

Memorandum



Date: (Public Hearing: 6-15-21)
April 20, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Agenda Item No. 5(G)

From: Daniella Levine Cava
Mayor

Ordinance No. 21-53

Subject: Ordinance Creating the Stellar North Community Development District

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached Ordinance creating the Stellar North Community Development District (CDD) within the City of Florida City, Florida, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to the acceptance of the declaration of restrictive covenants running with the lands within the jurisdiction of the CDD.

Scope

This Stellar North CDD is located within Commission District 9, represented by Commissioner Kionne L. McGhee, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the CDD.

Fiscal Impact/Funding Source

The creation of the Stellar North CDD will have no fiscal impact to the County. CDD funding is derived from assessments levied against the properties within the CDD, which are secured by a lien against the properties and collected directly by the CDD or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County.

Social Equity Statement

The proposed Ordinance grants a petition for the creation of the Stellar North CDD, pursuant to the procedures and factors set forth in Section 190.005, Florida Statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the CDD will have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the proposed district, regardless of their demographics or income levels. The CDD is a timely, efficient, effective, responsive, and economic way to deliver and finance basic community development services.

Track Record/Monitor

This development has private roads that are to be maintained by a Homeowners’ Association (HOA) or the Stellar North CDD. A Special Taxing District will be created to maintain the development’s infrastructure, such as private roadways, private area storm drainage, and landscaping, should the CDD be dissolved or fail to fulfill its maintenance obligations. The Special Taxing District will remain dormant until such time as the County determines to implement the district.

Delegation of Authority

This Ordinance does not delegate any authority to the County Mayor or designee.

Background

KL Florida City, LLC., (“Petitioner”), the petitioner of the Stellar North Development, has filed an application to create the Stellar North CDD in connection with said development. Stellar North Development is a proposed 29 acre residential and commercial development lying wholly within the municipal limits of the City of Florida City, Florida, in an area bounded by SE 6 Avenue on the east, theoretical NE 12 Street on the south, theoretical NE 3 Avenue on the west, and SW 328 Street (E Lucy Street) on the north. The Stellar North CDD is designed to provide a financing mechanism for community infrastructure, facilities, and services along with certain ongoing operations and maintenance for the Stellar North CDD. The development plan for the lands within the proposed Stellar North CDD includes construction of 11,000 square feet of commercial space and 359 townhomes units with associated roadway improvements, stormwater management system, wastewater collection system, and water distribution system, which are estimated to cost approximately \$8.540 million. This development has private roads that are to be maintained by a HOA or the Stellar North CDD. A detailed summary of CDD elements, as well as the cost and anticipated lack of fiscal impacts to government agencies, are presented in the attached application submitted by the Petitioner. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of \$15,000.00 to the County and will pay an additional \$15,000.00 for future advertising costs according to State Statute.

A declaration of restrictive covenants has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, which was adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at the time of closing. The declaration of restrictive covenants provides for: (1) notice in the public records of the projected taxes and assessments to be levied by the Stellar North CDD; (2) individual prior notice to the initial purchaser of a residential lot or unit within the development; and (3) provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government’s jurisdiction and powers.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: June 15, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(G)

Please note any items checked.

- ☒ "3-Day Rule" for committees applicable if raised
- ☒ 6 weeks required between first reading and public hearing
- ☒ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(G)
6-15-21

ORDINANCE NO. 21-53

ORDINANCE GRANTING PETITION OF KL FLORIDA CITY, LLC., FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT GENERALLY BOUNDED ON THE NORTH BY SW 328 STREET (E LUCY STREET) , ON THE EAST BY SE 6 AVENUE, ON THE SOUTH BY THEORETICAL NE 12 STREET, AND ON THE WEST BY THEORETICAL NE 3 AVENUE; CREATING AND ESTABLISHING STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING PROFERRED DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

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

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

WHEREAS, KL Florida City, LLC, a Florida Company (“Petitioner”) has petitioned for the establishment of the Stellar North Community Development District (“District”); and

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

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

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

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

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

WHEREAS, the owner of the properties that are to be developed and served by the community development services and facilities to be provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential lots or units with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

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

WHEREAS, the Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

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

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

Section 2. The Petition to establish the District over the real property described in the Petition attached hereto, which was filed by the Petitioner on Marh 12, 2021, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit A.

Section 3. The external boundaries of the District shall be as depicted in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit B to the Ordinance. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated as Exhibit C.

Section 4. The initial members of the Board of Supervisors shall be as follows:

Jim Harvey

Greg Meath

Michael Caputo

Candice Smith

Jon Seifel

Section 5. The name of the District shall be the “Stellar North Community Development District.”

Section 6. The District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005 (2)(d), Florida Statutes, the charter for the Stellar North Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Board of County Commissioners hereby grants to the District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Board of County Commissioners hereby grants to the District the special powers authorized pursuant to Section 190.012 (1), Florida Statutes and Sections 190.012

(2)(a)(d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b) Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10. All bonds issued by the District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Board of County Commissioners.

Section 12. Notwithstanding any power granted to the District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14. This Board hereby accepts that Declaration of Restrictive Covenants proffered by the owner of the lands within the jurisdiction of the District, in connection with the petition submitted by the Petitioner and approved herein.

Section 15. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 16. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

Section 17. This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

June 15, 2021

Approved by County Attorney as
to form and legal sufficiency:

GKS for GBK

Prepared by:

MSM

Michael J. Mastrucci

Date: March 12, 2021

To: Melissa Adames, Division Chief
Office of the Clerk of the Board
Attn: Shania Monplaisir

From: Lorena Guerra-Macias, Chief 
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Stellar North Community Development District –
Creation

The attached petition was submitted by Stellar North Community Development District and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Florida State Statute Chapter 190 and Miami-Dade County Policy.

The filing date of record is March 12, 2021.

Attachment

c: Michael Mastrucci
Assistant County Attorney

"EXHIBIT A to the Ordinance"

PETITION TO CREATE STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

Dated: March 12, 2021

**PETITION TO ESTABLISH
STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

January, 2021

**PETITION TO ESTABLISH STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, KL FLORIDA CITY LLC, a Florida limited liability company ("Petitioner"), petitions Miami-Dade County, Florida ("County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and the Miami-Dade Home Rule Charter, to adopt an ordinance to establish a Community Development District (the "District") and to designate the land area for which the District would manage and finance basic services delivery and states as follows:

1. **Petitioner and Authorized Agent:** Petitioner is a Florida limited liability company, which has principal offices at 105 NE 1st Street, Delray Beach, Florida 33444. Copies of all correspondence and official notices should also be sent to the authorized agent for Petitioners:

Dennis E. Lyles, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 E. Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301
Phone: 954-764-7150 / Fax: 954-764-7279
Email: dlyles@bclmr.com

2. **District Location and Description:** The land area to be included in the District comprises approximately 29+/- gross acres. A map showing the location of the land area to be included in the District is attached hereto as **Exhibit 1**. All of the land within the proposed District is located in the City of Florida City, Miami-Dade County, Florida. A metes and bounds legal description of the external boundaries of the District is attached hereto as **Exhibit 2**.

3. **District Impact:** All property within the external boundaries of the District will be part of the District. The impact of creating the District on the parcels adjacent to the District should be positive, in that the facilities provided by the District and maintenance of same should result in an aesthetically pleasing surrounding area with beneficial infrastructure while not

detrimentally affecting anyone outside the District. In addition, any potential establishment costs to Miami-Dade County, the establishing entity, will be nominal.

4. **Property Owners Consent:** Attached hereto as **Exhibit 3** is documentation constituting written consent to the establishment of the District by the owners of the real property to be included in and serviced by the District.

5. **Initial Governing Board:** The five (5) persons designated to serve as the initial members of the board of supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section 190.006, Florida Statutes, are named in **Exhibit 4** attached hereto.

6. **District Name:** The proposed name of the District is Stellar North Community Development District.

7. **Water and Sewer Lines:** The major trunk water mains, sewer interceptors and outfalls currently in existence to serve the District are identified on **Exhibit 5** attached hereto.

8. **Timetables and Construction Costs:** The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached hereto as **Exhibits 6** and **7**, respectively.

Petitioner intends that the District will finance (i) stormwater management system, (ii) water distribution system, (iii) wastewater collection system and (iv) roadways. The stormwater management system and roadways will be owned and maintained by the District. The water distribution and the wastewater collection systems will be owned and maintained by City of Florida City.

8. **Zoning Designation; Future Land Use:** The land within the District is currently zoned Planned Unit Development and Commercial in the City of Florida City. The future land use amendment and zoning approval for the project within the District is attached hereto as

Composite Exhibit 8. The proposed residential and commercial land uses for the District are consistent with the Florida City, Florida Comprehensive Plan.

9. **Statement of Estimated Regulatory Costs:** The statement of estimated regulatory costs of the granting of this Petition and the establishment of the District pursuant thereto is attached hereto as **Exhibit 9**.

10. **Rights to be Granted the District:** Petitioner hereby requests that the District be granted the right to exercise all powers provided for in Sections 190.012(1) and (2)(a) and (d), Florida Statutes.

11. **Declaration of Restrictive Covenants:** Attached hereto as **Exhibit 10** is a copy of Declaration of Restrictive Covenants applicable to the residential portion of the subject property, which has been executed by the Landowner.

12. **Resolution of Support from City:** Attached hereto as **Exhibit 11** is a copy of the City of Florida City, Florida Resolution in support for the District.

13. **Disclosure Requirements:** Petitioner undertakes on behalf of the District that Petitioner and the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009, Florida Statutes, as amended and as required as a condition of the creation of the District by the Board of County Commissioners of Miami-Dade County.

14. **Responsibility for Landscape Maintenance in the Public-Rights-of-Way:** The maintenance of improved swales and medians in the public rights-of-way excluding swale maintenance by owners of property as defined by Chapter 19 of the Code of Miami-Dade County shall be provided by District, including but not limited to, irrigation, landscape lighting, payment of related utility bills, turf, trees, shrubs and any other landscaping improvements provided or caused by this development, covenants associated with landscaping permitting in the public rights-of-way notwithstanding. In the event the District is dissolved or becomes defunct and fails to

provide maintenance services within the public rights-of-way as specified herein, the required dormant multipurpose maintenance special taxing district shall be activated to provide any such maintenance services.

15. **Reasons for the Establishment of the District:** The property within the District is amenable to operating as an independent special district for the following reasons:

a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the effective Miami-Dade County Comprehensive Master Plan.

b) The area of land within the District is part of a unified plan of development. The land encompassing the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

c) The community development services of the District will be compatible with the capacity and use of the existing local and regional community development services and facilities.

d) The District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside of the District.

WHEREFORE, Petitioner respectfully requests Miami-Dade County to:

A. Schedule a public hearing to consider this Petition pursuant to the uniform procedures set forth in Section 190.005(2)(b) and (1)(d), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the land area to be serviced by the District, pursuant to Sections 190.005(2), Florida Statutes.

Respectfully submitted this 22nd day of January, 2021.

KL Florida City LLC, a Florida limited liability company

By its Manager, The Kolter Group LLC, a Florida limited liability company,

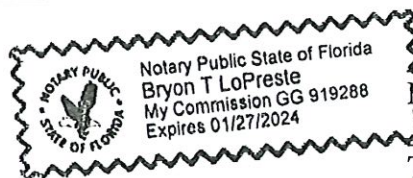
By:

Name: James P. Harvey

Title: Authorized Signatory of KL Florida City LLC

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 22nd day of January, 2021 by James P. Harvey, as Vice President of The Kolter Group LLC, a Florida limited liability company, the Manager of KL Florida City LLC, a Florida limited liability company, who is personally known to me ☐ or produced _____ as identification.

