

Memorandum



Date: October 20, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 4(H)

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Ordinance Creating the Sandero Landing Multipurpose Maintenance Special Taxing District

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to: 1) create a special taxing district in the City of Homestead (City), in Miami-Dade County (County), Florida, for the maintenance of landscaping in the public Rights-of-Way; and 2) transfer the special taxing district to the City of Homestead via a separate resolution.

Recommendation

It is recommended that the Board approve a petition submitted in accordance with Article I, Chapter 18, of the Code of Miami-Dade County (Code) for the creation and transfer of the Sandero Landing Multipurpose Maintenance Special Taxing District (Special Taxing District), located within the boundaries of the City. The creation of this Special Taxing District is a subdivision requirement pursuant to Chapter 28 of the Code. Pursuant to section 1.01 of the County Home Rule Charter and section 18-3.1 of the Code, this Board is vested with the power to designate the governing body of a municipality as the governing body of an existing special taxing district, if the municipality assumes any and all liabilities of the special taxing district. Therefore, it is also recommended that, upon creation of the Special Taxing District, the Board approve the attached Resolution and Interlocal Agreement authorizing the transfer and waiving by two-thirds (2/3) vote of the members present the requirement to hold an election approving said transfer. Waiver of election is appropriate in this case as no qualified electors reside within the Special Taxing District.

Scope

This proposed Special Taxing District lies within Commission District 8, which is represented by County Commissioner Danielle Cohen Higgins, and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

Creation of this Special Taxing District will result in no economic impact on the County's budget.

Social Equity Statement

The proposed Ordinance creates and transfers the Special Taxing District, pursuant to Article 1, section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code.

Track Record/Monitor

The creation and transfer of the Special Taxing District will be managed by the Department of Regulatory and Economic Resources (RER) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez—formerly located in the Parks, Recreation, and Open Spaces Department (PROS). Any references to PROS in the corresponding attachments should be disregarded as they were completed prior to the transition of the Division from PROS to RER.

Delegation of Authority

The companion resolution transferring the Special Taxing District to the City authorizes the County Mayor or Mayor's designee to execute an interlocal agreement with the City for the transfer, in substantially the form attached hereto.

Background

In accordance with the provisions of Chapter 18 of the Code, a petition to create and transfer the Special Taxing District, duly signed by 100% of the owners of property within the proposed Special Taxing District, was filed with the Clerk of the Board (Clerk). A copy of the petition was sent to the County Mayor and the County Attorney to examine and to file 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. RER compiled and filed with the Clerk a memorandum, and accompanying written report and recommendations (Report), a copy of which is attached to this memorandum as Attachment A. The Report sets forth the boundaries of the Special Taxing District, an estimate of the cost of the improvements and/or services to be provided, the need for and desirability of the Special Taxing District, the ability of the affected properties to bear the special assessments, certifies that the improvements and/or services to be provided conform to the master plan of Miami-Dade County and the City, and recommends that the Special Taxing District be created to provide a special benefit to all property within the proposed Special Taxing District.

Contingent upon Board approval of the creation and subsequent transfer of this Special Taxing District, and in the event any association or CDD fails to provide maintenance services, the City will provide the Special Taxing District's required maintenance services and cause 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, Canal 103 South;
On the East, SW 167 Avenue (SE 12
Avenue/Tennessee Road);
On the South, SW 328 Street (SE 8 Street/Lucy
Street);
On the West, SW 172 Avenue (McMinn Road/SE 6
Avenue).
(City of Homestead Street Numbering in Parentheses).

Number of Parcels:

10 (Tentative plat proposes Mixed-Use Development).

Number of Owners:	1
Number of Owners with Homestead Exemption Signing Petition:	None – D.R. Horton, Inc., the sole property owner and developer.
Preliminary Public Meeting:	None necessary.
Public Hearing Notification:	The Clerk will certify the place, date, and hour for a public hearing on the petition and the Report at which all interested persons will be afforded the opportunity to present for this Board’s consideration their objections, if any, to the creation and transfer of the Special Taxing District. As pursuant to section 18-3(d) of the Code, a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the proposed Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.
Required Referendum:	The creation and transfer of the Special Taxing District will be subject only to Board approval; no election will be necessary as 100% of the property owners signed the petition.
Multipurpose Maintenance Services:	The creation of this Special Taxing District is requested to maintain landscaped swales, medians, common areas, any entrance features, wetlands, lakes, and the exterior of any fencing or walls within the Special Taxing District’s boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or CDD fail to provide these services. The Special Taxing 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 City and recorded in the Public Records. Services will commence following failure of any association or CDD to provide these services.

Estimated Total District Costs:	<u>First Year</u> \$843,532.78	<u>Second Year</u> TBD
Method of Apportionment:	Square Footage	
Estimated Annual District Assessments:	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.5055	TBD
For a Typical Townhouse Unit:	\$675.59	TBD
For a Typical Live/Work Unit:	\$675.59	TBD
For a Typical Commercial Unit:	\$745.45	TBD

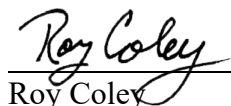
The above annual costs and assessment information for multipurpose maintenance services are for informational purposes only and were calculated based on current costs assuming that maintenance services were to commence this year, and are subject to change in the event that the Special Taxing District's services are adjusted.

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 services 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 RER in its Report, a copy of which is attached and incorporated herein. I concur with their recommendation that this Special Taxing District be created and transferred to the City pursuant to sections 18-22.1 and 18-3.1 of the Code.

Attachment



Roy Coley
Deputy Mayor

ATTACHMENT A

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

Pursuant to Chapter 18 of the Code of Miami-Dade County (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 Parks, Recreation and Open Spaces Department (PROS) Director concerning the creation and transfer of Sandero Landing Multipurpose Maintenance Special Taxing District (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

The proposed Special Taxing District is located entirely within the municipal limits of the City of Homestead (City), Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City to create and transfer this Special Taxing District per Resolution No. R2025-10-153, a copy of which is attached, and the boundaries, as set forth in the petition, are as follows:

Parcel of land lying in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Sandero Landing, Tentative Plat No. T-25202; being more particularly described as follows:

PARENT TRACT:

Parcel 1: 10-7918-001-0150 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3789)

Tract 9, North ½ of Tract 10, North ½ of Tracts 13, 14, 15 and 16, in Block 4, “Miami Land and Development Company’s Subdivision” in Section 18, Township 57 South, Range 39 East, according to Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less the following described property, to-wit:

The East 110.00 feet of the West 140.00 feet of the North one-half of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (N ½ of SW ¼ of SW ¼ of SE ¼) of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Also, the North 110.00 feet of the West one-half of the Southwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (W ½ of SW ¼ of NE ¼ of SE ¼) of said Section 18.

Also, the North 110.00 feet of the East one-half (E ½) of Tract 7, Block 4 of the “Miami Land and Development Company's Subdivision” of said Section 18, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

Also, a strip of land 110.00 feet in width extending throughout Tract 9, Block 4 of said “Miami Land and Development Company's Subdivision”; said 110-foot strip of land being more specifically described as follows:

From a 3/4" iron pipe marking the Southwest (SW) corner of the Southeast one-quarter (SE ¼) of said Section 18, bear North 00°03'30" West, along the West line of the Southeast one-quarter (SE ¼) of said Section 18, a distance of 677.00 feet to the intersection thereof with the Westerly extension of the South line of

said Tract 9; Thence, North 88° 37'38" East, along said Westerly extension, a distance of 30.01 feet to the Southwest (SW) corner of said Tract 9 and the point of beginning; Thence, continue North 88°37'38" East, along the South line of said Tract 9, a distance of 110.03 feet; Thence North 00°03'30" West, along a line that is 110.00 feet Easterly of, parallel and as measured at right angles to the West line of said Tract 9, a distance of 335.02 feet to the point of curvature of a curve to the right, having a central angle of 43°03'30" and a radius of 255.00 feet; thence, Northeasterly, along the arc of said curve, a distance of 191.63 feet to the point of tangency; thence, North 43°00'00" East, a distance of 236.68 feet to the point on the North line of said Tract 9; said point bears South 88°39'54" West, a distance of 307.53 feet from the Northeast (NE) corner of said Tract 9; Thence, South 88°39'54" West, along said North line, a distance of 153.79 feet; thence, South 43°00'00" West, a distance of 129.20 feet to the point of curvature of a curve to the left, having a central angle of 43°03'30" and a radius of 365.00 feet; thence, Southwesterly along the arc of said curve, a distance of 274.30 feet to the point of tangency; said point of tangency being on the West line of said Tract 9; Thence, South 00°03'30" East, along said West line, a distance of 337.54 feet to the Point-of-Beginning.

LESS RIGHT-OF-WAY FOR THE FLORIDA TURNPIKE EXTENSION, AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87005-2302.

Parcel 2: 10-7918-001-0141 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3793)

Lot 7, less the North 110.02 feet for Canal C-103-S2 Right-of-Way of Block 4 and Lot 8, less the North 110.02 feet for Canal C-103-S2 Right-of-Way of Block 4 in "Miami Land and Development Company's Subdivision", as recorded in Plat Book 5 at Page 10, of the Public Records of Dade County, Florida, lying in Section 18, Township 57 South, Range 39 East.

