project and there are no assessments for debt imposed on the parcels.

#### **6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be no impact on small businesses because of the proposed contraction of the boundaries of the District.

The development is located in the City of Doral. As of the Census date, the 2000 Census, the City has a population that is greater than 10,000 people. Therefore, the City is not defined as a "small" City according to Section 120.52, Florida Statutes, and there will

accordingly be no impact on a small City because of the proposed amendment of the boundaries of the District.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

**APPENDIX A**

**LIST OF REPORTING REQUIREMENTS**

<b>REPORT</b>	<b>FL. STATUE CITATION</b>	<b>DUE DATE</b>
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT 7

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA

**RESOLUTION No. 16-30**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING AN AMENDMENT TO THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT TO CONTRACT THE BOUNDARIES OF THE DISTRICT BY APPROXIMATELY FOUR (4) ACRES PURSUANT TO SECTION 190.046, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR EFFECTIVE DATE**

**WHEREAS**, the Grand Bay at Doral Community Development District (the "District") is an existing independent special district established pursuant to Chapter 190, Florida Statutes, and the Miami-Dade County Home Rule Charter by Ordinance No. 06-153 of Miami Dade County, Florida, adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County on February 5, 2008; and

**WHEREAS**, Floridade, LLC, a Florida limited liability company, is the owner of the land comprising the contraction parcel; and

**WHEREAS**, the District is in the process of submitting to Miami-Dade County a Petition to Contract the Boundaries of the District (the "District's Petition") by four (4) acres, as legally described in Exhibit A; and

**WHEREAS**, the real property to be removed from the current boundaries of the District will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that may be funded by the District, and will not be assessed by the District; and

**WHEREAS**, the District has not provided any services to the area to be removed from its boundaries. Furthermore, no special assessments have been levied against the real property being removed from the boundaries of the District; and

**WHEREAS**, the District is requesting that the Mayor and City Council adopt a resolution supporting the District's petition; and

**WHEREAS**, the City Council, after careful review and deliberation, and the recommendation of staff has determined that it is in the best interests of the citizens of the City of Doral to support the District's petition.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:**

**Section 1. Recitals.** The above recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

**Section 2. Supported Position.** The District's Petition to Contract the Boundaries of the District by four (4) acres, which are located contiguous to properties already located within the District's boundaries being developed as Grand Bay South, as described in the District's petition in Exhibit B, is hereby supported.

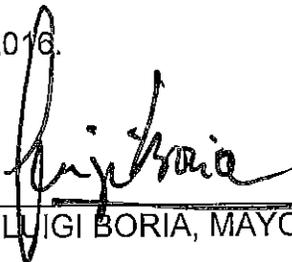
**Section 3. Transmittal.** The City Clerk is hereby authorized to transmit a copy of this Resolution to Miami-Dade County in support of the District's Petition.

**Section 4. Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Councilmember Ruiz who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Not present at the time of the vote
Vice Mayor Christi Fraga	Absent / Excused
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 27 day of January, 2016.

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, GMC  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL

  
\_\_\_\_\_  
WEISS, SEROTA, HELEMAN, COLE, & BIERMAN, PL  
CITY ATTORNEY

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**EXHIBIT A  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION OF SCHOOL SITE TO BE OWNED BY MIAMI-DADE COUNTY**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA**

**IN RE; PETITION PURSUANT TO  
SECTION 190.046(1), FLORIDA STATUTES,  
TO CONTRACT THE BOUNDARIES  
OF GRAND BAY AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

---

**PETITION TO CONTRACT THE BOUNDARIES OF GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Home Rule Charter by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008 (collectively, the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission"), in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to contract the current boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 334.48 +/- acres are currently located within the external boundaries of the District.<sup>1</sup>

---

<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

2. That the Board desires to contract the boundaries of the District and remove approximately 4.00 +/- acres of property from the District boundaries (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit 1. Following such amendment of the District's boundaries, all other lands in the District will continue to be located wholly within the jurisdictional boundaries of the City of Doral, Florida. The metes and bounds description of the proposed amended District boundaries is attached hereto and made a part hereof as Exhibit 2.<sup>2</sup>

3. That the real property to be removed from the current boundaries of the District will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that may be funded by the District, and will not be assessed by the District. There are currently no services that are being provided by the District in the area to be removed from the boundaries of the District. No special assessments have been levied against the real property being removed from the boundaries of the District.

4. That Floridade, LLC, a Florida limited liability company, is the owner of the lands comprising the Contraction Parcel (the "Landowner"). Attached hereto as Exhibit 3 and made a part hereof is the written consent of the Landowner to the removal of the Contraction Parcel from the District. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2015-08 attached hereto as Exhibit 4, constitutes consent for all the landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. That attached hereto as Exhibit 5 and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for

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<sup>2</sup> This metes and bounds description includes the lands described in Expansion Petition.

the area to be excluded from the District by the future land use plan element of the effective local government comprehensive plan. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted local government comprehensive plan.

6. That annexed hereto as Exhibit 6 and made a part hereof is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

7. That annexed hereto as Exhibit 7 is a copy of a Resolution of the City Council of the City of Doral, Florida, expressing its support for the contraction of the boundaries of the District.

8. That following the proposed contraction of the District's boundaries (i) the contraction of the District boundaries will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the area of land comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the area that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the area comprising the District will be amenable to separate special-purpose government.

9. That all statements contained within this Petition are true and correct.

WHEREFORE, Petitioner, the Board of Supervisors of the Grand Bay at Doral Community Development District, hereby respectfully requests the Commission to:

A. Direct his staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the contraction of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending the Ordinance establishing the District to reflect the new boundaries of the District.

RESPECTFULLY SUBMITTED this 3<sup>rd</sup> day of November, 2015.

GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT

By: [Signature]

Name: Carolina Rivera

Title: Chairperson

STATE OF FLORIDA }  
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of November, 2015, by Carolina Rivera, the Chairperson of the Board of Supervisors of the Grand Bay at Doral Community Development District, who is personally known to me [ ] or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Patricia Llana  
Typed, printed or stamped name of Notary Public

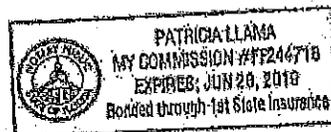
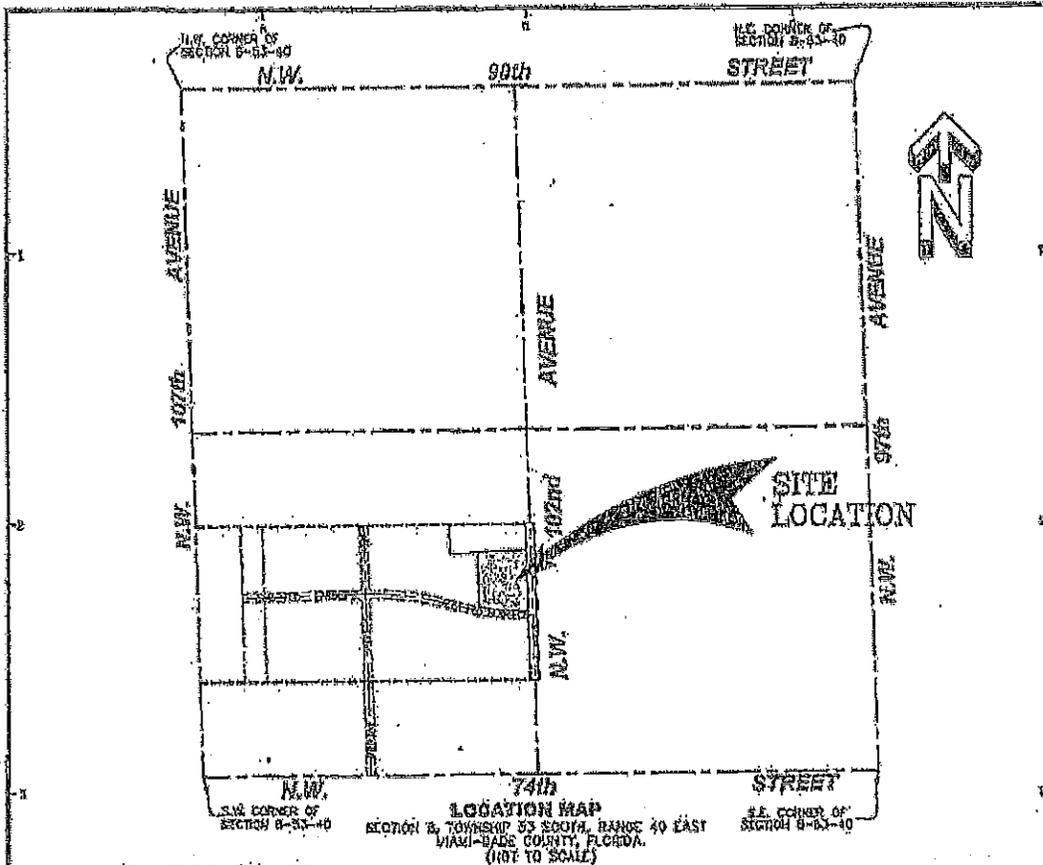


EXHIBIT 1

METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCEL



**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 assumed value of  $N01^{\circ}43'29''W$  along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown hereon 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 Heroby 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 54-17 (Formerly 51G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: MAY 13, 2014.

