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

Memorandum

MIAMI-DADE COUNTY

(Public Hearing 9-1-22)

Date: July 7, 2022

Agenda Item No. 5(O)

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

From: Daniella Levine Cava
Mayor

Ordinance No. 22-102

Subject: Ordinance Amending the Stellar North Community Development District

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Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to amend a Community Development District (CDD) in the City of Florida City, Florida (City). CDDs are a local unit of special-purpose government created according to Chapter 190 of the Florida Statutes.

Recommendation

It is recommended that the Board adopt the attached Ordinance amending the boundaries of the Stellar North Community Development District (District). This District lies wholly within the City and will be contracting by approximately 4 acres, decreasing the total acreage of the District from approximately 29 acres to 25 acres pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

Scope

The District is located within Commission District 9, which is represented by County Commissioner Kionne L. McGhee, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the District. The area of contraction will not be a part of the residential development.

Fiscal Impact/Funding Source

Amending the boundaries of the District will have no fiscal impact to Miami-Dade County (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. Adoption of this Ordinance will not affect the District assessments of the individual owners within the original District boundaries.

Social Equity Statement

The proposed Ordinance grants a petition for the amendment of the District, pursuant to the procedures and factors set forth in section 190.046, Florida statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the District 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 District, regardless of their demographics. The CDD is a timely, efficient, effective, responsive, and economic way to deliver and finance basic community development services.

Track Record/Monitor

A multipurpose maintenance special taxing district (Special Taxing District) may be created to maintain this development's infrastructure and common areas should the Homeowners Association or District be

dissolved or fails to fulfill its maintenance obligations. This Special Taxing District will remain dormant until such time as the County determines to implement the Special Taxing District.

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

Background
The District was created by the Board on June 15, 2021, pursuant to Ordinance No. 21-53. The original District boundaries encompass 29 acres with approximately $8.540 million in infrastructure costs servicing 11,000 square feet of commercial space and 359 townhome units. Upon adoption of the attached Ordinance, the District will be decreased by a net acreage of approximately 4 acres. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of $1,500.00 and $15,000.00 for future advertising costs to the County.

A Declaration of Restrictive Covenants to vacate the contraction of the District will be recorded by the petitioner.

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: September 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(O)

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(O)
9-1-22

ORDINANCE NO. 22-102

ORDINANCE GRANTING PETITION OF STELLAR NORTH 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; AMENDING THE BOUNDARIES OF THE DISTRICT TO CONTRACT ITS TOTAL ACREAGE BY APPROXIMATELY FOUR ACRES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

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

WHEREAS, at its meeting of June 15, 2021, the Board adopted Ordinance No. 21-53 establishing the Stellar North Community Development District ("District" or "Petitioner") and providing for specific boundaries of the District; and

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

WHEREAS, the Petitioner has submitted a petition to contract the District's boundaries by approximately four acres, resulting in a total decrease in acreage of the District from 29 acres to 25 acres; and

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

WHEREAS, the Board finds that the statements contained in the petition to contract the District's boundaries are true and correct; and

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

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

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

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

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

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

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

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

Section 2. The petition to contract the District to exclude the real properties described therein, which was filed by the District on May 17, 2022, 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 to the Ordinance.

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

Section 4. Except to contract the boundaries of the District as provided herein, this Ordinance does not affect, expand or modify Ordinance No. 21-53.

Section 5. 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 6. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code of Miami-Dade County.

Section 7. 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: September 1, 2022

Approved by County Attorney as
to form and legal sufficiency: GBK

Prepared by: MJM

Michael J. Mastrucci

"EXHIBIT A to the Ordinance"

PETITION TO CONTRACT STELLAR NORTH
COMMUNITY DEVELOPMENT DISTRICT

Dated: May 17, 2022

Memorandum MIAMI-DADE COUNTY

Date: May 17, 2022

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Shania Momplaisir

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

Subject: Stellar North Community Development District – Amendment

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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 Chapter 190, Florida Statutes, and Miami-Dade County Policy.

The filing date of record is May 17, 2022.