Parcel 3: 10-7918-001-0180 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3799)

The N ½ of Lots 11 and 12, Block 4, "Miami Land and Development Company's Subdivision", according to the Plat thereof, as recorded in Plat Book 5, Page 10, in the SE ¼ of Section 18, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

Parcel 4: 10-7918-001-0190 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3802)

South ½ of Lots 11 and 12, Block 4, "Miami Land and Development Company's Subdivision", according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, in Section 18, Township 57 South, Range 39 East.

Parcel 5: 10-7918-001-0200 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3806)

South ½ of Lot 13, Block 4, less the South 30.00 feet for Road and less the West 140.00 feet for Road and C 103-S-2 Canal Right-of-Way, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, Section 18, Township 57 South, Range 39 East.

Parcel 6: 10-7918-001-0170 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3810)

The South ½ of the South ½ of Lot 10, Block 4, “Miami Land & Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, located in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Parcel 7: 10-7918-001-0160 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3814)

The North ½ of the South ½ of Lot 10, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, subject to restrictions, reservations and limitations of record, located in Section 18, Township 57 South, Range 39 East, in Miami-Dade County, Florida.

Parcel 8: 10-7918-001-0131 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3818)

That part of Lot 5, Block 4, lying Southeasterly of Canal C-103, Section 18, Township 57 South, Range 39 East, “Miami Land and Development Company’s Subdivision”, Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, LESS any dedicated Right-of-Way.

Parcel 9: 10-7918-001-0140 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3822)

All that part of the West ½ of Lot 6, Block 4 of “Miami Land and Development Company’s Subdivision” of Section 18, Township 57 South, Range 39 East, lying Southwesterly of C-103-S-2 Canal Right-of-Way, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

Parcel 10: 10-7918-001-0091 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3826)

The East Half of Lot 6, Block 4, less the North 110.02 feet thereof, for C-103-S canal Right-of-Way in Section 18, Township 57 South, Range 39 East, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

THE FOLLOWING DESCRIBED PARCEL OF LAND OF SAID PARENT TRACT:

A portion of Lots 5 through 9 and a portion of Lots 12 through 16, together with Lots 10 and 11, all from Block 4, of plat of lands belonging to the "Miami Land and Development Company's Subdivision", according to the Plat thereof, as recorded in Plat Book 5, Page 10, less that portion of said Lot 13 deeded to the City of Homestead and identified as Parcel 11, recorded in Official Records Book 29555, Page 4342, and less those portions deeded to Miami-Dade County for Right-of-Way, running along SW 328th Street (SE 8th Street) (Lucy Street), and SW 167th Avenue (SE 12th Avenue) (Tennessee Road), as recorded in Deed Book 1683, Page 307, all of the Public Records of Miami-Dade County, Florida, lying South, East and Southeasterly of Canal 103 South Right-of-Way, as shown in Sheet 16, Drawing Number C-103-7, of the CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, CANAL 103 SOUTH, RIGHT-OF-WAY AND TOPO MAP, and lying North of the most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821 (Ronald Reagan Turnpike), as shown in Sheet 6, Section No. 87005-2302, of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, lying and being in the SE $\frac{1}{4}$ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South $\frac{1}{4}$ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE $\frac{1}{4}$ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South and along the West line of said Parcel 11 for a distance of 36.42 feet, to the point of intersection with the NW corner of said Parcel 11, said point being the Point-of-Beginning of the following described parcel of land; thence continue N00°03'27"W along said East Right-of-Way line of Canal 103 South, said line being 140.00 feet East of and parallel to the West line of the SE $\frac{1}{4}$ of said Section 18, for a distance of 975.52 feet to the point of intersection with a tangent curve to the right; thence the following four (4) courses along the Southeasterly and South Right-of-Way of said Canal 103 South; thence 191.63 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 43°03'30" to the point of intersection with a tangent line; thence N43°00'03"E along said line for a distance of 921.03 feet to the point of intersection with a tangent curve to the right; thence 203.43 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 45°42'30" to the point of intersection with a tangent line; thence N88°42'32"E along said line for a distance of 1,661.32 feet to the point of intersection with the West Right-of-Way line of SW 167th Avenue (SW 12th Avenue) (Tennessee Road), as per said Deed Book 1683, Page 307, said line being 30.00 feet West of and parallel to the East line of said SE $\frac{1}{4}$ of Section 18; thence S00°13'53"E along said line for a distance of 1,310.69 feet to the point of intersection with said most Northerly Right-of-Way of State Road No. 821; thence the following four courses along said most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821; thence S52°31'34"W for a distance of 374.37 feet; thence S62°31'34"W for a distance of 174.68 feet; thence S72°31'34"W for a distance of 204.48 feet; thence S52°31'34"W for a distance of 375.68 feet to the point of intersection with the

North Right-of-Way line of SW 328th Street (SE 8th Street) (Lucy Street), as per said Deed Book 1683, Page 307, said line being 30.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 1,347.10 feet to the point of intersection with the SE corner of said Parcel 11; thence N89°56'19"W along the North line of said Parcel 11 for a distance of 250.63 feet to the Point-of-Beginning.

The Special Taxing District's boundaries and geographical location are shown on the attached map or sketch entitled Sandero Landing Multipurpose Maintenance Special Taxing District and hereinafter referred to as "Exhibit A".

2. LOCATION AND DESCRIPTION OF DISTRICT

Maintenance of landscaped swales, medians, common areas, entrance features, wetlands, lakes, and the exterior of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or community development district (CDD) fail to provide these services. The Special Taxing 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 City 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 Special Taxing District's multipurpose maintenance preliminary assessment roll. Other maintenance services may be provided in the future as specified in the Special Taxing District's ordinance and amendments thereto.

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

The proposed Special Taxing 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 PROS based on previous estimates for similar maintenance special taxing districts and will provide multipurpose maintenance services as specified above if services were to commence in 2026. The combined annual costs of the Special Taxing District's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$843,532.78 for the first year. The expense of the multipurpose maintenance program will be continuous and service costs following the Special Taxing District's implementation are to be apportioned to individual properties within the Special Taxing 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 by the City of Homestead and presented to the City Council at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual expenses.

<u>Estimated Annual District Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$578,492.07	TBD
Engineering and Administrative Costs	\$119,698.41	TBD
Billing, Collecting and Processing Costs	\$4,753.50	TBD
Contingencies	<u>\$140,588.80</u>	<u>TBD</u>
Total Annual Maintenance Services Costs	\$843,532.78	TBD

<u>Estimated Annual District Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.5055	TBD
For a Typical Townhouse Unit:	\$675.59	TBD
For a Typical Live/Work Unit:	\$675.59	TBD
For a Typical Commercial Unit:	\$745.45	TBD

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

The proposed Special Taxing 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 (RER)).

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 Special Taxing District through petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this Special Taxing District's services, including any bonds then outstanding, do not exceed 25% of the assessed valuation of all properties within the Special Taxing District's boundaries (including homesteads) as shown by the last preceding assessment roll of the City. In my opinion, the proposed multipurpose maintenance program will provide special benefits to properties within the Special Taxing District exceeding the amount of special assessments to be levied.

6. PROCEDURE

Upon approval of the petitioner's plat by the Board, and at the time-of-service provision, the multipurpose maintenance lot or parcel square footage first-year annual rate of the assessment shall be determined and will require the adoption of a multipurpose maintenance assessment roll by the City and is predicated upon failure of the developer/owner, association or CDD to provide required maintenance services. The multipurpose maintenance square footage rate of the assessment for the second year and each year thereafter will then be adjusted annually based on actual expenses. The above annual costs and assessment information for multipurpose maintenance services are for report purposes only and were calculated based on current costs assuming that maintenance services were to commence this year.

However, because costs and/or maintenance service levels may increase, the estimated annual expense, as indicated herein, can only be based on the initial maintenance program. After the first year, the costs of the multipurpose maintenance program will therefore require adjustment annually through the budget process performed by the City as administrator of the Special Taxing District.

7. RECOMMENDATION

I recommend that Sandero Landing Multipurpose Maintenance Special Taxing District be created and transferred pursuant to section 18-22.1 of the Code. The creation of this Special Taxing District will be subject to Board approval only; no election will be necessary as 100% of the property owners signed the petition. No election authorizing the transfer of the Special Taxing District will be necessary if waived by two-thirds (2/3) vote of the members present. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation and transfer of the Sandero Landing 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 Special Taxing District, and thereafter may adopt such ordinance. The ordinance creating and transferring the Special Taxing District shall take effect 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 Special Taxing District. 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) Copy of Petition and Attachments
(2) Copy of Resolution from the City of Homestead
(3) Copy of Memo from Department of Regulatory and Economic Resources
(4) District Boundaries and Geographical Location Sketch (Exhibit A)

MIAMI-DADE COUNTY ATTORNEY'S OFFICE
M E M O R A N D U M

TO: Liset Romero-Lopez
Chief, Special Assessment Districts Division

FROM: Ryan Carlin *RC* DATE: August 6, 2026
Assistant County Attorney

SUBJECT: Sandero Landing Multipurpose Maintenance Special Taxing District

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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 the areas to be maintained are adjacent to or accessible from the public right of way, and are accessible to or usable by the public.