Revision:

*Omar Armenteros*

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

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
1860 N.W. 84th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2809

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
PROJECT NAME	LOCATION MAP AND NOTES		
PREPARED FOR	LENNAR HOMES, LLC		
DATE	E.R.	DATE	DATE
		MAY 13, 2014	
SCALE	N/A		
PROJECT NO.	16-028-1000		
			1 of 3 sheets

56

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N88deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 486.60 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeastery along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 386.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest; thence Northeastery along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

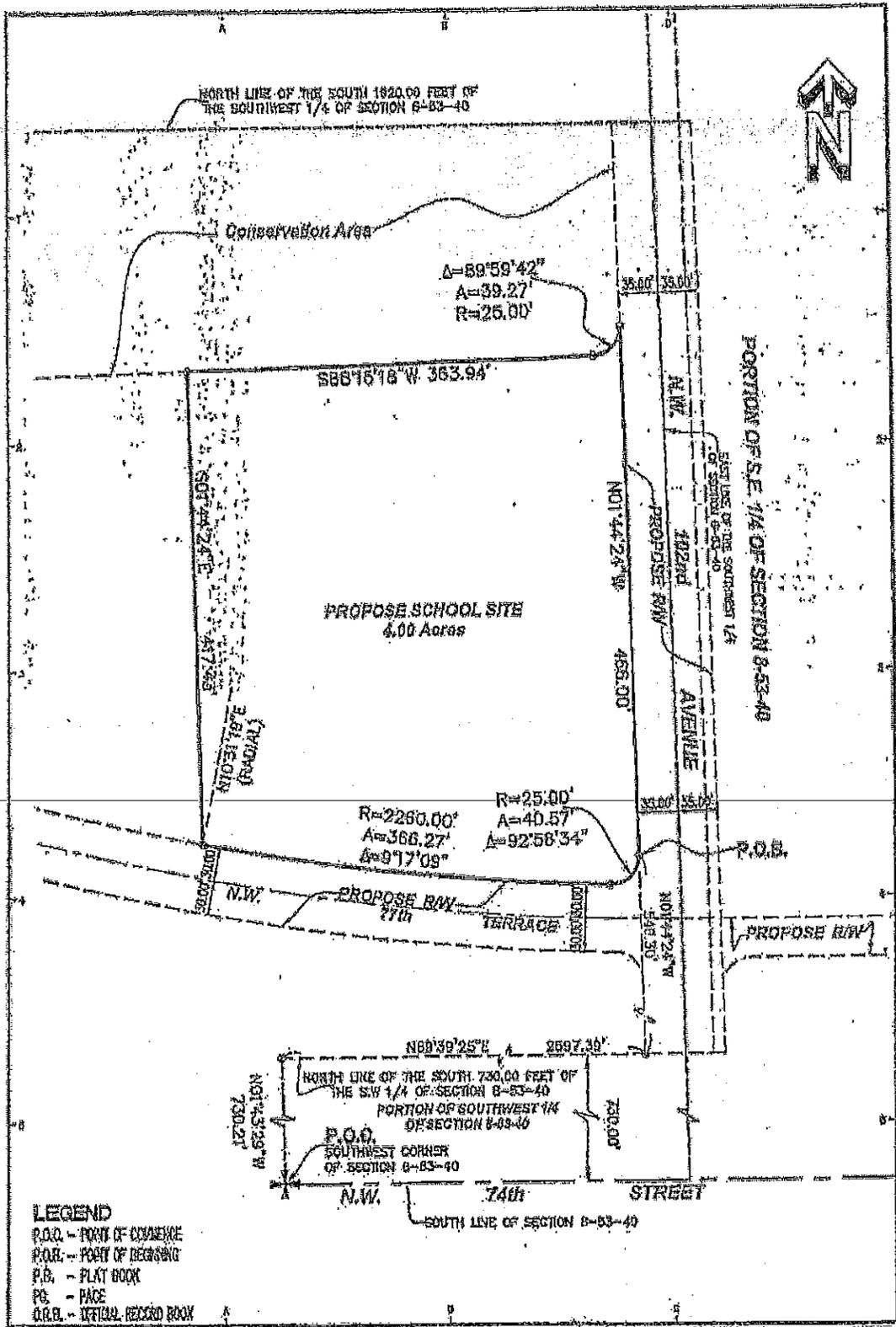
Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1050 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH: (305) 477-8472  
 FAX: (305) 470-2805

TITLE OF PROJECT			SKETCH AND LEGAL DESCRIPTION		
SHEET NAME			LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PROJECT NAME			LENNAR HOMES, LLC.		
DRAWN BY	E.R.	DATE	MAY 13, 2014.	SHEET	
DATE PLOTTED BY		SCALE	N/A	2	
DESIGNED BY		PROJECT NO.	14-028-1000	OF 3 SHEETS	

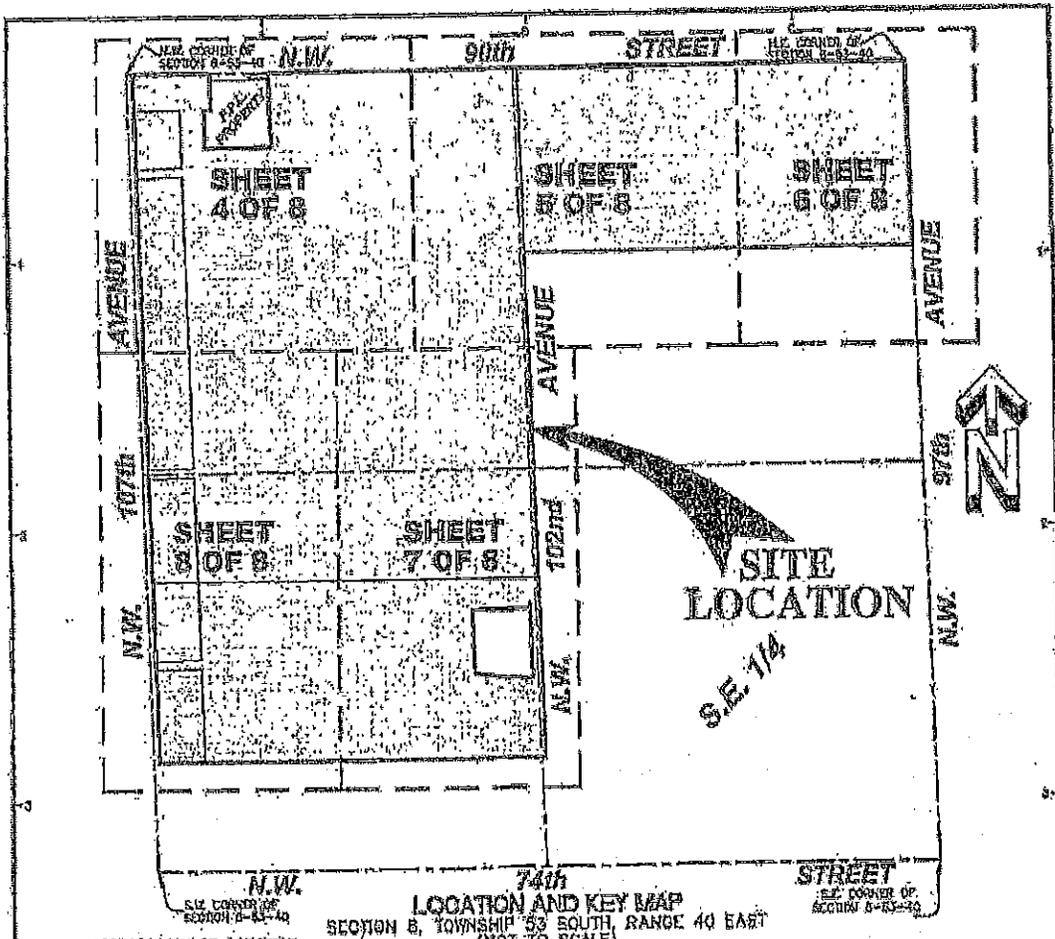


**LEGEND**  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.R. - POINT OF BEGINNING  
 P.B. - PLAT BOOK  
 P.G. - PAGE  
 O.R.B. - OFFICIAL RECORDED BOOK

GRAND BAY SOUTH - SCHOOL SITE			
 <p><b>FORD, ARMENTEROS &amp; FERNANDEZ, INC.</b>          1950 N.W. 84th AVENUE, 2nd FLOOR          MIAMI, FLORIDA 33172          PH (305) 477-8472          FAX (305) 470-2885</p>	<p>TYPE PROJECT: SKETCH AND LEGAL DESCRIPTION            SKETCH TO ACCOMPANY LEGAL DESCRIPTION            CLIENT: LENNAR HOMES, LLC.</p>		
	DATE: MAY 13, 2014	SHEET: 3	
	SCALE: 1" = 100'	PROJECT NO: 14-025-1000	
	<p>PREPARED BY: [Blank]            CHECKED BY: [Blank]            APPROVED BY: [Blank]</p>		

EXHIBIT 2

**METES AND BOUNDS OF NEW DISTRICT BOUNDARIES**



**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 assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet hereof of the Public Records of Miami-Dade County, Florida.
- 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 Herby 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 53-17 (Formerly Chapter 61017-6), Florida Administrative Code.  
**Ford, Armenteros & Fernandez, Inc. L.B. 6557**

Date: JULY 11th, 2012.  
 Revision: OCTOBER 14th, 2014.  
 Revision: OCTOBER 22nd, 2015.

*[Signature]*  
 Ordor Armenteros, P.S.M.  
 Professional Surveyor and Mapper  
 State of Florida, Registration No. 3679

**GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1050 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
DATE MADE:	LOCATION MAP AND NOTES		
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.		
DATE BY:	ER.	DATE:	JULY 11th, 2012.
DATE CHECKED BY:		SCALE:	AS SHOWN
DATE BY:		PROJECT NO.:	09F095-1600

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

The East 400 feet of the West 970 feet of the North 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed, recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

LESS:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South Line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 845.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min16secW, along the South Line of a Conservation Easement as recorded in O.R.B. 25864 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears

COPY RIGHTS RESERVED AND SHOULD BE KEPT AS IS. ANY REVISIONS TO THIS DOCUMENT WILL BE MADE BY THE ORIGINAL AUTHOR AND SHOULD BE KEPT AS IS.

