

Memorandum

MIAMI-DADE
COUNTY

(Public Hearing 2-17-16)

Date:

January 20, 2016

To:

Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

Agenda Item No. 5(D)

From:

Carlos A. Gimenez
Mayor



Subject:

Ordinance Creating the Miami WorldCenter Multipurpose Maintenance Special
Taxing District

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a petition submitted in accordance with Chapter 18, Article 1 of the Code of Miami-Dade County (Code) for the creation of the Miami WorldCenter Multipurpose Maintenance Special Taxing District. The multipurpose maintenance program will remain dormant until any association or Community Development District (CDD) fails to provide the required maintenance services.

Scope

This proposed Special Taxing District lies within Commissioner Audrey Edmonson's District 3 and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

Creation of this district will not result in an economic impact on the Miami-Dade County (County) budget. Maintenance services that cannot be equitably or conveniently provided by the property owners shall be provided by the district upon acceptance of the plat-required improvements by the County and upon the failure of any association or CDD to provide the required maintenance services and such services will be funded by special assessments against the benefited properties.

The economic impact on the private sector will be a perpetual annual special assessment for the cost of maintenance services to all property owners within the district, if applicable (see page 3 of this memo). At this time, there will be no increase or decrease in County staffing due to this district. The private sector may increase its staffing levels to provide the service requirements created by this Special Taxing District.

Social Equity Statement

The proposed ordinance creates a Special Taxing District, pursuant to Article I, Section 1.01(A)(11) of the Miami-Dade County Rule Charter and Chapter 18 of the Code of Miami-Dade County.

If approved, property owners within the proposed district will pay special assessments appropriately apportioned according to the special benefit received from the district's services, regardless of their demographics or income levels. The creation of this Special Taxing District, which was requested by 100 percent of the property owners, will provide for maintenance in the event that the CDD or association fails to provide the required services.

Track Record/Monitoring

The County's Public Works and Waste Management Department (PWWM) is the managing entity overseeing this item and the person responsible is Michael R. Bauman, Chief of the Causeways and Special Taxing Districts Division (Division).

Background

Contingent upon Board approval of this district's creating ordinance and in the event of any association or CDD fails to provide maintenance services, the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) and the Division will provide the district's required maintenance services and implementation of special assessments for the costs of such services against the benefited properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:	On the North, NE 11 Street; On the East, NE 2 Avenue; On the South, NE 6 Street; On the West, North Miami Avenue.
Number of Parcels:	96 (tentative plats propose two (2) mixed-use tracts)
Number of Owners:	7
Number of Owners With Homestead Exemption Signing Petition:	None – The petition was submitted by Miami First, LLC.; Miami Second, LLC.; Miami Third, LLC.; Miami Fourth, LLC.; Miami A/I, LLC.; Forbes Miami NE 1 Avenue, LLC.; and Miami SPE, LLC., the property owners and developers.
Preliminary Public Meeting:	None necessary
Required Referendum:	The creation of the district will be subject only to Board approval; no election will be necessary as 100 percent of the property owners signed the petition.
Preliminary Assessment Roll:	In the event any association or CDD fails to provide the maintenance services shown below and contingent upon Board approval of this district's creating ordinance, a hearing to adopt the multipurpose maintenance assessment roll will be conducted. The implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

Proposed Service and Improvements

The creation of this district is requested to maintain landscaped swales and/or medians including turf, and any trees, shrubs, irrigation including utility payments, common areas, any entrance features, stormwater management areas, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or CDD fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to the County and recorded in the Public Records.

Assessment billed annually as an itemized portion of the Real Property tax bill. Collections to commence in November following adoption of this district's assessment roll.

Initial Start of Service

Service will start on October 1 following cessation of maintenance services by the developer and failures of any association or CDD to provide services.

Method Of Apportionment:

Maintenance Services: Square Footage

Estimated Annual Total Cost:

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$42,150.40	\$34,077.70

Estimated Annual Rates:

	<u>First Year</u>	<u>Second Year</u>
Maintenance Services:	\$0.0600	\$0.0485

Estimated Annual Assessments:

	<u>First Year</u>	<u>Second Year</u>
For Tract A:	\$29,989.65	\$24,241.63
For Tract B:	\$12,196.62	\$9,858.94

The above annual costs and assessment information for multipurpose maintenance services are for informational purposes only and were calculated based on current costs assuming that maintenance services were to commence this year. Actual costs for multipurpose maintenance services will be determined at the time of the multipurpose maintenance assessment roll hearing.

State or Federal grants are not applicable to this Special Taxing District.

Each Special Taxing District is unique due to its geographical boundaries, affected property owners, and level of service to be provided. Creation of a new Special Taxing District to provide these services is the best and most cost-effective method to achieve this benefit.

In compliance with the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by PWWM and concur with their recommendation that this district be created pursuant to Section 18.22.1 of the Code.



Alina T. Hudak
Deputy Mayor

**REPORT AND RECOMMENDATIONS ON THE
CREATION OF MIAMI WORLDCENTER
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

Pursuant to Chapter 18 of the Code, and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Miami-Dade County Public Works and Waste Management Department (PWWM) Director concerning the creation of Miami WorldCenter Multipurpose Maintenance Special Taxing District.

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located entirely within the municipal limits of the City of Miami. Pursuant to Chapter 18 of the Miami-Dade County Code, Miami-Dade County (County) has received approval from the city of Miami to create this Special Taxing District as per Resolution R-15-0512, a copy of which has been attached.

The legal description of the boundaries of this district, as set forth in the petition, is attached as Exhibit A-1.

The district's boundaries and geographical location are shown on the attached sketch entitled Miami WorldCenter Multipurpose Maintenance Special Taxing District and hereinafter referred to as Exhibit A.

2. LOCATION AND DESCRIPTION OF DISTRICT

Maintenance of landscaped swales and/or medians including turf, and any trees, shrubs, and irrigation including utility payments, common areas, any entrance features, stormwater management areas, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or community development district (CDD) fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County (County) and recorded in the Public Records. Services will commence following failure of any association or CDD to provide these services, and upon adoption of the district's multipurpose maintenance assessment roll. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto.

3. ESTIMATED COSTS AND ANNUAL EXPENSE FOR MAINTENANCE, REPAIR AND OPERATION OF THIS DISTRICT

The proposed district is to be created to provide maintenance only in the event that any association or CDD fails to provide the services as described in Item 2 above and will be dormant until such time as stated above.

This initial cost estimate has been developed by PWWM based on previous estimates provided by the Parks, Recreation and Open Spaces Department (PROS) for similar maintenance taxing districts and will provide multipurpose maintenance services as specified above if services were to commence in 2016. The combined annual costs of the district's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$42,150.40 for the first year, and \$34,077.70 for the second year. The expense of the multipurpose maintenance program will be continuous and service costs following district implementation are to be apportioned to individual properties within the district on the basis of lot or parcel square footage. The costs of the multipurpose maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties. Actual multipurpose maintenance costs will be determined and presented to the Board of County Commissioners (Board) at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual experience.

<u>Estimated Annual Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$25,540.44	\$25,540.44
Engineering and Administrative Costs	\$7,708.09	\$5,108.09
Billing, Collecting and Processing Costs	\$1,876.80	\$331.20
Contingencies	<u>\$7,025.07</u>	<u>\$3,097.97</u>
Total Annual Maintenance Services Costs	\$42,150.40	\$34,077.70
<u>Estimated Annual Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.0600	\$0.0485
For Tract A:	\$29,989.65	\$24,241.63
For Tract B:	\$12,196.62	\$9,858.94

4. CONFORMITY TO THE MASTER PLAN OF MIAMI-DADE COUNTY

The proposed district conforms to and in no way conflicts with the master plan of development for the County (see attached memorandum from the Department of Regulatory and Economic Resources, a successor to the Department of Planning and Zoning).

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The need for multipurpose maintenance programs is apparent. Residents and property owners of the County continue to demonstrate their desire for the services which will be provided by this district through petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this district's services, including any bonds then outstanding, do not exceed twenty-five percent (25%) of the assessed valuation of all properties within the district's boundaries (including homesteads) as shown by the last preceding assessment roll of the County. In my opinion, the proposed multipurpose maintenance program will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

6. PROCEDURE

Following commencement of services by the district, any increase in future maintenance functions may be recommended by a majority of the property owners for consideration by the County as administrator. An annual meeting will be conducted with the owners of real property within the district as an integral part of the annual budget process. This will enable the County, as administrator, to secure input from affected community representatives, association and property owners to improve delivery of services or lower costs of the services provided within the scope of the district's authorized functions as specified above, and to determine the following:

1. Level of service;
2. Areas to be maintained;
3. Approximate effect on cost and rate of the assessment for any changes.

The deletion of services is subject to maintaining a minimum level of service as determined by PWWM (property owners may not delete maintenance services altogether unless this district is abolished).

7. RECOMMENDATION

I recommend that Miami WorldCenter Multipurpose Maintenance Special Taxing District be created pursuant to Section 18-22.1 of the Code. The creation of this district will be subject to Board approval only; no election will be necessary as 100 percent of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Miami WorldCenter Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the Board shall receive and hear, at a public hearing, remarks by interested persons on this district, and thereafter may adopt such ordinance. Following failure of any association or CDD to provide these services, the Board may adopt the district's Preliminary Assessment Roll resolution to fund district services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the district, reimburse affected County Departments involved in the creation and establishment of this district, as well as operate and maintain the district. The ordinance creating the district shall take effect ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this project. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board after review and concurrence with our findings.