Memorandum



Date: August 5, 2026

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Jodi-Ann Gordon

From: *Nadine Blake* in Lieu of
Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation, and Open Spaces Department

Subject: Sandero Landing 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 name 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 signator is an owner and/or individual signing in his official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

1.	Total number of parcels of land within district boundaries	<u>10</u>
2.	Total number of owners of property within district boundaries	<u>1</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>1</u>
5.	Total number of owners or representatives signing the petition in an official capacity	<u>1</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: Ryan Carlin

MDC014

MIAMI-DADE COUNTY
PARKS, RECREATION AND OPEN SPACES DEPARTMENT
SPECIAL ASSESSMENT DISTRICTS DIVISION

PAGE 1 OF 85

August 13, 2025
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 incorporated area of Miami-Dade County more fully described on the attached Exhibit A.

Tentative Plat(s) Name(s): SANDERO LANDING (T-25202)

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 Parks, Recreation and Open Spaces Department.

OWNER'S NAME & SIGNATURE	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
D.R. HORTON, INC. A Delaware Corporation	6123 LYONS ROAD COCONUT CREEK, FL 33073	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A."	10-7918-001-0091 10-7918-001-0131 10-7918-001-0140
BY: 			10-7918-001-0141
RAFAEL J. ROCA			10-7918-001-0150
VICE PRESIDENT			10-7918-001-0160
			10-7918-001-0170
			10-7918-001-0180
			10-7918-001-0190
			10-7918-001-0200

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 13th day of August, 2025, by Rafael J. Roca as Vice President for D.R. Horton, Inc., a Delaware corporation.

() Personally Known

Type of Identification Produced: _____

(SEAL)




Notary Public, State of Florida

My Commission Expires: 5/12/2028

MDC015

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT KNOWN AS SANDDERO LANDING (T-25202), DATED AUGUST 13, 2025, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

LEGAL DESCRIPTION:

PARENT TRACT:

Parcel 1: 10-7918-001-0150 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3789)

Tract 9, North ½ of Tract 10, North ½ of Tracts 13, 14, 15 and 16, in Block 4, "Miami Land and Development Company's Subdivision" in Section 18, Township 57 South, Range 39 East, according to Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less the following described property, to wit:

The East 110.00 feet of the West 140.00 feet of the North one-half of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (N ½ of SW ¼ of SW ¼ of SE ¼) of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Also, the North 110.00 feet of the West one-half of the Southwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (W ½ of SW ¼ of NE ¼ of SE ¼) of said Section 18.

Also, the North 110.00 feet of the East one-half (E ½) of Tract 7, Block 4 of the "Miami Land and Development Company's Subdivision" of said Section 18, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

Also, a strip of land 110.00 feet in width extending throughout Tract 9, Block 4 of said "Miami Land and Development Company's Subdivision"; said 110-foot strip of land being more specifically described as follows:

From a 3/4" iron pipe marking the Southwest (SW) corner of the Southeast one-quarter (SE ¼) of said Section 18, bear North 00°03'30" West, along the West line of the Southeast one-quarter (SE ¼) of said Section 18, a distance of 677.00 feet to the intersection thereof with the Westerly extension of the South line of said Tract 9; Thence, North 88°37'38" East, along said Westerly extension, a distance of 30.01 feet to the Southwest (SW) corner of said Tract 9 and the point of beginning; Thence, continue North 88°37'38" East, along the South line of said Tract 9, a distance of 110.03 feet; Thence North 00°03'30" West, along a line that is 110.00 feet Easterly of, parallel and as measured at right angles to the West line of said Tract 9, a distance of 335.02 feet to the point of curvature of a curve to the right, having a central angle of 43°03'30" and a radius of 255.00 feet; thence, Northeasterly, along the arc of said curve, a distance of 191.63 feet to the point of tangency; thence, North 43°00'00" East, a distance of 236.68 feet to the point on the North line of said Tract 9; said point bears South 88°39'54" West, a distance of 307.53 feet from the Northeast (NE) corner of said Tract 9; Thence, South 88°39'54" West, along said North line, a distance of 153.79 feet; thence, South 43°00'00" West, a distance of 129.20 feet to the point of curvature of a curve to the left, having a central angle of 43°03'30" and a radius of 365.00 feet; thence, Southwesterly along the arc of said curve, a distance of 274.30 feet to the point of tangency; said point of tangency being on the West line of said Tract 9; Thence, South 00°03'30" East, along said West line, a distance of 337.54 feet to the Point-of-Beginning.

LESS RIGHT-OF-WAY FOR THE FLORIDA TURNPIKE EXTENSION, AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87005-2302.

Parcel 2: 10-7918-001-0141 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3793)

Lot 7, less the North 110.02 feet for Canal C-103-S2 Right-of-Way of Block 4 and Lot 8, less the North 110.02 feet for Canal C-103-S2 Right-of-Way of Block 4 in "Miami Land and Development Company's Subdivision", as recorded in Plat Book 5 at Page 10, of the Public Records of Dade County, Florida, lying in Section 18, Township 57 South, Range 39 East.

Parcel 3: 10-7918-001-0180 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3799)

The N ½ of Lots 11 and 12, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, in the SE ¼ of Section 18, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

Parcel 4: 10-7918-001-0190 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3802)

South ½ of Lots 11 and 12, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, in Section 18, Township 57 South, Range 39 East.

Parcel 5: 10-7918-001-0200 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3806)

South ½ of Lot 13, Block 4, less the South 30.00 feet for Road and less the West 140.00 feet for Road and C 103-S-2 Canal Right-of-Way, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, Section 18, Township 57 South, Range 39 East.

Parcel 6: 10-7918-001-0170 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3810)

The South ½ of the South ½ of Lot 10, Block 4, “Miami Land & Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, located in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Parcel 7: 10-7918-001-0160 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3814)

The North ½ of the South ½ of Lot 10, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, subject to restrictions, reservations and limitations of record, located in Section 18, Township 57 South, Range 39 East, in Miami-Dade County, Florida.

Parcel 8: 10-7918-001-0131 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3818)

That part of Lot 5, Block 4, lying Southeasterly of Canal C-103, Section 18, Township 57 South, Range 39 East, “Miami Land and Development Company’s Subdivision”, Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, LESS any dedicated Right-of-Way.

Parcel 9: 10-7918-001-0140 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3822)

All that part of the West ½ of Lot 6, Block 4 of “Miami Land and Development Company’s Subdivision” of Section 18, Township 57 South, Range 39 East, lying Southwesterly of C-103-S-2 Canal Right-of-Way, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

Parcel 10: 10-7918-001-0091 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3826)

The East Half of Lot 6, Block 4, less the North 110.02 feet thereof, for C-103-S canal Right-of-Way in Section 18, Township 57 South, Range 39 East, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

THE FOLLOWING DESCRIBED PARCEL OF LAND OF SAID PARENT TRACT:

A portion of Lots 5 through 9 and a portion of Lots 12 through 16, together with Lots 10 and 11, all from Block 4, of plat of lands belonging to the “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, less that portion of said Lot 13 deeded to the City of Homestead and identified as Parcel 11, recorded in Official Records Book 29555, Page 4342, and less those portions deeded to Miami-Dade County for Right-of-Way, running along SW 328th Street (SE 8th Street) (Lucy Street), and SW 167th Avenue (SE 12th Avenue) (Tennessee Road), as recorded in Deed Book 1683, Page 307, all of the Public Records of Miami-Dade County, Florida, lying South, East and Southeasterly of Canal 103 South Right-of-Way, as shown in Sheet 16, Drawing Number C-103-7, of the CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, CANAL 103 SOUTH, RIGHT-OF-WAY AND TOPO MAP, and lying North of the most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821 (Ronald Reagan Turnpike), as shown in Sheet 6, Section No. 87005-2302, of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, lying and

being in the SE $\frac{1}{4}$ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South $\frac{1}{4}$ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE $\frac{1}{4}$ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South and along the West line of said Parcel 11 for a distance of 36.42 feet, to the point of intersection with the NW corner of said Parcel 11, said point being the Point-of-Beginning of the following described parcel of land; thence continue N00°03'27"W along said East Right-of-Way line of Canal 103 South, said line being 140.00 feet East of and parallel to the West line of the SE $\frac{1}{4}$ of said Section 18, for a distance of 975.52 feet to the point of intersection with a tangent curve to the right; thence the following four (4) courses along the Southeasterly and South Right-of-Way of said Canal 103 South; thence 191.63 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 43°03'30" to the point of intersection with a tangent line; thence N43°00'03"E along said line for a distance of 921.03 feet to the point of intersection with a tangent curve to the right; thence 203.43 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 45°42'30" to the point of intersection with a tangent line; thence N88°42'32"E along said line for a distance of 1,661.32 feet to the point of intersection with the West Right-of-Way line of SW 167th Avenue (SW 12th Avenue) (Tennessee Road), as per said Deed Book 1683, Page 307, said line being 30.00 feet West of and parallel to the East line of said SE $\frac{1}{4}$ of Section 18; thence S00°13'53"E along said line for a distance of 1,310.69 feet to the point of intersection with said most Northerly Right-of-Way of State Road No. 821; thence the following four courses along said most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821; thence S52°31'34"W for a distance of 374.37 feet; thence S62°31'34"W for a distance of 174.68 feet; thence S72°31'34"W for a distance of 204.48 feet; thence S52°31'34"W for a distance of 375.68 feet to the point of intersection with the North Right-of-Way line of SW 328th Street (SE 8th Street) (Lucy Street), as per said Deed Book 1683, Page 307, said line being 30.00 feet North of and parallel to the South line of said SE $\frac{1}{4}$ of Section 18; thence S88°35'47"W along said line for a distance of 1,347.10 feet to the point of intersection with the SE corner of said Parcel 11; thence N89°56'19"W along the North line of said Parcel 11 for a distance of 250.63 feet to the Point-of-Beginning.