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY

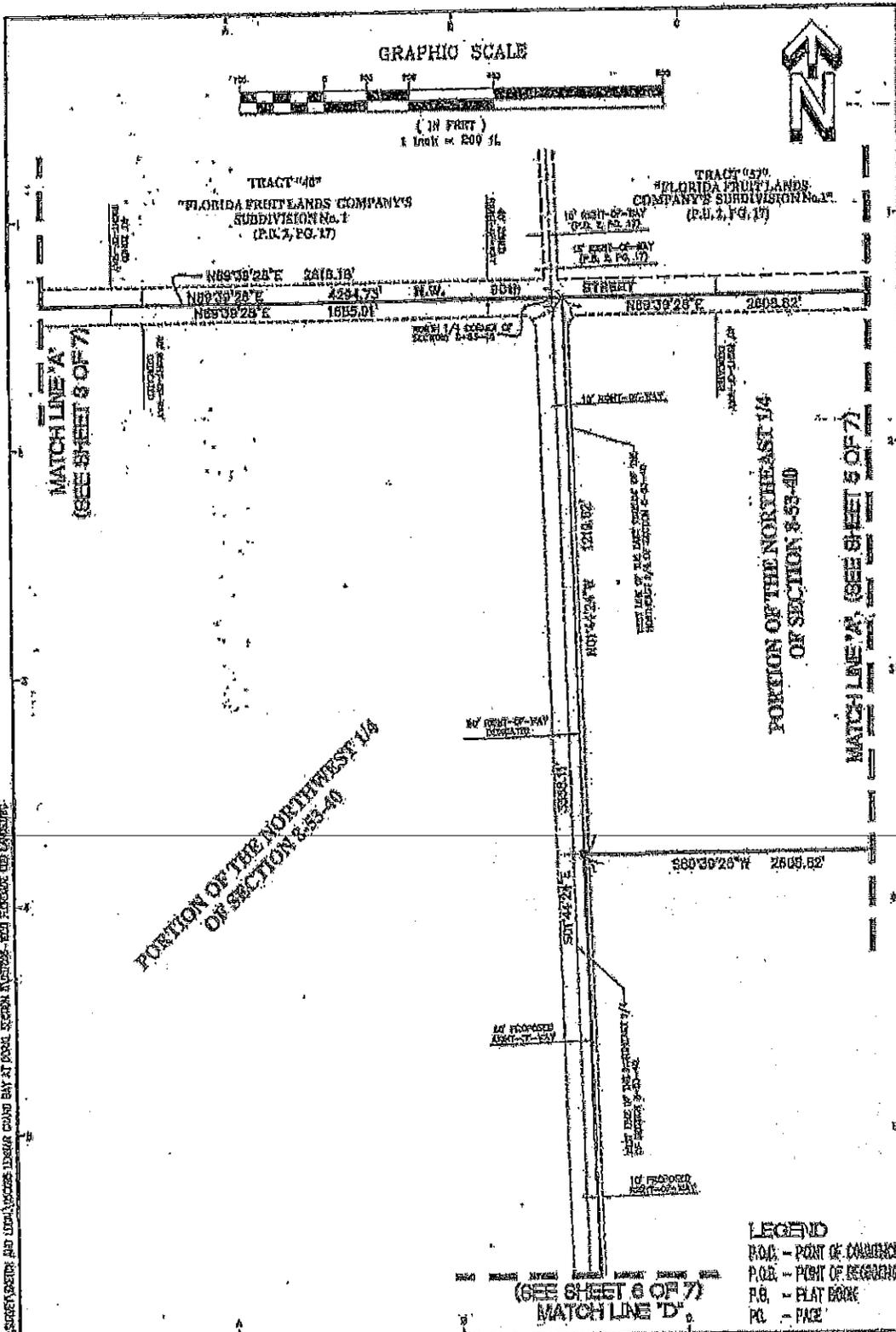


FORD, ARMENTEROS & FERNANDEZ, INC.  
1050 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2806

WORK BY	SKETCH AND LEGAL DESCRIPTION	
DATE	LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PROJECT FOR	SPECIAL DISTRICT SERVICES, INC.	
DATE TO BE	DATE	SHEET
FILED IN	JULY 11th, 2012	
DATE TO BE	SCALE	2
FILED IN	AS SHOWN	
DATE TO BE	PROJECT NO.	05FTR05-1000







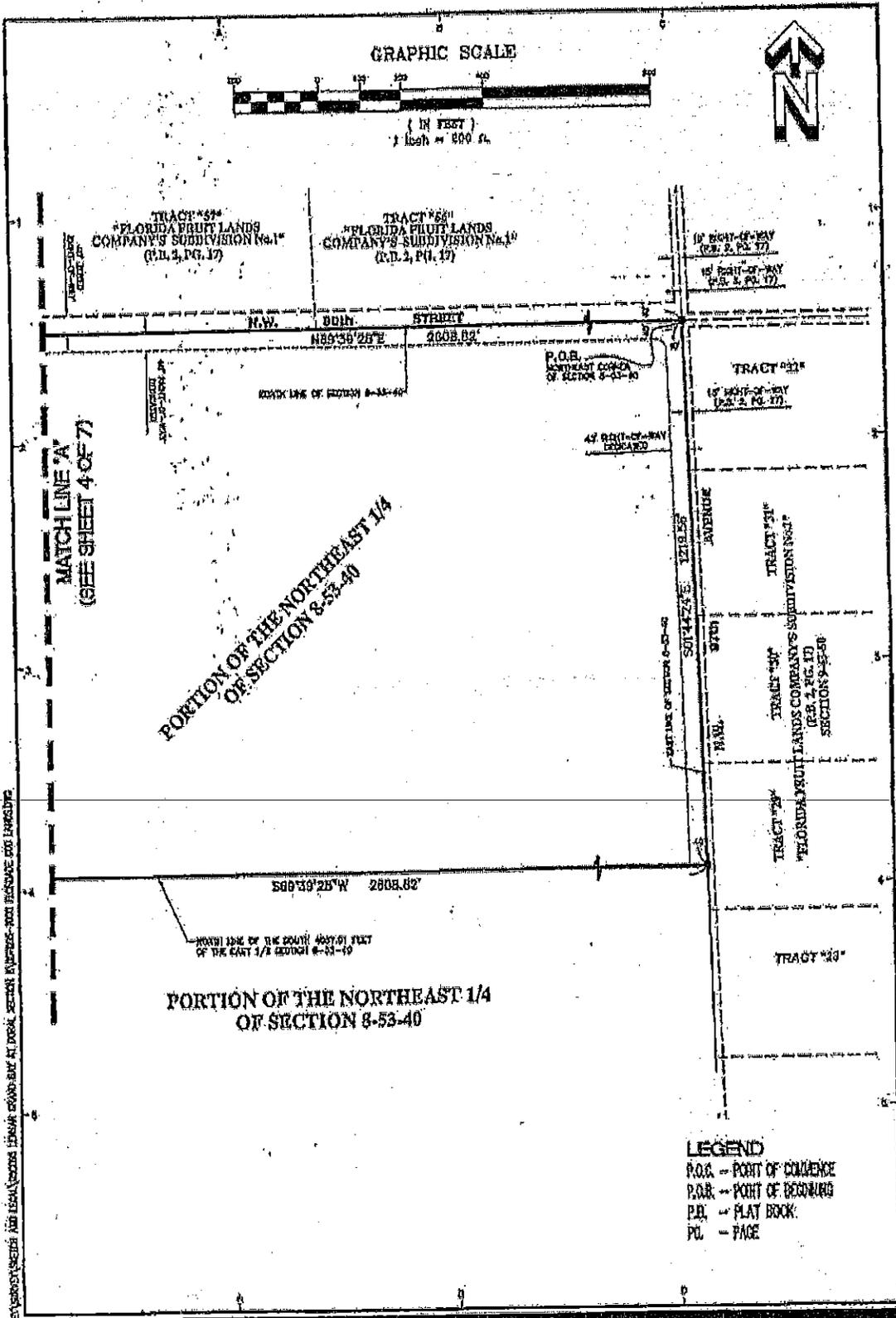
**GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1980 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-8006

REVISED	SKETCH AND LEGAL DESCRIPTION
DATE	SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED BY	SPECIAL DISTRICT SERVICES, INC.
DATE	JULY 11th, 2012
DATE	AS SHOWN
DATE	05FD03-1000

604



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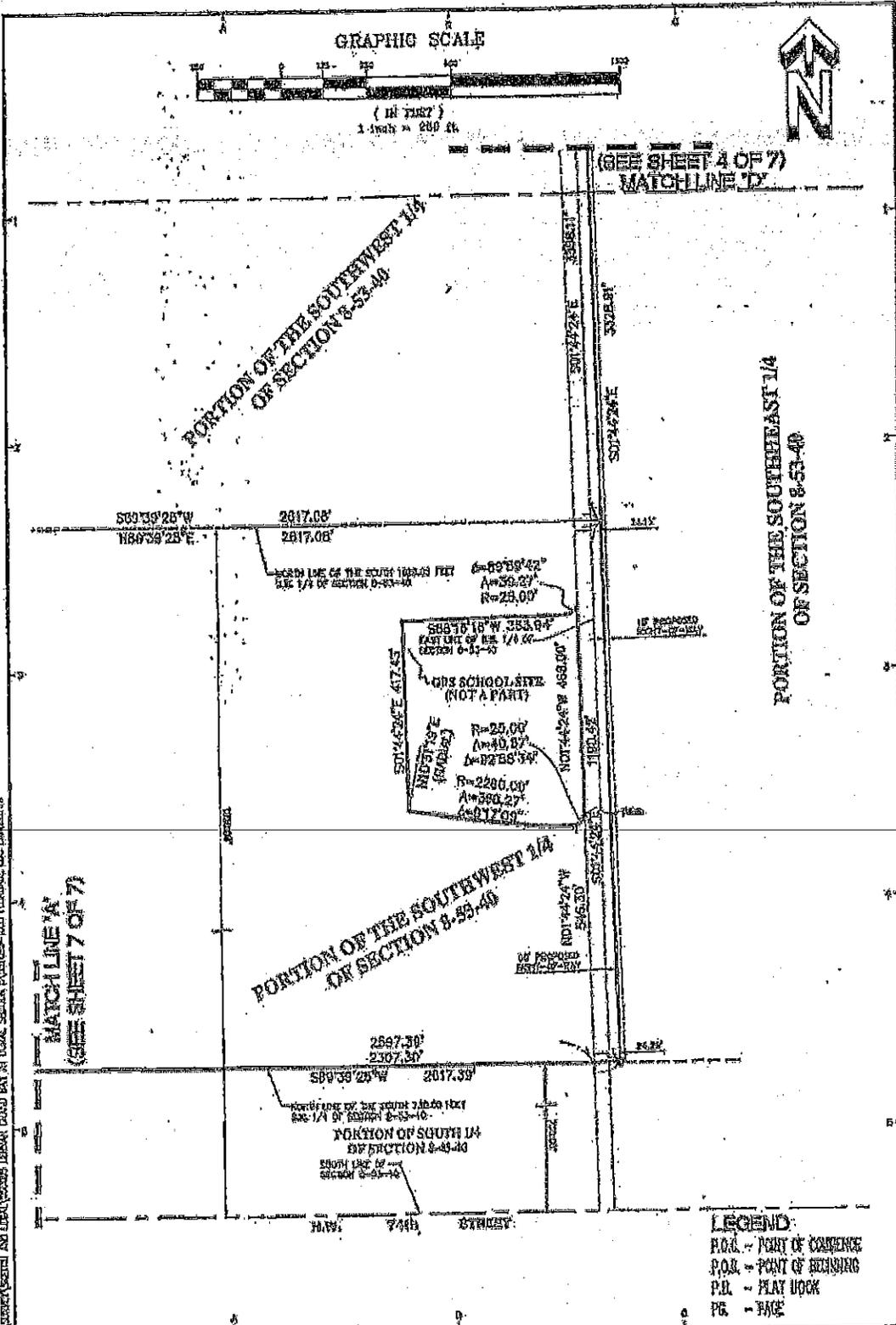
## GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



**FORD, ARMENTEROS & FERNÁNDEZ, INC.**  
 1050 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2808

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
PROJECT NAME	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PROJECT TYPE	SPECIAL DISTRICT SERVICES, INC.		
WORK BY	DATE	SCALE	
FAE	JULY 11th, 2012		
PROJECT #	AREA		
09FD96-1000	AS SHOWN		
			<b>6</b>
			of 8 sheets

65



ALL DIMENSIONS SHOWN ARE BASED ON THE 1983 DATUM. THE BOUNDARY LINES SHOWN ARE THE RESULT OF A SURVEY CONDUCTED BY SPECIAL DISTRICT SERVICES, INC. IN 2012.

**GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY**


**FORD, ARMENTEROS & FERNANDEZ, INC.**  
 3950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2808

DATE OF FIELD SKETCH	JULY 11th, 2012		
DATE OF THIS SKETCH	AS SHOWN		
DATE OF THIS SURVEY	CDD 065-1080		
DATE OF THIS SURVEY	PAGE 7 OF 8 SHEETS		

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EXHIBIT 3

ATTIDAVIT OF OWNER'S CONSENT

**AFFIDAVIT**

On this 31<sup>st</sup> day of March, 2016, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Greg McPherson, who, after being duly sworn, deposes and says:

1. Affiant, Greg McPherson, is the Manager of Flordade, LLC, a Florida limited liability company (the "Company").

2. The Company is the fee title owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property").

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including the Petition To Contract the Boundaries of the Grand Bay at Doral Community Development District before the County Commission of Miami-Dade County, Florida, pursuant to Section 190.046(1), Florida Statutes.

4. The Property consists of approximately 4.00 acres of real property located in the City of Doral, Florida.

5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the contraction of the external boundaries of the Grand Bay at Doral Community Development District to exclude the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 31<sup>st</sup> day of March, 2016.

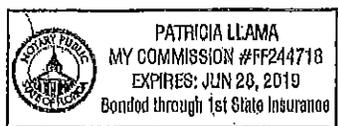
Flordade, LLC, a Florida limited liability company  
By: \_\_\_\_\_

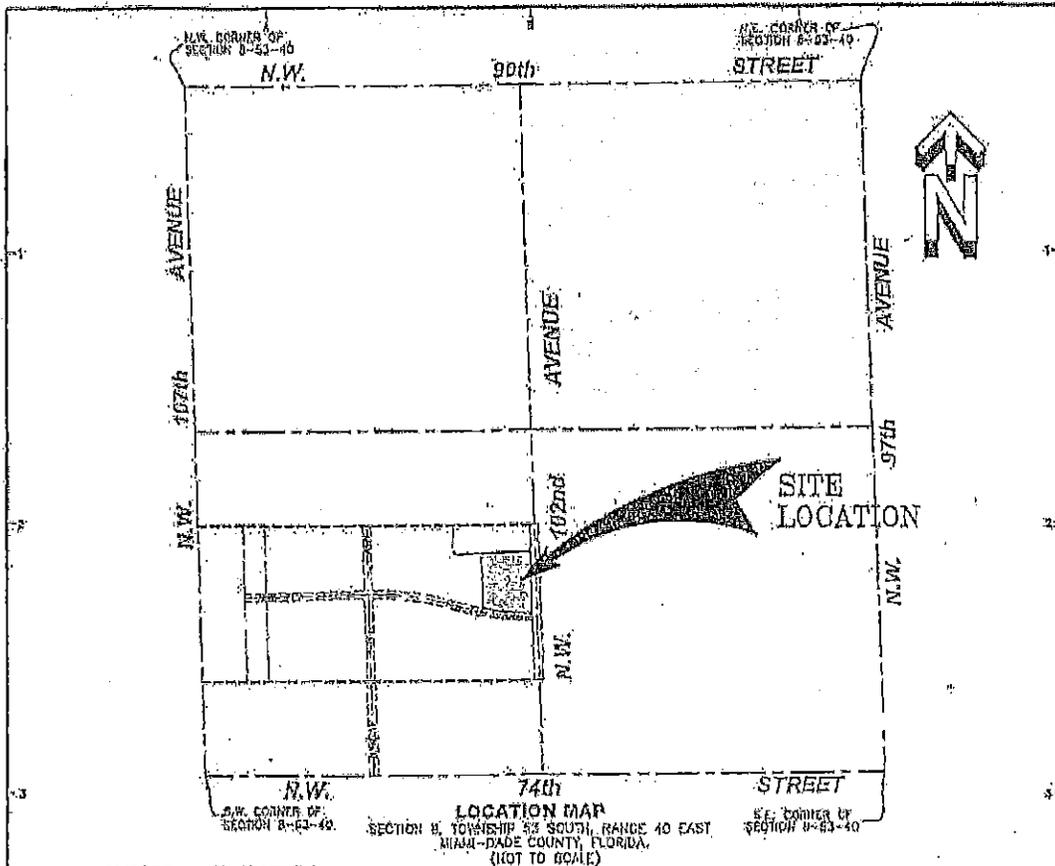
Name: Greg McPherson  
Title: Vice-President

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2016, by Greg McPherson, as Manager of Flordade, LLC, a Florida limited liability company. He is personally known to me [ ] or produced \_\_\_\_\_ as identification.

Patricia Llama  
Notary Public  
Patricia Llama  
Typed, printed or stamped name of Notary Public





**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 assumed value of  $N01^{\circ}43'20''W$  along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 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 Herby 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 6J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 0657  
 Date: MAY 13, 2014.  
 Revision:

*Omar Armenteros*

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

<b>GRAND BAY SOUTH - SCHOOL SITE</b>			
 <p>FORD, ARMENTEROS &amp; FERNANDEZ, INC.          1980 N.W. 84th AVENUE, 2nd FLOOR          MIAMI, FLORIDA 33172          PH. (305) 477-6472          FAX (305) 470-2005</p>	ISSUE NUMBER	SKETCH AND LEGAL DESCRIPTION	
	DATE	LOCATION MAP AND NOTES	
	ISSUED FOR	LENNAR HOMES, L.L.C.	
	DATE IN E.F.	DATE	MAY 13, 2014
DATE OF PLAN	SCALE	N/A	
PROJECT #	PROJECT #	14-025-1000	or 8 91005

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 548.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of ousp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec; for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B./26884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 386.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 26.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.67 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

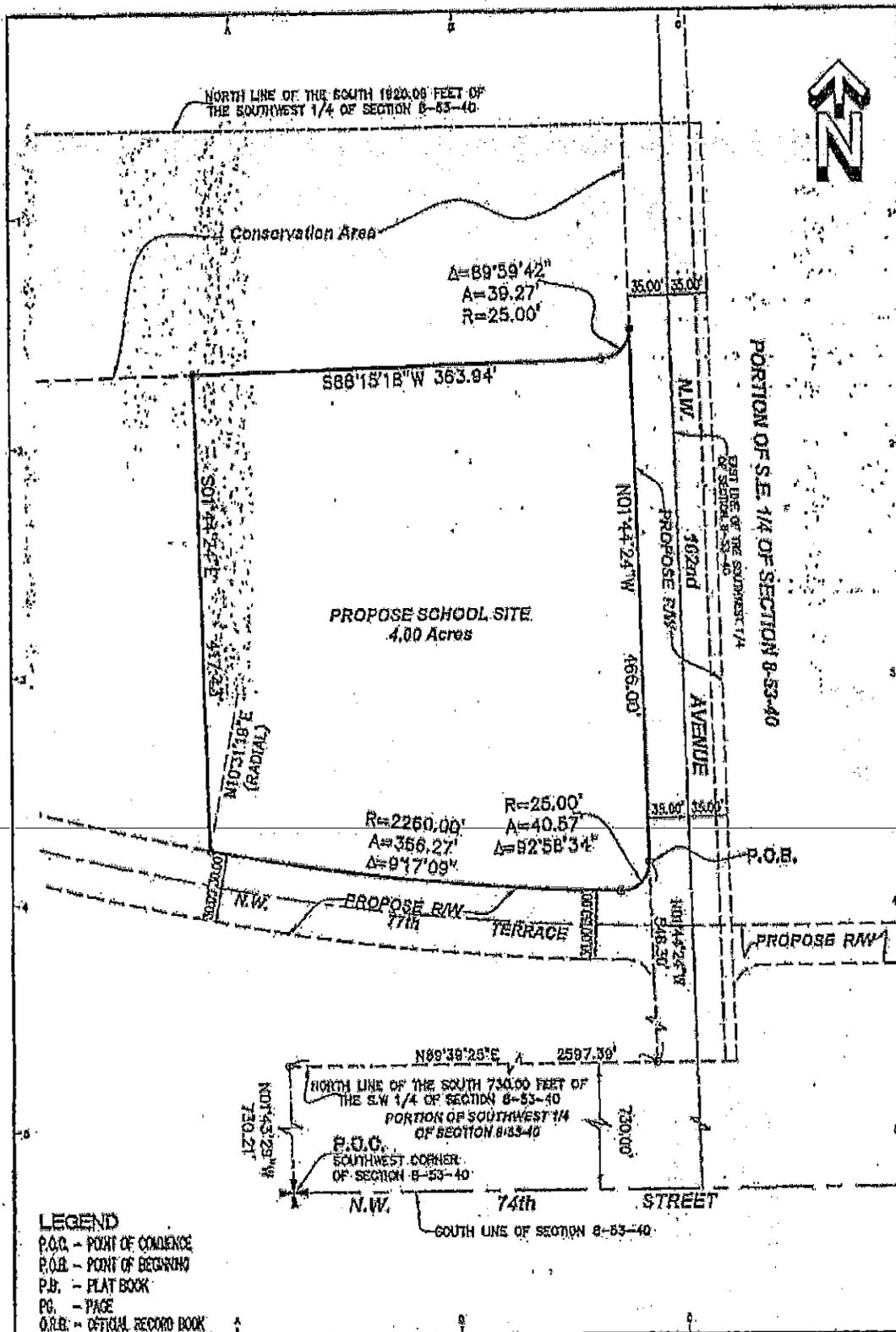
**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 NW 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PFL (305) 477-8472  
 FAX (305) 470-2005

DATE OF PLOT		SKETCH AND LEGAL DESCRIPTION	
SECTION		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED BY		LENNAR HOMES, LLC	
DATE TO P.L.	DATE	DATE	SHEET
DATE TO P.L.	DATE	DATE	2
DATE TO P.L.	DATE	DATE	11-028-1000
			OF 3 SHEETS

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GRAND BAY SOUTH - SCHOOL SITE			
 <p>FORD, ARMENTEROS &amp; FERNANDEZ, INC. 1960 N.W. 84th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2806</p>	<p>SKETCH AND LEGAL DESCRIPTION</p> <p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p> <p>LENNAR HOMES, LLC</p>		
	DATE: MAY 19, 2014	SHEET: 3	
	SCALE: 1" = 100'	PROJECT #: 14-025-1020	
	DATE: MAY 19, 2014	PROJECT #: 14-025-1020	

EXHIBIT 4

RESOLUTION OF THE GRAND JURY AT DORAL BOARD OF SUPERVISORS

**RESOLUTION NO. 2015-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA, TO CONTRACT THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Grand Bay at Doral Community Development District (the "District") is a unit of special purpose local government established by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008, pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District currently encompasses a total of approximately 334.48 +/- acres<sup>1</sup> located entirely within the boundaries of the City of Doral, Florida, in Miami-Dade County; and

**WHEREAS**, the District's Board of Supervisors (the "Board") has determined that it is in the best interests of the District to contract the boundaries of the District to remove approximately 4.00 +/- acres described in Exhibit "A" attached hereto (the "Contraction Parcel"); and

**WHEREAS**, the District has not in the past, and does not currently provide any services or facilities to the Contraction Parcel; and

**WHEREAS**, subsequent to the contraction of the District's boundaries, the District will encompass a total of approximately 337.41 +/- acres (the "Amended District");<sup>2</sup>

**WHEREAS**, the Amended District will continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the County and any applicable licenses, permits and development orders pursuant to Section 190.004 (3) and (4), Florida Statutes; and

**WHEREAS**, the area within the boundaries of the Amended District will continue to be amendable to separate special district government; and

<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

<sup>2</sup> This metes and bounds description includes the lands described in Expansion Petition.