- Attachments:
- (1) Legal Description of the District Boundaries (Exhibit A-1)
 - (2) Copy of Petition and Attachments
 - (3) Copy of Resolution from the City of Miami
 - (4) Copy of Memo from Department of Regulatory and Economic Resources
 - (5) District Boundaries and Geographical Location Sketch (Exhibit A)

EXHIBIT A-1

ATTACHMENT FOR THE REPORT AND RECOMMENDATIONS ON THE CREATION OF MIAMI WORLDCENTER MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT MIAMI-DADE COUNTY, FLORIDA

A portion of Section 36, Township 53 South, Range 41 East, and a portion of Section 1, Township 54 South, Range 41 East lying in Miami-Dade County, Florida (a.k.a. Miami WorldCenter, Tentative Plat #23580 and #23581); being more particularly described as follows:

(1) All of Lot 2 Block 18 North, together with a portion of Lots 1, 3, 4, 5, 15, 16, 19 and 20 Block 18 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2 Block 18 North; thence North 87°43'42" East, along the North line of said Lots 2 and 1, a distance of 90.18 feet; thence South 02°13'55" East, along a line 10 feet West of and parallel with the East line of said Lot 1, a distance of 125.12 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lot 1, a distance of 10.00 feet; thence South 02°13'55" East, along the East line of said Lots 1 and 20, a distance of 37.50 feet; thence South 87°43'42" West, along a line 12.5 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 100.15 feet; thence North 02°14'32" West, along the East line of said Lot 18, a distance of 12.50 feet; thence South 87°43'42" West, along the South line of said Lots 3 and 4, a distance of 100.15 feet; thence South 02°15'08" East, along the east line of said Lot 16, a distance of 25.00 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 16, a distance of 50.07 feet; thence North 02°15'26" West, along the east line of said Lot 15, a distance of 12.50 feet; thence South 87°43'42" West, along a line 12.5 feet South of and parallel with the North line of said Lot 15, a distance of 50.07 feet; thence North 02°15'44" West, along the West line of said Lot 15, a distance of 12.50 feet; thence North 87°43'42" East, along the North line of said Lot 15, a distance of 50.07 feet; thence North 02°15'26" West, along the West line of said Lot 5, a distance of 25.00 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lots 5, 4 and 3, a distance of 150.23 feet; thence North 02°14'32" West, along the West line of said Lot 2, a distance of 125.12 to the Point of Beginning.

Together with:

(2) All of Lots 2, 3, 4, 5, 6, 7, 8, 9, 14 and 15 Block 19 North, together with a portion of Lots 1, 10, 11, 12, 13, 16, 17, 18, 19 and 20 Block 19 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 14 Block 19 North; thence North 02°14'10" West, along the West line of said Lot 14, a distance of 125.12 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 13, a distance of 50.00 feet; thence North 02°14'05" West, along the West line of said Lot 13, a distance of 10.00 feet; thence South 87°43'42" West, along a line 15 feet South of and parallel with the North line of said Lot 12, a distance of 50.00 feet; thence South 02°14'00" East, along the West line of said Lot 12, a distance of 10.00 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with

the North line of said Lot 11, a distance of 50.00 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10, a distance of 50.00 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lot 10, a distance of 10.00 feet; thence North 02°13'55" West, along a line 10 feet East of and parallel with the West line of said Lot 10, a distance of 125.12 feet; thence North 87°43'42" East, along the North line of said Lots 2 through 10, a distance of 439.95 feet; thence South 02°14'38" East, along the East line of said Lot 2, a distance of 65.00 feet; thence North 87°43'42" East, a distance of 11.88 feet; thence South 12°48'54" East, a distance of 57.09 feet; thence North 87°43'42" East, along a line 29 feet North of and parallel with the South line of said Lot 1, a distance of 27.65 feet; thence South 02°15'27" East, along the east line of said Lots 1 and 20, a distance of 54.00 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 20, a distance of 10.01 feet; thence North 02°14'43" West, along a line 10 feet West of and parallel with the East line of said Lot 20, a distance of 22.50 feet; thence South 87°43'42" West, along a line 2.50 feet South of and parallel with the North line of said Lot 20, a distance of 2.72 feet to a point on the arc of a circular curve to the right, at which the radius point bears South 81°16'36" West; thence Southerly along the arc of said curve, having a radius of 425.88 feet and a central angle of 06°28'41", a distance of 48.15 feet to the point of tangency; thence South 02°14'43" East, along a line 10 feet West of and parallel with the East line of said Lot 20 a distance of 89.57 feet; thence South 87°43'41" West, along a line 10 feet North of and parallel with the South line of said Lots 16 through 20, a distance of 240.01 feet; thence South 02°14'19" East, along the East line of said Lot 15, a distance of 10.00 feet; thence South 87°43'41" West, along the South line of said lots 14 and 15, a distance of 100.00 feet to the Point of Beginning.

Together with:

(3) All of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 19 and 20 Block 23 North, together with a portion of Lots 6, 7 and 8 Block 23 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 Block 23 North; thence South 02°13'55" East, along the East line of said Lots 1 and 20, a distance of 299.97 feet; thence South 87°43'37" West, along the South line of said Lots 19 and 20, a distance of 100.06 feet; thence North 02°14'32" West, along the West line of said Lot 19, a distance of 149.99 feet; thence South 87°43'39" West, along the South line of said Lots 3 through 7, a distance of 250.22 feet; thence South 02°16'03" East, along the East line of said Lot 13, a distance of 149.99 feet; thence South 87°43'37" West, along the South line of said Lots 13, 12 and 11, a distance of 150.09 feet; thence North 02°16'57" West, along the West line of said Lots 11 and 10, a distance of 299.98 feet; thence North 87°43'41" East, along the North line of said Lots 10 and 9, a distance of 100.11 feet; thence South 02°16'21" East, along the East line of said Lot 9, a distance of 8.00 feet; thence North 87°43'41" East, along a line 8 feet South of and parallel with the North line of said Lots 8 and 7, a distance of 100.11 feet; thence South 02°15'45" East, along the East line of said Lot 7, a distance of 2.00 feet; thence North 87°43'41" East, along a line 10 feet South of and parallel with the North line of said Lot 6, a distance of 50.06 feet; thence North 02°15'26" West, along the East line of said Lot 6, a distance of 10.00 feet; thence North 87°43'41" East, along the North line of said Lots 1 through 5, a distance of 250.28 feet to the Point of Beginning.

Together with:

(4) All of Lots 8 through 19 Block 22 North, together with a portion of Lots 1 through 7 and 20 Block 22 North, and all of Lots 2 through 18 Block 39 North, together with a portion of Lots 1, 19 and 20 Block 39 North, and all of Lots 2 through 19, Block 42 North, together with a portion of Lots 1 and 20 Block 42 North, and a portion of Lots 1 through 10 Block 59 North, and a portion of the 50 foot platted roadway lying between said Blocks 22 and 39, and a portion of the 50 foot platted roadway lying between said Blocks 39 and 42, and a portion of the 50 foot platted roadway lying between said Blocks 42 and 59, all of City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10 Block 22 North; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10, 9 and 8 Block 22, a distance of 150.01 feet; thence South $02^{\circ}14'10''$ East, along the East line of said Lot 8 Block 22, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lots 6 and 7, a distance of 100.01 feet; thence South $02^{\circ}14'19''$ East, along the West line of said Lot 5, a distance of 2.50 feet; thence North $87^{\circ}43'41''$ East, along a line 12.5 feet South of and parallel with the North line of said Lots 1 through 5, a distance of 225.51 feet to the point of curvature of a circular curve to the right; thence Easterly and Southerly along the arc of said curve, having a radius of 7.00 feet and a central angle of $90^{\circ}00'00''$, a distance of 11.00 feet; thence North $87^{\circ}45'16''$ East, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 15 feet West of and parallel with the East line of said Lots 1 and 20 Block 22, a distance of 202.47 feet; thence South $87^{\circ}43'39''$ West, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 17.5 feet West of and parallel with the East line of said Lot 20 Block 22, a distance of 77.98 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 20 Block 22, a distance of 17.50 feet; thence South $02^{\circ}14'43''$ East, along a line 35 feet West of and parallel with the East line of said Lots 1 and 20 Block 39 and the Northerly extension thereof, a distance of 289.59 feet; thence South $87^{\circ}43'16''$ West, along a line 60.5 feet North of and parallel with the South line of said Lots 20 and 19 Block 39, a distance of 65.03 feet; thence South $02^{\circ}14'34''$ East, along the West line of said Lot 19 Block 39 and the Southerly extension thereof, a distance of 110.50 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 2 and 1 Block 42, a distance of 90.04 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the east line of said Lot 1 Block 42, a distance of 140.00 feet; thence North $87^{\circ}43'16''$ East, along a line 140 feet South of and parallel with the North line of said Lot 1 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along the east line of said Lots 1 and 20 Block 42, a distance of 60.03 feet; thence South $87^{\circ}41'53''$ West, along a line 100 feet North of and parallel with the South line of said Lot 20 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 20 Block 42, a distance of 100.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 42, a distance of 23.00 feet; thence South $02^{\circ}14'43''$ East, along a line 33 feet West of and parallel with the East line of said Lot 1 Block 59 and the Northerly extension thereof, a distance of 154.94 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 1 through 10 Block 59, a distance of 457.30 feet; thence North $02^{\circ}13'55''$ West, along a line 10.00 feet East of the West line of said Lot 10 Block 59, a distance of 104.96 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 10 Block 59, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 50.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 11 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10, Block 42, a distance of 300.22 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lot 10 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'16''$ West, along the centerline of said platted roadway between Blocks 39 and 42, a

distance of 12.50 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence South 87°43'16" West, along the South line of said Lot 11 Block 39, a distance of 10.00 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10 Block 39, a distance of 300.13 feet; thence North 87°43'37" East, along the North line of said Lot 10 Block 39, a distance of 10.00 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence North 87°43'37" East, along the centerline of said platted roadway between Blocks 22 and 39, a distance of 12.50 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence South 87°43'37" West, along the South line of said Lot 11 Block 22, a distance of 22.50 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10 Block 22, a distance of 299.97 feet to the Point of Beginning.