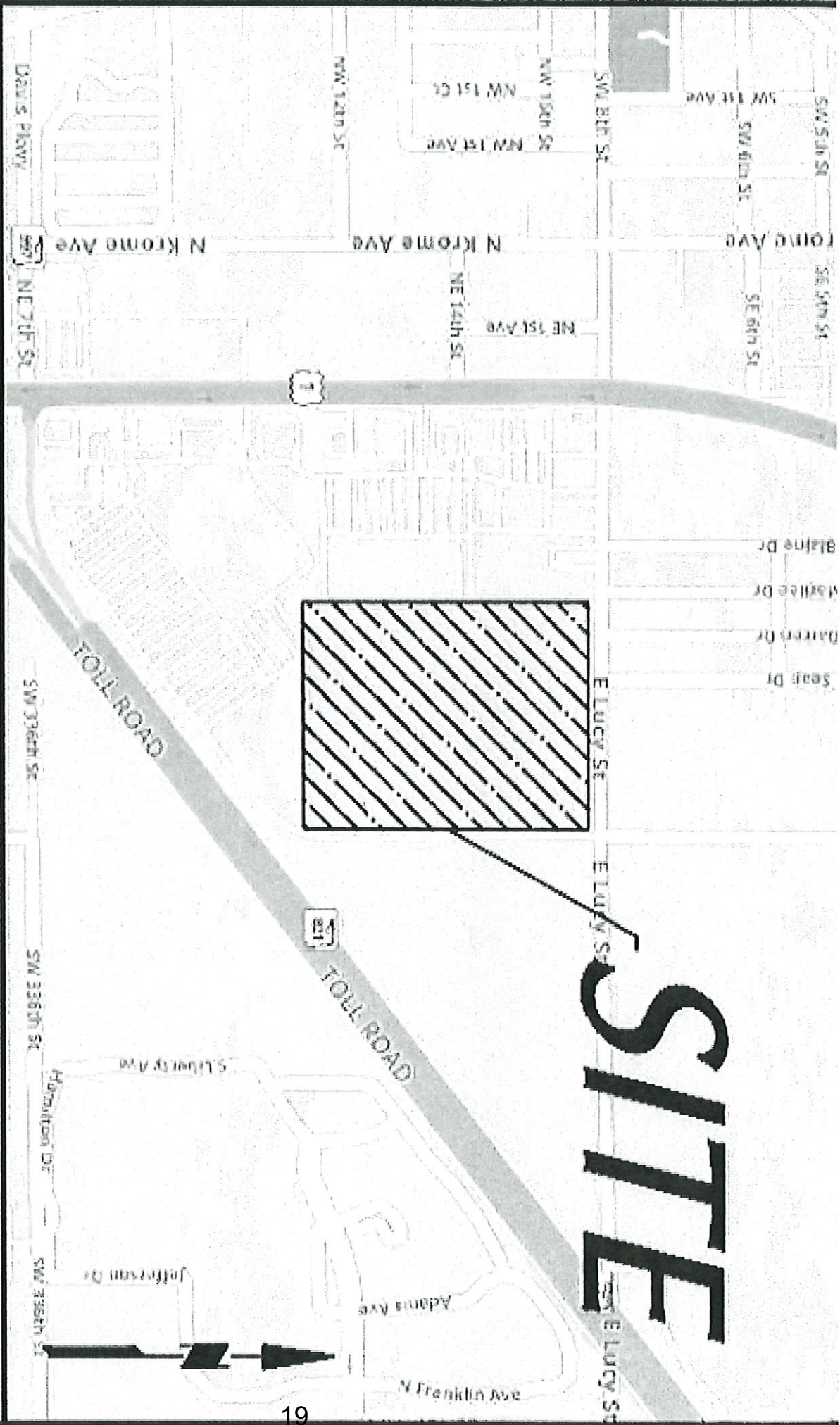


Notary Public

Bryon T. LoPreste

Typed, printed or stamped name of Notary Public

EXHIBIT 1
LOCATION



PROJECT LOCATION MAP

SOURCE:
Microsoft Corporation. HERE

EXHIBIT 2
METES AND BOUNDS DESCRIPTION



REVIEWS		
1/26/21	COMBINED DESCRIPTION	3
1/17/21	Added Proposed Tract B	2
11/3/20	Added Certification	1
Date	Description	No.



Langan Engineering & Services, Inc.
Environmental Services, Inc.
15150 NW 77th Court, Suite 200
Miami Lakes, FL 33016
T: 781.464.7000 F: 781.464.7201
www.langan.com
info@langan.com

Logo	Description	Notes
	LANGAN	

Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 781.264.7200 F: 781.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00000134-00000000

STELLAR NORTH
CDD

15011 19, TOWNSHIP 27 SOUTH, RANGE 29 EAST
FLORIDA CITY

ALTA / NSPS LAND
TITLE SURVEY FOR
PROPOSED LANDS

Project No.	300235401	VL101 Drawing No. Exhibit
Date	11/11/2020	
Drawn By	DC	
Checked By		

Checked By	Sheet 1 of 2
BM	

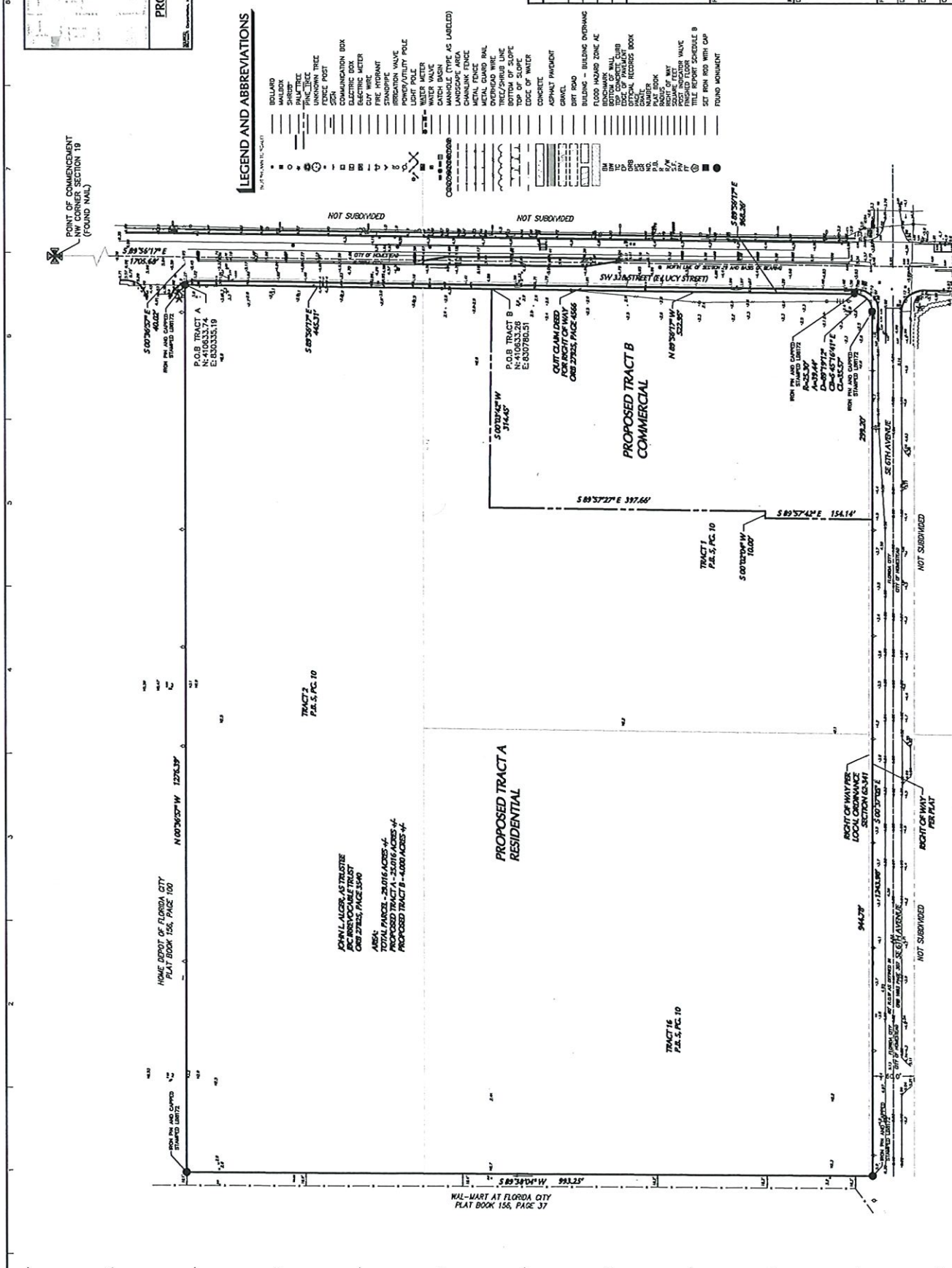


EXHIBIT 3

AFFIDAVIT OF OWNERSHIP AND CONSENT

AFFIDAVIT OF OWNERSHIP AND CONSENT OF
STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

On this 28th day of October, 2020, personally appeared before me, John Alger, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant, is the Trustee of JBC Irrevocable Trust, dated 8/26/11 (the "Trust").
2. The Trust is the owner of the following described property, to wit:
See Exhibit "A" attached hereto (the "Property")
3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Trust, including the Petition before the Board of County Commissioners of Miami-Dade County, Florida, to adopt an ordinance to Establish the Stellar North Community Development District (the "Proposed CDD").
4. The Property consists of all the real property to be included in the Proposed CDD.
5. Affiant, on behalf of the Trust, hereby consents to the establishment of the Proposed CDD.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of October, 2020.

John Alger, as Trustee of the JBC Irrevocable Trust
dated 8/26/11

By: [Signature] - Trustee
Name: John Alger
Title: Trustee

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of October, 2020, by John Alger, the Trustee of the JBC Irrevocable Trust dated 8/26/11. John Alger is personally known to me ☒ or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.



Notary: [Signature]
Print: Angie Ore
Notary Public, State of Florida

Exhibit "A" to Affidavit

Legal description of Property

TRACTS 1, 2 AND 16 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO THE CITY OF FLORIDA CITY BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED BY FOLLOWING TWO TRACTS OF LAND:

PROPOSED TRACT A – RESIDENTIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;

THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO A POINT;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 00°37'05" E, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 944.78 FEET TO A POINT;

THENCE S 89°38'04" W, A DISTANCE OF 993.25 FEET TO A POINT;

THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PROPOSED TRACT B – COMMERCIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;

THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO THE POINT OF BEGINNING;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE N 00°37'05" W, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 299.20 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS OF 25.30 FEET AND A CENTRAL ANGLE OF 89°19'12" TO THE POINT OF TANGENCY AND SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET;

THENCE N 89°56'17" W, SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 522.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.000 ACRES (174,237 SQUARE FEET) OF LAND MORE OR LESS.

EXHIBIT 4

INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS

Jim Harvey
Greg Meath
Michael Caputo
Candice Smith
Jon Seifel

All of the initial members of the Board of Supervisors are residents of the State of Florida and citizens of the United States.

Jim Harvey
Kolter Land Partners LLC
14025 Riveredge Dr., Suite 175
Tampa, FL 33637
Tel: 813-615-1244

Employment History:

Kolter Land Partners, LLC

President

2007 - Present

Real Estate Industry, Residential Acquisitions & Development

Landmar

Regional Manager

2004 – 2007

Real Estate Industry, Residential Acquisitions & Development

Taylor Woodrow

1991-2003

Director of Land Acquisition and Development

Real Estate Industry, Residential Acquisitions & Development

Education:

B.S. – Economics, University of South Florida

B.S. – Finance, University of South Florida

Greg Meath
Kolter Land Partners LLC
14025 Riveredge Drive, Suite 175
Tampa, Florida, 33637
Tel: 813-615-1244

Current Employment:

Kolter Land Partners LLC

Sr. VP Land Development

2013 - Present

Real Estate Industry, Residential Development

Meritus Corporation

Land Development Director

2012 – 2013

Real Estate Industry, Residential Acquisitions & Development

Orsi Development

General Manager

2010 – 2012

Real Estate Industry, Property / Construction Management

Taylor Morrison

Land Development Director

2001 – 2010

Real Estate Industry, Residential Development

Education:

AAS Degree – Architectural Technology

Michael Caputo
Kolter Land Partners LLC
105 NE 1st St
Delray Beach, Florida, 33444
Tel: 561-682-9500

Current Employment:

Kolter Land Partners, LLC VP Land Acquisition & Development Real Estate Industry, Residential Acquisitions & Development	2020 - Present
D.R. Horton, Inc. (NYSE: DHI) Division Land Acquisition Manager Real Estate Industry, Residential Acquisitions & Development	2017 – 2019
K. Hovnanian Homes (NYSE: HOV) Director of Land Acquisition Real Estate Industry, Residential Acquisitions & Development	2014 – 2017
ELAD National Properties, LLC VP Acquisitions Real Estate Industry, Residential & Commercial Acquisitions	2009 – 2013
D.R. Horton, Inc. (NYSE: DHI) Land Acquisitions & Entitlements Project Manager Real Estate Industry, Residential Acquisitions & Development	2005– 2008

Education:

B.A. – Political Science, University of North Florida
M.B.A. – Business Administration, Nova Southeastern University

Candice Smith
Kolter Land Partners LLC
14025 Riveredge Dr., Suite 175
Tampa, FL 33637
Tel: 813-615-1244

Current Employment:

Kolter Land Partners LLC

Land Development Manager 2016 - Present
Real Estate Industry, Residential Acquisitions & Development

Previous Employment:

Taylor Morrison (NYSE: TMHC)

Land Development Manager 2014 – 2016
Real Estate Industry, Residential Acquisitions & Development

First Service Residential (NYSE: FSV)

Regional Director, CAM 2012 – 2014
Real Estate Industry, Residential Acquisitions & Development

Bain Real Estate, Inc.