WHEREAS, the community development services and facilities of the Amended District will continue to be compatible with the capacity and use of existing local and regional community development services and facilities; and

WHEREAS, land uses and services planned within the Amended District will continue to not be inconsistent with applicable elements and portions of the applicable comprehensive plans; and

WHEREAS, the area within the boundaries of the Amended District is part of a planned community of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes the District Counsel to prepare and file with the County, a petition to contract the boundaries of the District to exclude the Contraction Parcel in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

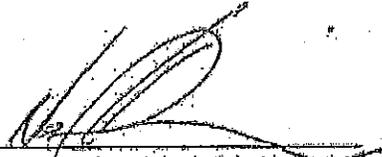
SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional, or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF OCTOBER, 2015.

ATTEST:

GRAND BAY AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Secretary/Assistant Secretary

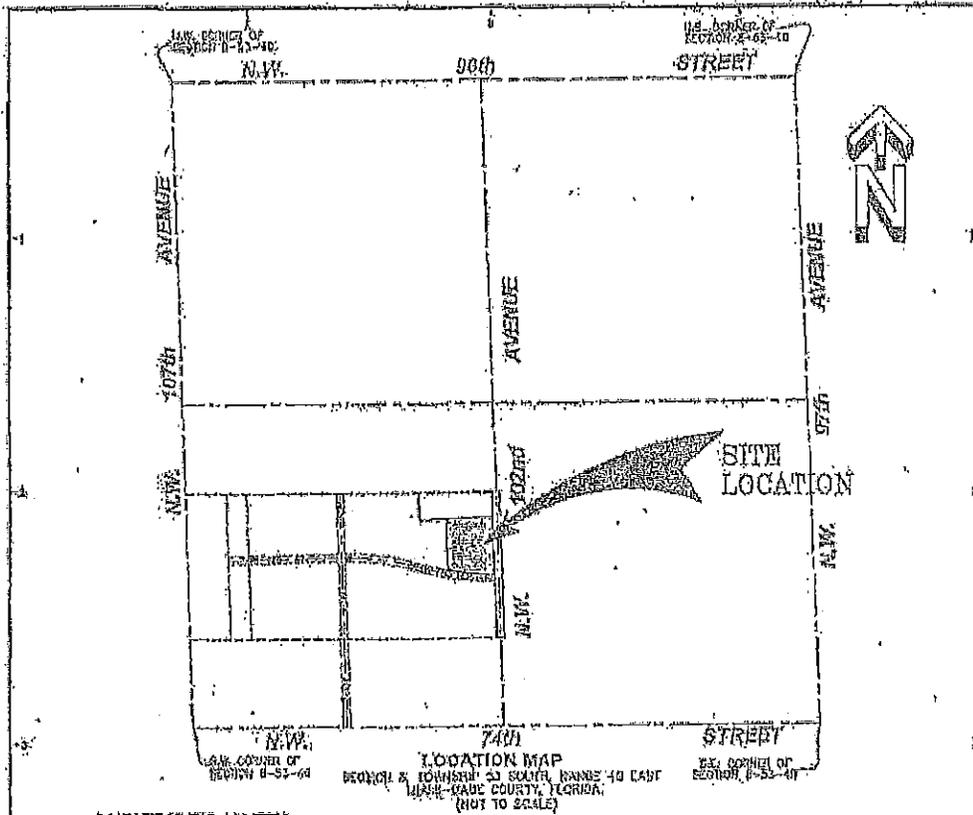
By: 

Chairperson/Vice Chairperson

Exhibit "A"

Description of Contraction Parcel

EXHIBIT A



**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 sealed 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 herein are based on assumed value of N01°33'25"W, along the West Line of Section 8, Township 23 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 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 50-17 (Formerly 61G17-6), Florida Administrative Code.

*Omar Armenteros & Fernandez, Inc. E.D. 6557*

Date: MAY 13, 2014.  
(Revision)

*Omar Armenteros*

Omar Armenteros, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 3879.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
1050 N.W. 84th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH: (305) 477-6872  
FAX: (305) 476-2803

TEXT: 10-2005	SKETCH AND LEGAL DESCRIPTION	
PROJECT NAME:	LOCATION MAP AND NOTES	
PROPERTY FOR:	LENNAR HOMES, LLC	
DATE FOR P.L.	DATE: MAY 13, 2014	DESK:
DATE OF SURVEY:	SCALE:	1
DRAWN BY:	PROJECT NO:	14-025-020

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min28secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min28secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2587.39 feet; thence N01deg44min24secW for a distance of 846.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 468.00 feet to a point of origin of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg13min10secW, along the South line of a Conservation Easement as recorded in D.R. By 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 365.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 386.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 82deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 4850 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2808

DATE PREPARED	SKETCH AND LEGAL DESCRIPTION	
PROJECT NO.	LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR	LENNAR HOMES, I.L.C.	
APPROVED BY E.R.	DATE	SCALE
	MAY 13, 2014	N/A
DATE CHECKED BY	SCALE	
	N/A	
PREPARED BY	PROJECT NO.	
	4-028-1900	

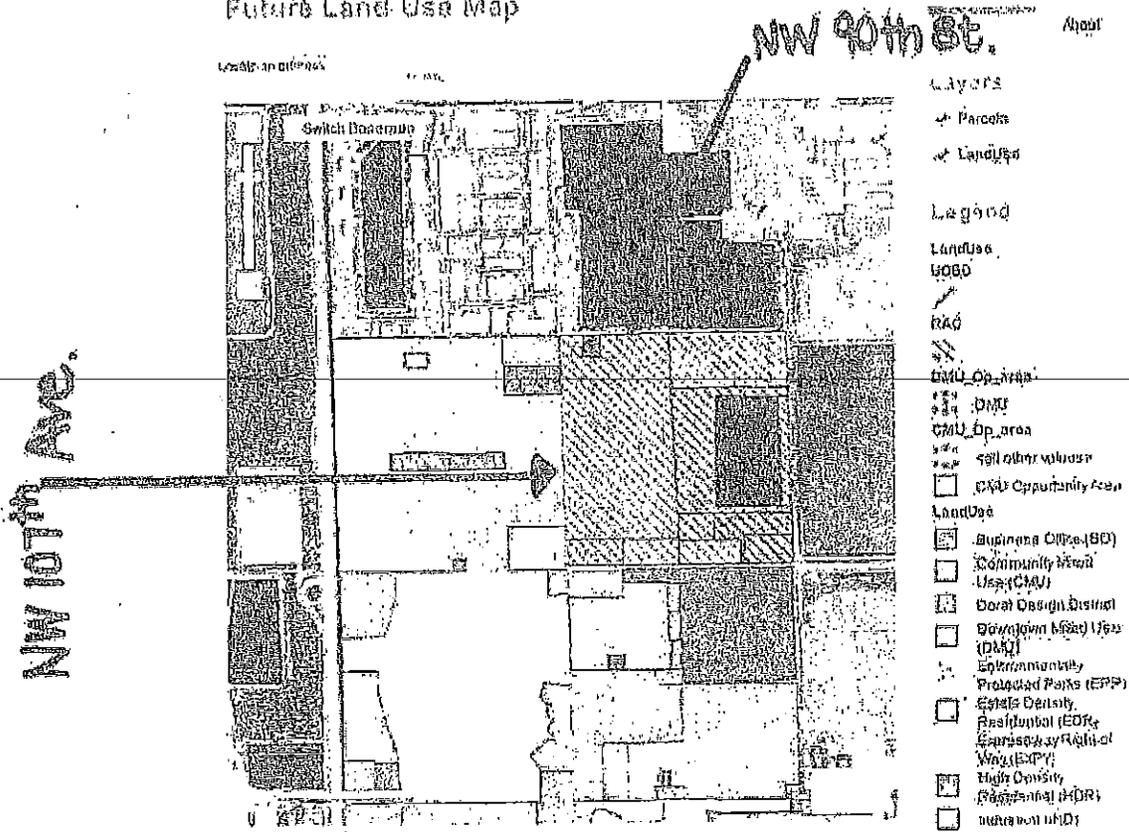
2  
of 3 sheets

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**EXHIBIT 5**  
**FUTURE LAND USE**

### Future Land Use Map



## EXHIBIT 6

### STATEMENT OF ESTIMATED REGULATORY COSTS GRAND BAY AT DORAL CONTRACTION OF BOUNDARIES

#### 1.0 Introduction

#### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to contract the boundaries of the Grand Bay at Doral Community Development District ("District"). The District currently comprises approximately 334.48 +/- acres of land located in the City of Doral, Florida.<sup>1</sup> This SERC is specific for one (1) area to be removed; the new school site consisting of approximately 4.00 +/- acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), Florida Statutes ("F.S.") governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

#### 1.2 Overview of Grand Bay at Doral Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a master planned residential development. The proposed area of removal will not be used for development of residential units and will not be a part of the residential community being developed within the District.

#### 1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly;

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment or private sector investment in excess of \$1 million in aggregate within 5 years after the implementation of the rule;

<sup>1</sup> A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No.14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with person doing business in other states or domestic markets; productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the proposed ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small County for purposes of this requirement.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

The District currently serves land that comprises a 334.48 +/- acre development. Upon approval of the Petition to contract the boundaries (and the Expansion Petition), the District's boundaries will comprise approximately 337.41 +/- acres. This boundary amendment will remove one (1) parcel of land from the District boundary which will not be used for the development of residential units and will not be a part of the residential community being developed in the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

#### State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 1,000 acres, and therefore, Miami-Dade County is the establishing entity under 190,005(2), Florida Statutes, to review and act upon the petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various department to process the additional filing from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

#### Miami-Dade County

There will be only modest costs to the County for a number of reasons. First, review of the petition to contract the boundaries of the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the County routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to contract an existing community development district.

The annual costs to Miami-Dade County, because of the proposed contraction of the boundaries of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring

program for this District. The Petitioner has paid a fee with this submittal to offset any expenses the County may incur in the processing of this Petition.

#### City of Doral

The City of Doral will incur certain advertising costs associated the processing of the Petition to Contract the District Boundaries. The Petitioner will reimburse these costs to the City.

#### 4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government, except the District. In accordance with State law, debts of the District are strictly its own responsibility.

#### 5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Transactional costs associated with community development district (CDDs) are typically related to the financing and maintenance of infrastructure. When the petition to form the District was originally submitted and approved by the City, the petitioner estimated the design and development costs for providing capital facilities. In this case the District Board made the determination that the parcel being removed from the District will not benefit from the District's infrastructure project and there are no assessments for debt imposed on the parcels.