EXHIBIT “B”

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS SANDERO LANDING (T-25202), DATED AUGUST 13, 2025, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

AREAS TO BE MAINTAINED:

WITHIN THE PUBLIC RIGHT-OF-WAY:

- Berms and Landscaping along S.W. 167th Avenue and S.W. 328th Street (Lucy Street).

WITHIN THE PRIVATE ROAD COMMUNITY:

- Open space landscaped areas and private roads (Tract “A”).
- Park and open space landscaped areas within Tracts “B”, “C”, “G”, “H”, “I” and “J”.
- Wall and entrance features along S.E. 7th Court.

MAINTENANCE SCHEDULE:

A) LAWN/GRASS

- 1) CUT AS REQUIRED.
- 2) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE [ON AN INDIVIDUAL CIRCUIT].

B) TREES/SHRUBS

- 1) TRIM, FERTILIZE, MULCH AND TREAT FOR PESTS AS NEEDED.
- 2) REPLACE AS REQUIRED.

C) WALL MAINTENANCE

- 1) MAINTENANCE AND SURFACE REPAIR OF THE EXTERIOR OF A DECORATIVE MASONRY WALL AND THE REMOVAL OF GRAFFITI AS NEEDED.
- 2) WALL COLUMN PAINTING AS NEEDED (EVERY FIVE YEARS).

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 HOMEOWNER’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 TAXING AUTHORITY (CITY OR COUNTY) 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:

- Open space landscaped areas and private roads (Tract “A”).
- Park and open space landscaped areas within Tracts “B”, “C”, “G”, “H”, “I” and “J”.
- Wall and entrance features along S.E. 7th Court.

(ROAD MAINTENANCE INCLUDES INFRASTRUCTURE REPAIR UPON ACTIVATION OF THE DORMANT MULTIPURPOSE DISTRICT).

CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2025-10-153

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING THE CREATION OF THE SANDERO LANDING MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT (STXD), AGGREGATELY ENCOMPASSING APPROXIMATELY 82.95 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A;" AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY ("COUNTY") AND THE CITY FOR THE CREATION AND IMMEDIATE TRANSFER OF THE MULTI-PURPOSE STXD TO THE CITY UPON CREATION PURSUANT TO SECTION 18-3.1 OF THE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL BY THE CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article I of Chapter 18 of the Miami-Dade County Code of Ordinances ("County Code") allows for the creation, establishment, and operation of a dormant special taxing district within incorporated areas for the purpose of providing essential services, capital improvements and maintenance/repair of all common areas, facilities and structures within the proposed residential subdivision development, which may include, but are not limited to roadways, swales, landscaping, street lighting, entrance features, and recreational amenities (collectively referred to as the "Special Taxing District's Improvements"); and

WHEREAS, Section 18-2 of the County Code provides that no special taxing district shall be created within a municipality without the approval of the governing body of the municipality; and

WHEREAS, Section 18-3.1 of the County Code allows the County and a municipality, by joint resolutions, to designate the governing body of such municipality as the governing body of a new special taxing district created wholly within the boundaries of such municipality; and

WHEREAS, the County requires the creation of a dormant multi-purpose residential special taxing district and immediate transfer to the City pursuant to an Interlocal Agreement, when a concurrent Community Development District (CDD) is requested/created; and

WHEREAS, the applicant, D.R. Horton, Inc., has requested to create the Sandero Landing Multi-Purpose Maintenance Special Taxing District (STXD) for an approximately 82.95 acres within the geographical boundaries of the City (the "STXD"), as further depicted and legally described in Exhibit "A;" and

WHEREAS, the City expresses its support for the creation of the STXD; and

WHEREAS, the City hereby requests immediate transfer of control and operation of the STXD upon its creation by the County; and

WHEREAS, the City shall provide for the operation and management of the STXD as well as the maintenance of the Special Taxing District's Improvements; and

WHEREAS, the STXD maintenance service charges, special assessments, or general tax levies will cover the costs associated with providing the Special Taxing District's Improvements; and

WHEREAS, the next steps within this process requires the Miami-Dade County Board of County Commissioners ("BCC") to establish the STXD, pursuant to adoption of a resolution and authorizing the transfer of the STXD to the City, subject to an

executed Interlocal Agreement between the City and the County relating to the immediate transfer of the STXD to the City upon creation by the County (the "Agreement"); and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the City.

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

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Approval. In accordance with County Code Section 18-3.1, the City hereby expresses its support for the County to create and immediately transfer control of the Sandero Landing Multi-Purpose Maintenance Special Taxing District (STXD), comprising a total of approximately 82.95 acres and having external boundaries located within the City, as further depicted and legally described in Exhibit "A," to the City upon its establishment.

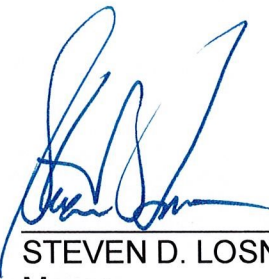
Section 3. Authorization. The City Manager is authorized to execute the Agreement in substantially the form attached as Exhibit "B" concerning transfer of the STXD upon its creation.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution and the attached Agreement.

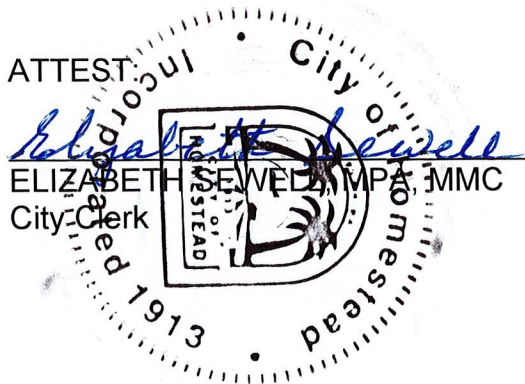
Section 5. Transmittal by the City Clerk. The City Clerk is hereby directed to transmit/provide a certified copy of this Resolution to the Miami-Dade County Board of County Commissioners.

Section 6. Effective Date. That this resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 22nd day of October, 2025.



STEVEN D. LOSNER,
Mayor



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Moved by:
Seconded by:
Council Vote:

Vice Mayor Sean L. Fletcher
Councilman Clemente Canabal
5-2

FINAL VOTE AT ADOPTION

<i>Mayor Steven D. Losner</i>	<u>YES</u>
<i>Vice Mayor Sean L. Fletcher</i>	<u>YES</u>
<i>Councilwoman Erica G. Ávila</i>	<u>NO</u>
<i>Councilwoman Jenifer N. Bailey</i>	<u>YES</u>
<i>Councilman Clemente Canabal</i>	<u>YES</u>
<i>Councilman Thomas Davis</i>	<u>YES</u>
<i>Councilman Larry Roth</i>	<u>NO</u>

Exhibit "A"

INSERT BOUNDARY MAP OF THE SANDERO LANDING STXD

AND LEGAL DESCRIPTION:

**SKETCH AND LEGAL DESCRIPTION
SANDERO LANDING COMMUNITY
DEVELOPMENT DISTRICT**

(THIS IS NOT A SURVEY)

ABBREVIATIONS AND LEGEND:

Δ	Central Angle of Curve
L	Length of Curve
N/A	Not Applicable
O.R.B.	Official Records Book
P.B.	Plat Book
PG.	Page
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R/W	Right-of-Way
R	Radius
SEC.	Section
SEC. 18-57-39	Section 18, Township 57 South, Range 39 East
SQ. FT	Square Feet

SURVEYOR'S REPORT:

-This is not a boundary survey.

-The survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-This document consists of five (5) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.