Real Estate Broker and Community Association Manager 2007 – 2012
Real Estate Industry, Residential & Property Management

Centex Homes (NYSE:PHM)

Land Entitlement Manager 2004 – 2007
Land Acquisition and Development Assistant 2002 – 2004
Real Estate Industry, Residential Acquisitions & Development

Education:

B.S. – Legal Studies, Hodges University
Real Estate Broker License
Community Association Manager

Jon Seifel
Kolter Land Partners LLC
105 NE 1st St
Delray Beach, Florida, 33444
Tel: 561-682-9500

Current Employment:

Kolter Land Partners, LLC

Land Development Manager

Real Estate Industry, Residential Acquisitions & Development

2018 - Present

The Kolter Group

Project Accountant

Real Estate Industry, Residential Acquisitions & Development

2014 – 2018

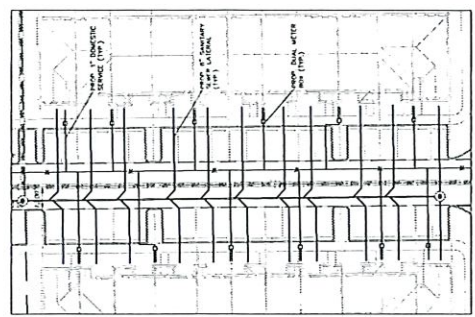
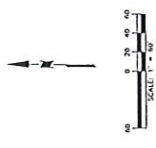
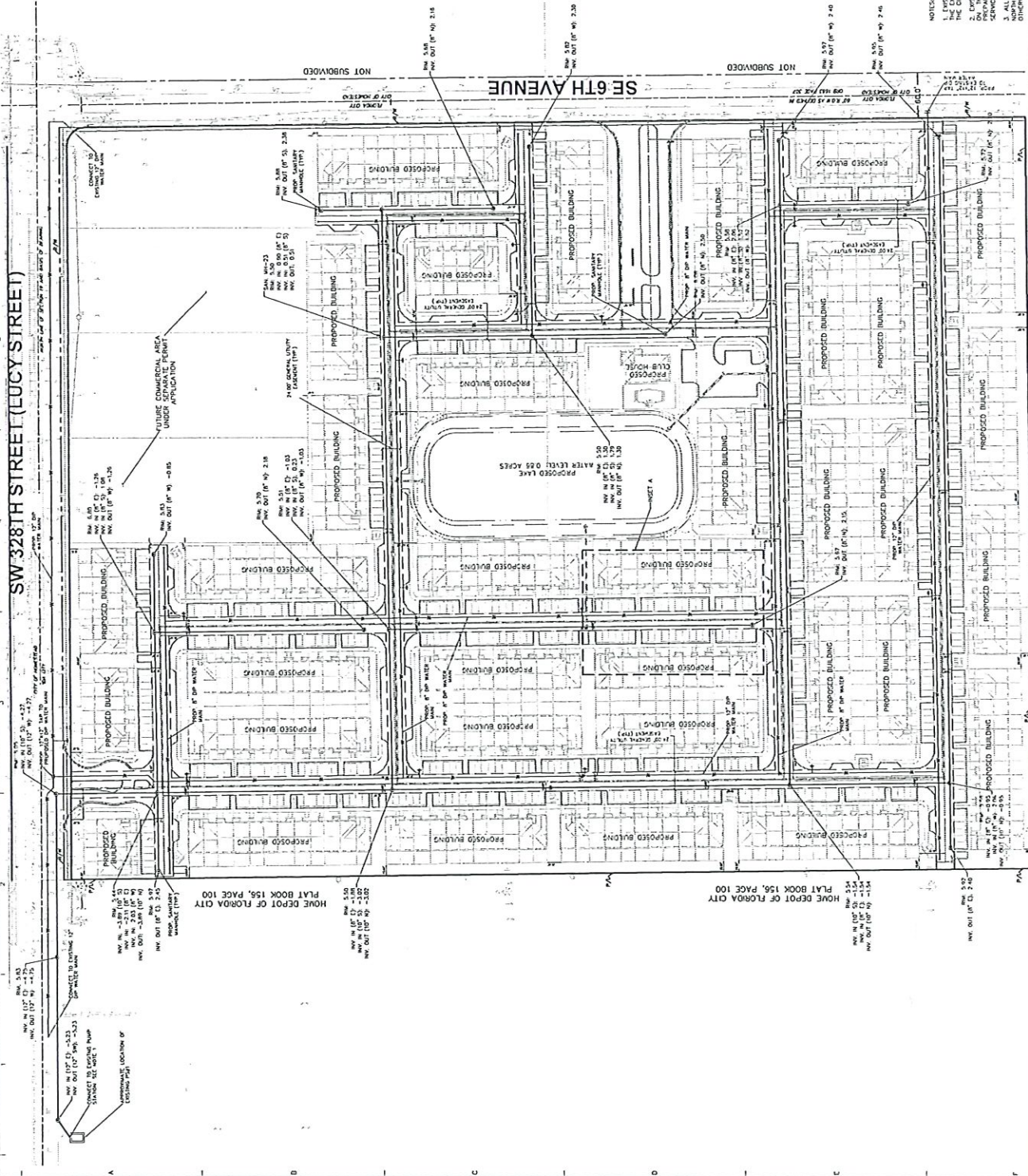
Education:

B.A. – Accounting, Palm Beach Atlantic University

COMPOSITE EXHIBIT 5

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS

SW 328TH STREET (LUCY STREET)



INSET A
SERVICES DETAIL
SCALE 1\"/>

Date	Description	No.
10/09/2020	SCHEMATIC SET	
10/09/2020	NOT FOR CONSTRUCTION	
SIGNATURE: CLAUDIA M. CORREA PROFESSIONAL ENGINEER F.L. No. 87770		
PROJECT: SW 6TH AVENUE & LUCY STREET BY STELLAR HOMES MIAMI-DADE COUNTY, FLORIDA		
DATE: 10/09/2020		
PROJECT: SW 6TH AVENUE & LUCY STREET BY STELLAR HOMES MIAMI-DADE COUNTY, FLORIDA		
DRAWN BY: A13/JAC		
CHECKED BY: A13/JAC		
DATE: 10/09/2020		

- NOTES:
1. EXISTING PUBLIC PUMP STATION #1 REQUIRES IMPROVEMENTS. THE EXISTING PUMP STATION #1 IS LOCATED AT THE INTERSECTION OF SW 6TH AVENUE AND SW 328TH STREET. IMPROVEMENTS ARE TO BE SPECIFIED BY THE ENGINEER.
 2. EXISTING ZONING AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE FORDHAM SURVEY OF 1988. THE ENGINEER HAS CONDUCTED A VISUAL VERIFICATION OF THE INFORMATION SHOWN ON THESE DRAWINGS AND FOUND IT TO BE CORRECT.
 3. ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD 83 DATUM.

EXHIBIT 6

PROPOSED TIMETABLE FOR CONSTRUCTION OF DISTRICT IMPROVEMENTS

	<u>Start Date</u>	<u>Completion Date</u>
Stormwater Management System	December, 2021	March, 2022
Water Distribution System	February, 2022	May, 2022
Wastewater Collection System	October, 2021	January, 2022
Roadway Improvements	June, 2022	July, 2022

EXHIBIT 7

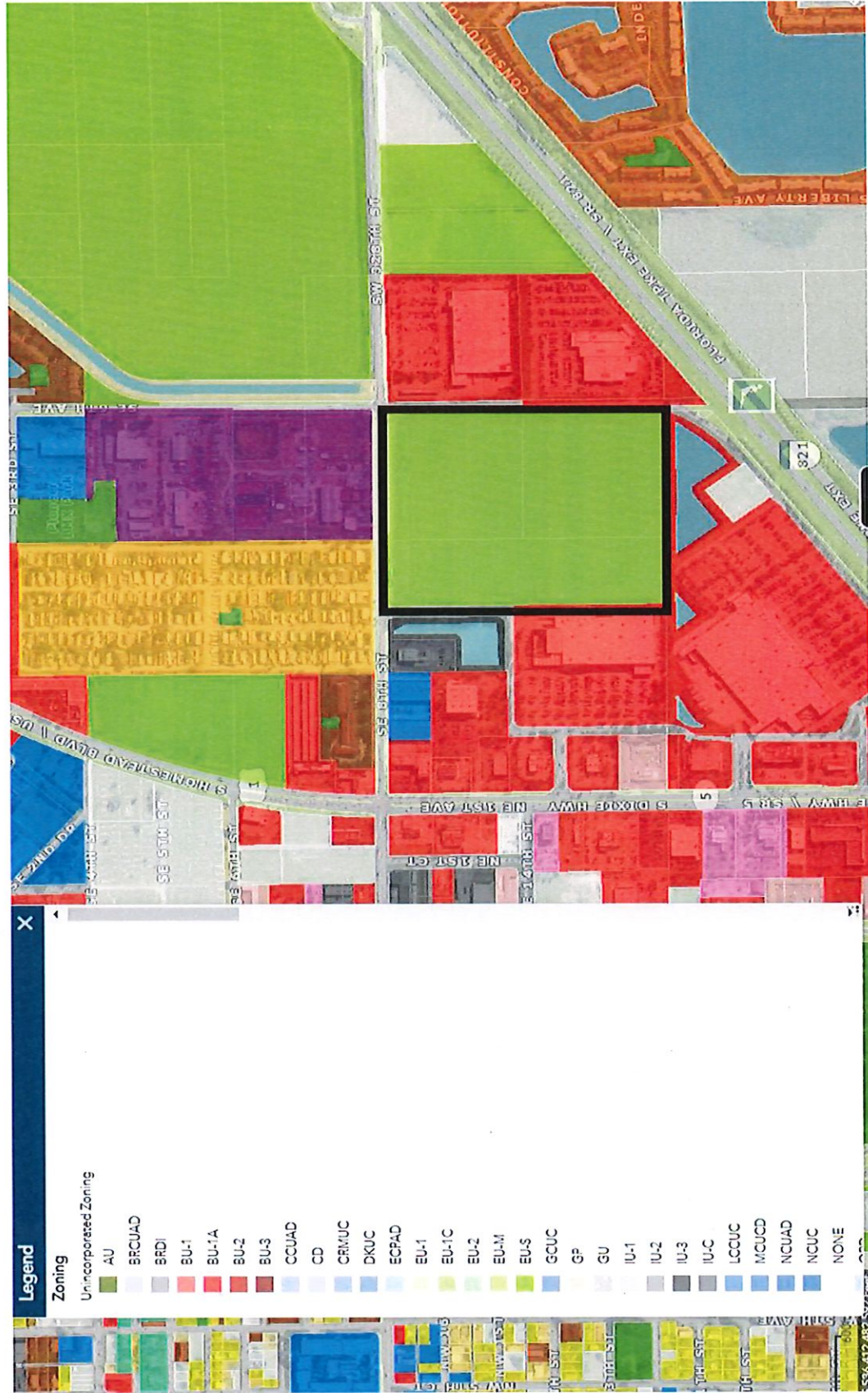
ESTIMATED COSTS OF DISTRICT IMPROVEMENTS

	<u>Costs:</u>
Stormwater Management System	\$ 1,121,540
Water Distribution System	\$ 1,861,020
Wastewater Collection System	\$ 2,246,020
Roadway Improvements	\$ 3,311,965
 Total Estimated Costs:	 \$ 8,540,545

EXHIBIT 8

FUTURE LAND USE

Stellar North CDD – Zoning Map



ORDINANCE NO. 20-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT FROM THE COMMERCIAL CATEGORY TO THE MEDIUM-HIGH DENSITY RESIDENTIAL CATEGORY AND A ZONING DISTRICT BOUNDARY CHANGE FROM THE C-2 GENERAL COMMERCIAL DISTRICT TO THE PLANNED UNIT DEVELOPMENT DISTRICT FOR THE 9.52-ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF EAST LUCY STREET (SW 328TH STREET) APPROXIMATELY 1,250 FEET EAST OF SOUTH DIXIE HIGHWAY (U. S. HIGHWAY 1); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission is charged, under State Statutes, the Miami-Dade County Charter and the Florida City Charter, with the maintenance in good order of the adopted Florida City Comprehensive Development Master Plan (CDMP), and protection of the City's health, safety and general welfare; and

WHEREAS, the Applicant, Stellar Capital Holdings Inc., has filed for a small-scale land use amendment from the Commercial category to the Medium-High Density Residential category for the subject 9.52-acre property legally-described in Exhibit A; and

WHEREAS, the Applicant has also filed for a zoning district boundary change from the C-2 General Commercial District to the Planned Unit Development (PUD) District for the subject 9.52-acre property legally-described in Exhibit A; and

WHEREAS, City staff has reviewed the application and issued a report recommending approval of the requested small-scale land use amendment and rezoning; and

WHEREAS, the City's Local Planning Agency (LPA) and Planning and Zoning Board (PZB) held duly-advertised public hearings on January 16, 2020, and after considering public comment and the staff report, voted to recommend approval of the land use amendment and rezoning to the City Commission; and

WHEREAS, the City Commission held a duly-advertised public hearing, and after considering the staff report, public comment and the LPA and PZB recommendations, voted to approve the subject land use and rezoning requests; and

WHEREAS, the proposed use and rezoning is consistent with the Comprehensive Plan and the criteria of the City's Zoning and Land Development Regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA THAT:

Section 1. The "whereas" clauses are hereby incorporated as true and correct, as the findings of fact and conclusions of law of the City Commission.

Section 2. The future land use designation change for the 9.52-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1,250 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to Medium-High Density Residential land use is hereby approved.

Section 3. The zoning district boundary change for the 9.52-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1,250 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to the Planned Unit Development (PUD) District is hereby approved.

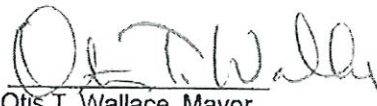
Section 4: The Assistant Community Development Director is directed to modify the City's Future Land Use Map and Official Zoning Map to reflect these approvals.

ORDINANCE NO: 20-01

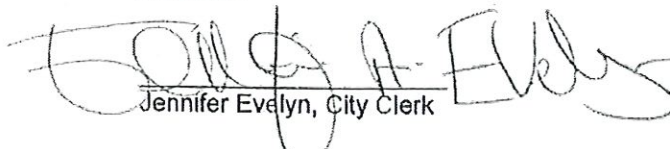
Section 5: This ordinance will become effective 31 days after second and final reading.

PASSED by the Mayor and City Commission of the City of Florida City, Florida on first reading this
29th day of January, 2020.