Attachment

c: Michael Mastrucci
Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

IN RE: PETITION PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, TO CONTRACT THE BOUNDARIES OF STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

_____/

PETITION TO CONTRACT THE BOUNDARIES OF STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Stellar North Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Home Rule Charter by Ordinance No. 21-53 of Miami-Dade County, Florida (the "County"), adopted on June 15, 2021 (the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission"), in accordance with Section 190.046(1) of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), to contract the current boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 29+/- acres are currently located within the external boundaries of the District.

2. That the Board desires to contract the boundaries of the District and remove approximately 4+/- acres of property from the District's boundaries (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit 1. Following such amendment of the District's boundaries, all other lands in the District will

continue to be located wholly within the jurisdictional boundaries of the City of Florida City, Florida. The metes and bounds description of the proposed amended District's boundaries is attached hereto and made a part hereof as Exhibit 2.

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

4. That Stellar Florida City 29, LLC, a Florida limited liability company, is the owner of the lands comprising the Contraction Parcel (collectively the "Landowner"). Attached hereto as Exhibit 3 and made a part hereof is the written consent of the Landowner to the removal of the Contraction Parcel from the District. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2021-19 attached hereto as Exhibit 4, constitutes consent for all the landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. That attached hereto as Exhibit 5 and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for the area to be excluded from the District by the future land use plan element of the effective local government comprehensive plan. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted local government comprehensive plan.

6. That attached hereto as Exhibit 6 and made a part hereof is a statement of

estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

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

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

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

WHEREFORE, Petitioner, the Board of Supervisors of the Stellar North Community Development District, hereby respectfully requests the Commission to:

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

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

RESPECTFULLY SUBMITTED this 26 day of October, 2021.

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: Michael Caputo
Title: Chairperson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 26 day of October, 2021, by Michael Caputo, the Chairperson of the Board of Supervisors of the Stellar North Community Development District, who 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 knowledge.

DENISE K. YANES
COMMISSION NUMBER GG 324827
EXPIRES April 17, 2023
BONDED THRU AARON NOTARY
Notary Public, State of Florida

_____
Notary Public

Denise Yanes
Typed, printed or stamped name of Notary Public

EXHIBIT 1

METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCEL

SURVEYED DESCRIPTION COMMERCIAL TRACT (PROPOSED)

BEING PART OF TRACT 1 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NE 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 CURVETURE;

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.

SUBJECT TO EASEMENTS RECORDED IN THE PUBLIC RECORDS AND SUBJECT FLORIDA CITY CODE OF ORDINANCES SECTION 62-341 REGARDING THE RIGHT OF WAY WIDTH OF NE 6TH AVENUE.

_____

BRYAN A. MERRITT
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC
LICENSE BUSINESS NUMBER LB8172
STATE OF FLORIDA

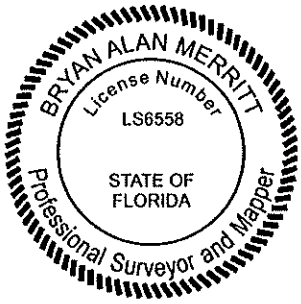


EXHIBIT 2

METES AND BOUNDS OF NEW DISTRICT BOUNDARIES

SURVEYED DESCRIPTION RESIDENTIAL TRACT (PROPOSED)

ALL OF TRACTS 2 AND 16 AND A PORTION OF TRACT 1 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NE 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.

SUBJECT TO EASEMENTS RECORDED IN THE PUBLIC RECORDS AND SUBJECT FLORIDA CITY CODE OF ORDINANCES SECTION 62-341 REGARDING THE RIGHT OF WAY WIDTH OF NE 6TH AVENUE.

NOTE: TRACTS 1, 2 AND 16 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES AND CONTAIN NO GAPS, GORES OR HIATUS.

_____

BRYAN A. MERRITT
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC
LICENSE BUSINESS NUMBER LB8172
STATE OF FLORIDA

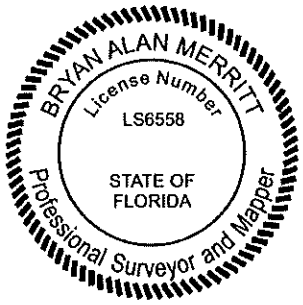


EXHIBIT 3

AFFIDAVIT OF OWNER'S CONSENT

AFFIDAVIT

On this 21 day of October, 2021, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Larry Baum, who, after being duly sworn, deposes and says:

1. Affiant, Larry Baum, is the Manager of Bauco Holdings LLC, a Florida limited liability company, as Manager of Stellar Florida City 29, LLC, a Florida limited liability company (the "Company").