#### 6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the proposed contraction of the boundaries of the District.

The development is located in the City of Doral. As of the Census date, the 2000 Census, the City has a population that is greater than 10,000 people. Therefore, the City is not defined as a "small" City according to Section 120.52, Florida Statutes, and there will accordingly be no impact on a small City because of the proposed amendment of the boundaries of the District.

**6.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

APPENDIX A

LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT 7

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SUPPORTING AN AMENDMENT OF THE BOUNDARIES OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT TO CONTRACT THE BOUNDARIES OF THE DISTRICT BY APPROXIMATELY 4.00 ACRES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Grand Bay at Doral Community Development District ("District") has requested a resolution supporting an amendment of the boundaries of the District to contract the boundaries by approximately 4.00 acres; and

WHEREAS, Applicant has requested the rights to exercise all powers provided for in Chapter 190.005, Florida Statutes; and

WHEREAS, the public infrastructure improvements which will be funded by the District include earthwork, water and wastewater systems, surface water management, and internal roadways; and

WHEREAS, the proposed District expansion will allow the District to seek approval from the County to expand the District boundaries in order for the District to fund the public infrastructure required to service the expansion area; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interests of the citizens of the City of Doral to support the amendment of the District boundaries.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof, are hereby incorporated as the findings of fact of the Board.

Section 2. The City Council of the City of Doral hereby supports the District's application for the expansion of the District boundaries.

Section 3. This resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

WHEREAS, a motion to approve the Resolution was offered by \_\_\_\_\_, who moved its adoption. The motion was seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria \_\_\_\_\_  
Vice Mayor Christi Fraga \_\_\_\_\_  
Councilwoman Bettina Rodriguez Aguilera \_\_\_\_\_  
Councilwoman Ana Maria Rodriguez \_\_\_\_\_  
Councilwoman Sandra Ruiz \_\_\_\_\_

\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

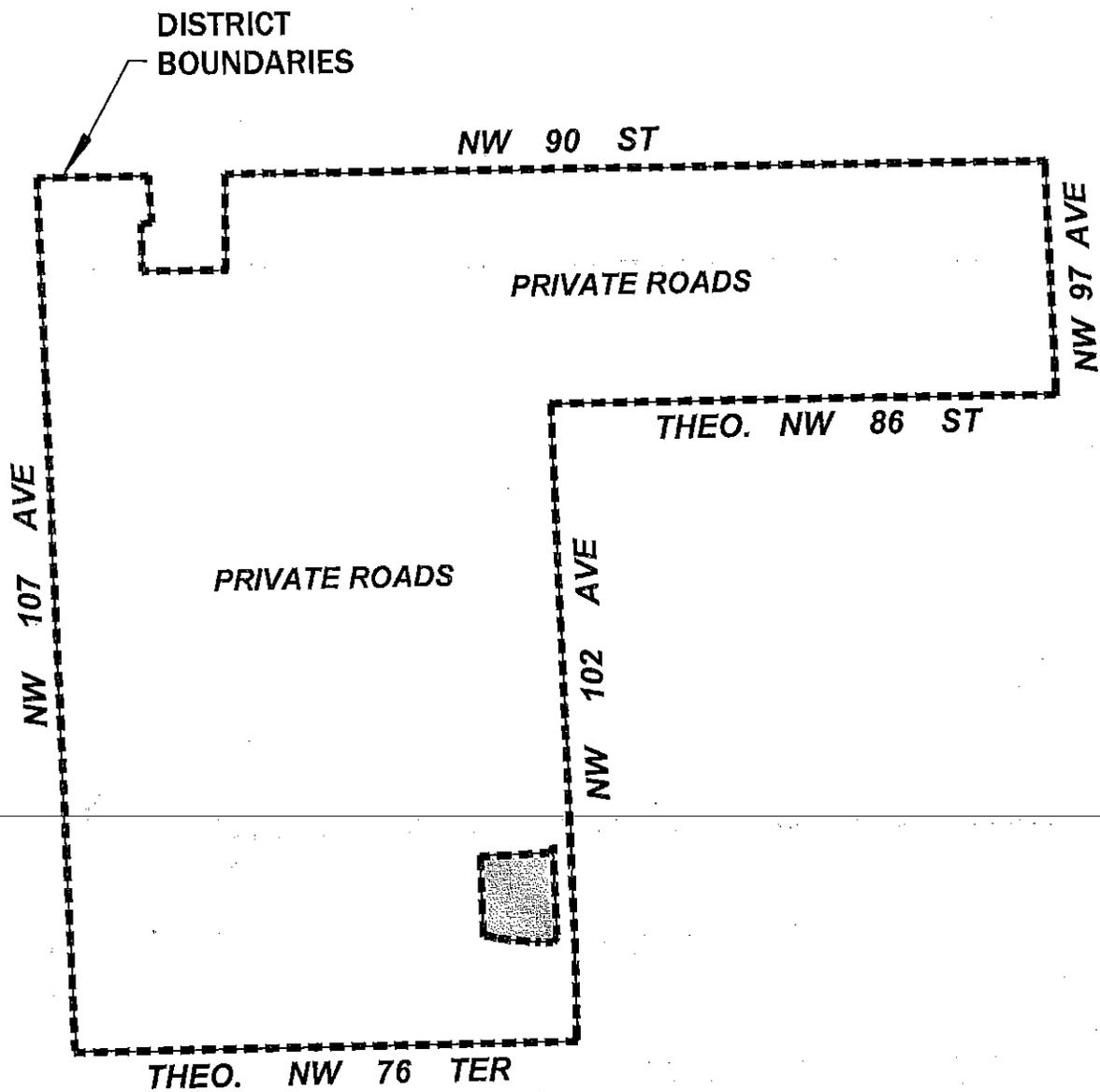
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

Approved as to form and legal sufficiency for the  
Use and reliance of the City of Doral only:

\_\_\_\_\_  
\_\_\_\_\_, City Attorney

"EXHIBIT B-1 to the Ordinance"

Location Map Depicting New Boundaries



# GRAND BAY AT DORAL

COMMUNITY DEVELOPMENT DISTRICT  
(AREA TO BE CONTRACTED SHOWN SHADED)

EXHIBIT "B" TO THE ORDINANCE

(Revised 4/12/2016)

(COMM.0012)  
SECTION: 8-53-40

**MIAMI-DADE COUNTY**  
**OPINION OF TITLE**

**To: Miami-Dade County, Florida**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictive Covenants and a Petition to Contract the Boundaries of Grand Bay at Doral Community Development District (the "CDD") to remove a parcel of land known as the "New School Site" from the CDD boundaries, it is hereby certified that we have examined First American Title Insurance Company Commitment for Title Insurance (File No. 1062-3181850) dated February 29, 2016, covering the period from the beginning to February 17, 2016 at 8:00 a.m., pertaining to the following described real property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Based on that examination, we are of the opinion that as of last mentioned date, the fee simple title to the above-described real property was vested in:

Flordade, LLC, a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions:

---

1. **RECORDED MORTGAGES:**

A. The following mortgage related documents:

(1) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement recorded December 6, 2004 in Official Records Book 22878, Page 4330, as modified by Future Advance and Modification Agreement recorded December 1, 2005 in Official Records Book 24006, Page 424, as assigned by Assignment of Note and Mortgage recorded August 3, 2006 in Official Records Book 24788, Page 1943, as amended and restated by Amended and Restated Mortgage and Security Agreement recorded August 3, 2006 in Official Records Book 24788, Page 1945, as modified by Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records Book 26266, Page 2924, as assigned by Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, and as assigned by Assignment and Assumption of Security Instrument and Loan Documents recorded July 20, 2011 in Official Records Book 27761, Page 4340, all of the Public Records of Miami-Dade County, Florida.

(2) Absolute Assignment of Leases and Rents recorded August 3, 2006, in Official Records Book 24788, Page 1964, as modified by the certain Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records

{00010461.DOC v.2}

Opinion of Title  
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Book 26266, Page 2924, as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, and as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 20, 2011 in Official Records Book 27761, Page 4340, all of the Public Records of Miami-Dade County, Florida.

(3) UCC-1 Financing Statement recorded August 3, 2006, in Official Records Book 24788, Page 1973, as modified by that certain Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records Book 26266, Page 2924, as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, as amended by the UCC Amendment recorded April 28, 2008 in Official Records Book 27669, Page 1998, as amended by the UCC Amendment recorded May 3, 2011 in Official Records Book 27675, Page 47, as assigned by the UCC Amendment (Assignment) recorded July 5, 2011 in Official Records Book 27743, Page 4612, all of the Public Records of Miami-Dade County, Florida.

(4) UCC-1 Financing Statement recorded March 13, 2008, in Official Records Book 26266, Page 2944, of the Public Records of Miami-Dade County, Florida.

B. The following mortgage related documents:

(1) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by Century Grand I, LLLP, a Florida limited liability limited partnership in favor of Ocean Bank, recorded March 2, 2006, in Official Records Book 24283, Page 1471, as modified by Promissory Note and Mortgage Extension and Modification Agreement recorded April 2, 2008 in Official Records Book 26301, Page 294; Second Promissory Note and Mortgage Extension and Modification Agreement recorded October 7, 2008 in Official Records Book 26600, Page 1813; Third Promissory Note and Mortgage Extension and Modification Agreement recorded January 13, 2009 in Official Records Book 26716, Page 94; Fourth Promissory Note and Mortgage Extension and Modification Agreement recorded April 28, 2009 in Official Records Book 26843, Page 2721; and Mortgage Modification Agreement recorded October 1, 2009 in Official Records Book 27032, Page 4577; assigned pursuant to that Assignment of Note, Mortgage and Other Loan Documents recorded February 22, 2012 in Official Records Book 28005, Page 520, (as affected by various partial releases of mortgage), all of the Public Records of Miami-Dade County, Florida.

(2) UCC-1 Financing Statement recorded June 6, 2006 in Official Records Book 24614, Page 470, as amended by UCC Amendment recorded June 10, 2011 in Official Records Book 27718, Page 2477; assigned pursuant to that Assignment of Note, Mortgage and Other Loan Documents recorded February 22, 2012 in Official Records Book 28005, Page 520, all of the Public Records of Miami-Dade County, Florida.

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(3) UCC-1 Financing Statement recorded June 16, 2011 in Official Records Book 27723, Page 2931; assigned pursuant to that Assignment of Note, Mortgage and Other Loan Documents recorded February 22, 2012 in Official Records Book 28005, Page 520, all of the Public Records of Miami-Dade County, Florida.

2. **GENERAL EXCEPTIONS:**

- A. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable Rights, interests, or claims of parties in possession not shown by the public records.
- B. Rights, interests, or claims of parties in possession now shown by the public records.
- C. Lien or right to a lien, for services, labor, or materials heretofore and hereafter furnished, imposed by law and not shown by the public records.
- D. Taxes or assessments which are not shown as existing liens in the public records.