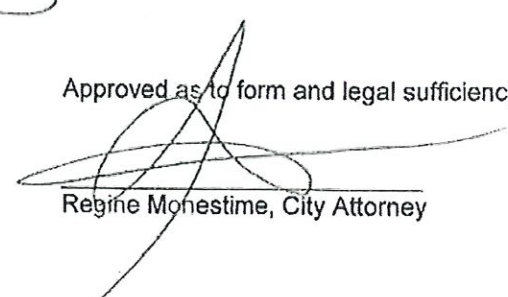
PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida on second
reading this **11th day of February, 2020.**


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency:


Regine Monestime, City Attorney

Offered by: Mayor

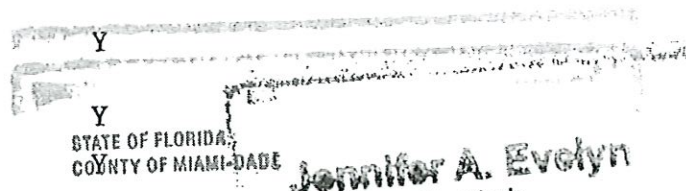
Motion to adopt: Comm. Butler Seconded by Vice Mayor Shiver - 1st Reading

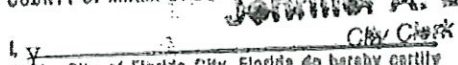
Motion to adopt by COMM. BERRY seconded by COMM. BUTLER - 2nd & Final

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Y</u>
Vice Mayor R. S. Shiver	<u>Y</u>
Commissioner Eugene D. Berry	<u>Absent</u>
Commissioner Avis Brown	<u>Y</u>
Commissioner Sharon Butler	<u>Y</u>

2nd & Final Reading: 02/11/20


STATE OF FLORIDA
COUNTY OF MIAMI-DADE


I, Jennifer A. Evelyn City Clerk
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 11th day of February 2020

EXHIBIT A

LEGAL DESCRIPTION

Stellar Capital Land Use Amendment and Rezoning Site (Parcel B)

A PORTION OF TRACTS 1 AND 16, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1705.68 FEET; THENCE S 00°36'57" E, 40.02 FEET; THENCE S 89°56'17" E, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 80.01 FEET; THENCE S 00°36'57" E, A DISTANCE OF 477.15 FEET; THENCE S 89°56'17" E, A DISTANCE OF 391.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°56'17" E, A DISTANCE OF 522.22 FEET TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE AS DESCRIBED IN O.R.B. 1683 PAGE 307 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG SAID SE 6TH AVENUE RIGHT OF WAY S 00°37'05" E, A DISTANCE OF 791.83 FEET; THENCE S 89°38'04" W, A DISTANCE OF 522.19 FEET; THENCE N 00°37'05" W, A DISTANCE OF 795.73 FEET TO THE POINT OF BEGINNING CONTAINING 9.516 ACRES (414,498 SQUARE FEET) MORE OR LESS.

Property folio #s: 16-7919-001-0200 and 16-7919-001-0290.



Community Development Department

STAFF REPORT

APPLICATION #: 19-12
DATE: January 6, 2020
TO: Local Planning Agency and Planning and Zoning Board
FROM: Henry Iler, AICP, City Planner
APPLICANT: Stellar Capital Holdings, Inc.
REQUESTS:
1.) Land use plan amendment from the Commercial category to the Medium-High Density Residential category; and
2.) Zoning district boundary change from the C-2 General Commercial District to the Planned Unit Development (PUD) District.
SITE LOCATION: South side of East Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1
PARCEL SIZE: 9.52 acres (Parcel B)
FUTURE LAND USE DESIGNATION: Commercial
CURRENT ZONING: C-2 General Commercial District

BACKGROUND AND ANALYSIS

The subject vacant 9.52-acre parcel is located on the south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of South Dixie Highway (US 1). A location map is attached. The applicant is Stellar Capital Holdings. The applicant is seeking a Future Land Use Map amendment from the Commercial category to the Medium-High Density Residential category which permits up to 20 dwelling units per acre. In addition, they are requesting the property be rezoned from the C-2 General Commercial District to the Planned Unit Development (PUD) District.

The future land use designations around the site consist of Commercial land use on the north, east and south, and Medium-High Density Residential to the west which permits up to 20 dwelling units per acre. Zoning adjacent to the site is C-2 General Commercial District on the north, east and south, and Planned Unit Development (PUD) District on the west. Existing development in the area consists of vacant land, Home Depot and another commercial business on the west, large wholesale/retail store to the east, Wal-Mart on the south, and vacant land to the north. The applicant is planning to build a market rate apartment complex on the property. The vacant land between the subject parcel and Lucy Street will remain in commercial land use.

Staff has reviewed these requests and recommends approval. The residential density of up to 20 units per acre is appropriate in this area of Florida City which is commercial in nature. This project will introduce residential use into the area, providing a new mix of uses, reducing vehicle trips and allowing future residents the potential to satisfy their shopping, entertainment and possibly employment needs within walking or biking distance. If the land use and zoning are approved, the applicant will prepare a PUD Master Plan and Agreement, pursuant to the City's PUD zoning requirements, for future City Commission review and approval.

The subject land use and zoning applications are consistent with the City's Comprehensive Development Master Plan (CDMP) and Zoning Code. Public facility level-of-service standards, including for roadways, would be maintained if the land use and zoning requests are granted. In addition, a detailed traffic study will be required during site plan review to verify that regional and local roadways continue to be able to handle the additional traffic.

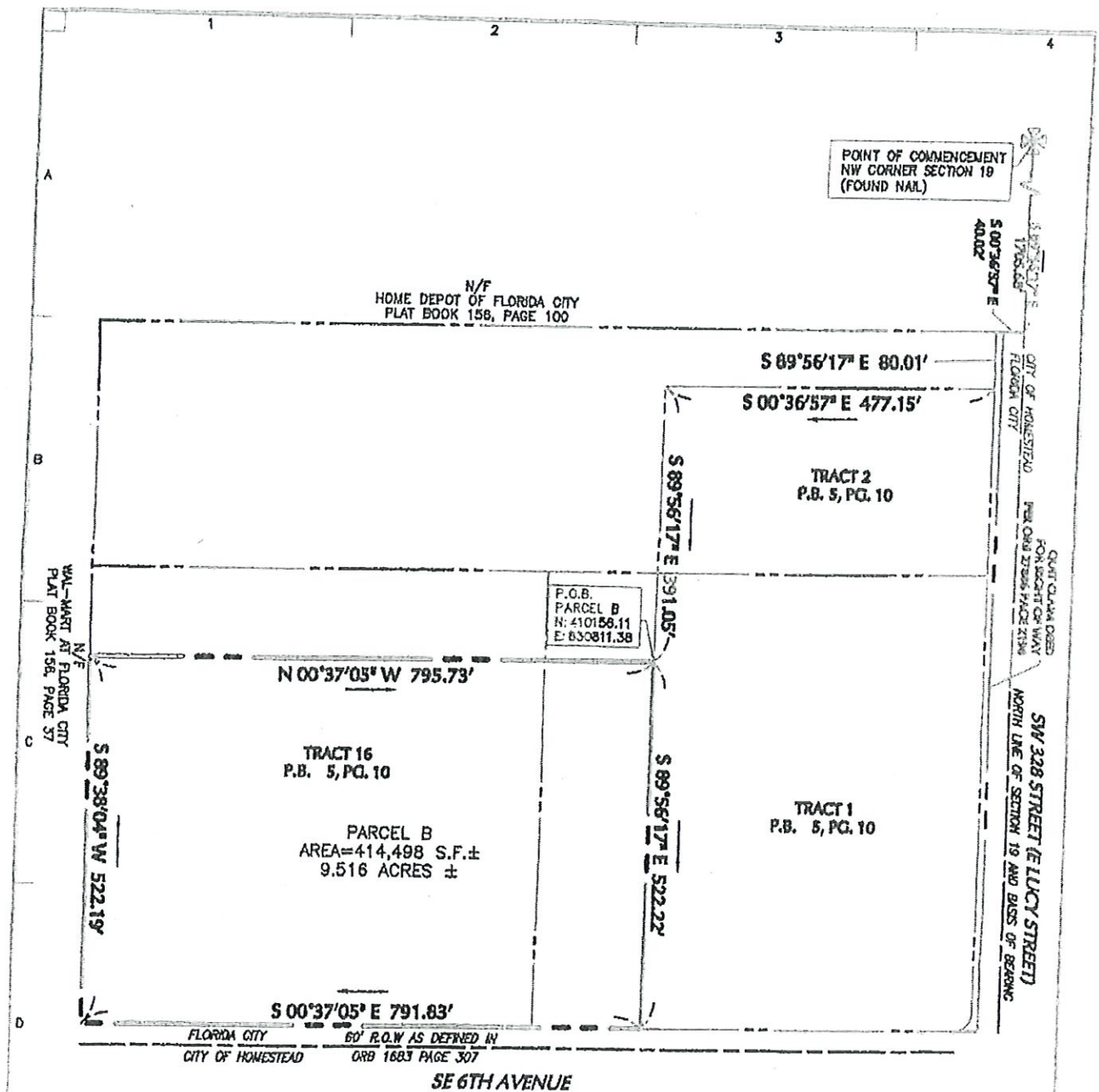
RECOMMENDATION

Local Planning Agency

- 1.) That the City Commission **APPROVE** the application by Stellar Capital Holdings for a Comprehensive Development Master Plan land use amendment to the Medium-High Density Residential category for the 9.52-acre property located south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1, and legally-described in Exhibit A.

Planning and Zoning Board

- 1.) That the City Commission **APPROVE** the application by Stellar Capital Holdings for a zoning district boundary change to the Planned Unit Development (PUD) District for the 9.52 acre parcel located on the south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1 and legally-described in Exhibit A.



LANEAN
Lanean Engineering and
Environmental Services, Inc.
15150 NW 78th Court, Suite 200
Miami Lakes, FL 33018
T: 786.264.7200 F: 786.264.7201 www.lanean.com
FL Certificate of Authorization No. 00006501A/B6172A/B6183

Project

STELLAR HOMES

SECTION 19 TOWNSHIP 57 SOUTH
RANGE 39 EAST

MIAMI-DADE COUNTY

FLORIDA

Drawing Title

**SKETCH
PARCEL B**

Project No.

300235402

Date

09-20-2019

Drawn By

CM

Checked By

BM

Drawing No.

**VB101
0203**

Sheet 3 of 3

Filename: X:\LANEAN\300235402\Project Data\CAD\DWG\Sheet\Survey\000235402-VB101-0203.dwg Date: 9/20/2019 Time: 12:07 User: dcmorris Title: Stellar Homes Layout: ANS46P

EXHIBIT A

LEGAL DESCRIPTION

Stellar Capital Holdings Land Use and Rezoning Site (Parcel B)

A PORTION OF TRACTS 1 AND 16, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1705.68 FEET; THENCE S 00°36'57" E, 40.02 FEET; THENCE S 89°56'17" E, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 80.01 FEET; THENCE S 00°36'57" E, A DISTANCE OF 477.16 FEET; THENCE S 89°56'17" E, A DISTANCE OF 391.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°56'17" E, A DISTANCE OF 522.22 FEET TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE AS DESCRIBED IN O.R.B. 1683 PAGE 307 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE ALONG SAID SE 6TH AVENUE RIGHT OF WAY S 00°37'05" E, A DISTANCE OF 791.83 FEET; THENCE S 89°38'04" W, A DISTANCE OF 522.19 FEET; THENCE N 00°37'05" W, A DISTANCE OF 795.73 FEET TO THE POINT OF BEGINNING CONTAINING 9.516 ACRES (414,498 SQUARE FEET) MORE OR LESS. Property folio #s: 16-7919-001-0200 and 16-7919-001-0290.

ORDINANCE NO. 20-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT FROM THE COMMERCIAL CATEGORY TO THE MEDIUM-HIGH DENSITY RESIDENTIAL CATEGORY AND A ZONING DISTRICT BOUNDARY CHANGE FROM THE C-2 GENERAL COMMERCIAL DISTRICT AND I LIGHT INDUSTRIAL DISTRICT TO THE PLANNED UNIT DEVELOPMENT DISTRICT FOR THE 6-ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF EAST LUCY STREET (SW 328TH STREET) APPROXIMATELY 1000 FEET EAST OF SOUTH DIXIE HIGHWAY (U. S. HIGHWAY 1); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission is charged, under State Statutes, the Miami-Dade County Charter and the Florida City Charter, with the maintenance in good order of the adopted Florida City Comprehensive Development Master Plan (CDMP), and protection of the City's health, safety and general welfare; and

WHEREAS, the Applicant, Stellar Capital Holdings Inc., has filed for a small-scale land use amendment from the Commercial category to the Medium-High Density Residential category for the subject 6-acre property legally-described in Exhibit A; and

WHEREAS, the Applicant has also filed for a zoning district boundary change from the C-2 General Commercial District and I Light Industrial District to the Planned Unit Development (PUD) District for the subject 6-acre property legally-described in Exhibit A; and

WHEREAS, City staff has reviewed the application and issued a report recommending approval of the requested small-scale land use amendment and rezoning; and

WHEREAS, the City's Local Planning Agency (LPA) and Planning and Zoning Board (PZB) held duly-advertised public hearings on October 8, 2020 and, after considering public comment and the staff report, voted to recommend approval of the land use amendment and rezoning to the City Commission; and

WHEREAS, the City Commission held a duly-advertised public hearing, and after considering the staff report, public comment and the LPA and PZB recommendations, voted to approve the subject land use and rezoning requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA THAT:

Section 1. The "whereas" clauses are hereby incorporated as true and correct, as the findings of fact and conclusions of law of the City Commission.