Together with:

(5) All of Lots 4, and 12 through 20 Block 43 North, together with a portion of Lots 1, 2 and 3 and Lots 5 through 11 Block 43 North, and a portion of Lots 1 through 10 Block 58 North, and a portion of the 50 foot platted roadway lying between said Blocks 43 and 58, all of the City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20 Block 43 North; thence South 87°41'53" West, along the South line of said Lot 20 Block 43, a distance of 22.50 feet; thence South 02°13'55" East, a distance of 50.00 feet; thence North 87°41'53" East, along the North line of said Lot 1 Block 58, a distance of 12.50 feet; thence South 02°13'55" East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 58, a distance of 119.96 feet; thence South 87°41'43" West, along a line 30 feet North of and parallel with the South line of said Lot 1 Block 58, a distance of 39.95 feet; thence North 02°14'14" West, along the West line of said Lot 1, a distance of 15.00 feet; thence South 87°41'43" West, along a line 45 feet North of and parallel with the South line of said Lots 2 through 8 Block 58, a distance of 349.68 feet; thence South 02°16'21" East, along the East line of said Lot 9 Block 58, a distance of 15.00 feet; thence South 87°41'43" West, along a line 30 feet North of and parallel with the South line of said Lots 9 and 10 Block 58, a distance of 99.91 feet; thence North 02°16'57" West, along the West line of said Lot 10 Block 58, a distance of 119.98 feet; thence North 87°41'53" East, along the North line of said Lot 10 Block 58, a distance of 10.00 feet; thence North 02°16'57" West, along a line 10 feet East of and parallel with the West line of said Lots 10 and 11 Block 43 and the Southerly extension thereof, a distance of 339.64 feet to a point on the arc of a circular curve to the right, at which the radius point bears South 49°26'57" East; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet and a central angle of 04°20'13", a distance of 1.14 feet; thence North 87°43'16" East, along a line 10 feet South of and parallel with the North line of said Lots 5 through 10 Block 43, a distance of 264.16 feet; thence North 02°15'17" West, along the West line of the East one-half of said Lot 5 Block 43, a distance of 10.00 feet; thence North 87°43'16" East, along the North line of said Lots 4 and 5 Block 43, a distance of 74.99 feet; thence South 02°14'50" East, along the east line of said Lot 4 Block 43, a distance of 10.00 feet; thence North 87°43'16" East, along a line 10 feet South of and parallel with the North line of said Lots 3, 2, and 1 Block 43, a distance of 139.98 feet; thence South 02°13'55" East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 43, a distance of 140.12 feet; thence North 87°42'34" East, along the South line of said Lot 1 Block 43, a distance of 10.00 feet; thence South 02°13'55" East, along the east line of said Lot 20 Block 43, a distance of 150.12 feet to the Point of Beginning.

Together with:

Exhibit A-1

Miami WorldCenter Multipurpose Maintenance Special Taxing District

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(6) A portion of Lots 11, 12, 13 and 14 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11 Block 58 North; thence North $02^{\circ}16'57''$ West, along the West line of said Lot 11, a distance of 119.98 feet; thence North $87^{\circ}41'43''$ East, along a line 30 feet South of and parallel with the North line of said Lots 11, 12, 13 and 14, a distance of 199.79 feet; thence South $02^{\circ}15'45''$ East, along the East line of said Lot 14, a distance of 119.97 feet; thence South $87^{\circ}41'34''$ West, along the South line of said Lots 11, 12, 13 and 14, a distance of 199.75 feet to the Point of Beginning.

Together with:


(7) A portion of Lots 19 and 20 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 19 Block 58 North; thence North $02^{\circ}14'32''$ West, along the west line of said Lot 19, a distance of 119.97 feet; thence North $87^{\circ}41'43''$ East, along a line 30 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 89.90 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said lot 20, a distance of 119.96 feet; thence South $87^{\circ}41'34''$ West, along the South line of said Lots 19 and 20, a distance of 89.88 feet to the Point of Beginning.

Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 23.934 acres, more or less.

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Mike Bauman
Chief, Special Taxing Districts

FROM: Jorge Martinez-Esteve  DATE: November 30, 2015
Assistant County Attorney

SUBJECT: Miami WorldCenter Multipurpose Maintenance
Special Taxing District

Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient for the purposes stated within the Petition, provided that:

1. the wall and entrance features to be maintained are adjacent to or accessible from the public right of way; and,
2. the land included in Exhibit A of the Petition is accessible to or usable by the public.

Memorandum



Date: November 23, 2015

To: Christopher Agrippa, Division Chief
Office of the Clerk of the Board
Attn: Daysha McBride

[Signature]

From: Michael R. Bauman, Chief
Special Taxing Districts Division
Public Works and Waste Management Department

Subject: Miami WorldCenter Multipurpose Maintenance
Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-22.1 of the Miami-Dade County Code, this Department has verified the attached names against the records of the Office of the Property Appraiser, and has concluded that said petition relates to real property in a new subdivision and the signators are owners and/or individuals signing in their official capacity as representatives of the owners of the property in question. We are therefore submitting the following information:

1.	Total number of parcels of land within district boundaries	<u>96</u>
2.	Total number of owners of property within district boundaries	<u>7</u>
3.	Total number of resident owners within district boundaries (this is a new subdivision area)	<u>0</u>
4.	Total number of signatures on the petition	<u>7</u>
5.	Total number of owners or representatives signing the petition in an official capacity	<u>7</u>
6.	Percentage of owners or representatives signing the petition in their official capacity	<u>100%</u>

Pursuant to Section 18-22.1 of the Code, this is a valid petition.

By copy of this memorandum, I am forwarding this petition for review by the County Attorney for legal sufficiency.

Attachment

c: Jorge Martinez-Estey

**MIAMI-DADE COUNTY PUBLIC WORKS
AND WASTE MANAGEMENT DEPARTMENT
SPECIAL TAXING DISTRICTS DIVISION**

June 4, 2015
Document Preparation
Date

Departmental Acceptance Date
(Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owner(s), do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: landscape, lake, entrance features and wall maintenance services (requested landscape, lake, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the City of Miami more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s) Miami World Center Plat 1 and Miami World Center Plat 2

It is understood and agreed that the boundaries of this district and the type and level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the improvements to be provided shall be in accordance with minimum standards and requirements set forth by the Miami-Dade County Public Works and Waste Management Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Miami First, LLC, a Delaware limited liability company By: Miami First Manager, Inc., a Delaware corporation its managing member By: <u>Nitin Motwani</u> , Vice President	1645 Palm Beach Lakes Blvd, Suite 1200 West Palm Beach, FL 33401	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	01-0102-020-1020, 01-0102-020-1080, 01-0102-020-1100, 01-0102-020-1090, 01-0102-020-1110, 01-0102-020-1120, 01-0102-020-1130, 01-0105-080-1050, 01-0105-080-1070, 01-0105-080-1080, 01-0104-030-1040, 01-0104-030-1050, 01-0104-030-1060, 01-0104-030-1070, 01-0104-030-1080, 01-0104-030-1090, 01-0104-030-1100, 01-0104-030-1110, 01-0104-030-1120, 01-0104-030-1130, 01-0101-080-1010, (portion of 01-0101-80-1011), 01-0101-090-1121, 01-0101-090-1130, 01-0101-090-1052, 01-0101-090-1060, 01-0101-090-1090, 01-0101-090-1140, 01-0101-090-1010, 01-0101-090-1050, 01-0101-090-1030, 01-0101-090-1051, 01-0102-030-1090, 01-0102-030-1080, 01-0102-030-1110
Miami Second, LLC, a Delaware limited liability company By: Miami Second Manager, Inc., a Delaware corporation its managing member By: <u>Nitin Motwani</u> , Vice President	1645 Palm Beach Lakes Blvd, Suite 1200 West Palm Beach, FL 33401	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	01-0104-020-1130
Miami Third, LLC, a Florida limited liability company By: Miami Third Manager, Inc., a Delaware corporation its managing member By: <u>Nitin Motwani</u> , Vice President	1645 Palm Beach Lakes Blvd, Suite 1200 West Palm Beach, FL 33401	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	01-0104-030-1180, 01-0102-030-1060, 01-0102-030-1070, 01-0102-030-1100, 01-0102-030-1120, 01-0102-030-1130, 01-0120-030-1140, 01-0102-030-1050, 01-0102-030-1090, 01-0102-030-1110, 01-0102-030-1080

<p>Miami Fourth, LLC, a Florida limited liability company</p> <p>By: Miami Fourth Manager Inc., a Delaware corporation its managing member</p> <p>By: <u>[Signature]</u> Mita Mircovic Vice President</p>	<p>1645 Palm Beach Lakes Blvd, Suite 1200 West Palm Beach, FL 33401</p>	<p>MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"</p>	<p>01-0102-020-1030, 01-0102-020-1140, 01-0104-020-1160, 01-0104-020-1170, 01-0104-020-1180, 01-0105-080-1020, 01-0105-080-1030, 01-0105-080-1040, 01-0104-030-1170, 01-0104-030-1140, 01-0104-030-1150, 01-0104-030-1160, 01-0104-030-1020, 01-0105-080-1060</p>
<p>Miami A/I, LLC, a Delaware limited liability company</p> <p>By: Miami A/I Manager, Inc., a Delaware corporation its managing member</p> <p>By: <u>[Signature]</u> Nita Mircovic Vice President</p>	<p>1645 Palm Beach Lakes Blvd, Suite 1200 West Palm Beach, FL 33401</p>	<p>MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"</p>	<p>01-0103-090-1010, 01-0103-090-1030, 01-0103-090-1040, 01-0103-090-1050, 01-0103-090-1060, 01-0103-090-1110, 01-0103-090-1120, 01-0103-090-1130, 01-0103-090-1140, 01-0103-090-1020, 01-0104-020-1010, 01-0104-020-1030, 01-0104-020-1040, 01-0104-020-1050, 01-0104-020-1080, 01-0104-020-1090, 01-0104-020-1100, 01-0104-020-1140, 01-0104-020-1150, 01-0104-020-1190, 01-0104-020-1200, 01-0104-020-1210, 01-0104-020-1020, 01-0105-090-1020, 01-0105-080-1010, 01-0104-020-1110</p>
<p>Forbes Miami NE 1st Avenue, LLC a Michigan limited liability company</p> <p>By: <u>[Signature]</u> Nathan Forbes Its Authorized Signatory</p>	<p>c/o The Forbes Company LLC, 100 Galleria Offcentre, Suite 427, Southfield, MI 48034</p>	<p>MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"</p>	<p>01-0104-020-1120</p>

PLACE NOTARY STATEMENT AND STAMP HERE

STATE OF FLORIDA)
COUNTY OF Miami-Dade)

SS:



Alexa Hackmeier
COMMISSION EXPIRES
NOVEMBER 10, 2019
www.madeflorida.com

The foregoing instrument was acknowledged before me this 4 day of JUNE, 2015, by Miami First, LLC Miami Second, LLC, Miami Third, LLC, Miami Fourth, LLC, Miami A/I, LLC

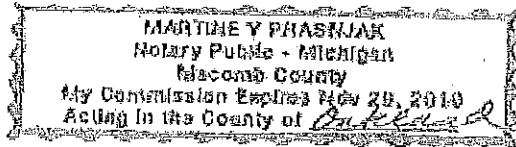
[Signature]
Notary Public, State of Florida
Print Name: Alexa Hackmeier

My commission expires: 11/10/19

PLACE NOTARY STATEMENT AND STAMP HERE:

STATE OF Michigan)
COUNTY OF Macomb)

SS:



The foregoing instrument was acknowledged before me this 29 day of October, 2015, by Forbes Miami NE 1st Avenue, LLC.