3. **SPECIAL EXCEPTIONS:**

- A. Easement in favor Florida Power & Light Company contained in that Right-of-Way Agreement recorded in Official Records Book 6142, Page 326, as may be affected by that Subordination of Interest in Utility Easement (as to a right-of-way) recorded in Official Records Book 26127, Page 1289, both of the Public Records of Miami-Dade County, Florida.
- B. Easement in favor of Bellsouth Telecommunications, Inc., recorded in Official Records Book 22562, Page 857; as may be affected by that Subordination of Interest in Utility Easement (as to a right-of-way), recorded in Official Records Book 28267, Page 1951, both of the Public Records of Miami-Dade County, Florida.
- C. Restrictive Covenant Running With the Land in favor of Miami-Dade County recorded in Official Records Book 25994, Page 2370, of the Public Records of Miami-Dade County, Florida.
- D. Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 25731, Page 1824, as amended by Addendum Number One thereto recorded in Official Records Book 26889, Page 2245, all of the Public Records of Miami-Dade County, Florida.
- E. City of Doral Municipal Charter recorded in Official Records Book 24311, Page 3239, of the Public Records of Miami-Dade County, Florida.

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- F. Ordinance 09-21 recorded in Official Records Book 26868, Page 1757 and Resolution R-324-09 recorded in Official Records Book 26868, Page 1797, all of the Public Records of Miami-Dade County, Florida.
- G. Terms, conditions, covenants, agreements and other matters as set forth in the Settlement Agreement, dated June 12, 2005, (see Official Records Book 26842, Page 4111) as amended by the Amendment to Settlement Agreement (see Official Records Book 26842, Page 4092) and as further amended by the Second Amendment to Settlement Agreement recorded in Official Records Book 26842, Page 4067; and as affected by that Partial Release of Settlement Agreement recorded in Official Records Book 28316, Page 1060; and as amended by that Third Amendment to Settlement Agreement recorded in Official Records Book 29252, Page 1882, all of the Public Records of Miami-Dade County, Florida.
- H. Memorandum of Right-of-Way Consent Agreement recorded in Official Records Book 25875, Page 4577, of the Public Records of Miami-Dade County, Florida.
- I. Intentionally deleted.
- ~~J. Covenant Running with the Land recorded in Official Records Book 26641, Page 2149, of the Public Records of Miami-Dade County, Florida.~~
- K. Conditions and special conditions of the Permits referenced in the South Florida Water Management District Environmental Resource Permit Notices, recorded in Official Records Book 26062, Page 4973, Official Records Book 26260, Page 3449 and in Official Records Book 27589, Page 2024, all of the Public Records of Miami-Dade County, Florida.
- L. Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 25147, Page 961, as amended by the Amended Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 26262, Page 759, as amended by the Second Amended Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 26325, Page 3661, together with True-Up Agreement recorded in Official Records Book 25869, Page 2217, Notice of Financing Plan Grand Bay at Doral Community Development District recorded in Official Records Book 25960, Page 407, Declaration of Consent of Jurisdiction of Grand Bay at Doral Community Development District and to Imposition of Special Assessments recorded in Official Records Book 26022, Page 2480, and Notice of Lien of Record of the

Opinion of Title  
Grand Bay at Doral Community Development District  
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Grand Bay at Doral Community Development District recorded in Official Records Book 27585, Page 4144, all of the Public Records of Miami-Dade County, Florida.

- M. Ordinance No. 08-60 recorded in Official Records Book 26418, Page 1991, and Resolution No. R-571-08 recorded in Official Records Book 26418, Page 2029, all of the Public Records of Miami-Dade County, Florida.
- N. Any outstanding assessments in favor of Grand Bay at Doral Community Development District pursuant to that certain Notice of Lien Record of the Grand Bay at Doral Community Development District recorded February 11, 2011 in Official Records Book 27585, Page 4144, of the Public Records of Miami-Dade County, Florida.
- O. Terms and conditions contained in that Development Agreement by and between Atlas Property I, LLC, a Florida limited liability company, Century Grand I, LLLP, a Florida limited liability limited partnership and Flordade LLC, a Florida limited liability company, recorded September 20, 2012 in Official Records Book 27969, Page 203, of the Public Records of Miami-Dade County, Florida.
- ~~P. Any assessments imposed by that Final Judgment in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 28275, Page 3571, of the Public Records of Miami-Dade County, Florida.~~
- Q. Covenants, conditions, restrictions and easements contained in that Grand Bay Club - Club Plan, including any amendments or modifications thereto, and which contains provisions for a private charge or assessments, together with the Association's option to purchase the Club, recorded in Official Records Book 28323, Page 1388; as affected by Joinder and Consent of the Mortgagee, recorded January 27, 2014 in Official Records Book 29004, Page 3639; as amended pursuant to that First Amendment to Grand Bay Club - Club Plan, recorded May 14, 2014 in Official Records Book 29151, Page 4348, Second Amendment to Grand Bay Club - Club Plan, recorded August 27, 2015 in Official Records Book 29755, Page 2674, and Third Amendment to Grand Bay Club - Club Plan, recorded January 11, 2016 in Official Records Book 29921, Page 3091, all of the Public Records of Miami-Dade County, Florida.
- R. Covenants, conditions, restrictions and easements contained in that Declaration for Grand Bay at Doral, including any amendments or modifications thereto, and which contains provisions for a private charge or assessments, recorded October 22, 2012 in Official Records Book 28323, Page 1503; as affected by Joinder and

Opinion of Title  
Grand Bay at Doral Community Development District  
March 2, 2016

Consent by the mortgagee, recorded January 27, 2014 in Official Records Book 29004, Page 3637, as amended by First Amendment to Declaration for Grand Bay at Doral recorded August 21, 2015 in Official Records Book 29748, Page 1477, of the Public Records of Miami-Dade County, Florida.

- S. Grant of Easement in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 28331, Page 960, of the Public Records of Miami-Dade County, Florida.
- T. Grant of Easement in favor of Century Grand Services LLC dated October 4, 2006, recorded May 19, 2010 in Official Records Book 27290, Page 378 (and as may be affected by those instruments recorded in Official Records Book 27969, Page 199 and in Official Records Book 28237, Page 4733); as ratified and amended pursuant to that Ratification and Amendment of Easement dated September 27, 2013, recorded September 30, 2013 in Official Records Book 28845, Page 2545, as affected by Assignment of Agreements, Proceeds and Access Rights recorded October 6, 2015 in Official Records Book 29804, Page 1964, all of the Public Records of Miami-Dade County, Florida.
- U. ~~Covenant Running With the Land in favor of Board of County Commissioners of Miami-Dade County, recorded in Official Records Book 29016, Page 2258, of the Public Records of Miami-Dade County, Florida.~~
- V. Covenant Running With the Land in favor of Board of County Commissioners of Miami-Dade County, recorded in Official Records Book 29160, Page 2485, of the Public Records of Miami-Dade County, Florida.
- W. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- X. Any assessments imposed by that Final Judgment in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 29222, Page 808, of the Public Records of Miami-Dade County, Florida.
- Y. Terms and conditions contained in that Master Development Agreement by and between Flordade, LLC, a Florida limited liability company (Developer), and the City of Doral, Florida, a Florida municipal corporation (City), recorded on July 31, 2014 in Official Records Book 29252, Page 1778, of the Public Records of Miami-Dade County, Florida.

Opinion of Title  
Grand Bay at Doral Community Development District  
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- Z. Notice of Certified Corridor Routes regarding Florida Power & Light Company recorded July 16, 2014 in Official Records Book 29231, Page 457, of the Public Records of Miami-Dade County, Florida.
- AA. Terms and conditions of Declaration of Restrictive Covenants recorded November 13, 2014 in Official Records Book 29388, Page 3420, of the Public Records of Miami-Dade County, Florida.
- BB. Terms and conditions of the Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and Grand Bay at Doral Community Development District and Flordade LLC recorded February 11, 2016 in Official Records Book 29959, Page 2848, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

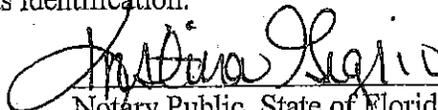
Respectfully submitted this 4<sup>th</sup> day of MARCH, 2016.



Name: Ginger E. Wald  
~~Florida Bar No.: 857092~~  
Firm Name: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Address: 515 E. Las Olas Boulevard,  
Sixth Floor  
Fort Lauderdale, Florida 33301

STATE OF FLORIDA )  
SS: )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2016, by Ginger E. Wald, who (check one)  is personally known to me or  produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida  
Print Name: Kristina Giglio

My commission expires:  
March 4, 2018



**EXHIBIT "A"**

**Legal Description**

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1850 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, 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	E.R.	DATE	MAY 18, 2014.
DATE CHECKED BY		SCALE	N/A
CHECKED BY		PROJECT No.	14-025-1000
			2 of 3 SHEETS

**MIAMI-DADE COUNTY**  
**OPINION OF TITLE**

**To: Miami-Dade County, Florida**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictive Covenants and a Petition to Contract the Boundaries of Grand Bay at Doral Community Development District (the "CDD") to remove a parcel of land known as the "New School Site" from the CDD boundaries, it is hereby certified that we have examined First American Title Insurance Company Commitment for Title Insurance (File No. 1062-3181850) dated February 29, 2016, covering the period from the beginning to February 17, 2016 at 8:00 a.m., pertaining to the following described real property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Based on that examination, we are of the opinion that as of last mentioned date, the fee simple title to the above-described real property was vested in:

Flordade, LLC, a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions:

---

1. **RECORDED MORTGAGES:**

A. The following mortgage related documents:

(1) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement recorded December 6, 2004 in Official Records Book 22878, Page 4330, as modified by Future Advance and Modification Agreement recorded December 1, 2005 in Official Records Book 24006, Page 424, as assigned by Assignment of Note and Mortgage recorded August 3, 2006 in Official Records Book 24788, Page 1943, as amended and restated by Amended and Restated Mortgage and Security Agreement recorded August 3, 2006 in Official Records Book 24788, Page 1945, as modified by Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records Book 26266, Page 2924, as assigned by Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, and as assigned by Assignment and Assumption of Security Instrument and Loan Documents recorded July 20, 2011 in Official Records Book 27761, Page 4340, all of the Public Records of Miami-Dade County, Florida.

(2) Absolute Assignment of Leases and Rents recorded August 3, 2006, in Official Records Book 24788, Page 1964, as modified by the certain Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records (00010461.DOC v.2)

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March 2, 2016

Book 26266, Page 2924, as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, and as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 20, 2011 in Official Records Book 27761, Page 4340, all of the Public Records of Miami-Dade County, Florida.