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of October, 2021.

Stellar Florida City 29, LLC, a Florida limited liability company

By: Bauco Holdings LLC, a Florida limited liability company, its Manager

By: _____
Larry Baum
Manager

STATE OF FLORIDA)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21 day of October, 2021, by Larry Baum, the Manager of Bauco Holdings LLC, a Florida limited liability company, the Manager of Stellar Florida City 29, LLC, a Florida limited liability company, who is personally known to me [ ] or produced _____ as identification.

Notary Public State of Florida
Vanessa Romero
My Commission GG 202500
Expires 06/04/2022

Vanessa Romero
Notary Public
Vanessa Romero
Typed, printed or stamped name of Notary Public

Exhibit "A"

Description of Parcel A

SURVEYED DESCRIPTION COMMERCIAL TRACT (PROPOSED)

BEING PART OF TRACT 1 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NE 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 CURVETURE;

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.

SUBJECT TO EASEMENTS RECORDED IN THE PUBLIC RECORDS AND SUBJECT FLORIDA CITY CODE OF ORDINANCES SECTION 62-341 REGARDING THE RIGHT OF WAY WIDTH OF NE 6TH AVENUE.

Bryan A Merritt

BRYAN A. MERRITT
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC
LICENSE BUSINESS NUMBER LB8172
STATE OF FLORIDA

BRYAN ALAN MERRITT
License Number
LS6558
STATE OF FLORIDA
Professional Surveyor and Mapper

EXHIBIT 4

RESOLUTION OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

RESOLUTION NO. 2021-19

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

WHEREAS, the Stellar North Community Development District (the "District") currently encompasses a total of approximately 29 acres located entirely within the boundaries of Miami-Dade County, Florida (the "County")

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District and its residents to contract the boundaries of the District to remove approximately 4 acres described in **Exhibit "A"** attached hereto (the "Contraction Parcel"); and

WHEREAS, the District has not in the past, and does not currently provide any services or facilities to the Contraction Parcel, and the Contraction Parcel is not subject to any special assessments levied by the District; and

WHEREAS, after the contraction of the boundaries of the District, the District will continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the County and any applicable licenses, permits and development orders pursuant to Section 190.003 (3) and (4), Florida Statutes; and

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

WHEREAS, the land uses and services within the District will continue to not be inconsistent with applicable elements and portions of the applicable comprehensive plans after the contraction.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to contract the boundaries of the District to exclude the Contraction Parcel in accordance with Section 190.046, Florida Statutes.

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

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

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

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 16th DAY OF JULY, 2021.

ATTEST:

By: _____
Secretary/Assistant Secretary

STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson

Exhibit "A"

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 0F 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 0F 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 CURVETURE;

THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS 0F 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 5