[Signature]
Notary Public, State of Florida Michigan
Print Name: Martine Y Phasnjak

My commission expires: 11.29.2019

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Miami SPE, a Florida Limited Liability company By: <i>[Signature]</i> Arthur S. DiFuria, Manager	1951 NW 19 th Street, Suite 200, Boca Raton, Florida 33431	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	01-0102-030-1010, 01-0102-030-1020, 01-0102-030-1030, 01-0102-030-1040, 01-0102-030-1200, 01-0102-030-1210, 01-0102-030-1220, 01-0105-080-1120

PLACE NOTARY STATEMENT AND STAMP HERE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SS:

The foregoing instrument was acknowledged before me this 29th day of Oct, 2015, by Miami SPE, LLC.

[Signature]
Notary Public
STATE OF FLORIDA
Commission #FF087187
Expires 07/2018

[Signature]
Notary Public, State of Florida
Print Name: CORA DiFuria

[Signature]
Notary Public
STATE OF FLORIDA
Commission #FF087187
Expires 07/2018

My commission expires:

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT(S)

KNOWN AS MIAMI WORLD CENTER PLAT 1 AND

MIAMI WORLD CENTER PLAT 2

DATED 6/4/2015 FOR THE CREATION OF

SPECIAL TAXING DISTRICT(S).

(1) ALL of Lot 2 Block 18 North, together with a portion of Lots 1, 3, 4, 5, 15, 16, 19 and 20 Block 18 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2 Block 18 North; thence North 87°43'42" East, along the North line of said Lots 2 and 1, a distance of 90.18 feet; thence South 02°13'55" East, along a line 10 feet West of and parallel with the East line of said Lot 1, a distance of 125.12 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lot 1, a distance of 10.00 feet; thence South 02°13'55" East, along the East line of said Lots 1 and 20, a distance of 37.50 feet; thence South 87°43'42" West, along a line 12.5 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 100.15 feet; thence North 02°14'32" West, along the East line of said Lot 18, a distance of 12.50 feet; thence South 87°43'42" West, along the South line of said Lots 3 and 4, a distance of 100.15 feet; thence South 02°15'08" East, along the east line of said Lot 16, a distance of 25.00 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 16, a distance of 50.07 feet; thence North 02°15'26" West, along the east line of said Lot 15, a distance of 12.50 feet; thence South 87°43'42" West, along a line 12.5 feet South of and parallel with the North line of said Lot 15, a distance of 50.07 feet; thence North 02°15'44" West, along the West line of said Lot 15, a distance of 12.50 feet; thence North 87°43'42" East, along the North line of said Lot 15, a distance of 50.07 feet; thence North 02°15'26" West, along the West line of said Lot 5, a distance of 25.00 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lots 5, 4 and 3, a distance of 150.23 feet; thence North 02°14'32" West, along the West line of said Lot 2, a distance of 125.12 to the Point of Beginning.

Together with:

(2) All of Lots 2, 3, 4, 5, 6, 7, 8, 9, 14 and 15 Block 19 North, together with a portion of Lots 1, 10, 11, 12, 13, 16, 17, 18, 19 and 20 Block 19 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 14 Block 19 North; thence North $02^{\circ}14'10''$ West, along the West line of said Lot 14, a distance of 125.12 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 13, a distance of 50.00 feet; thence North $02^{\circ}14'05''$ West, along the West line of said Lot 13, a distance of 10.00 feet; thence South $87^{\circ}43'42''$ West, along a line 15 feet South of and parallel with the North line of said Lot 12, a distance of 50.00 feet; thence South $02^{\circ}14'00''$ East, along the West line of said Lot 12, a distance of 10.00 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 11, a distance of 50.00 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10, a distance of 50.00 feet; thence North $87^{\circ}43'42''$ East, along a line 25 feet North of and parallel with the South line of said Lot 10, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along a line 10 feet East of and parallel with the West line of said Lot 10, a distance of 125.12 feet; thence North $87^{\circ}43'42''$ East, along the North line of said Lots 2 through 10, a distance of 439.95 feet; thence South $02^{\circ}14'38''$ East, along the East line of said Lot 2, a distance of 65.00 feet; thence North $87^{\circ}43'42''$ East, a distance of 11.88 feet; thence South $12^{\circ}48'54''$ East, a distance of 57.09 feet; thence North $87^{\circ}43'42''$ East, along a line 29 feet North of and parallel with the South line of said Lot 1, a distance of 27.65 feet; thence South $02^{\circ}15'27''$ East, along the east line of said Lots 1 and 20, a distance of 54.00 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 20, a distance of 10.01 feet; thence North $02^{\circ}14'43''$ West, along a line 10 feet West of and parallel with the East line of said Lot 20, a distance of 22.50 feet; thence South $87^{\circ}43'42''$ West, along a line 2.50 feet South of and parallel with the North line of said Lot 20, a distance of 2.72 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $81^{\circ}16'36''$ West; thence Southerly along the arc of said curve, having a radius of 425.88 feet and a central angle of $06^{\circ}28'41''$, a distance of 48.15 feet to the point of tangency; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 20, a distance of 89.57 feet; thence South $87^{\circ}43'41''$ West, along a line 10 feet North of and parallel with the South line of said Lots 16 through 20, a distance of 240.01 feet; thence South $02^{\circ}14'19''$ East, along the East line of said Lot 15, a distance of 10.00 feet; thence South $87^{\circ}43'41''$ West, along the South line of said lots 14 and 15, a distance of 100.00 feet to the Point of Beginning.

Together with:

(3) All of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 19 and 20 Block 23 North, together with a portion of Lots 6, 7 and 8 Block 23 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 Block 23 North; thence South $02^{\circ}13'55''$ East, along the East line of said Lots 1 and 20, a distance of 299.97 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lots 19 and 20, a distance of 100.06 feet; thence North $02^{\circ}14'32''$ West, along the West line of said Lot 19, a distance of 149.99 feet; thence South $87^{\circ}43'39''$ West, along the South line of said Lots 3 through 7, a distance of 250.22 feet; thence South $02^{\circ}16'03''$ East, along the East line of said Lot 13, a distance of 149.99 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lots 13, 12 and 11, a distance of 150.09 feet; thence North $02^{\circ}16'57''$ West, along the West line of said Lots 11 and 10, a distance of 299.98 feet; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10 and 9, a distance of 100.11 feet; thence South $02^{\circ}16'21''$ East, along the East line of said Lot 9, a distance of 8.00 feet; thence North $87^{\circ}43'41''$ East, along a line 8 feet South of and parallel with the North line of said Lots 8 and 7, a distance of 100.11 feet; thence South $02^{\circ}15'45''$ East, along the East line of said Lot 7, a distance of 2.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lot 6, a distance of 50.06 feet; thence North $02^{\circ}15'26''$ West, along the East line of said Lot 6, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 1 through 5, a distance of 250.28 feet to the Point of Beginning.

Together with:

(4) All of Lots 8 through 19 Block 22 North, together with a portion of Lots 1 through 7 and 20 Block 22 North, and all of Lots 2 through 18 Block 39 North, together with a portion of Lots 1, 19 and 20 Block 39 North, and all of Lots 2 through 19, Block 42 North, together with a portion of Lots 1, and 20 Block 42 North, and a portion of Lots 1 through 10 Block 59 North, and a portion of the 50 foot platted roadway lying between said Blocks 22 and 39, and a portion of the 50 foot platted roadway lying between said Blocks 39 and 42, and a portion of the 50 foot platted roadway lying between said Blocks 42 and 59, all of City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10 Block 22 North; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10, 9 and 8 Block 22, a distance of 150.01 feet; thence South $02^{\circ}14'10''$ East, along the East line of said Lot 8 Block 22, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lots 6 and 7, a distance of 100.01 feet; thence South $02^{\circ}14'19''$ East, along the West line of said Lot 5, a distance of 2.50 feet; thence North $87^{\circ}43'41''$ East, along a line 12.5 feet South of

and parallel with the North line of said Lots 1 through 5, a distance of 225.51 feet to the point of curvature of a circular curve to the right; thence Easterly and Southerly along the arc of said curve, having a radius of 7.00 feet and a central angle of $90^{\circ}00'00''$, a distance of 11.00 feet; thence North $87^{\circ}45'16''$ East, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 15 feet West of and parallel with the East line of said Lots 1 and 20 Block 22, a distance of 202.47 feet; thence South $87^{\circ}43'59''$ West, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 17.5 feet West of and parallel with the East line of said Lot 20 Block 22, a distance of 77.98 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 20 Block 22, a distance of 17.50 feet; thence South $02^{\circ}14'43''$ East, along a line 35 feet West of and parallel with the East line of said Lots 1 and 20 Block 39 and the Northerly extension thereof, a distance of 289.59 feet; thence South $87^{\circ}43'16''$ West, along a line 60.5 feet North of and parallel with the South line of said Lots 20 and 19 Block 39, a distance of 65.03 feet; thence South $02^{\circ}14'34''$ East, along the West line of said Lot 19 Block 39 and the Southerly extension thereof, a distance of 110.50 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 2 and 1 Block 42, a distance of 90.04 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 42, a distance of 140.00 feet; thence North $87^{\circ}43'16''$ East, along a line 140 feet South of and parallel with the North line of said Lot 1 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along the East line of said Lots 1 and 20 Block 42, a distance of 60.03 feet; thence South $87^{\circ}41'53''$ West, along a line 100 feet North of and parallel with the South line of said Lot 20 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 20 Block 42, a distance of 100.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 42, a distance of 23.00 feet; thence South $02^{\circ}14'43''$ East, along a line 33 feet West of and parallel with the East line of said Lot 1 Block 59 and the Northerly extension thereof, a distance of 154.94 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 1 through 10 Block 59, a distance of 457.30 feet; thence North $02^{\circ}13'55''$ West, along a line 10.00 feet East of the West line of said Lot 10 Block 59, a distance of 104.96 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 10 Block 59, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 50.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 11 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10, Block 42, a distance of 300.22 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lot 10 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'16''$ West, along the centerline of said platted roadway between Blocks 39 and 42, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'16''$ West, along the South line of said Lot 11 Block 39, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10 Block 39, a distance of 300.13 feet; thence North $87^{\circ}43'37''$ East, along the North line of said Lot 10 Block 39, a

distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence North $87^{\circ}43'37''$ East, along the centerline of said platted roadway between Blocks 22 and 39, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 11 Block 22, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10 Block 22, a distance of 299.97 feet to the Point of Beginning.