-Bearings shown hereon are based on an assumed value of N88°35'47"E along the South line of the SE ¼ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the SKETCH AND LEGAL DESCRIPTION of the property described hereon was made under my supervision and that the SKETCH AND LEGAL DESCRIPTION meets the Standard of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537

Digitally signed by Arturo A Sosa
Date: 2025.03.13 13:11:32-04'00'

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@clinesurvey.com



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN: A.J.
CHECKED: A.A.S.
SCALE: N/A
DATE: 03-13-2025
PROJ. #: 2023 H2

SHEET:

1

OF 5 SHEETS

**LEGAL DESCRIPTION
SANDERO LANDING COMMUNITY
DEVELOPMENT DISTRICT**

(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

PARCEL 1

A portion of Lots 5 through 9 and a portion of Lots 12 through 16, together with Lots 10 and 11, all from Block 4, of PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 10 of the public records of Miami-Dade County, Florida, lying South, East and Southeasterly of Canal 103 South Right-of-Way, as shown in Sheet 16, Drawing Number C-103-7, of the CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, CANAL 103 SOUTH, RIGHT OF WAY AND TOPO MAP, and lying North of the most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821 (Ronald Reagan Turnpike), as shown in Sheet 6, Section No. 87005-2302, of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, lying and being in the Southeast ¼ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South ¼ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE ¼ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South for a distance of 55.42 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N00°03'27"W along said East Right-of-Way line of Canal 103 South, said line being 140.00 feet East of and parallel to the West line of the SE ¼ of said Section 18, for a distance of 956.52 feet to the point of intersection with a tangent curve to the right; thence the following four (4) courses along the Southeasterly and South Right-of-Way of said Canal 103 South; thence 191.63 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 43°03'30" to the point of intersection with a tangent line; thence N43°00'03"E along said line for a distance of 921.03 feet to the point of intersection with a tangent curve to the right; thence 203.43 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 45°42'30" to the point of intersection with a tangent line; thence N88°42'32"E along said line for a distance of 1,651.32 feet to the point of intersection with a line 40 feet West of and parallel to the East line of said SE ¼ of Section 18; thence S00°13'53"E along said line for a distance of 1,318.11 feet to the point of intersection with said most Northerly Right-of-Way of State Road No. 821; thence the following four courses along said most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821; thence S52°31'34"W for a distance of 361.81 feet; thence S62°31'34"W for a distance of 174.68 feet; thence S72°31'34"W for a distance of 204.48 feet; thence S52°31'34"W for a distance of 350.21 feet to the point of intersection with a line 45.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 52.80 feet; thence N01°36'20"E for a distance of 1.00 feet to the point of intersection with a line 46.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 449.40 feet; thence N82°23'19"W for a distance of 12.76 feet to the point of intersection with a line 48.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 348.27 feet; thence S00°26'41"W for a distance of 2.00 feet to the point of intersection with a line 46.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 107.88 feet; thence N01°24'13"W for a distance of 3.00 feet to the point of intersection with a line 49.00 feet North of and parallel to the South line of said SE ¼ of Section 18; thence S88°35'47"W along said line for a distance of 396.47 feet; thence N89°56'19"W for a distance of 250.43 feet to the POINT OF BEGINNING.

Legal Description continues on Sheet 3

This document consists of five (5) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN:	A.J.
CHECKED:	A.A.S.
SCALE:	N/A
DATE:	03-13-2025
PROJ. #:	2023 H2

SHEET:
2
OF 5 SHEETS

**LEGAL DESCRIPTION
SANDERO LANDING COMMUNITY
DEVELOPMENT DISTRICT**

(THIS IS NOT A SURVEY)

Legal Description continuation from Sheet 2

LESS AND EXCEPT;

PARCEL 2

A portion of Lots 9, 10, 13, and 14 of Block 4, of PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 10 of the public records of Miami-Dade County, Florida, lying and being in the Southeast ¼ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South ¼ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE ¼ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South for a distance of 689.72 feet; thence N89°56'33"E for a distance of 348.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N89°56'33"E for a distance of 372.20 feet; thence S00°26'41"W for a distance of 403.82 feet; thence S45°26'41"W for a distance of 7.07 feet; thence N89°33'19"W for a distance of 67.89 feet; thence S30°26'10"W for a distance of 126.08 feet; thence S59°30'58"W for a distance of 8.74 feet; thence S88°35'47"W for a distance of 224.28 feet; thence N00°03'27"W for a distance of 526.50 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT;

PARCEL 3

A portion of Lots 14 and 15 of Block 4, of PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 10 of the public records of Miami-Dade County, Florida, lying and being in the Southeast ¼ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South ¼ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE ¼ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South for a distance of 662.10 feet; thence N88°37'08"E for a distance of 800.33 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N88°37'08"E for a distance of 934.59 feet to the point of intersection with a non-tangent curve to the left, a radial line to said point bears N35°19'07"W; thence 479.32 feet along the arc of said non-tangent curve, having a radius of 517.42 feet and a central angle of 53°04'34"; thence S01°36'20"W for a distance of 99.14 feet; thence S45°06'03"W for a distance of 7.25 feet; thence S88°35'47"W for a distance of 575.51 feet; thence N60°28'31"W for a distance of 8.58 feet; thence N29°32'49"W for a distance of 113.02 feet; thence N89°33'19"W for a distance of 67.89 feet; thence N44°33'19"W for a distance of 7.07 feet; thence N00°26'41"E for a distance of 395.39 feet to the POINT OF BEGINNING.

Containing 3,613,330 square feet or 82.95 acres, more or less.

The above described Parcels 2 and 3 are also known as Tracts "E", "F", and "H" of proposed subdivision of SANDERO LANDING, as shown in Miami-Dade County Tentative Plat #25202. (Parcel 2 is Tract "E", and Parcel 3 encompasses Tracts "F" and "H")

This document consists of five (5) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



CONTOUR LINE

SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN: A.J.
CHECKED: A.A.S.
SCALE: N/A
DATE: 03-13-2025
PROJ. #: 2023 H2

SHEET:

3

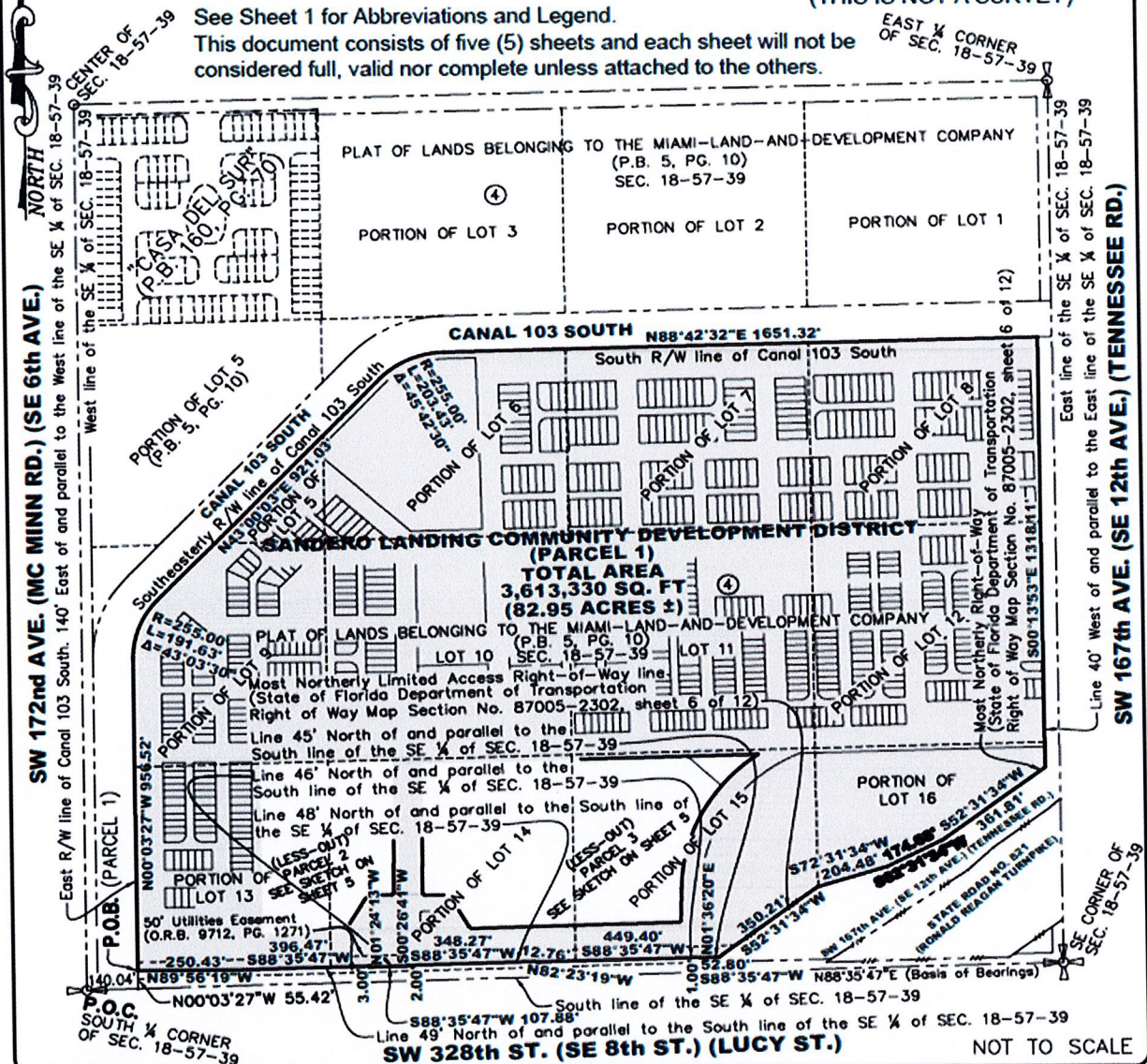
OF 5 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION SANDERO LANDING COMMUNITY DEVELOPMENT DISTRICT

(THIS IS NOT A SURVEY)

See Sheet 1 for Abbreviations and Legend.

This document consists of five (5) sheets and each sheet will not be considered full, valid nor complete unless attached to the others.