Section 2. The future land use designation change for the 6-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1000 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to Medium-High Density Residential land use is hereby approved.

Section 3. The zoning district boundary change for the 6-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1000 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to the Planned Unit Development (PUD) District is hereby approved.

Section 4: The Assistant Community Development Director is directed to modify the City's Future Land Use Map and Official Zoning Map to reflect these approvals.

Section 5: This ordinance will become effective 31 days after second and final reading.

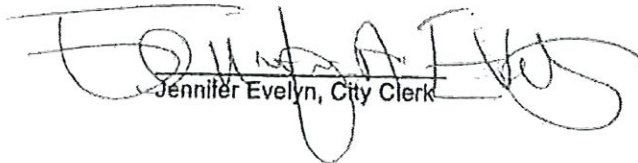
ORDINANCE NO: 20-05

PASSED by the Mayor and City Commission of the City of Florida City, Florida on first reading this 13th day of October, 2020

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida on second reading this 27th day of October, 2020.


Otis T. Wallace, Mayor

Attest:


Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency:


Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Vice Mayor Butler seconded by Comm. Berry
on first reading: 10/13/20

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Y</u>
Vice Mayor Sharon Butler	<u>Y</u>
Commissioner Eugene D. Berry	<u>Y</u>
Commissioner R. S. Shiver	<u>Y</u>
Commissioner James Gold	<u>Y</u>

STATE OF FLORIDA
COUNTY OF MIAMI-DADE


Jennifer A. Evelyn
City Clerk

Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the Ordinance passed on the 27th day of
October, 2020.

WITNESS, my hand and the seal of said City
this 27th day of October, 2020.

ORDINANCE NO: 20-05

Motion to adopt by Comm. Berry seconded by Comm. Gold
on 2nd & final reading: 10/27/20

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Y</u>
Vice Mayor Sharon Butler	<u>Y</u>
Commissioner Eugene D. Berry	<u>Y</u>
Commissioner R. S. Shiver	<u>Y</u>
Commissioner James Gold	<u>Y</u>



Community Development Department

STAFF REPORT

APPLICATION #: 20-05
DATE: September 29, 2020
TO: Local Planning Agency and Planning and Zoning Board
FROM: Henry Iler, AICP, City Planner
APPLICANT: Stellar Capital Holdings, Inc.
REQUESTS: 1.) Land use plan amendment from the Commercial category to the Medium-High Density Residential category; and
2.) Zoning district boundary change from the C-2 General Commercial District to the Planned Unit Development (PUD) District.
SITE LOCATION: South side of East Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1
PARCEL SIZE: 6 acres (Parcel C)
FUTURE LAND USE DESIGNATION: Commercial
CURRENT ZONING: C-2 General Commercial District

BACKGROUND AND ANALYSIS

The subject vacant 6-acre parcel is located on the south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of South Dixie Highway (US 1). A location map is attached. The applicant is Stellar Capital Holdings. The company is seeking a Future Land Use Map amendment from the Commercial category to the Medium-High Density Residential category which permits up to 20 dwelling units per acre. In addition, they are requesting the property be rezoned from the C-2 General Commercial District to the Planned Unit Development (PUD) District.

The future land use designations around the site consist of Commercial land use on the north and east (in Homestead), and Medium-High Density Residential to the west and south which permits up to 20 dwelling units per acre. Zoning adjacent to the site is Commercial zoning to the north and east (in Homestead), and Planned Unit Development (PUD) District on the west and south.

Existing development in the area consists of vacant land, Home Depot and another commercial business on the west, large wholesale/retail store to the east, Wal-Mart on the south, and vacant land to the north. This parcel is part of a larger 25-acre development site on which the applicant is proposing to construct 359 fee-simple townhouse units in 2-story buildings with a clubhouse, pool and parks.

Staff has reviewed these requests and recommends approval. The residential density of up to 20 units per acre is appropriate in this area of Florida City which is commercial in nature. The proposed townhouse project of which the subject parcel is a part will introduce residential use into the area, providing a new mix of uses, reducing vehicle trips and allowing future residents the potential to satisfy their shopping, entertainment and possibly employment needs within walking or biking distance. If the land use and zoning are approved, the applicant will prepare a PUD Master Site Plan and Agreement, pursuant to the City's PUD zoning requirements, for future City Commission review and approval.

The subject land use and zoning applications are consistent with the City's Comprehensive Development Master Plan (CDMP) and Zoning Code. Public facility level-of-service standards, including for roadways, would be maintained if the land use and zoning requests are granted. In addition, a detailed traffic study will be required during site plan review to verify that regional and local roadways will be able to handle the additional traffic.

RECOMMENDATION

Local Planning Agency

- 1.) That the City Commission **APPROVE** the application by Stellar Capital Holdings for a Comprehensive Development Master Plan land use amendment to the Medium-High Density Residential category for the 6-acre property located south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1, and legally-described in Exhibit A.

Planning and Zoning Board

- 1.) That the City Commission **APPROVE** the application by Stellar Capital Holdings for a zoning district boundary change to the Planned Unit Development (PUD) District for the 6 acre parcel located on the south side of Lucy Street (SW 328th Street), approximately 1,250 feet east of U. S. Highway No. 1 and legally-described in Exhibit A.

EXHIBIT A

LEGAL DESCRIPTION

Stellar Capital Holdings Land Use Amendment and Rezoning Site (Parcel C)

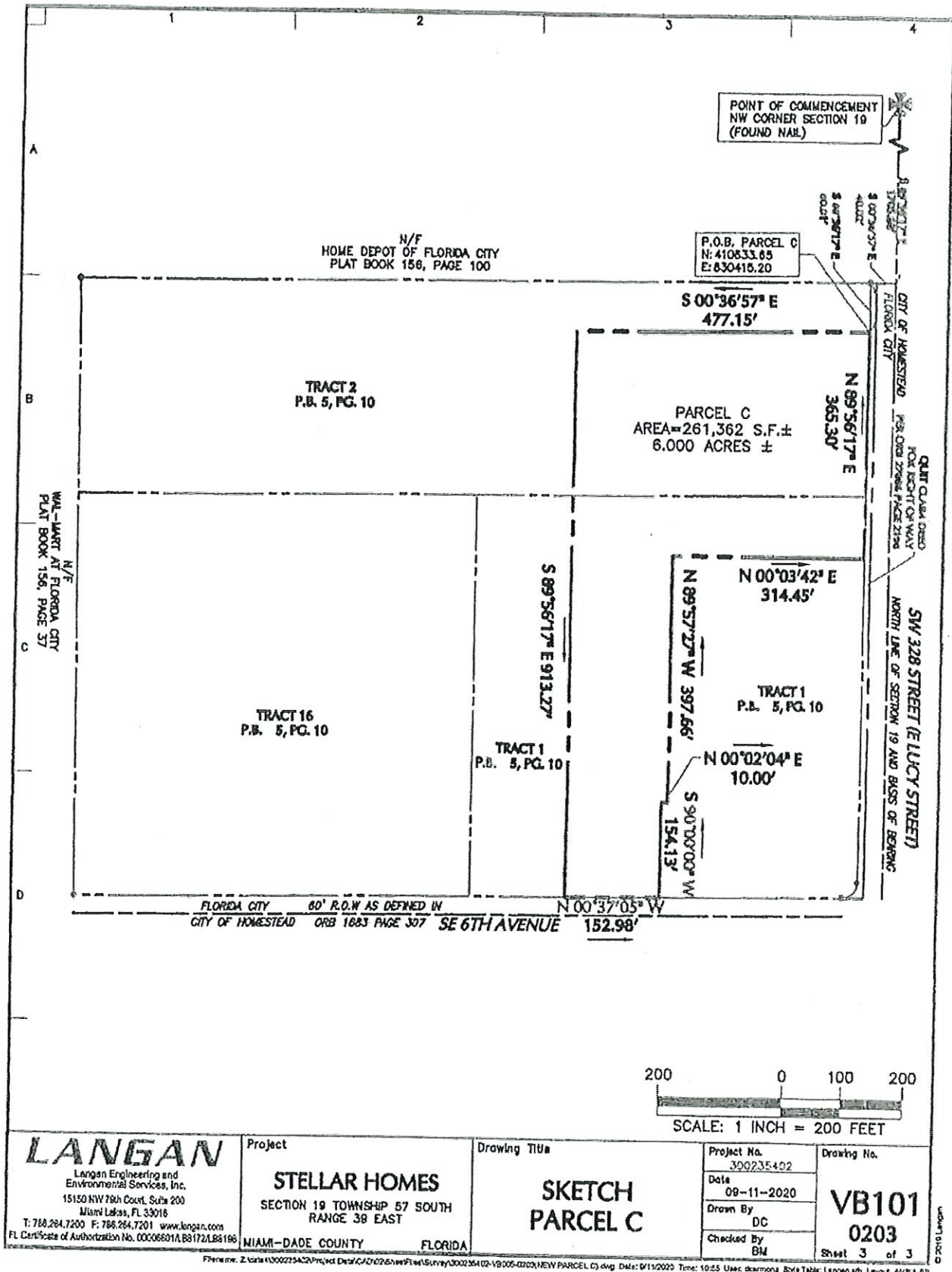
A PORTION OF TRACTS 1 AND 2, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1705.68 FEET; THENCE S 00°36'57" E, 40.02 FEET ; THENCE S 89°56'17" E, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING; THENCE S 00°36'57" E, A DISTANCE OF 477.15 FEET; THENCE S 89°56'17" E, A DISTANCE OF 913.27 FEET; THENCE N 00°37'05" W, A DISTANCE OF 152.98 FEET; THENCE S 90°00'00" W, A DISTANCE OF 154.13 FEET; THENCE N 00°02'04" E, A DISTANCE OF 10.00 FEET; THENCE N 89°57'27" W, A DISTANCE OF 397.66 FEET; THENCE N 00°03'42" E, A DISTANCE OF 314.45 FEET; THENCE N 89°56'17" W, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING. CONTAINING 6.000 ACRES (261,362 SQUARE FEET) MORE OR LESS. Property folio #s:16-7919-001-0210 and 16-7919-001-0200.

EXHIBIT A

LEGAL DESCRIPTION

Stellar Capital Holdings Land Use and Rezoning Site (Parcel C)

A PORTION OF TRACTS 1 AND 2, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1705.68 FEET; THENCE S 00°38'57" E, 40.02 FEET; THENCE S 89°56'17" E, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING; THENCE S 00°36'57" E, A DISTANCE OF 477.15 FEET; THENCE S 89°56'17" E, A DISTANCE OF 913.27 FEET; THENCE N 00°37'05" W, A DISTANCE OF 152.98 FEET; THENCE S 90°00'00" W, A DISTANCE OF 154.13 FEET; THENCE N 00°02'04" E, A DISTANCE OF 10.00 FEET; THENCE N 89°57'27" W, A DISTANCE OF 397.66 FEET; THENCE N 00°03'42" E, A DISTANCE OF 314.45 FEET; THENCE N 89°56'17" W, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING. CONTAINING 6.000 ACRES (261,362 SQUARE FEET) MORE OR LESS. Property folio #s: 16-7919-001-0210 and 16-7919-001-0200.





TO: Otis T. Wallace, Mayor
Vice Mayor R.S. Shiver
Commissioner Eugene Berry
Commissioner Sharon Butler
Commissioner James Gold

FROM: Cindy Lyle
Assistant Community Development Director

SUBJECT: Public Hearing No. 20-05: Requests for 1) Future Land Use Plan Amendment from the Commercial Category to the Medium-High Density Residential Category; and 2) Zoning District Boundary Change from the C-2 General Commercial District to the Planned Unit Development (PUD) District

DATE: October 9, 2020

The applicant, Stellar Capital Holdings, Inc., is requesting a Future Land Use Plan amendment from the Commercial category to the Medium-High Density Residential category and a Zoning District Boundary change from the C-2 General Commercial District to the Planned Unit Development (PUD) District. This parcel is located on the south side of East Lucy Street (SW 328th Street) on the east side of U.S. 1. This project was previously approved for a similar request in January 2020 at this location.

The Planning and Zoning Board, at its October 8, 2020 meeting, voted unanimously to approve Application 20-05. As such, staff recommends Mayor and Commission approval of Application 20-05.

ORDINANCE NO. 19-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT FROM THE COMMERCIAL CATEGORY TO THE MEDIUM-HIGH DENSITY RESIDENTIAL CATEGORY AND A ZONING DISTRICT BOUNDARY CHANGE FROM THE C-2 GENERAL COMMERCIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT TO THE PLANNED UNIT DEVELOPMENT DISTRICT FOR THE 9.5-ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF EAST LUCY STREET (SW 328TH STREET) APPROXIMATELY 1000 FEET EAST OF SOUTH DIXIE HIGHWAY (U. S. HIGHWAY 1); PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission is charged, under State Statutes, the Miami-Dade County Charter and the Florida City Charter, with the maintenance in good order of the adopted Florida City Comprehensive Development Master Plan (CDMP), and protection of the City's health, safety and general welfare; and

WHEREAS, the Applicant, Stellar Capital Holdings Inc., has filed for a small-scale land use amendment from the Commercial category to the Medium-High Density Residential category for the subject 9.5-acre property legally-described in Exhibit A; and

WHEREAS, the Applicant has also filed for a zoning district boundary change from the C-2 General Commercial District and I Light Industrial District to the Planned Unit Development (PUD) District for the subject 9.5-acre property legally-described in Exhibit A; and

WHEREAS, City staff has reviewed the application and issued a report recommending approval of the requested small-scale land use amendment and rezoning; and

WHEREAS, the City's Local Planning Agency (LPA) and Planning and Zoning Board (PZB) held duly-advertised public hearings on December 5, 2019, and after considering public comment and the staff report, voted to recommend approval of the land use amendment and rezoning to the City Commission; and

WHEREAS, the City Commission held a duly-advertised public hearing, and after considering the staff report, public comment and the LPA and PZB recommendations, voted to approve the subject land use and rezoning requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA THAT:

Section 1. The "whereas" clauses are hereby incorporated as true and correct, as the findings of fact and conclusions of law of the City Commission.