Together with:

(5) All of Lots 4, and 12 through 20 Block 43 North, together with a portion of Lots 1, 2 and 3 and Lots 5 through 11 Block 43 North, and a portion of Lots 1 through 10 Block 58 North, and a portion of the 50 foot platted roadway lying between said Blocks 43 and 58, all of the City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20 Block 43 North; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 43, a distance of 22.50 feet; thence South $02^{\circ}13'55''$ East, a distance of 50.00 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 1 Block 58, a distance of 12.50 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 58, a distance of 119.96 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lot 1 Block 58, a distance of 39.95 feet; thence North $02^{\circ}14'14''$ West, along the West line of said Lot 1, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 2 through 8 Block 58, a distance of 349.68 feet; thence South $02^{\circ}16'21''$ East, along the East line of said Lot 9 Block 58, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lots 9 and 10 Block 58, a distance of 99.91 feet; thence North $02^{\circ}16'57''$ West, along the West line of said Lot 10 Block 58, a distance of 119.98 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 10 Block 58, a distance of 10.00 feet; thence North $02^{\circ}16'57''$ West, along a line 10 feet East of and parallel with the West line of said Lots 10 and 11 Block 43 and the Southerly extension thereof, a distance of 339.64 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $49^{\circ}26'57''$ East; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet and a central angle of $04^{\circ}20'13''$, a distance of 1.14 feet; thence North $87^{\circ}43'16''$ East, along a line 10 feet South of and parallel with the North line of said Lots 5 through 10 Block 43, a distance of 264.16 feet; thence North $02^{\circ}15'17''$ West, along the West line of the East one-half of said Lot 5 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 4 and 5 Block 43, a distance of 74.99 feet; thence South $02^{\circ}14'50''$ East, along the east line of said Lot 4 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'16''$ East, along a line 10 feet South of and parallel with the

North line of said Lots 3, 2, and 1 Block 43, a distance of 139.98 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 43, a distance of 140.12 feet; thence North $87^{\circ}42'34''$ East, along the South line of said Lot 1 Block 43, a distance of 10.00 feet; thence South $02^{\circ}13'55''$ East, along the east line of said Lot 20 Block 43, a distance of 150.12 feet to the Point of Beginning.

Together with:

(6) A portion of Lots 11, 12, 13 and 14 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11 Block 58 North; thence North $02^{\circ}16'57''$ West, along the West line of said Lot 11, a distance of 119.98 feet; thence North $87^{\circ}41'43''$ East, along a line 30 feet South of and parallel with the North line of said Lots 11, 12, 13 and 14, a distance of 199.79 feet; thence South $02^{\circ}15'45''$ East, along the East line of said Lot 14, a distance of 119.97 feet; thence South $87^{\circ}41'34''$ West, along the South line of said Lots 11, 12, 13 and 14, a distance of 199.75 feet to the Point of Beginning.

Together with:

(7) A portion of Lots 19 and 20 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 19 Block 58 North; thence North $02^{\circ}14'32''$ West, along the west line of said Lot 19, a distance of 119.97 feet; thence North $87^{\circ}41'43''$ East, along a line 30 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 89.90 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said lot 20, a distance of 119.96 feet; thence South $87^{\circ}41'34''$ West, along the South line of said Lots 19 and 20, a distance of 89.88 feet to the Point of Beginning.

Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 23.934 acres, more or less.

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS MIAMI WORLD CENTER
PLAT 1 AND MIAMI WORLD CENTER PLAT 2 DATED JUNE 4, 2016, FOR THE
CREATION OF A MULTIPURPOSE SPECIAL TAXING DISTRICT FOR MIAMI WORLD
CENTER COMMUNITY DEVELOPMENT DISTRICT

AREAS TO BE MAINTAINED: All landscaped, park, open space and stormwater management areas and facilities within the platted property.

MAINTENANCE SCHEDULE:

- A) Lawn/Grass
 - i) Cut bimonthly as required
 - ii) Fertilize and weed control as needed
 - iii) Treat for pests/diseases as needed
 - iv) Irrigate with an automatic system and electrical service for the same

- B) Trees/Shrubs
 - i) Trim, fertilize and treat for pests as needed
Replace as required

- C) Stormwater Management
 - i) Inspection of all drainage facilities including pipes and conduits on no less than an annual basis
 - ii) maintenance to be provided as necessary.

Note: THIS SPECIAL TAXING DISTRICT ENCOMPASSES A PRIVATE DRIVE COMMUNITY AND THE MULTIPURPOSE MAINTENANCE COMPONENT OF THE DISTRICT SHALL BE DORMANT. SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOME-OWNER'S ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

All landscaped, park, open space and storm water management areas and facilities within the platted property



**City of Miami
Certified Copy**

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: 15-00729

Enactment Number: R-15-0512

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), SUPPORTING THE CREATION OF A SPECIAL TAXING DISTRICT IN RELATION TO THE DEVELOPMENT OF THE MIAMI WORLDCENTER PROJECT; FURTHER DIRECTING THE MIAMI CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE MAYOR OF MIAMI-DADE COUNTY AND THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-2 of the Code of Miami-Dade County, Florida, as amended ("County Code"), allows for the creation and establishment of special taxing districts within incorporated areas for the purpose of public improvements as set forth in that section; and

WHEREAS, Section 18-3 of the County Code provides the procedure for creating special taxing districts for landscape and irrigation improvements and maintenance, recreational and open space facilities, and any other applicable improvements, and maintenance thereof, within the City of Miami ("City"); and

WHEREAS, on September 29, 2014, the City Commission amended Ordinance No. 13114, the Miami 21 Code, the Zoning Ordinance of the City of Miami, Florida, as amended, amending Appendix D, titled SD-16.3 Miami Worldcenter ("Project") to modify certain design standards; and

WHEREAS, on March 26, 2015, the City Commission approved Resolution 15-0153 which provided support for the formation of a Community Development District by Miami-Dade County ("County") contained within the boundaries of the Project; and

WHEREAS, in connection with the development of the Project and the creation of the Miami Worldcenter Community Development District ("CDD"), the City expresses its support to the County for the creation of a special taxing district for street lights, landscape and irrigation improvements and maintenance, recreational and open space facilities and any other applicable improvements and facilities, and maintenance thereof, within the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. In accordance with Section 18-2 of the County Code, the City expresses its support to the County for the creation of a special taxing district within the Project, for the purpose of providing street lights, landscape and irrigation improvements and maintenance, recreational and open space facilities, and any other applicable improvements, and maintenance thereof, for the Site bounded on the North by Northeast 11th Street, on the South by Northeast 6th Street, on the East by Northeast 2nd Avenue, and on the West by North Miami Avenue, Miami, Florida, with the exception of the Excluded Parcels, listed on Exhibit "A."

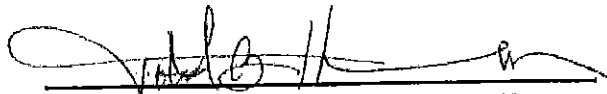
Section 3. The City Clerk is hereby directed to transmit a copy of this Resolution to the Mayor of Miami-Dade County and the Miami-Dade Board of County Commissioners.

Section 4. This Resolution shall become effective immediately upon its adoption and signature of the Mayor.{1}

Date: NOVEMBER 19, 2015
Mover: COMMISSIONER SUAREZ
Second: COMMISSIONER CAROLLO
Vote: AYES: 4 - COMMISSIONER(S) GORT, CAROLLO, SUAREZ AND HARDEMON
ABSENT: 1 - COMMISSIONER(S) SARNOFF
Action: ADOPTED

Date: NOVEMBER 25, 2015
Action: SIGNED BY THE MAYOR

I, Todd B. Hannon, City Clerk of the City of Miami, Florida, and keeper of the records thereof, do hereby certify that this constitutes a true and correct copy of Resolution No. R-15-0512, with attachment, passed by the City Commission on 11/19/2015.



City Clerk, Deputy Clerk (for Todd B. Hannon,
City Clerk)