FUTURE LAND USE

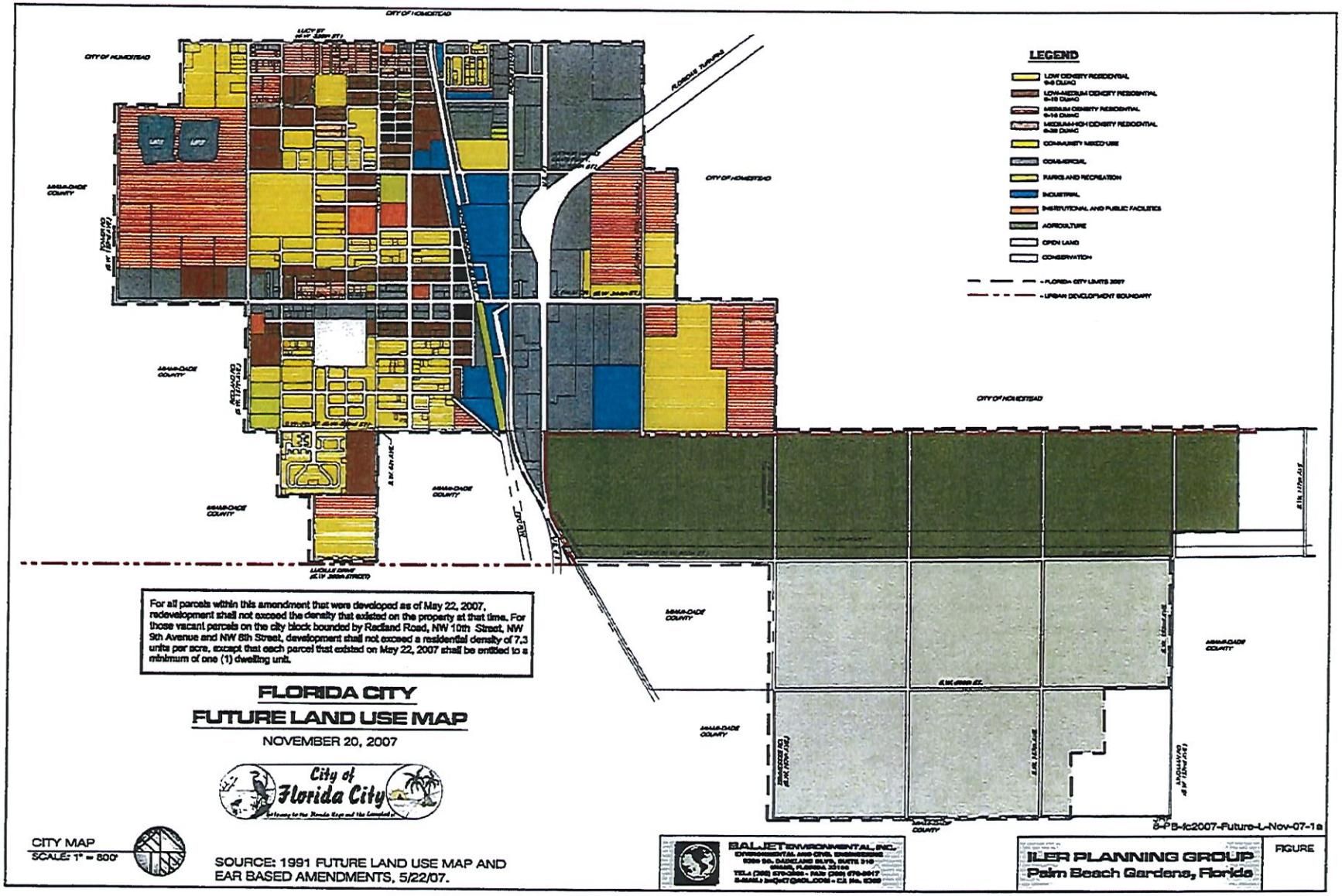

LEGEND
LOW DENSITY RESIDENTIAL
LOW-MEDIUM DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
MEDIUM-HIGH DENSITY RESIDENTIAL
COMMUNITY MIXED USE
COMMERCIAL
PARKS AND RECREATION
INDUSTRIAL
INSTITUTIONAL AND PUBLIC FACILITIES
AGRICULTURE
OPEN LAND
CONSERVATION
= FLORIDA CITY LIMITS 2007
= URBAN DEVELOPMENT BOUNDARY
CITY OF HOMESTEAD
MIAMI-DADE COUNTY
For all parcels within this amendment that were developed as of May 22, 2007, redevelopment shall not exceed the density that existed on the property at that time. For those vacant parcels on the city block bounded by Redland Road, NW 10th Street, NW 9th Avenue and NW 8th Street, development shall not exceed a residential density of 7.3 units per acre, except that each parcel that existed on May 22, 2007 shall be entitled to a minimum of one (1) dwelling unit.
FLORIDA CITY
FUTURE LAND USE MAP
NOVEMBER 20, 2007
City of Florida City
CITY MAP
SCALE: 1" = 800'
SOURCE: 1991 FUTURE LAND USE MAP AND EAR BASED AMENDMENTS, 5/22/07.
BALJET ENVIRONMENTAL, INC.
ILER PLANNING GROUP
Palm Beach Gardens, Florida
FIGURE
6-PB-fc2007-Future-L-Nov-07-1a

EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS
Stellar North Community Development District

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the Petition to contract the boundaries of the Stellar North Community Development District ("District" or "CDD"). The District currently comprises approximately a 29+/- acres of land located in the City of Florida City ("City"), Miami-Dade County ("County") Florida. This SERC is specific for one (1) area to be removed consisting of approximately 4+/- acres.