Section 2. The future land use designation change for the 9.5-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1000 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to Medium-High Density Residential land use is hereby approved.

Section 3. The zoning district boundary change for the 9.5-acre property located on the south side of East Lucy Street (SW 328th Street) approximately 1000 feet east of South Dixie Highway (U.S. Highway 1), and legally-described in Exhibit A, to the Planned Unit Development (PUD) District is hereby approved.

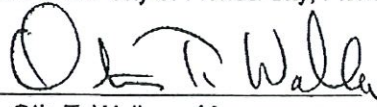
Section 4: The Assistant Community Development Director is directed to modify the City's Future Land Use Map and Official Zoning Map to reflect these approvals.

Section 5: This ordinance will become effective 31 days after second and final reading.

ORDINANCE NO: 19-05

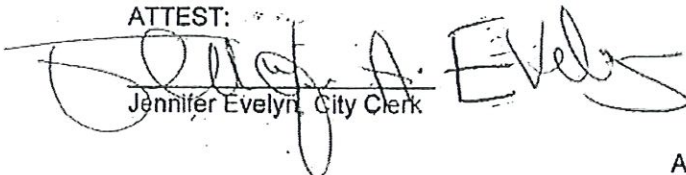
PASSED by the Mayor and City Commission of the City of Florida City, Florida on first reading this 10th day of December, 2019

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida on second reading this 29th day of January, 2020.

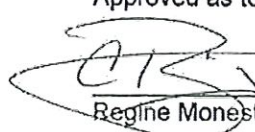


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency:

 **CHRISTOPHER BENJAMIN**
FOR REGINE MONESTIME
Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Brown seconded by Comm. Butler

FINAL VOTE AT ADOPTION- 1ST READING - December 10, 2019

Mayor Otis T. Wallace	<u>Yes</u>
Vice Mayor R. S. Shiver	<u>Yes</u>
Commissioner Eugene D. Berry	<u>Yes</u>
Commissioner Avis Brown	<u>Yes</u>
Commissioner Sharon Butler	<u>Yes</u>

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
Witness my hand and the seal of said City.

this 10th day of December, 2019

FINAL VOTE AT ADOPTION- 2ND & FINAL READING - January 29, 2020

Motion to adopt: Comm. Butler Seconded by Vice Mayor Shiver

Mayor Otis T. Wallace	<u>Y</u>
Vice Mayor R. S. Shiver	<u>Y</u>
Commissioner Eugene D. Berry	<u>Absent</u>
Commissioner Avis Brown	<u>Absent</u>
Commissioner Sharon Butler	<u>Y</u>

EXHIBIT A

LEGAL DESCRIPTION

Stellar Capital Holdings Land Use Amendment and Rezoning Site

A PORTION OF TRACTS 1, 2 AND 16, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1705.68 FEET; THENCE S 00°36'57" E, 40.02 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'17" E, PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 80.01 FEET; THENCE S 00°36'57" E, A DISTANCE OF 477.15 FEET; THENCE S 89°56'17" E, A DISTANCE OF 391.05 FEET; THENCE S 00°37'05" E, A DISTANCE OF 795.73 FEET; THENCE S 89°38'04" W, A DISTANCE OF 471.06 FEET; THENCE N 00°36'57" W, A DISTANCE OF 1276.39 FEET TO THE POINT OF BEGINNING CONTAINING 9.500 ACRES (413,820 SQUARE FEET) MORE OR LESS.

(Property Folio: 16-7919-001-0210 (partial)).

EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS

Stellar North Community Development District

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition to form the Stellar North Community Development District ("District" or "CDD") and other affiliated and participating companies ("Petitioner") are planning a 29+/- acre residential and commercial community ("Project"), located north and west of the Florida Turnpike, south of Lucy Street and east of U.S. 1, in the City of Florida City ("City"), Miami-Dade County ("County") Florida.

The District will provide community infrastructure that will serve all the land in the proposed District. The District plans to provide community infrastructure including, but not necessarily limited to, stormwater management system, water distribution system, wastewater collection system, and roadway improvements (the "Infrastructure"). The District plans to finance the Infrastructure by issuing bonds ("Bonds") secured by, among other things, proceeds of non-ad valorem special assessments (the "Assessments") levied on land within the District that will specially benefit from the Infrastructure all as discussed more fully below.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), *Fla.Stat.* (governing District formation or alteration) as follows:

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

As noted above, the proposed District will provide Infrastructure and related services with operation and maintenance, to the 29+/- acres comprising the Project. The current development plan for the land contained in the District is for 359 townhomes and approximately 11,000 square feet of commercial space. These plans are subject to change as market conditions may dictate in the future.

1.3 Requirements for Statement of Estimated Regulatory Costs.

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

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

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

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

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

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

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

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

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Fla.Stat.* The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

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

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a)[of Section 120.541, *Fla.Stat.*] and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

- 2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million

in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

It is unlikely the establishment/creation of the District will meet any of the triggers in Section 120.541(2)(a), *Fla. Stat.* The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

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

As noted above, the proposed District will provide Infrastructure and related services to the 29+/- acres of land planned for the Project. All of the ultimate property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for Infrastructure and operation and maintenance expenses incurred by the District. Based on the current development program the following entities and individuals would be affected by the formation of the District: the owners and occupants of the residential units and commercial space within the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres. Therefore, the County will review and act upon the petition to establish the District.

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

Miami-Dade County and City of Florida City

This petition to establish the District will require the City to review the request by the Petitioner and support the establishment of the District by Resolution at a City

Council meeting. This petition to establish the District will require the County to review the petition and its supporting exhibits. In addition, the County will hold public hearings to discuss the petition and to take public input. These activities will absorb staff time and time of the County Commission. The boundaries of the District are located within unincorporated Miami-Dade County.

However, the costs of these activities are very modest at most for the following reasons. First, the review of this petition to form the District does not include an analysis of the Project itself. In fact, such a review of the Project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the City and County already has all of the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the County routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to form the District. Finally, Petitioners will pay all statutorily prescribed filing fees.

The County will incur only a small additional annual cost if this petition is approved. The proposed District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the County with its budget each year, but no County action is required.

4.2 Impact on State and Local Revenues

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

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

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

The District will provide Infrastructure and related services to the land in the District, as outlined in Table 1 below. The District will fund, own, operate and maintain the stormwater management system. The District will also fund the water distribution system, wastewater collection system, and public roadway improvements, all of which will be owned by the City or District, and the City or District will operate and maintain these public infrastructure facilities.

Table 1. Proposed Facilities and Services

<i>Facility</i>	<i>Funded By</i>	<i>O&M By</i>	<i>Ownership</i>
Stormwater Management System	District	District	District
Water Distribution System	District	City	City
Wastewater Collection System	District	City	City
Roadway Improvements	District	District	District

Petitioners have estimated the costs for providing the Improvements as outlined in Table 1, and such costs are shown in Table 2. Total costs for this Infrastructure are estimated to be approximately \$8,540,545. To fund this construction program, in whole or in part, the District may issue Bonds, which will be repaid through non-ad valorem assessments levied on all lands in the District that benefit from the District's Infrastructure and related services as outlined in Table 1.

Table 2. Summary of Estimated Capital Costs for Proposed Stellar North Community Development District

<i>Infrastructure</i>	<i>Total</i>
Stormwater Management System	\$ 1,121,540
Water Distribution System	\$ 1,861,020
Wastewater Collection System	\$ 2,246,020
Roadway Improvements	\$ 3,311,965
Total	\$ 8,540,545

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through Bonds. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new landowners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer bank loans.

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

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The development is located in the City of Florida City, Miami-Dade County. As of the Census date, the 2010 Census, the County has a population in excess of 75,000 people. Therefore, the proposed District is not located in a County defined as a "small county", according to Section 120.52, Fla. Stat..

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from Petitioner's Engineer and other professionals associated with Petitioner.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could approve a dependent special district for the area, such as a special taxing district under Chapter 189, F.S. This alternative could finance the improvements contemplated in Table 1 in a fashion similar to the proposed District.

However, this alternative is inferior to the District. Unlike the District, the alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District.

A District also is preferable from a government accountability perspective. With a District as proposed, landowners and renters in the District would have a focused unit of government under their direct control. The District can then be more responsive to landowner needs without disrupting other County responsibilities.

Another alternative to the District would be for the developer to provide the Infrastructure and to use a property owners association ("POA") for operation and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued

EXHIBIT 10

DECLARATION OF RESTRICTIVE COVENANTS

This instrument was prepared by:	
Name:	Ginger E. Wald
Address:	Billing, Cochran, Lyles, Mauro & Ramsey, P.A. 515 East Las Olas Boulevard, Sixth Floor Fort Lauderdale, Florida 33301
(Space Reserved for Clerk)	

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned Owner holds the fee simple title to the land described in the attached Exhibit A (the “Property”), located in Miami-Dade County, Florida (the “County”); and

WHEREAS, Owner desires to provide certain covenants to the County Board of County Commissioners (the “Board”) in support of a Petition (the “Petition”) for creation of the Stellar North Community Development District (the “District”) filed _____, and approved pursuant to Ordinance No. _____ enacted by the Board on _____ (the “Ordinance”), in accordance with the requirements of Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter; and

WHEREAS, among those covenants are provisions for the timely, accurate, and enforceable disclosure, to all prospective initial purchasers who have entered or will enter into contracts for improved residential units within the Property (each a “Prospective Initial Purchaser”), of the obligation to pay to the District: (1) the pro-rata share for each Dwelling Unit (defined below) of the cost of the acquisition, construction, reconstruction, and equipping of certain public infrastructure which benefit the Property either as a one time assessment at the time of closing or as an annual assessment based on the debt service on bonds to be issued by the

District to finance such capital costs until such bonds are retired (collectively, “Capital Assessments”), and (2) the costs associated with (i) operations of the District including administration (“Operations Assessments”) and (ii) maintenance of public infrastructure by the District (“Infrastructure Maintenance Assessments”; Operations and Infrastructure Maintenance Assessments are hereinafter collectively referred to as “Administrative Assessments”); and

WHEREAS, other covenants made by Owner includes provisions for the long-term maintenance of infrastructure serving the Property including, but not limited to, roadways, drainage, and landscaping; and

WHEREAS, such covenants of Owner are made in order to assure the Board that the representations made by Owners in support of the Petition will be abided by,

NOW, THEREFORE, Owner freely, voluntarily, and without duress, and on behalf of its heirs, successors, and assigns, makes the following Declaration of Restrictive Covenants covering and running with the Property (this “Declaration”):

1. COVENANTS.

1.1 Public Records Notice of Existence of District

This Declaration shall serve as notice in the public records of the County that unless the District is terminated in accordance with the requirements of Chapter 190, Florida Statutes, and such termination is reflected in the public records of the County, the Property and all lands, parcels, lots, and units located within the District’s boundaries are subject to the Capital Assessments and Administrative Assessments levied and imposed by the District, subject only to the exceptions or exemptions from such assessments expressly provided by Florida law.

1.2 CDD and Purchase Contract Notices

1.2.1 Owner shall be required to provide to each Prospective Initial Purchaser of an improved individual residential lot or unit within the Property (individually, a "Dwelling Unit") written notice of the estimated annual Capital Assessments and Administrative Assessments (the "CDD Notice") to be imposed on such individual Dwelling substantially in the form attached hereto as Exhibit B prior to, or contemporaneously with, the execution of a purchase and sale contract ("Purchase Contract") for such Dwelling Unit. For the purposes of this Declaration, the term "Owner" means each seller of Dwelling Units within the Property. Notwithstanding the foregoing, if a Prospective Initial Purchaser executed a Purchase Contract before the effective date (10 days after enactment) of the Ordinance (the "Effective Date of the Ordinance") but was not given an contemporaneous CDD Notice, Owner may still give the CDD Notice to such Prospective Initial Purchaser; provided, however, such CDD notice must be given together with the following written notice and must be sent to such Prospective Purchaser by certified mail, professional overnight delivery or hand delivery, with return receipt, not later than the first business day following the Effective Date of the Ordinance:

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS NOTICE AND THE ATTACHED CDD NOTICE ARE BEING GIVEN TO YOU PURSUANT TO SUCH DECLARATION. PLEASE NOTE THAT THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$36,000 FOR A TOWNHOME UNIT. THE DWELLING UNITS SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$22,778 FOR TOWNHOME UNIT, IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$1,200 FOR A TOWNHOME UNIT FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE

EXERCISED AT THE TIME OF CLOSING. THE ATTACHED NOTICE FULLY DESCRIBES YOUR OBLIGATIONS. YOU MAY ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS NOTICE. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE THAT YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES ARE AVAILABLE TO PURCHASER WHETHER OR NOT YOU ELECT TO RESCIND EXCEPT IN THE EVENT OF AN OWNER DEFAULT WITH RESPECT TO THE CDD NOTICE AND THEN ONLY IN ACCORDANCE WITH THE DECLARATION.