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DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 03-13-2025
PROJ. #: 2023 H2

SHEET:
4
OF 5 SHEETS

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SANDERO LANDING COMMUNITY
DEVELOPMENT DISTRICT**

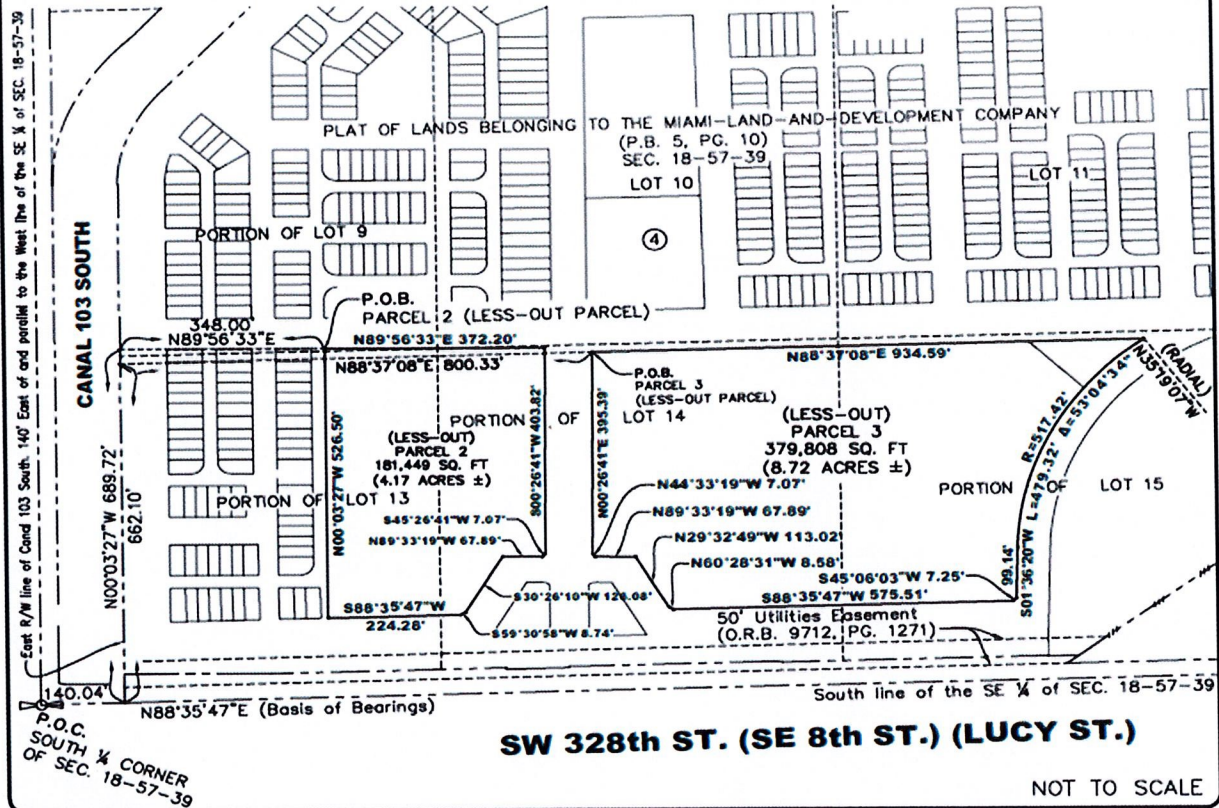
(THIS IS NOT A SURVEY)

See Sheet 1 for Abbreviations and Legend.

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(LESS-OUT PARCELS 2 AND 3)



CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com

DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 03-13-2025
PROJ. #: 2023 H2

SHEET:
5
OF 5 SHEETS

Exhibit "B"

**TRANSFER OF THE SANDERO LANDING MULTI-PURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT (STXD) FROM MIAMI-DADE COUNTY TO THE CITY
OF HOMESTEAD**

THIS AGREEMENT FOR TRANSFER OF THE **SANDERO LANDING MULTI-PURPOSE MAINTENANCE SPECIAL TAXING DISTRICT** TO BE CREATED BY MIAMI-DADE COUNTY (AGREEMENT), made and entered into this 22nd day of October, 2025, by and between the **CITY OF HOMESTEAD, FLORIDA**, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the "City") and **MIAMI-DADE COUNTY**, a political subdivision of the STATE OF FLORIDA (hereinafter referred as the "County").

WITNESSETH

WHEREAS, the City has requested the creation and immediate transfer of control of the Sandero Landing Multi-Purpose Maintenance Special Taxing District ("Special Taxing District") from the County to the City such that the City Council will become the governing body responsible for the Special Taxing District; and

WHEREAS, the City and the County are mutually desirous of transferring the Special Taxing District to the City; and

WHEREAS, the County is immediately transferring the Special Taxing District to the City upon creation, and therefore the County will not establish or provide any services or assets to the Special Taxing District; and

WHEREAS, the City shall take full responsibility for the operation and maintenance of the Special Taxing District as determined herein, including exclusive responsibility for all pre-existing and future liabilities, whether known or unknown,

NOW, THEREFORE, in consideration of the covenants herein provided, the City of Homestead and Miami-Dade County agree as follows:

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective if passed pursuant to a joint resolution of the City and County transferring the Special Taxing District ("Transfer Date").
3. As of the Transfer Date, the Board of County Commissioners will no longer be the governing body of the Special Taxing District, and the City Council shall be the governing board of the Special Taxing District.

4. Prior to the Transfer Date, the County's involvement with the Special Taxing District shall be exclusively administrative to effectuate the creation and immediate transfer of the Special Taxing District to the City.
5. On Transfer Date, the County will cease all involvement, and the City will be exclusively responsible for the Special Taxing District.
6. Beginning on the Transfer Date, the City shall be responsible for all pre-existing and future liabilities of the Special Taxing District, whether known or unknown.
7. The City shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District. If the City intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the City shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
8. The City shall be responsible for arranging for the Special Taxing District's utility accounts, and procuring contracts with vendors to provide all necessary services to the Special Taxing District.
9. The City shall be responsible for establishing its own protocols and policies for administration and assessment of the Special Taxing District.
10. The City shall be responsible for the continuous operation, maintenance, repair, and replacement, when necessary, of the Special Taxing District's improvements.
11. The City shall be responsible for payment of all of the Special Taxing District's expenses. It is provided, however, that such payment of the Special Taxing District's expenses incurred by the City are properly chargeable to the Special Taxing District.
12. Within sixty (60) days of the Transfer Date, the County shall provide to the City a final financial reconciliation of all known liabilities for the Special Taxing District. Any omission from the final reconciliation shall not constitute a waiver by either the County or the City for payment to or from the Special Taxing District's account.
13. The County shall issue an invoice to the City for any deficit in the Special Taxing District's account, including, but not limited to, the costs to establish the Special Taxing District. The City shall pay the invoice within sixty (60) days of receipt. It is provided, however, that such expenses incurred by the City are properly chargeable to the Special Taxing District.

14. Pursuant to section 2-8.9 of the Code of Miami-Dade County, the City is encouraged to pay the Living Wage.
15. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the City does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the City's operation of the Special Taxing District or the City's failure to provide services or maintain, repair, replace, or operate the improvements.
16. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the City and the County and shall remain in full force and effect and be binding on the City, and any permitted successors or assigns.
17. In the event that the City requests any third party to assume any of the responsibilities hereunder, the City acknowledges that such assumption shall not relieve the City from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the County to any liability for any damage, injury, or claim that may arise.
18. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the County's or City's sovereign rights.
19. The language agreed to herein expresses the mutual intent and agreement of the County and the City, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.
20. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the City and County designate the following as the respective places for notice purposes:

City: City of Homestead
Attn: City Manager
100 Civic Court
Homestead, Florida 33030

With a copy to: City of Homestead
Attn: City Attorney
100 Civic Court
Homestead, FL 33030

County: Miami-Dade County
Attn: Office of the Mayor
Stephen P. Clark Center
111 NW 1st Street, 29th Floor
Miami, FL 33128

Miami-Dade County
Attn: Special Assessment Districts Division
Stephen P. Clark Center
111 NW 1st Street, 15th Floor
Miami, FL 33128

With a copy to: Miami-Dade PROS Director
275 NW 2nd Street, 5th Floor,
Miami, FL 33128

Miami-Dade County Attorney's Office,
111 NW 1st Street, Suite 2810,
Miami, FL 33128

IN WITNESS WHEREOF, the City of Homestead has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

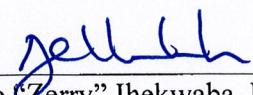
ATTEST:

CITY OF HOMESTEAD, a municipal corporation

By:


Elizabeth Sewell, MPA, MMC
City Clerk

By:

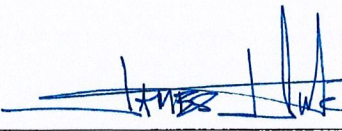

Nzeribe "Zerry" Ihekwa, PhD, PE.
City Manager

R2025-10-153

14

MDC033

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

By: 
City Attorney

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

ATTEST:

By: _____
Mayor or Mayor's Designee

Date

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Date

Memorandum



Date: September 22, 2025

To: Christina White, Director
Department of Parks, Recreation and Open Spaces

From: *Jerry Bell*
Jerry Bell, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

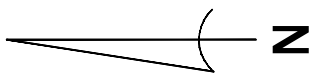
Subject: Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) 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, through September 30, 2026, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2030-2040 Comprehensive Development Master Plan (CDMP). Capital Improvement Element Policy CIE-4A states: "Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible" (Adopted Components as Amended through January 19, 2023, page IX-9). The provision for services over and above minimum standards required for neighborhoods and communities may be accomplished through special taxing districts as may be prescribed by the Code.