(3) UCC-1 Financing Statement recorded August 3, 2006, in Official Records Book 24788, Page 1973, as modified by that certain Mortgage, Note, and Other Loan Documents Assumption and Modification Agreement recorded March 13, 2008 in Official Records Book 26266, Page 2924, as assigned by that certain Assignment and Assumption of Security Instrument and Loan Documents recorded July 5, 2011 in Official Records Book 27743, Page 3137, as amended by the UCC Amendment recorded April 28, 2008 in Official Records Book 27669, Page 1998, as amended by the UCC Amendment recorded May 3, 2011 in Official Records Book 27675, Page 47, as assigned by the UCC Amendment (Assignment) recorded July 5, 2011 in Official Records Book 27743, Page 4612, all of the Public Records of Miami-Dade County, Florida.

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(2) UCC-1 Financing Statement recorded June 6, 2006 in Official Records Book 24614, Page 470, as amended by UCC Amendment recorded June 10, 2011 in Official Records Book 27718, Page 2477; assigned pursuant to that Assignment of Note, Mortgage and Other Loan Documents recorded February 22, 2012 in Official Records Book 28005, Page 520, all of the Public Records of Miami-Dade County, Florida.

{00010461.DOC v.2}

(3) UCC-1 Financing Statement recorded June 16, 2011 in Official Records Book 27723, Page 2931; assigned pursuant to that Assignment of Note, Mortgage and Other Loan Documents recorded February 22, 2012 in Official Records Book 28005, Page 520, all of the Public Records of Miami-Dade County, Florida.

2. **GENERAL EXCEPTIONS:**

- A. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable Rights, interests, or claims of parties in possession not shown by the public records.
- B. Rights, interests, or claims of parties in possession now shown by the public records.
- C. Lien or right to a lien, for services, labor, or materials heretofore and hereafter furnished, imposed by law and not shown by the public records.
- D. Taxes or assessments which are not shown as existing liens in the public records.

3. **SPECIAL EXCEPTIONS:**

- A. Easement in favor Florida Power & Light Company contained in that Right-of-Way Agreement recorded in Official Records Book 6142, Page 326, as may be affected by that Subordination of Interest in Utility Easement (as to a right-of-way) recorded in Official Records Book 26127, Page 1289, both of the Public Records of Miami-Dade County, Florida.
- B. Easement in favor of Bellsouth Telecommunications, Inc., recorded in Official Records Book 22562, Page 857; as may be affected by that Subordination of Interest in Utility Easement (as to a right-of-way), recorded in Official Records Book 28267, Page 1951, both of the Public Records of Miami-Dade County, Florida.
- C. Restrictive Covenant Running With the Land in favor of Miami-Dade County recorded in Official Records Book 25994, Page 2370, of the Public Records of Miami-Dade County, Florida.
- D. Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 25731, Page 1824, as amended by Addendum Number One thereto recorded in Official Records Book 26889, Page 2245, all of the Public Records of Miami-Dade County, Florida.
- E. City of Doral Municipal Charter recorded in Official Records Book 24311, Page 3239, of the Public Records of Miami-Dade County, Florida.

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- F. Ordinance 09-21 recorded in Official Records Book 26868, Page 1757 and Resolution R-324-09 recorded in Official Records Book 26868, Page 1797, all of the Public Records of Miami-Dade County, Florida.
- G. Terms, conditions, covenants, agreements and other matters as set forth in the Settlement Agreement, dated June 12, 2005, (see Official Records Book 26842, Page 4111) as amended by the Amendment to Settlement Agreement (see Official Records Book 26842, Page 4092) and as further amended by the Second Amendment to Settlement Agreement recorded in Official Records Book 26842, Page 4067; and as affected by that Partial Release of Settlement Agreement recorded in Official Records Book 28316, Page 1060; and as amended by that Third Amendment to Settlement Agreement recorded in Official Records Book 29252, Page 1882, all of the Public Records of Miami-Dade County, Florida.
- H. Memorandum of Right-of-Way Consent Agreement recorded in Official Records Book 25875, Page 4577, of the Public Records of Miami-Dade County, Florida.
- I. Intentionally deleted.
- ~~J. Covenant Running with the Land recorded in Official Records Book 26641, Page 2149, of the Public Records of Miami-Dade County, Florida.~~
- K. Conditions and special conditions of the Permits referenced in the South Florida Water Management District Environmental Resource Permit Notices, recorded in Official Records Book 26062, Page 4973, Official Records Book 26260, Page 3449 and in Official Records Book 27589, Page 2024, all of the Public Records of Miami-Dade County, Florida.
- L. Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 25147, Page 961, as amended by the Amended Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 26262, Page 759, as amended by the Second Amended Notice of Establishment of the Grand Bay at Doral Community Development District recorded in Official Records Book 26325, Page 3661, together with True-Up Agreement recorded in Official Records Book 25869, Page 2217, Notice of Financing Plan Grand Bay at Doral Community Development District recorded in Official Records Book 25960, Page 407, Declaration of Consent of Jurisdiction of Grand Bay at Doral Community Development District and to Imposition of Special Assessments recorded in Official Records Book 26022, Page 2480, and Notice of Lien of Record of the

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March 2, 2016

Grand Bay at Doral Community Development District recorded in Official Records Book 27585, Page 4144, all of the Public Records of Miami-Dade County, Florida.

- M. Ordinance No. 08-60 recorded in Official Records Book 26418, Page 1991, and Resolution No. R-571-08 recorded in Official Records Book 26418, Page 2029, all of the Public Records of Miami-Dade County, Florida.
- N. Any outstanding assessments in favor of Grand Bay at Doral Community Development District pursuant to that certain Notice of Lien Record of the Grand Bay at Doral Community Development District recorded February 11, 2011 in Official Records Book 27585, Page 4144, of the Public Records of Miami-Dade County, Florida.
- O. Terms and conditions contained in that Development Agreement by and between Atlas Property I, LLC, a Florida limited liability company, Century Grand I, LLLP, a Florida limited liability limited partnership and Flordade LLC, a Florida limited liability company, recorded September 20, 2012 in Official Records Book 27969, Page 203, of the Public Records of Miami-Dade County, Florida.
- ~~P. Any assessments imposed by that Final Judgment in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 28275, Page 3571, of the Public Records of Miami-Dade County, Florida.~~
- Q. Covenants, conditions, restrictions and easements contained in that Grand Bay Club - Club Plan, including any amendments or modifications thereto, and which contains provisions for a private charge or assessments, together with the Association's option to purchase the Club, recorded in Official Records Book 28323, Page 1388; as affected by Joinder and Consent of the Mortgagee, recorded January 27, 2014 in Official Records Book 29004, Page 3639; as amended pursuant to that First Amendment to Grand Bay Club - Club Plan, recorded May 14, 2014 in Official Records Book 29151, Page 4348, Second Amendment to Grand Bay Club - Club Plan, recorded August 27, 2015 in Official Records Book 29755, Page 2674, and Third Amendment to Grand Bay Club - Club Plan, recorded January 11, 2016 in Official Records Book 29921, Page 3091, all of the Public Records of Miami-Dade County, Florida.
- R. Covenants, conditions, restrictions and easements contained in that Declaration for Grand Bay at Doral, including any amendments or modifications thereto, and which contains provisions for a private charge or assessments, recorded October 22, 2012 in Official Records Book 28323, Page 1503; as affected by Joinder and

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March 2, 2016

Consent by the mortgagee, recorded January 27, 2014 in Official Records Book 29004, Page 3637, as amended by First Amendment to Declaration for Grand Bay at Doral recorded August 21, 2015 in Official Records Book 29748, Page 1477, of the Public Records of Miami-Dade County, Florida.

- S. Grant of Easement in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 28331, Page 960, of the Public Records of Miami-Dade County, Florida.
- T. Grant of Easement in favor of Century Grand Services LLC dated October 4, 2006, recorded May 19, 2010 in Official Records Book 27290, Page 378 (and as may be affected by those instruments recorded in Official Records Book 27969, Page 199 and in Official Records Book 28237, Page 4733); as ratified and amended pursuant to that Ratification and Amendment of Easement dated September 27, 2013, recorded September 30, 2013 in Official Records Book 28845, Page 2545, as affected by Assignment of Agreements, Proceeds and Access Rights recorded October 6, 2015 in Official Records Book 29804, Page 1964, all of the Public Records of Miami-Dade County, Florida.
- U. ~~Covenant Running With the Land in favor of Board of County Commissioners of Miami-Dade County, recorded in Official Records Book 29016, Page 2258, of the~~  
Public Records of Miami-Dade County, Florida.
- V. Covenant Running With the Land in favor of Board of County Commissioners of Miami-Dade County, recorded in Official Records Book 29160, Page 2485, of the Public Records of Miami-Dade County, Florida.
- W. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
- X. Any assessments imposed by that Final Judgment in favor of Grand Bay at Doral Community Development District, recorded in Official Records Book 29222, Page 808, of the Public Records of Miami-Dade County, Florida.
- Y. Terms and conditions contained in that Master Development Agreement by and between Flordade, LLC, a Florida limited liability company (Developer), and the City of Doral, Florida, a Florida municipal corporation (City), recorded on July 31, 2014 in Official Records Book 29252, Page 1778, of the Public Records of Miami-Dade County, Florida.

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- Z. Notice of Certified Corridor Routes regarding Florida Power & Light Company recorded July 16, 2014 in Official Records Book 29231, Page 457, of the Public Records of Miami-Dade County, Florida.
- AA. Terms and conditions of Declaration of Restrictive Covenants recorded November 13, 2014 in Official Records Book 29388, Page 3420, of the Public Records of Miami-Dade County, Florida.
- BB. Terms and conditions of the Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and Grand Bay at Doral Community Development District and Flordade LLC recorded February 11, 2016 in Official Records Book 29959, Page 2848, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

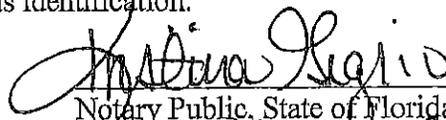
Respectfully submitted this 4<sup>th</sup> day of MARCH, 2016.



Name: Ginger E. Wald  
Florida Bar No.: 857092  
Firm Name: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Address: 515 E. Las Olas Boulevard,  
Sixth Floor  
Fort Lauderdale, Florida 33301

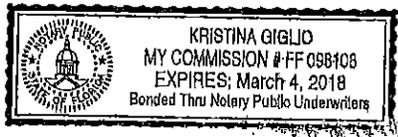
STATE OF FLORIDA )  
SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2016, by Ginger E. Wald, who (check one)  is personally known to me or  produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Print Name: Kristina Giglio

My commission expires:  
March 4, 2018



**EXHIBIT "A"**

**Legal Description**

**LEGAL DESCRIPTION:**

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

**GRAND BAY SOUTH - SCHOOL SITE**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, 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:	E.R.	DATE:	MAY 13, 2014.
CHECKED BY:		SCALE:	N/A
		PROJECT NO:	14-025-1000
			SHEET <b>2</b> of 3 SHEETS

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