Owner shall promptly refund any amounts due under the foregoing notice if a Prospective Initial Purchaser properly rescinds a Purchase Contract during the time provided. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to the foregoing notice.

1.2.2 Owner shall also provide substantially the following disclosure ("Purchase Contract Notice") on the first page of each Purchase Contract executed after the Effective Date of the Ordinance for a Dwelling Unit within the Property, immediately after disclosure of the purchase price for the Dwelling Unit:

THIS DWELLING UNIT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$36,000 FOR A TOWNHOME UNIT. THE DWELLING UNITS SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$22,778 FOR TOWNHOME UNIT. IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$1,200 FOR A TOWNHOME UNIT FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. INITIAL PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE

PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, INITIAL PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. INITIAL PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

PURCHASER'S INITIALS: _____

Owner shall cause each Prospective Initial Purchaser to initial the Purchaser Contract Notice where indicated.

1.3 Relief to Prospective Initial Purchaser for Owner Default.

1.3.1 Owner shall provide relief, in the manner provided by this Section 1.3 to any Prospective Initial Purchaser who has not yet closed on a Dwelling Unit if any one of the following events shall occur (an "Owner Default"):

1.3.1.1. Owner fails to provide a timely CDD Notice or Purchase Contract Notice as required; and/or

1.3.1.2. Owner provides a timely CDD Notice; however, such CDD Notice underestimates the aggregate or monthly actual Administrative Assessments for the District's first three fiscal years by more than five percent (5%); and/or

1.3.1.3. Owner provides a timely CDD Notice and/or Purchase Contract; however, such CDD Notice and/or Purchase Contract Notice underestimates the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or monthly actual Annual Capital Assessments by more than five percent (5%).

1.3.2 In the event of any Owner Default that is not cured by a timely Late Notice (as hereinafter defined), a Prospective Initial Purchaser may, in writing (a "Termination Notice"), elect to rescind the Purchase Contract at any time prior to closing. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to this provision.

1.3.3 Prior to the receipt of a Termination Notice from a Prospective Initial Purchaser affected by an Owner Default, Owner shall have an opportunity to cure any Owner Default by providing a written notice (a "Late Notice") to such affected Prospective Initial Purchaser (i) prior to closing and (ii) within the later of ninety (90) days from (x) the date of execution of the Purchase Contract or (y) the effective date of the Ordinance (the "Cure Period"). If the Owner Default set forth in Section 1.3.1.3 is due solely to a fluctuation of interest rates on the bonds once the pricing of the bonds is completed, Owner shall have the opportunity to cure such Owner Default by providing a written notice setting forth the new annual Capital Assessments to such affected Prospective Initial Purchaser (the "Extended Late Notice") no later than the earlier of (i) the closing date of the Dwelling Unit or (ii) ninety (90) days from the pricing of the bonds (the "Extended Cure Period"). An Owner Default cannot be cured as to an affected Prospective Initial Purchaser after the expiration of the applicable Cure Period or applicable Extended Cure Period. If Owner provides (i) a Late Notice to a Prospective Initial Purchaser during the applicable Cure Period or (ii) an Extended Late Notice during

applicable Extended Cure Period, then such Prospective Initial Purchaser may still elect to rescind the Purchase Contract at anytime for a period of thirty (30) days following receipt of Late Notice or Extended Late Notice. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who receives an accurate Late Notice or Extended Late Notice during the Cure Period or Extended Cure Period, as applicable, regardless of whether the Prospective Initial Purchaser elects to rescind the Purchase Contract.

1.3.4 Every Late Notice or Extended Late Notice sent by Owner to a Prospective Initial Purchaser must include the following in bold type in a font at least as large as the largest font in such Late Notice or Extended Late Notice (*with correct type of notice indicated*):

THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS IS A [LATE NOTICE or EXTENDED LATE NOTICE] UNDER SUCH DECLARATION. IF OWNER PROVIDES YOU WITH THIS [LATE NOTICE or EXTENDED LATE NOTICE] DURING THE APPLICABLE CURE PERIOD, THEN YOU AS A PROSPECTIVE INITIAL PURCHASER MAY STILL ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS [LATE NOTICE or EXTENDED LATE NOTICE]. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT., AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES PROVIDED IN SECTION 1.4 OF THE DECLARATION SHALL BE AVAILABLE TO YOU AS A PROSPECTIVE INITIAL PURCHASER IF YOU RECEIVE THIS [LATE NOTICE or EXTENDED LATE NOTICE]

DURING THE APPLICABLE CURE PERIOD, REGARDLESS OF WHETHER YOU AS A PROSPECTIVE INITIAL PURCHASER ELECT TO RESCIND THE PURCHASE CONTRACT.

1.3.5 If the Owner Default involves the failure to provide a Purchase Contract Notice or Owner provided a Purchase Contract Notice in substantially the correct form and location; however, such Purchase Contract Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the annual Capital Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice shall also contain the following:

YOUR PURCHASE CONTRACT PROVIDES THAT THE PURCHASE PRICE FOR YOUR DWELLING UNIT IS AS FOLLOWS: *[INSERT PURCHASE PRICE INFORMATION]*. THIS DWELLING UNIT IS OR WILL BE WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF \$36,000 FOR A TOWNHOME UNIT. THE DWELLING UNITS SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF \$22,778 FOR A TOWNHOME UNIT, IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF \$1,200 FOR A TOWNHOME UNIT FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID IN FULL AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

1.3.6 If the Owner Default involves the failure to provide a CDD Notice or Owner provided a timely CDD Notice; however, such CDD Notice underestimated (i) the

actual aggregate Administrative Assessments for each of the District's first three fiscal years by more than five percent (5%) and/or (ii) the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessment by more than five percent (5%), then the Late Notice or Extended Late Notice must also include a CDD Notice, if the Owner Default involves a failure to provide a CDD Notice or an accurate revised CDD Notice, if the Owner Default involves a timely but inaccurate CDD Notice.

1.4 Relief to a Prospective Initial Purchaser Who Actually Closes on a Dwelling Unit After an Uncorrected Owner Default.

1.4.1 In the event Owner fails to give a Prospective Initial Purchaser a timely CDD Notice, and such failure is not corrected by a timely and accurate Late Notice, then a Prospective Initial Purchaser that closes on the Dwelling Unit ("Actual Initial Purchaser") may demand, in writing, that Owner pay such Actual Initial Purchaser (i) the amount necessary to prepay all Capital Assessments principal, and interest on such Capital Assessments principal due through the next applicable bond payment date respecting the Dwelling Unit *plus* (ii) an amount equal to the sum of the share of the actual Administrative Assessments levied by the District on such Dwelling Unit for the District's first three (3) fiscal years immediately following the closing respecting the Dwelling Unit.

1.4.2 In the event that Owner gave to an Actual Initial Purchaser (i) both a timely CDD Notice and Purchase Contract Notice and either underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments (as set forth in Table 1 of the CDD Notice) by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice or (ii) a timely CDD Notice and no Purchase Contract Notice, if applicable, and the CDD

Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner (a) pay such actual Initial Purchaser, in the event he or she elects to pay the Capital Assessment in full at closing, an amount equal to the difference between the actual Capital Assessment due at closing and the estimated Capital Assessment due at closing disclosed in the CDD Notice to the Actual Initial Purchaser or pay such Actual Initial Purchaser, in the event he or she elects to pay an annual Capital Assessment, an amount equal to the difference between the actual aggregate amount of annual Capital Assessments, calculated over the term of the bonds, levied and imposed by the District on such Dwelling Unit and the aggregate amount of estimated annual Capital Assessments, calculated over the term of the bonds, actually disclosed in the CDD Notice to the Actual Initial Purchaser or, (b) if less, the amount necessary to prepay all Capital Assessments principal and interest on such Capital Assessments principal through the next applicable bond payment date with respect to the Dwelling Unit.

1.4.3 In the event that Owner gave an Actual Initial Purchaser a timely CDD Notice and such CDD Notice underestimated the actual annual Administrative Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay such Actual Initial Purchaser an amount equal to the difference between the actual amount of the Administrative Assessments levied and imposed by the District on such Dwelling Unit and the amount of estimated Administrative Assessments disclosed to the Actual Initial

Purchaser in the CDD Notice calculated for the District's first three (3) fiscal years immediately following the closing based on the initial actual annual Administrative Assessments.

1.4.4 Upon such demand by an Actual Initial Purchaser under this Section 1.4, Owner shall deliver the applicable amount to the Actual Initial Purchaser within ten (10) calendar days after: (1) receipt of written demand, or (2) after the date Capital Assessments and Administrative Assessments first become payable, whichever is later, unless Owner and Actual Initial Purchaser agree to another manner or time of payment. An Actual Initial Purchaser shall provide to Owner written notice of election of remedy in this Section on or before one (1) year after the earlier of (1) the date that Capital Assessments and Administrative Assessments first appear on the Actual Initial Purchaser's Combined Real Property tax bill for the affected Dwelling Unit or (2) if such assessments are directly billed by the District and do not appear on the Actual Initial Purchaser's Combined Real Property tax bill, then the date that such Capital Assessment and Administrative Assessments first appear on any bill sent to the Actual Initial Purchaser by the District for the affected Dwelling Unit. After the expiration of that year, Owner shall not be obligated to provide any relief to such Actual Initial Purchaser under this Declaration.

1.4.5 Nothing in this Section 1.4 shall be construed to relieve any Actual Initial Purchaser of the individual Dwelling Unit of liability for all lawful taxes and assessments including, but not limited to, any tax liability resulting from Owner's payments to such Actual Initial Purchaser under Section 1.4.

1.5 Additional Disclosure through District Sign

Owner shall display at every entrance to a sales office or area, in a conspicuous location readily available for viewing by Prospective Initial Purchasers of Dwelling Units, a sign with

information about the District. The remedy provisions discussed in Section 1.4 shall not apply to this Section. Such sign(s) shall be no smaller than twenty-four inches by thirty-six inches (24" x 36"), and shall contain the following language in substantially similar form in large, boldface type:

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT EXPECTS TO ISSUE BONDS TO FINANCE A PORTION OF THE CONSTRUCTION OF REQUIRED PUBLIC INFRASTRUCTURE IN STELLAR NORTH. A PURCHASER OF PROPERTY IN STELLAR NORTH WILL BE OBLIGATED TO PAY ANNUAL ASSESSMENTS TO AMORTIZE THE DEBT AND FOR DISTRICT ADMINISTRATION, WHICH AMOUNTS ARE SEPARATE FROM THE PURCHASE PRICE OF THE PROPERTY AND OTHER ASSESSMENTS ON THE PROPERTY, AND WHICH MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. THE TOTAL ANNUAL ASSESSMENTS VARY IN RELATION TO THE INFRASTRUCTURE BENEFIT ALLOCATED TO THE PROPERTY ASSESSED AND ARE EXPECTED TO APPEAR ON A PURCHASER'S PROPERTY TAX BILL EACH YEAR, BUT MAY BE BILLED DIRECTLY BY THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT. A PURCHASER SHALL HAVE THE OPTION TO PAY IN FULL AT ANY TIME THE PRO RATA SHARE, AS ALLOCATED TO THE PURCHASER'S PROPERTY, OF THE TOTAL AMOUNT OF DISTRICT CAPITAL ASSESSMENTS DUE. FOR FURTHER INFORMATION ON STELLAR NORTH AND A PURCHASER'S BENEFITS AND OBLIGATIONS RELATING THERETO, CONTACT *[INSERT APPROPRIATE CONTACT INFORMATION]*."

1.6 Inspection of District Records by County Representatives

Owner shall allow or provide for the District to allow County representatives to review all pertinent records in order to assess the overall performance of Owner in providing timely and accurate disclosure of estimated Capital Assessments and Administrative Assessments on Dwelling Units within the District. Prompt access shall be provided without prior notice of inspection by the County representatives, but only during normal business hours and without

disruption of sales operations. The purpose of such inspection is only to determine Owner's overall compliance with the aforementioned notice requirements and such inspection shall not authorize the County to seek any relief provided under Section 1.4, either on behalf of itself or on behalf of any Prospective Initial Purchaser or Actual Initial Purchaser.

1.7 Sole Provider of Water, Wastewater, and Reuse Service

Owner acknowledges and agrees that the Miami-Dade County Water and Sewer Department ("WASD"), or its successor agency or department, shall be the exclusive provider of water, wastewater, and reuse service to all lands within the Property. Service shall be provided by WASD in accordance with its general policies and procedures for providing service throughout the County.

1.8 Application for Multi-Purpose Special Taxing District to Maintain Infrastructure

The costs of maintaining the infrastructure constructed with funding provided through the District shall be the responsibility of the District and its successors and assigns. In order to assure that such maintenance is performed, however, before the recording of a final plat on any portion of the Property, Owner shall submit to the Board a complete application for the creation of a multi-purpose special taxing district to maintain the infrastructure serving the Property including, but not limited to, roadways, drainage, walls, and landscaping, as applicable. Upon approval of the multi-purpose special taxing district by the Board, such taxing district may remain dormant until, in the sole and exclusive opinion of the Board, both the District and any homeowners' or similar association shall have failed to maintain the infrastructure serving the Property, as such failure is defined in any easement and/or covenant recorded in the public records and governing the infrastructure or similar agreement provided by Owner, or in the

absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the activation of the multi-purpose special taxing district and cause the infrastructure to be maintained at the expense of such taxing district. By this provision, Owner hereby authorizes the Board and its officials, employees, and agents to enter upon the Property if the special taxing district is activated for the purpose of maintaining the infrastructure serving the Property. Owner further agrees to apply, at the time of plat, replat, or waiver of plat, as applicable, to provide for an easement for the benefit of the County and providing that at any and all times during which the infrastructure or any portion thereof is maintained by the County, the public shall have a right of perpetual access and use in those portions of the Property on which the infrastructure is located including, but not limited to, the roadways serving the Property.