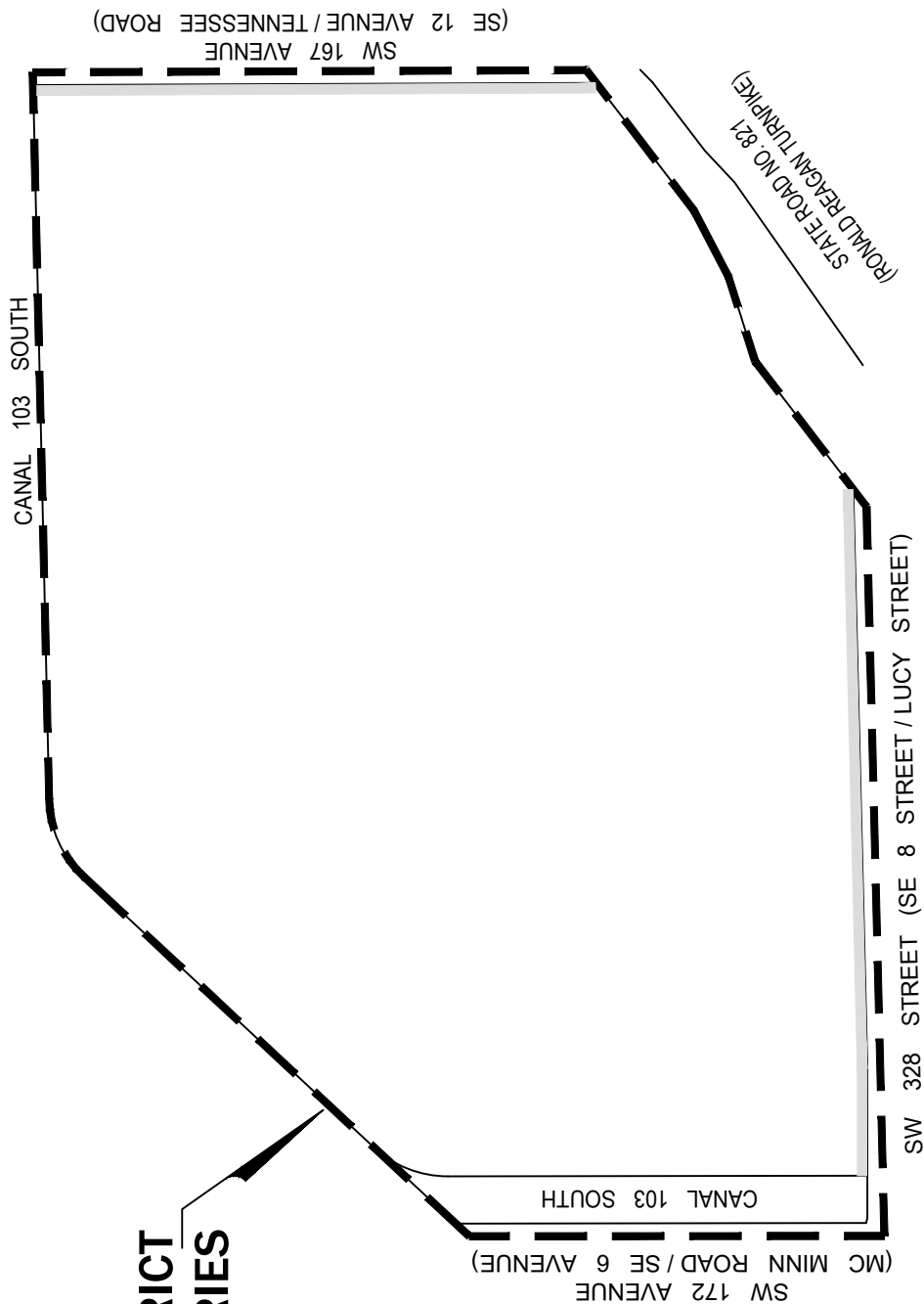
The RER has no objection to a blanket approval with condition to establish future special taxing districts as limited to requests for street lighting, landscape maintenance, walls adjacent to double frontage lots and lake maintenance districts. The previously noted special taxing districts may be established on the condition that the RER Development Services Division review all landscape maintenance districts and lake maintenance districts for consistency with Landscape Code (Chapter 18A) Section 18A-6(L) Storm Water Retention/Detention Areas.

JB:GR:ad

MDC036



**DISTRICT
BOUNDARIES**



SANDERO LANDING
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

SHADING DENOTES AREAS TO BE MAINTAINED. SEE ATTACHED
SHEET FOR SERVICE DESCRIPTIONS AND LOCATIONS.



M-934 (COMM. 0008)
SECTION: 18 - 57 - 39

EXHIBIT "A"
(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

ATTACHMENT TO EXHIBIT “A”
SANDERO LANDING
MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

WITHIN THE PUBLIC RIGHT-OF-WAY:

- BERMS AND LANDSCAPING ALONG SW 167TH AVENUE AND ALONG SW 328TH STREET (LUCY STREET)
-

WITHIN THE PRIVATE ROAD COMMUNITY:

- OPEN SPACE LANDSCAPED AREAS AND PRIVATE ROADS (TRACT "A").
- PARK AND OPEN SPACE LANDSCAPED AREAS WITHIN TRACTS “B”, “C”, “G”, “H”, “I” AND “J”.
- WALL AND ENTRANCE FEATURES ALONG S.E. 7TH COURT.

MAINTENANCE SCHEDULE:

A) LAWN/GRASS

- 1) CUT AS REQUIRED
- 2) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE [ON AN INDIVIDUAL CIRCUIT].

B) TREES/SHRUBS

- 1) TRIM, FERTILIZE, MULCH AND TREAT FOR PESTS, AS NEEDED
- 2) REPLACE, AS REQUIRED.

C) WALL MAINTENANCE

- 1) MAINTENANCE AND SURFACE REPAIR OF THE EXTERIOR OF A DECORATIVE MASONRY WALL AND THE REMOVAL OF GRAFFITI, AS NEEDED
- 2) WALL COLUMN PAINTING AS NEEDED (EVERY FIVE YEARS)

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 HOMEOWNER’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 TAXING AUTHORITY (CITY OR COUNTY) 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:

- OPEN SPACE LANDSCAPED AREAS AND PRIVATE ROADS (TRACT "A")
- PARK AND OPEN SPACE LANDSCAPED AREAS WITHIN TRACTS “B”, “C”, “G”, “H”, “I” AND “J”.
- WALL AND ENTRANCE FEATURES ALONG S.E. 7TH COURT.

(ROAD MAINTENANCE INCLUDES INFRASTRUCTURE REPAIR UPON ACTIVATION OF THE DORMANT MULTIPURPOSE DISTRICT).



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 20, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(H)

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
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) 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. 4(H)
10-20-26

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY CANAL 103 SOUTH, ON THE EAST BY SW 167 AVENUE (SE 12 AVENUE/TENNESSEE ROAD), ON THE SOUTH BY SW 328 STREET (SE 8 STREET/LUCY STREET), AND ON THE WEST BY SW 172 AVENUE (MCMINN ROAD/SE 6 AVENUE), KNOWN AND DESCRIBED AS SANDERO LANDING MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

WHEREAS, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures 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. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. In accordance with the provisions of chapter 18 of the Code, a special taxing district, to be known and designated as the Sandero Landing Multipurpose Maintenance Special Taxing District in Miami-Dade County, Florida, is hereby created within and transferred to the

municipal limits of the City of Homestead, Florida. Pursuant to chapter 18 of the Code, Miami-Dade County has received approval from the City of Homestead, pursuant to City Resolution No. R2025-10-153, to create and transfer this Special Taxing District.

Section 3. The area or boundaries of this Special Taxing District, generally bounded on the north by Canal 103 South, on the east by SW 167 Avenue (SE 12 Avenue/Tennessee Road), on the south by SW 328 Street (SE 8 Street/Lucy Street), and on the west by SW 172 Avenue (McMinn Road/SE 6 Avenue), and located entirely within Commission District 8, are as follows:

Parcel of land lying in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Sandero Landing, Tentative Plat No. T-25202; being more particularly described as follows:

PARENT TRACT:

Parcel 1: 10-7918-001-0150 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3789)

Tract 9, North ½ of Tract 10, North ½ of Tracts 13, 14, 15 and 16, in Block 4, “Miami Land and Development Company’s Subdivision” in Section 18, Township 57 South, Range 39 East, according to Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less the following described property, to-wit:

The East 110.00 feet of the West 140.00 feet of the North one-half of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (N ½ of SW ¼ of SW ¼ of SE ¼) of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Also, the North 110.00 feet of the West one-half of the Southwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (W ½ of SW ¼ of NE ¼ of SE ¼) of said Section 18.