December 08, 2015

Date Certified

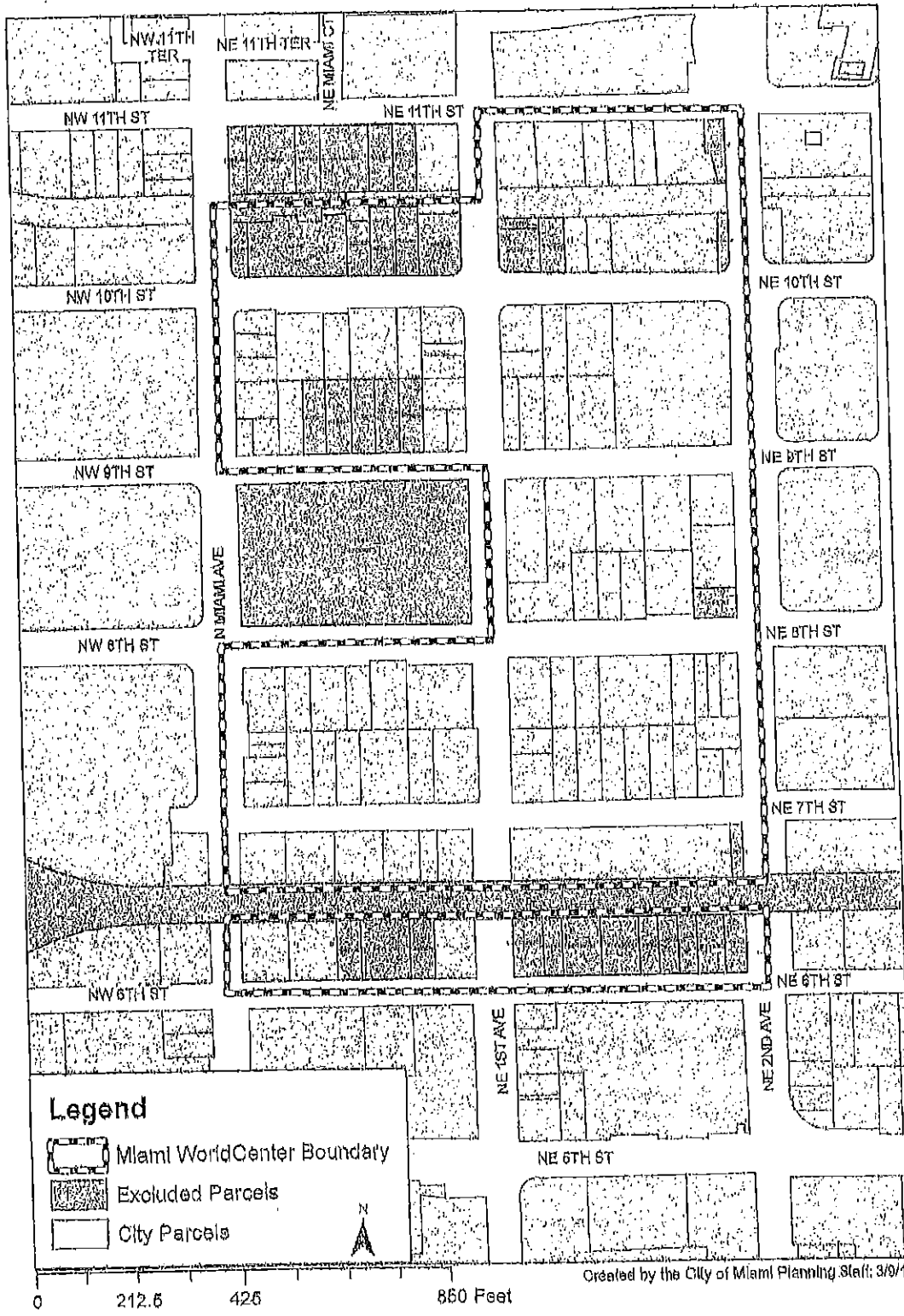
{1} If the Mayor does not sign this Resolution, it shall become effective at the end of ten (10) calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.

EXHIBIT "A"

EXCLUDED PARCELS

BLOCK	FOLIO NUMBER	ADDRESS
18	01-0101-080-1020	60 NE 11 ST
	01-0101-080-1030	50 NE 11 ST
	01-0101-080-1040	34 NE 11 ST
	01-0101-080-1050	30 NE 11 ST
	01-0101-080-1060	20 NE 11 ST
	01-0101-080-1070	1035 N MIAMI AV
	01-0101-080-1160	1000 NE 1 AV
	01-0101-080-1150	63 NE 10 ST
	01-0101-080-1140	53 NE 10 ST
	01-0101-080-1080	1001 N MIAMI AV
	01-0101-080-1100	21 NE 10 ST
	01-0101-080-1130	45 NE 10 ST
	01-0101-080-1015	1025 N MIAMI AV
19	01-0101-090-1110	1001 NE 1 AV
	01-0101-090-1100	1019 NE 1 AV
	01-0101-090-1120	125 NE 10 ST
	01-0103-090-1150 f/a/u 01-0101-090-1011 Miami Dade Transit Parcel N7C	1040 NE 2 AV
	01-0103-090-1150 f/a/u 01-0101-090-1141 Miami Dade Transit Parcel N7A	1020 NE 2 AV
23	01-0102-030-1190	61 NE 9 ST
	01-0102-030-1180	53 NE 9 ST
	01-0102-030-1170	45 NE 9 ST
	01-0102-030-1160	35 NE 9 ST
	01-0102-030-1150	27 NE 9 ST
38	01-0103-080-1050	50 NE 9 ST
39	01-0103-090-1150 f/a/u 01-0103-090-1011 Miami Dade Transit Parcel N5D	800 NE 2 AV

BLOCK	FOLIO NUMBER	ADDRESS
58	01-0105-080-1110	55 NE 6 ST
	01-0105-080-1100	45 NE 6 ST
	01-0105-080-1090	33 NE 6 ST
58/59	01-0100-000-0550	FEC ROW
59	01-0103-090-1150 v/a/u 01-0105-090-1021 Miami Dade Transit Parcel N3C	170 NE 7 ST
	01-0103-090-1150 v/a/u 01-0105-090-2090 Miami Dade Transit Parcel N3A	175 NE 6 ST
	01-0105-090-2080	169 NE 6 ST
	01-0105-090-2070	165 NE 6 ST
	01-0105-090-2060	155 NE 6 ST
	01-0105-090-2050	147 NE 6 ST
	01-0105-090-2040	135 NE 6 ST
	01-0105-090-2030	125 NE 6 ST
	01-0105-090-2020	119 NE 6 ST
	01-0105-090-2010	601 NE 1 AV





MEMORANDUM

To: Aristides Rivera, P.E., P.L.S., Director
Public Works Department

Date: January 15, 2002

From: *Diane O'Quinn Williams*
Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Street Lighting, Maintenance of
Landscape, Walls Adjacent to
Double-Frontage Lots and Lakes
Special Taxing Districts

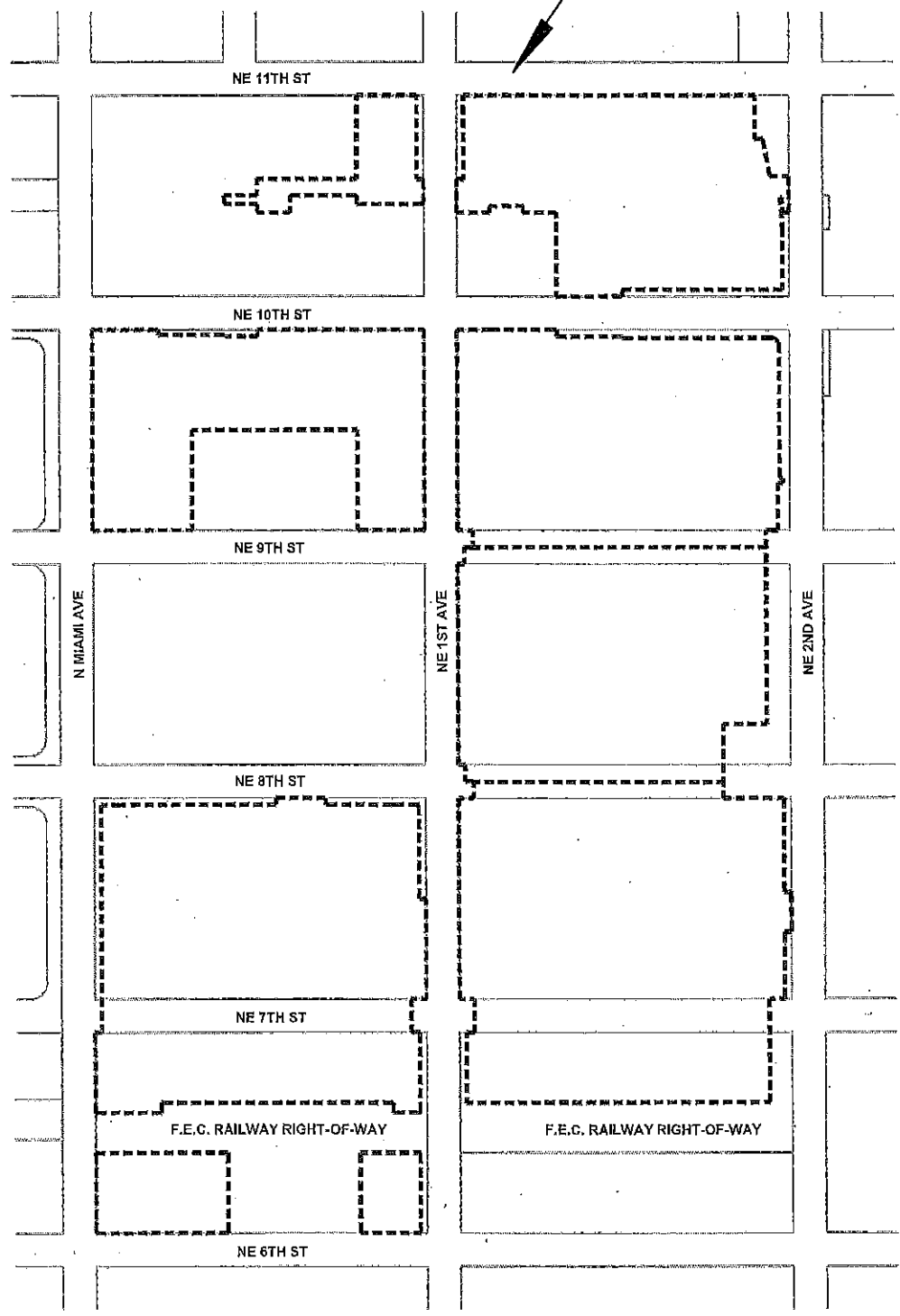
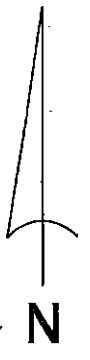
Section: As Required
District: As Required
Council: As Required

Effective September 5, 2001, all tentative plats in the unincorporated area of Miami-Dade County submitted to the Land Development Division of the Public Works Department, must be accompanied by a properly executed petition for all applicable special taxing districts including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2005-2015 Comprehensive Development Master Plan (CDMP). Policy 4A – Capital Improvement Element states: Appropriate funding mechanisms will be adopted and applied by Miami-Dade County in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bond, impact fees, and special purpose authorities, or others as appropriate and feasible (Adopted Components as Amended through April 2001, page IX-10). The provision for services over and above minimum for neighborhoods and communities may be accomplished through the special taxing district as may be prescribed by the code.

The Department of Planning and Zoning (DP&Z) has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double-frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the DP&Z review all landscape maintenance districts for compliance with plantings in public rights-of-way and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

DO'QW: GA: TBS

**DISTRICT
BOUNDARIES**



MIAMI WORLD CENTER
MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

M-770 (COMM.0003)
SECTIONS: 36-53-41 & 01-54-41

EXHIBIT "A"

ATTACHMENT TO EXHIBIT "A"

MIAMI WORLD CENTER MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

LANDSCAPING, PARK, OPEN SPACES, AND STORMWATER MANAGEMENT AREAS.