2. BENEFITS AND ENFORCEMENT.

2.1 The covenants set forth in Sections 1.2, 1.3 and 1.4 shall run and be in favor of and to the benefit of Prospective Initial Purchasers and Actual Initial Purchasers of individual Dwelling Units within the Property, and their heirs, successors, and assigns, and shall be enforceable exclusively by such persons. After an individual Dwelling Unit, has been once conveyed to an Actual Initial Purchaser, no further notice shall be required to be provided by Owner to any purchaser of a Dwelling Unit if the same has been improved with a residence. If a Dwelling Unit is conveyed as unimproved land, then such Dwelling Unit shall not be deemed to have been conveyed to a Prospective Initial Purchaser or Actual Initial Purchaser, and all of the covenants set forth in Sections 1.2, 1.3 and 1.4 shall apply to the Dwelling Unit and any Owner offering such Dwelling Unit for sale to Prospective Initial Purchasers.

2.2 The covenants set forth in Sections 1.6, 1.7 and 1.8 shall run and be in favor of and to the benefit of the County or any successor municipal government, and shall be enforceable exclusively by such governmental entity.

2.3 Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

3. COVENANT RUNNING WITH THE LAND.

This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at the expense of Owner in the public records of the County, following the acceptance by the Board of an ordinance approving the creation of the District, and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors and assigns, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and litigation upon, all present and future owners of the Property and for the public welfare. Owner, on behalf of itself and its heirs, successors, and assigns, acknowledges that acceptance of this Declaration does not in any way obligate the County to undertake the construction or maintenance of any infrastructure or any other duty or obligation of the District.

4. TERM.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each,

unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. MODIFICATION, AMENDMENT, OR RELEASE.

This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, or of such portion as will be affected by the modification, amendment, or release, including joinders of any and all mortgagees, provided that the same is also approved by the Board, after public hearing.

Should this Declaration be modified, amended, or released, the County Mayor or Designee, or the assistant in charge of the office in the County Mayor's or Designee's absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. ELECTION OF REMEDIES.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. SEVERABILITY.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any

approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. ACCEPTANCE OF DECLARATION.

Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner with respect to the District, or with respect to any land use application on the Property, nor does it entitle Owner to a favorable recommendation or the approval of any application, zoning or otherwise, and the Board and/or any Community Zoning Appeals Board and other County boards, officials, and employees retain full authority to approve or deny such application.

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IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 25 day of Jan, 2021.

OWNER:

John Alger, as Trustee for JBC Irrevocable Trust,
dated 8/26/11

By: [Signature]
Name: John Alger
Title: Trustee

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of Jan, 2021, by John Alger, AS trustee. He is personally known to me ☐ or produced FL DL as identification.

[Signature]
Notary Public

Typed, printed or stamped name of Notary Public

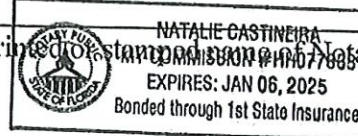


Exhibit A

LEGAL DESCRIPTION

TRACTS 1, 2 AND 16 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO THE CITY OF FLORIDA CITY BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED BY FOLLOWING TWO TRACTS OF LAND:

PROPOSED TRACT A – RESIDENTIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;

THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO A POINT;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 00°37'05" E, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 944.78 FEET TO A POINT;

THENCE S 89°38'04" W, A DISTANCE OF 993.25 FEET TO A POINT;

THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

Exhibit B

CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Annual</u> District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated <u>Annual</u> Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total <u>Annual</u> District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
TOWNHOME	\$1,200.00	\$900.00	\$2,100.00

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated <u>Monthly</u> District <u>Operations</u> Assessments	Estimated <u>Monthly</u> District <u>Infrastructure Maintenance</u> Assessments	Estimated <u>Monthly</u> District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
TOWNHOME	\$25.00	\$50.00	\$100.00

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date)	Estimated <u>Total</u> Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
TOWNHOME	\$22,778.00	\$36,000

_____ PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("**Dwelling Units**") in Stellar North (the "**Development**") are also located within the boundaries of the Stellar North Community Development District (the "**District**"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("**County**"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "**Public Infrastructure**").

_____ PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "**District Board**") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

_____ PURCHASER'S INITIALS

3. District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

_____ PURCHASER'S INITIALS

3.1 District Capital Assessments. The District expects to issue bonds (the "**Bonds**"), the principal of and interest on which will be payable from non ad valorem special assessments ("**District Capital Assessments**") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.

_____ PURCHASER'S INITIALS

3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately \$1,200 for a townhome unit (approximately \$100.00 per month) which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the Bonds is approximately \$36,000 for a townhome unit.

_____ PURCHASER'S INITIALS

3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

____ PURCHASER'S INITIALS

3.4 District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "**District Administrative Assessments**"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately \$900 per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.

____ PURCHASER'S INITIALS

3.5 District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the "**District Assessments**." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

____ PURCHASER'S INITIALS

PURCHASER:

PURCHASER:

Print Name: _____
Date: _____

Print Name: _____
Date: _____

EXHIBIT 11

RESOLUTION CITY OF FLORIDA CITY

RESOLUTION NO. 21-13

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, EXPRESSING SUPPORT FOR THE EXPANSION OF THE STELLAR AT FLORIDA CITY COMMUNITY DEVELOPMENT DISTRICT, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Petitioner, Stellar Capital Holdings, LLC, has filed a Petition to expand the existing Stellar at Florida City Community Development District ("CDD") within the geographical boundaries of the City, as described in Exhibit "A"; and

WHEREAS, the City Commission adopted Resolution No. 20-69 on November 10, 2020, expressing City support for the initial establishment of the Stellar at Florida City CDD comprising 24.44 acres and located on East Lucy Street, east of Federal Highway; and

WHEREAS, the Petitioner is now requesting a support resolution from the City Commission for the expansion of the Stellar at Florida City CDD to a total of 29.016 acres; and

WHEREAS, the City Commission finds that the expansion of the CDD is a reasonable alternative to the financing, construction, delivery and long-term operation and management of basic infrastructure servicing the proposed residential development; and

WHEREAS, the City Commission also finds that the expansion of the CDD is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval. The City Commission hereby expresses its support for the expansion of the Stellar at Florida City Community Development District to comprise a total of 29.016 acres, having external boundaries as depicted and legally described on Exhibit "A", attached hereto and made a part hereof, for

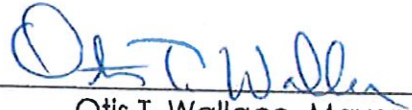
RESOLUTION NO: 21-13

consideration by Miami-Dade County, pursuant to the Uniform Community Development District Act of 1990, Chapter 190, Florida Statutes.

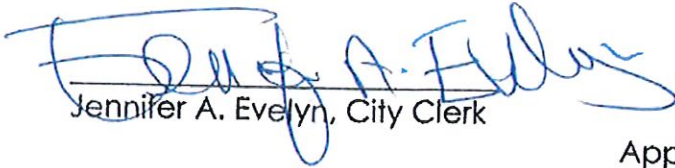
Section 3. The Mayor, City Attorney, and City Clerk are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

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

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 9th, day of March, 2020.


Otis T. Wallace, Mayor

ATTEST:


Jennifer A. Evelyn, City Clerk

Approved as to form and legal sufficiency:



Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Vice Mayor Butler seconded by Comm. Gold

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace

Y

Vice Mayor Sharon Butler

Y

Commissioner Eugene D. Berry

Y

Commissioner R.S. Shiver

Y

Commissioner James Gold

Y

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Jennifer A. Evelyn
City Clerk

I, Jennifer A. Evelyn,
City Clerk of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 10th day of March AD 2021

By 
Jennifer A. Evelyn

Exhibit "A"

TRACTS 1, 2 AND 16 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THAT PORTION CONVEYED TO THE CITY OF FLORIDA CITY BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED BY FOLLOWING TWO TRACTS OF LAND:

PROPOSED TRACT A – RESIDENTIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT; THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO A POINT; THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT; THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT; THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE S 00°37'05" E, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 944.78 FEET TO A POINT; THENCE S 89°38'04" W, A DISTANCE OF 993.25 FEET TO A POINT; THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PROPOSED TRACT B – COMMERICAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT; THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL

WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO THE POINT OF BEGINNING; THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT; THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT; THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; THENCE N 00°37'05" W, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 299.20 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS OF 25.30 FEET AND A CENTRAL ANGLE OF 89°19'12" TO THE POINT OF TANGENCY AND SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET; THENCE N 89°56'17" W, SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 522.95 FEET TO THE POINT OF BEGINNING. CONTAINING 4.000 ACRES (174,237 SQUARE FEET) OF LAND MORE OR LESS.

"EXHIBIT B to the Ordinance"

Legal Description

LEGAL DESCRIPTION

TRACTS 1, 2 AND 16 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO THE CITY OF FLORIDA CITY BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED BY FOLLOWING TWO TRACTS OF LAND:

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THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO A POINT;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

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THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PROPOSED TRACT B – COMMERICAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;
THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET
ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF
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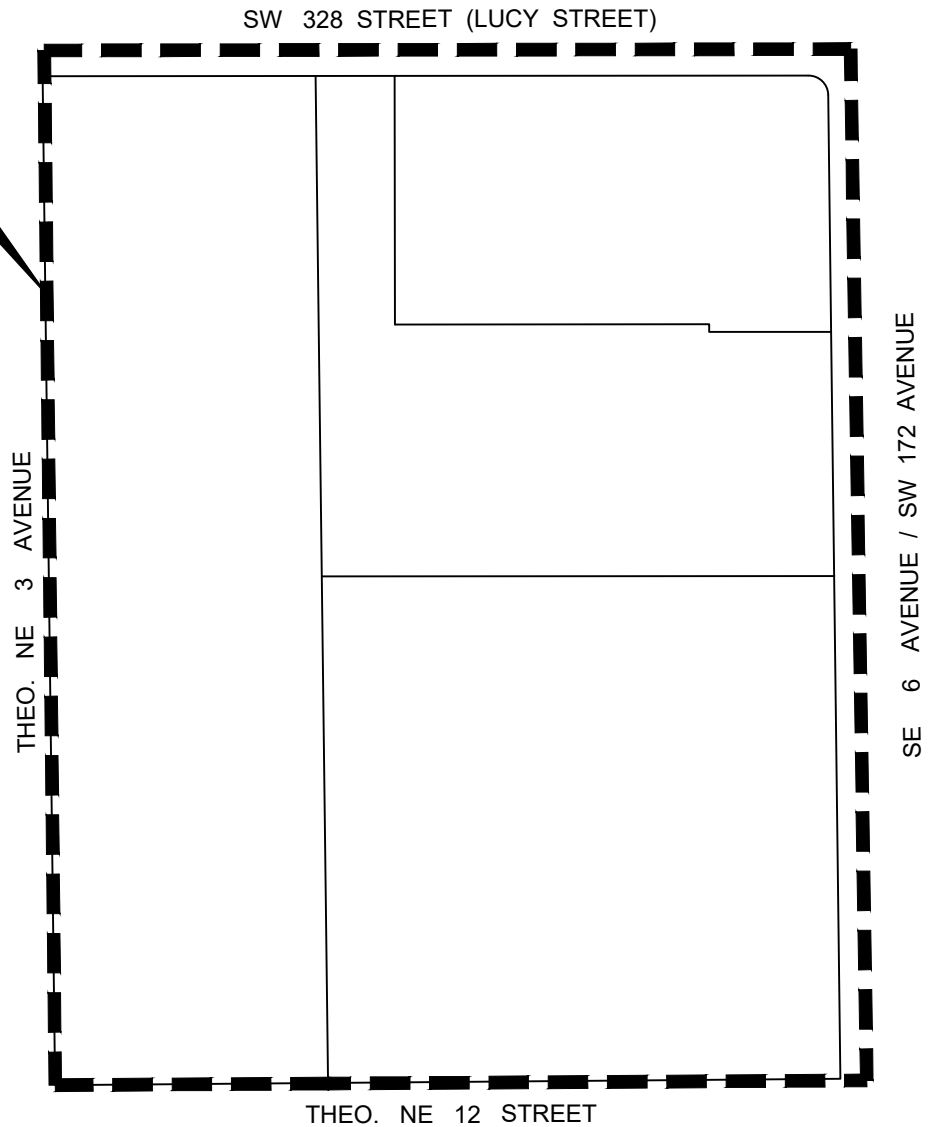
CONTAINING 4.000 ACRES (174,237 SQUARE FEET) OF LAND MORE OR LESS.

"EXHIBIT C to the Ordinance"

District Boundaries and Geographical Location Sketch



DISTRICT
BOUNDARIES



STELLA NORTH

COMMUNITY DEVELOPMENT DISTRICT

(COMM. 0009)

SECTION: 19 - 57 - 39

EXHIBIT "C" TO THE ORDINANCE
(Boundaries and Geographical Location Sketch)