Also, the North 110.00 feet of the East one-half (E ½) of Tract 7, Block 4 of the “Miami Land and Development Company's Subdivision” of said Section 18, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

Also, a strip of land 110.00 feet in width extending throughout Tract 9, Block 4 of said "Miami Land and Development Company's Subdivision"; said 110-foot strip of land being more specifically described as follows:

From a 3/4" iron pipe marking the Southwest (SW) corner of the Southeast one-quarter (SE ¼) of said Section 18, bear North 00°03'30" West, along the West line of the Southeast one-quarter (SE ¼) of said Section 18, a distance of 677.00 feet to the intersection thereof with the Westerly extension of the South line of said Tract 9; Thence, North 88°37'38" East, along said Westerly extension, a distance of 30.01 feet to the Southwest (SW) corner of said Tract 9 and the point of beginning; Thence, continue North 88°37'38" East, along the South line of said Tract 9, a distance of 110.03 feet; Thence North 00°03'30" West, along a line that is 110.00 feet Easterly of, parallel and as measured at right angles to the West line of said Tract 9, a distance of 335.02 feet to the point of curvature of a curve to the right, having a central angle of 43°03'30" and a radius of 255.00 feet; thence, Northeasterly, along the arc of said curve, a distance of 191.63 feet to the point of tangency; thence, North 43°00'00" East, a distance of 236.68 feet to the point on the North line of said Tract 9; said point bears South 88°39'54" West, a distance of 307.53 feet from the Northeast (NE) corner of said Tract 9; Thence, South 88°39'54" West, along said North line, a distance of 153.79 feet; thence, South 43°00'00" West, a distance of 129.20 feet to the point of curvature of a curve to the left, having a central angle of 43°03'30" and a radius of 365.00 feet; thence, Southwesterly along the arc of said curve, a distance of 274.30 feet to the point of tangency; said point of tangency being on the West line of said Tract 9; Thence, South 00°03'30" East, along said West line, a distance of 337.54 feet to the Point-of-Beginning.

LESS RIGHT-OF-WAY FOR THE FLORIDA TURNPIKE
EXTENSION, AS SHOWN ON STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP
SECTION NO. 87005-2302.

Parcel 2: 10-7918-001-0141 (SPECIAL WARRANTY DEED BOOK
34296 PAGE 3793)

Lot 7, less the North 110.02 feet for Canal C-103-S2 Right-of-Way of
Block 4 and Lot 8, less the North 110.02 feet for Canal C-103-S2
Right-of-Way of Block 4 in "Miami Land and Development
Company's Subdivision", as recorded in Plat Book 5 at Page 10, of the

Public Records of Dade County, Florida, lying in Section 18, Township 57 South, Range 39 East.

Parcel 3: 10-7918-001-0180 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3799)

The N ½ of Lots 11 and 12, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, in the SE ¼ of Section 18, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

Parcel 4: 10-7918-001-0190 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3802)

South ½ of Lots 11 and 12, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, in Section 18, Township 57 South, Range 39 East.

Parcel 5: 10-7918-001-0200 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3806)

South ½ of Lot 13, Block 4, less the South 30.00 feet for Road and less the West 140.00 feet for Road and C 103-S-2 Canal Right-of-Way, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, Section 18, Township 57 South, Range 39 East.

Parcel 6: 10-7918-001-0170 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3810)

The South ½ of the South ½ of Lot 10, Block 4, “Miami Land & Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, located in Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Parcel 7: 10-7918-001-0160 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3814)

The North ½ of the South ½ of Lot 10, Block 4, “Miami Land and Development Company’s Subdivision”, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, subject to restrictions, reservations and limitations of record, located in Section 18, Township 57 South, Range 39 East, in Miami-Dade County, Florida.

Parcel 8: 10-7918-001-0131 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3818)

That part of Lot 5, Block 4, lying Southeasterly of Canal C-103, Section 18, Township 57 South, Range 39 East, "Miami Land and Development Company's Subdivision", Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, LESS any dedicated Right-of-Way.

Parcel 9: 10-7918-001-0140 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3822)

All that part of the West ½ of Lot 6, Block 4 of "Miami Land and Development Company's Subdivision" of Section 18, Township 57 South, Range 39 East, lying Southwesterly of C-103-S-2 Canal Right-of-Way, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

Parcel 10: 10-7918-001-0091 (SPECIAL WARRANTY DEED BOOK 34296 PAGE 3826)

The East Half of Lot 6, Block 4, less the North 110.02 feet thereof, for C-103-S canal Right-of-Way in Section 18, Township 57 South, Range 39 East, "Miami Land and Development Company's Subdivision", according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

THE FOLLOWING DESCRIBED PARCEL OF LAND OF SAID PARENT TRACT:

A portion of Lots 5 through 9 and a portion of Lots 12 through 16, together with Lots 10 and 11, all from Block 4, of plat of lands belonging to the "Miami Land and Development Company's Subdivision", according to the Plat thereof, as recorded in Plat Book 5, Page 10, less that portion of said Lot 13 deeded to the City of Homestead and identified as Parcel 11, recorded in Official Records Book 29555, Page 4342, and less those portions deeded to Miami-Dade County for Right-of-Way, running along SW 328th Street (SE 8th Street) (Lucy Street), and SW 167th Avenue (SE 12th Avenue) (Tennessee Road), as recorded in Deed Book 1683, Page 307, all of the Public Records of Miami-Dade County, Florida, lying South, East and Southeasterly of Canal 103 South Right-of-Way, as shown in Sheet 16, Drawing Number C-103-7, of the CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, CANAL 103 SOUTH, RIGHT-OF-WAY AND TOPO MAP, and lying North of the most Northerly Right-of-Way and Limited Access Right-of-Way line of

State Road No. 821 (Ronald Reagan Turnpike), as shown in Sheet 6, Section No. 87005-2302, of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, lying and being in the SE $\frac{1}{4}$ of Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the South $\frac{1}{4}$ corner of said Section 18; thence N88°35'47"E as a basis of bearings along the South line of the SE $\frac{1}{4}$ of said Section 18 for a distance of 140.04 feet; thence N00°03'27"W along the East Right-of-Way line of said Canal 103 South and along the West line of said Parcel 11 for a distance of 36.42 feet, to the point of intersection with the NW corner of said Parcel 11, said point being the Point-of-Beginning of the following described parcel of land; thence continue N00°03'27"W along said East Right-of-Way line of Canal 103 South, said line being 140.00 feet East of and parallel to the West line of the SE $\frac{1}{4}$ of said Section 18, for a distance of 975.52 feet to the point of intersection with a tangent curve to the right; thence the following four (4) courses along the Southeasterly and South Right-of-Way of said Canal 103 South; thence 191.63 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 43°03'30" to the point of intersection with a tangent line; thence N43°00'03"E along said line for a distance of 921.03 feet to the point of intersection with a tangent curve to the right; thence 203.43 feet along the arc of said curve, having a radius of 255.00 feet and a central angle of 45°42'30" to the point of intersection with a tangent line; thence N88°42'32"E along said line for a distance of 1,661.32 feet to the point of intersection with the West Right-of-Way line of SW 167th Avenue (SW 12th Avenue) (Tennessee Road), as per said Deed Book 1683, Page 307, said line being 30.00 feet West of and parallel to the East line of said SE $\frac{1}{4}$ of Section 18; thence S00°13'53"E along said line for a distance of 1,310.69 feet to the point of intersection with said most Northerly Right-of-Way of State Road No. 821; thence the following four courses along said most Northerly Right-of-Way and Limited Access Right-of-Way line of State Road No. 821; thence S52°31'34"W for a distance of 374.37 feet; thence S62°31'34"W for a distance of 174.68 feet; thence S72°31'34"W for a distance of 204.48 feet; thence S52°31'34"W for a distance of 375.68 feet to the point of intersection with the North Right-of-Way line of SW 328th Street (SE 8th Street) (Lucy Street), as per said Deed Book 1683, Page 307, said line being 30.00 feet North of and parallel to the South line of said SE $\frac{1}{4}$ of Section 18; thence S88°35'47"W along said line for a distance of 1,347.10 feet to the point of intersection with the SE corner of said

Parcel 11; thence N89°56'19"W along the North line of said Parcel 11 for a distance of 250.63 feet to the Point-of-Beginning.

The areas and geographical locations of this Special Taxing District are shown on the map or sketch, attached to the accompanying memorandum.

Section 4. The improvements and/or services to be provided in this Special Taxing District will consist of the following:

Maintenance of landscaped swales, medians, common areas, entrance features, wetlands, lakes, and the exterior of any fencing or walls within the Special Taxing District's boundaries abutting public rights-of-way, including maintenance of turf, trees, shrubs, irrigation, and utility payments, should any association or community development district (CDD) fail to provide these services. The Special Taxing 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 City of Homestead and recorded in the Public Records. Services will commence following failure of any association or CDD to provide these services and will require the adoption of a multipurpose maintenance assessment roll by the City Council. Other maintenance services may be provided in the future as specified in the Special Taxing District's ordinance and amendments thereto.

Section 5. The estimated cost to the property owners for the multipurpose maintenance services and operations by the Special Taxing District, if activated, including engineering, administration, billing, collecting and processing for the first year will be \$843,532.78 (\$0.5055 per assessable square foot). The succeeding years' assessments will be adjusted based on actual costs.

Section 6. The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the 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 7. 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 8. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

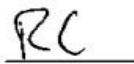
Section 9. The provisions of this Ordinance shall become effective 10 days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Ryan Carlin