MAINTENANCE SCHEDULE:

- A) LAWN/GRASS
 - 1) CUT BIMONTHLY AS REQUIRED
 - 2) FERTILIZE AND WEED CONTROL AS NEEDED
 - 3) TREAT FOR PESTS/DISEASES AS NEEDED
 - 4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME.

- B) TREES/SHRUBS
 - 1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
 - 2) REPLACE AS REQUIRED.

- C) STORMWATER MANAGEMENT
 - 1) INSPECTION OF ALL DRAINAGE FACILITIES INCLUDING PIPES AND CONDUITS ON NO LESS THAN AN ANNUAL BASIS
 - 2) MAINTENANCE TO BE PROVIDED AS NECESSARY

NOTE: THE SPECIAL TAXING DISTRICT ENCOMPASSES A PRIVATE DRIVE COMMUNITY, IT SHALL BE **DORMANT**; AND SERVICE WILL ONLY COMMENCE FOLLOWING FAILURE (AS DEFINED IN A "GRANT OF PERPETUAL NON-EXCLUSIVE EASEMENT" SUBMITTED AT THE SAME TIME AS THIS PETITION) OF ANY HOMEOWNERS ASSOCIATION AND/OR COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE THE REQUIRED SERVICES. ASSUMPTION OF MAINTENANCE SERVICES SHALL COMMENCE FOLLOWING ADOPTION OF THIS DISTRICT'S MULTIPURPOSE MAINTENANCE ASSESSMENT ROLL BY THE BOARD OF COUNTY COMMISSIONERS AT A PUBLIC HEARING. OTHER MAINTENANCE SERVICES MAY BE PROVIDED IN THE FUTURE AS SPECIFIED IN THE DISTRICT'S ORDINANCE AND AMENDMENTS THERETO. IN THE EVENT THIS DISTRICT IS ACTIVATED, THE FOLLOWING AREAS MAY BE MAINTAINED:

LANDSCAPING, PARK, OPEN SPACES, AND STORMWATER MANAGEMENT AREAS.

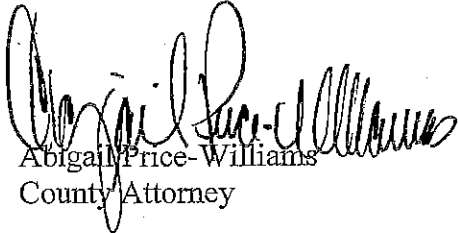


MEMORANDUM

(Revised)

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

DATE: February 17, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

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(D)
2-17-16

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS MIAMI WORLDCENTER MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including landscape improvement and other maintenance programs, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the Miami Worldcenter Multipurpose Maintenance Special Taxing District duly signed by 100 percent of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing maintenance of landscaped swales and/or medians, stormwater management areas, and the exterior faces of any fencing or walls adjacent to public rights-of-way, located within the public domain, and any common or landscaped areas within the public domain to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Mayor or County Mayor's designee who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and

WHEREAS, the County Mayor or County Mayor's designee, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners a written report and recommendations, included herein by reference, setting forth the boundaries of the proposed special taxing district, the location, nature and character of the multipurpose maintenance programs to be provided within the proposed district, an estimate of the cost of maintaining and operating such improvements and/or services, certification that the proposed district's improvements and multipurpose maintenance programs and/or services conform to the master plan of development for the County, and setting forth recommendations

concerning the need for and desirability of the requested district, the ability of the affected properties to bear special assessments to fund the cost of maintaining and operating such improvements and multipurpose maintenance programs and/or services, and an estimate of the amount to be assessed against each square foot of the benefited properties within the proposed district, and expressing an opinion that the properties to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Mayor or County Mayor's designee attached to such report and recommendations a map or sketch showing the boundaries and geographical location of the proposed district. Such "Report and Recommendations" of the County Mayor or County Mayor's designee was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appears to the Board of County Commissioners from such report of the County Mayor or County Mayor's designee and other investigations that the district petitioned for would be of special benefit to all properties within the proposed boundaries and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board will certify the place, date and hour for a public hearing on the petition of the property owners (developer/petitioner) and the report and recommendations of the County Mayor or County Mayor's designee -- said hearing will be held on Tuesday, .
Copies of the notice of the public hearing will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be posted in not less than five (5) public places within the proposed district, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, _____, will hold a public hearing, at which all interested persons will be afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Mayor or County Mayor's designee and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Mayor or County Mayor's designee, and the provisions of Chapter 18 of the Code of Miami-Dade County,

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

Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district to be known and designated as the Miami Worldcenter Multipurpose Maintenance Special Taxing District is hereby created and established in the unincorporated area of Miami-Dade County, Florida.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

A portion of Section 36, Township 53 South, Range 41 East, and a portion of Section 1, Township 54 South, Range 41 East lying in Miami-Dade County, Florida; being more particularly described as follows:

(1) All of Lot 2 Block 18 North, together with a portion of Lots 1, 3, 4, 5, 15, 16, 19 and 20 Block 18 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2 Block 18 North; thence North $87^{\circ}43'42''$ East, along the North line of said Lots 2 and 1, a distance of 90.18 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1, a distance of 125.12 feet; thence North $87^{\circ}43'42''$ East, along a line 25 feet North of and parallel with the South line of said Lot 1, a distance of 10.00 feet; thence South $02^{\circ}13'55''$ East, along the East line of said Lots 1 and 20, a distance of 37.50 feet; thence South $87^{\circ}43'42''$ West, along a line 12.5 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 100.15 feet; thence North $02^{\circ}14'32''$ West, along the East line of said Lot 18, a distance of 12.50 feet; thence South $87^{\circ}43'42''$ West, along the South line of said Lots 3 and 4, a distance of 100.15 feet; thence South $02^{\circ}15'08''$ East, along the east line of said Lot 16, a distance of 25.00 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 16, a distance of 50.07 feet; thence North $02^{\circ}15'26''$ West, along the east line of said Lot 15, a distance of 12.50 feet; thence South $87^{\circ}43'42''$ West, along a line 12.5 feet South of and parallel with the North line of said Lot 15, a distance of 50.07 feet; thence North $02^{\circ}15'44''$ West, along the West line of said Lot 15, a distance of 12.50 feet; thence North $87^{\circ}43'42''$ East, along the North line of said Lot 15, a distance of 50.07 feet; thence North $02^{\circ}15'26''$ West, along the West line of said Lot 5, a distance of 25.00 feet; thence North $87^{\circ}43'42''$ East, along a line 25 feet North of and parallel with the South line of said Lots 5, 4 and 3, a distance of

150.23 feet; thence North 02°14'32" West, along the West line of said Lot 2, a distance of 125.12 to the Point of Beginning.

Together with:

(2) All of Lots 2, 3, 4, 5, 6, 7, 8, 9, 14 and 15 Block 19 North, together with a portion of Lots 1, 10, 11, 12, 13, 16, 17, 18, 19 and 20 Block 19 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 14 Block 19 North; thence North 02°14'10" West, along the West line of said Lot 14, a distance of 125.12 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 13, a distance of 50.00 feet; thence North 02°14'05" West, along the West line of said Lot 13, a distance of 10.00 feet; thence South 87°43'42" West, along a line 15 feet South of and parallel with the North line of said Lot 12, a distance of 50.00 feet; thence South 02°14'00" East, along the West line of said Lot 12, a distance of 10.00 feet; thence South 87°43'42" West, along a line 25 feet South of and parallel with the North line of said Lot 11, a distance of 50.00 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10, a distance of 50.00 feet; thence North 87°43'42" East, along a line 25 feet North of and parallel with the South line of said Lot 10, a distance of 10.00 feet; thence North 02°13'55" West, along a line 10 feet East of and parallel with the West line of said Lot 10, a distance of 125.12 feet; thence North 87°43'42" East, along the North line of said Lots 2 through 10, a distance of 439.95 feet; thence South 02°14'38" East, along the East line of said Lot 2, a distance of 65.00 feet; thence North 87°43'42" East, a distance of 11.88 feet; thence South 12°48'54" East, a distance of 57.09 feet; thence North 87°43'42" East, along a line 29 feet North of and parallel with the South line of

said Lot 1, a distance of 27.65 feet; thence South $02^{\circ}15'27''$ East, along the east line of said Lots 1 and 20, a distance of 54.00 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 20, a distance of 10.01 feet; thence North $02^{\circ}14'43''$ West, along a line 10 feet West of and parallel with the East line of said Lot 20, distance of 22.50 feet; thence South $87^{\circ}43'42''$ West, along a line 2.50 feet South of and parallel with the North line of said Lot 20, a distance of 2.72 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $81^{\circ}16'36''$ West; thence Southerly along the arc of said curve, having a radius of 425.88 feet and a central angle of $06^{\circ}28'41''$, a distance of 48.15 feet to the point of tangency; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 20 a distance of 89.57 feet; thence South $87^{\circ}43'41''$ West, along a line 10 feet North of and parallel with the South line of said Lots 16 through 20, a distance of 240.01 feet; thence South $02^{\circ}14'19''$ East, along the East line of said Lot 15, a distance of 10.00 feet; thence South $87^{\circ}43'41''$ West, along the South line of said lots 14 and 15, a distance of 100.00 feet to the Point of Beginning.

Together with:

(3) All of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 19 and 20 Block 23 North, together with a portion of Lots 6, 7 and 8 Block 23 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 Block 23 North; thence South $02^{\circ}13'55''$ East, along the East line of said Lots 1 and 20, a distance of 299.97 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lots 19 and 20, a distance of 100.06 feet; thence North $02^{\circ}14'32''$ West, along the West line of said Lot 19, a distance of 149.99 feet; thence South

87°43'39" West, along the South line of said Lots 3 through 7, a distance of 250.22 feet; thence South 02°16'03" East, along the East line of said Lot 13, a distance of 149.99 feet; thence South 87°43'37" West, along the South line of said Lots 13, 12 and 11, a distance of 150.09 feet; thence North 02°16'57" West, along the West line of said Lots 11 and 10, a distance of 299.98 feet; thence North 87°43'41" East, along the North line of said Lots 10 and 9, a distance of 100.11 feet; thence South 02°16'21" East, along the East line of said Lot 9, a distance of 8.00 feet; thence North 87°43'41" East, along a line 8 feet South of and parallel with the North line of said Lots 8 and 7, a distance of 100.11 feet; thence South 02°15'45" East, along the East line of said Lot 7, a distance of 2.00 feet; thence North 87°43'41" East, along a line 10 feet South of and parallel with the North line of said Lot 6, a distance of 50.06 feet; thence North 02°15'26" West, along the East line of said Lot 6, a distance of 10.00 feet; thence North 87°43'41" East, along the North line of said Lots 1 through 5, a distance of 250.28 feet to the Point of Beginning.

Together with:

(4) All of Lots 8 through 19 Block 22 North, together with a portion of Lots 1 through 7 and 20 Block 22 North, and all of Lots 2 through 18 Block 39 North, together with a portion of Lots 1, 19 and 20 Block 39 North, and all of Lots 2 through 19, Block 42 North, together with a portion of Lots 1 and 20 Block 42 North, and a portion of Lots 1 through 10 Block 59 North, and a portion of the 50 foot platted roadway lying between said Blocks 22 and 39, and a portion of the 50 foot platted roadway lying between said Blocks 39 and 42, and a portion of the 50 foot platted roadway lying between said Blocks 42 and 59, all of City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10 Block 22 North; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10, 9 and 8 Block 22, a distance of 150.01 feet; thence South $02^{\circ}14'10''$ East, along the East line of said Lot 8 Block 22, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lots 6 and 7, a distance of 100.01 feet; thence South $02^{\circ}14'19''$ East, along the West line of said Lot 5, a distance of 2.50 feet; thence North $87^{\circ}43'41''$ East, along a line 12.5 feet South of and parallel with the North line of said Lots 1 through 5, a distance of 225.51 feet to the point of curvature of a circular curve to the right; thence Easterly and Southerly along the arc of said curve, having a radius of 7.00 feet and a central angle of $90^{\circ}00'00''$, a distance of 11.00 feet; thence North $87^{\circ}45'16''$ East, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 15 feet West of and parallel with the East line of said Lots 1 and 20 Block 22, a distance of 202.47 feet; thence South $87^{\circ}43'39''$ West, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 17.5 feet West of and parallel with the East line of said Lot 20 Block 22, a distance of 77.98 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 20 Block 22, a distance of 17.50 feet; thence South $02^{\circ}14'43''$ East, along a line 35 feet West of and parallel with the East line of said Lots 1 and 20 Block 39 and the Northerly extension thereof, a distance of 289.59 feet; thence South $87^{\circ}43'16''$ West, along a line 60.5 feet North of and parallel with the South line of said Lots 20 and 19 Block 39, a distance of 65.03 feet; thence South $02^{\circ}14'34''$ East, along the West line of said Lot 19 Block 39 and the Southerly extension thereof, a distance of 110.50 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 2 and 1 Block 42, a distance of 90.04 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the east line of said Lot 1 Block 42, a distance of 140.00 feet; thence North $87^{\circ}43'16''$ East, along a line 140 feet South of and parallel with the North line of

said Lot 1 Block 42, a distance of 10.00 feet; thence South 02°14'43" East, along the east line of said Lots 1 and 20 Block 42, a distance of 60.03 feet; thence South 87°41'53" West, along a line 100 feet North of and parallel with the South line of said Lot 20 Block 42, a distance of 10.00 feet; thence South 02°14'43" East, along a line 10 feet West of and parallel with the East line of said Lot 20 Block 42, a distance of 100.00 feet; thence South 87°41'53" West, along the South line of said Lot 20 Block 42, a distance of 23.00 feet; thence South 02°14'43" East, along a line 33 feet West of and parallel with the East line of said Lot 1 Block 59 and the Northerly extension thereof, a distance of 154.94 feet; thence South 87°41'43" West, along a line 45 feet North of and parallel with the South line of said Lots 1 through 10 Block 59, a distance of 457.30 feet; thence North 02°13'55" West, along a line 10.00 feet East of the West line of said Lot 10 Block 59, a distance of 104.96 feet; thence North 87°41'53" East, along the North line of said Lot 10 Block 59, a distance of 12.50 feet; thence North 02°13'55" West, a distance of 50.00 feet; thence South 87°41'53" West, along the South line of said Lot 11 Block 42, a distance of 22.50 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10, Block 42, a distance of 300.22 feet; thence North 87°43'16" East, along the North line of said Lot 10 Block 42, a distance of 22.50 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence South 87°43'16" West, along the centerline of said platted roadway between Blocks 39 and 42, a distance of 12.50 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence South 87°43'16" West, along the South line of said Lot 11 Block 39, a distance of 10.00 feet; thence North 02°13'55" West, along the West line of said Lots 11 and 10 Block 39, a distance of 300.13 feet; thence North 87°43'37" East, along the North line of said Lot 10 Block 39, a distance of 10.00 feet; thence North 02°13'55" West, a distance of 25.00 feet; thence North 87°43'37" East, along the centerline of said platted roadway between Blocks 22

and 39, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 11 Block 22, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10 Block 22, a distance of 299.97 feet to the Point of Beginning.

Together with:

(5) All of Lots 4, and 12 through 20 Block 43 North, together with a portion of Lots 1, 2 and 3 and Lots 5 through 11 Block 43 North, and a portion of Lots 1 through 10 Block 58 North, and a portion of the 50 foot platted roadway lying between said Blocks 43 and 58, all of the City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20 Block 43 North; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 43, a distance of 22.50 feet; thence South $02^{\circ}13'55''$ East, a distance of 50.00 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 1 Block 58, a distance of 12.50 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 58, a distance of 119.96 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lot 1 Block 58, a distance of 39.95 feet; thence North $02^{\circ}14'14''$ West, along the West line of said Lot 1, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 2 through 8 Block 58, a distance of 349.68 feet; thence South $02^{\circ}16'21''$ East, along the East line of said Lot 9 Block 58, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lots 9 and 10 Block 58, a distance of 99.91 feet; thence North $02^{\circ}16'57''$ West, along the West line of said Lot 10 Block 58, a distance of 119.98 feet; thence North $87^{\circ}41'53''$ East,

along the North line of said Lot 10 Block 58, a distance of 10.00 feet; thence North $02^{\circ}16'57''$ West, along a line 10 feet East of and parallel with the West line of said Lots 10 and 11 Block 43 and the Southerly extension thereof, a distance of 339.64 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $49^{\circ}26'57''$ East; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet and a central angle of $04^{\circ}20'13''$, a distance of 1.14 feet; thence North $87^{\circ}43'16''$ East, along a line 10 feet South of and parallel with the North line of said Lots 5 through 10 Block 43, a distance of 264.16 feet; thence North $02^{\circ}15'17''$ West, along the West line of the East one-half of said Lot 5 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 4 and 5 Block 43, a distance of 74.99 feet; thence South $02^{\circ}14'50''$ East, along the east line of said Lot 4 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'16''$ East, along a line 10 feet South of and parallel with the North line of said Lots 3, 2, and 1 Block 43, a distance of 139.98 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 43, a distance of 140.12 feet; thence North $87^{\circ}42'34''$ East, along the South line of said Lot 1 Block 43, a distance of 10.00 feet; thence South $02^{\circ}13'55''$ East, along the east line of said Lot 20 Block 43, a distance of 150.12 feet to the Point of Beginning.

Together with:

(6) A portion of Lots 11, 12, 13 and 14 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11 Block 58 North; thence North 02°16'57" West, along the West line of said Lot 11, a distance of 119.98 feet; thence North 87°41'43" East, along a line 30 feet South of and parallel with the North line of said Lots 11, 12, 13 and 14, a distance of 199.79 feet; thence South 02°15'45" East, along the East line of said Lot 14, a distance of 119.97 feet; thence South 87°41'34" West, along the South line of said Lots 11, 12, 13 and 14, a distance of 199.75 feet to the Point of Beginning.

Together with:

(7) A portion of Lots 19 and 20 Block 58 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 19 Block 58 North; thence North 02°14'32" West, along the west line of said Lot 19, a distance of 119.97 feet; thence North 87°41'43" East, along a line 30 feet South of and parallel with the North line of said Lots 19 and 20, a distance of 89.90 feet; thence South 02°13'55" East, along a line 10 feet West of and parallel with the East line of said lot 20, a distance of 119.96 feet; thence South 87°41'34" West, along the South line of said Lots 19 and 20, a distance of 89.88 feet to the Point of Beginning.

Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 23.934 acres, more or less. The area and geographical location of this proposed special taxing district are shown on the exhibit map or sketch, and made a part herein by reference.

Section 3. The services to be provided within this proposed special taxing district will initially consist of the following:

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Maintenance of landscaped swales and/or medians including turf, and any trees, shrubs, and irrigation including utility payments, common areas, any entrance features, stormwater management areas, and the exterior of any fencing or walls within the district's boundaries abutting public rights-of-way should any association or community development district (CDD) fail to provide these services. The district will also maintain the private road area if there is a failure to provide maintenance within the private road area as defined in a non-exclusive easement granted to Miami-Dade County and recorded in the Public Records. Service will commence following failure of any association or CDD to provide these services, and upon adoption of the district's multipurpose maintenance assessment roll. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto.

Section 4. The estimated cost to the property owners for the multipurpose maintenance project and operation of the proposed district's improvements and/or services including engineering, administration, billing, collecting and processing for the first year is \$42,150.40, and \$34,077.70 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district is \$0.0600 for the first year, and \$0.0485 for the second year. The second and succeeding years' assessments will be adjusted from actual experience.

Section 5. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. Miami-Dade County, as administrator of this district's maintenance program, is directed to provide service by the most effective and efficient means available on a yearly basis,

as detailed in the County Mayor or County Mayor's designee's report which is made a part herein by reference. If there is a proposed significant change to the level of service to be provided, the Parks, Recreation and Open Spaces Department shall conduct a meeting in the community, inviting all affected district property owners for the purpose of reviewing the district's budget and level of service.

Section 7. The County Mayor or County Mayor's designee is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the proposed district in accordance with the provisions of this Ordinance. However, multipurpose maintenance services will be provided by the taxing district in accordance with the provisions of this ordinance only if an association and, if applicable, a community development district, have failed to provide these maintenance services and the County has adopted this proposed district's multipurpose maintenance assessment roll.

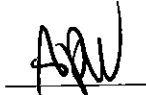
Section 8. The County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are not paid, when due, the potential for loss of title to the property exists.

Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

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

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be 'APW', written over a horizontal line.

Prepared by:

A handwritten signature in black ink, appearing to be 'JME', written over a horizontal line.

Jorge Martinez-Esteve