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)."

1.2. Overview of Stellar North Community Development District

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

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 or 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 section, "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, 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 in 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 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 boundary amendment 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 rule, together with a general description of the types of individuals likely to be affected by the rule.

The District currently serves land that comprises approximately 29+/- acres of land. Upon approval of the Petition to contract the boundaries of the District, the District's boundaries will comprise approximately 25+/- acres. This boundary amendment will remove one (1) area of land from the District's boundary (commercial parcel) and will not be a part of the residential community in the District

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 1,000 acres, and therefore, the County will review and act upon the Petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed rule. 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. 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

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

The County will incur only a small additional annual cost if this Petition to contract is approved. The 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 or Local Revenues

Adoption of the proposed rule 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 rule

Transactional costs associated with CDDs are typically related to the financing and maintenance of infrastructure. When the Petition to form the District was originally submitted and approved by the City, the Petitioner estimated the design and development costs for providing capital facilities. In this case, the area being removed from the District has no assessment for debt imposed thereon.

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 in Section 120.52, F.S.

There will be no impact on small businesses because of the contraction of the 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 2020 Census, the County has a population in excess of 75,000 people and the City has a population in excess of 10,000 people. Therefore, the District is not located in a County defined as a "small county" or a City defined as a "small city", 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.

EXHIBIT 7

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

RESOLUTION NO. 22-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, EXPRESSING SUPPORT FOR THE CONTRACTION OF THE STELLAR AT FLORIDA CITY COMMUNITY DEVELOPMENT DISTRICT, CONTRACTING THE AREA 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 Florida City 29, LLC, has filed a request to contract the boundaries of the Stellar North Community Development District ("CDD") within the geographical boundaries of the City, and to remove the property as described in Exhibit "A" as Proposed Tract B from the boundaries of the CDD; and

WHEREAS, the City Commission finds that the contraction of the CDD is reasonable to remove the commercial parcel from the boundaries of the CDD while allowing the residential units to remain within the CDD; and

WHEREAS, the City Commission finds that the contraction 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 contraction of the Stellar North Community Development District and for the removal of the parcel described in Exhibit "A" as Proposed Tract B from the boundaries of the CDD.

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.

RESOLUTION NO: 22-15

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 22nd day of March, 2022.

Otis T. Wallace, Mayor

ATTEST:

Jennifer Evelyn, City Clerk

Approved as to form and legal sufficiency:

Regine Monestime, City Attorney

Offered by: Mayor

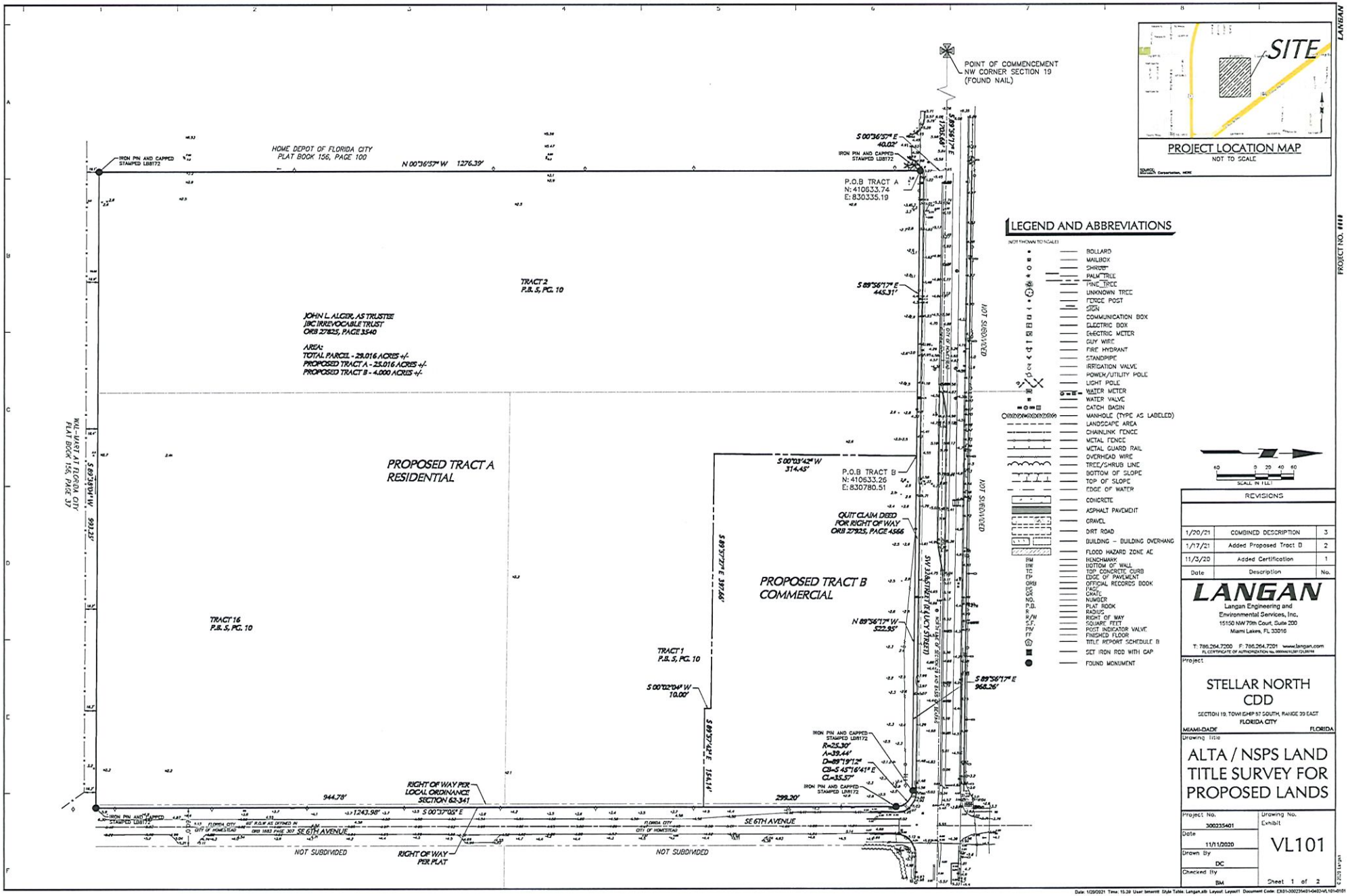
Motion to adopt by Comm. Butler seconded by Comm. Gold.

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Y
Vice Mayor Walter P. Thompson	Y
Commissioner Sharon Butler	Y
Commissioner James Gold	Y
Commissioner Eugene D. Berry	Y

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 24th day of March AD 2022
By:

#156200460_v1


POINT OF COMMENCEMENT
NW CORNER SECTION 19
(FOUND NAIL)
IRON PIN AND CAPPED STAMPED LB8172
HOME DEPOT OF FLORIDA CITY
PLAT BOOK 156, PAGE 100
N 00°36'57" W 1276.39'
S 00°36'57" E 40.02'
P.O.B TRACT A
N: 410633.74
E: 830335.19
S 89°56'17" E 445.31'
TRACT 2
P.B. 5, PG. 10
JOHN L. ALGER, AS TRUSTEE
JBC IRREVOCABLE TRUST
ORB 27825, PAGE 3540
AREA:
TOTAL PARCEL - 29.016 ACRES +/-
PROPOSED TRACT A - 25.016 ACRES +/-
PROPOSED TRACT B - 4.000 ACRES +/-
PROPOSED TRACT A
RESIDENTIAL
S 00°03'42" W 314.45'
P.O.B TRACT B
N: 410633.26
E: 830780.51
QUIT CLAIM DEED
FOR RIGHT OF WAY
ORB 27925, PAGE 4566
S 89°57'27" E 397.46'
PROPOSED TRACT B
COMMERCIAL
N 89°56'17" W 522.95'
S 89°56'17" E 968.26'
TRACT 16
P.B. 5, PG. 10
TRACT 1
P.B. 5, PG. 10
S 00°02'04" W 10.00'
S 89°57'42" E 154.14'
IRON PIN AND CAPPED STAMPED LB8172
R=25.30'
A=39.44'
D=89°19'12"
CB=S 45°16'41" E
CL=35.57'
944.78'
1243.98' S 00°37'05" E
299.20'
RIGHT OF WAY PER LOCAL ORDINANCE SECTION 62-341
RIGHT OF WAY PER PLAT
SE 6TH AVENUE
NOT SUBDIVIDED
WAL-MART AT FLORIDA CITY
PLAT BOOK 156, PAGE 37
S 89°56'17" W 993.33'
SW 177TH AVENUE
NOT SUBDIVIDED
SITE
PROJECT LOCATION MAP
NOT TO SCALE
LEGEND AND ABBREVIATIONS
(NOT SHOWN TO SCALE)
BOLLARD
MAILBOX
SHRUB
PALM TREE
PINE TREE
UNKNOWN TREE
FENCE POST
SIGN
COMMUNICATION BOX
ELECTRIC BOX
ELECTRIC METER
GUY WIRE
FIRE HYDRANT
STANDPIPE
IRRIGATION VALVE
POWER/UTILITY POLE
LIGHT POLE
WATER METER
WATER VALVE
CATCH BASIN
MANHOLE (TYPE AS LABELED)
LANDSCAPE AREA
CHAINLINK FENCE
METAL FENCE
METAL GUARD RAIL
OVERHEAD WIRE
TREE/SHRUB LINE
BOTTOM OF SLOPE
TOP OF SLOPE
EDGE OF WATER
CONCRETE
ASPHALT PAVEMENT
GRAVEL
DIRT ROAD
BUILDING - BUILDING OVERHANG
FLOOD HAZARD ZONE AE
BM BENCHMARK
BW BOTTOM OF WALL
TC TOP CONCRETE CURB
EP EDGE OF PAVEMENT
ORB OFFICIAL RECORDS BOOK
PAGE
CALC CALC
NO. NUMBER
P.B. PLAT BOOK
R RADIUS
R/W RIGHT OF WAY
S.F. SQUARE FEET
PIV POST INDICATOR VALVE
FF FINISHED FLOOR
TR TITLE REPORT SCHEDULE B
SET IRON ROD WITH CAP
FOUND MONUMENT
SCALE: IN FEET
REVISIONS
1/20/21 COMBINED DESCRIPTION 3
1/17/21 Added Proposed Tract B 2
11/3/20 Added Certification 1
Date Description No.
LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006126/LB7120/LB6116
Project
STELLAR NORTH CDD
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
FLORIDA CITY
MIAMI-DADE FLORIDA
Drawing title
ALTA / NSPS LAND TITLE SURVEY FOR PROPOSED LANDS
Project No. 300235401
Date 11/11/2020
Drawn By DC
Checked By BM
Drawing No. Exhibit
VL101
Sheet 1 of 2
LANGAN
PROJECT NO. ####
© 2020 Langan

SURVEYOR'S NOTES

1. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 5J-17 FROM BEING MET.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) ESTABLISHED BY GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH LINE OF SECTION 19 WHICH BEARS NORTH 89°56'17" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. RELATIVE HORIZONTAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2' +/- BASED ON TOTAL STATION TRIGONOMETRIC METHODS AND REAL TIME KINEMATIC GPS METHODS.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED TO THE HOMESTEAD RESTE LISTED HEREON.
5. A FIELD SURVEY WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST FIELD DAY OF OCTOBER 30, 2020.
6. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
7. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
8. THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
9. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.
10. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
11. LINEAR UNITS ARE U.S. SURVEY FEET.
12. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.
13. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
14. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
15. THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
16. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY PER CHAPTER 5J-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
17. THE SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 640598 DATED OCTOBER 14, 2020.
18. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
19. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
20. ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY.
21. THE TOTAL AREA OF LANDS SURVEYED IS 29.016 ACRES.
22. TRACTS 1,2 AND 16" CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES AND CONTAIN NO GAPS, GORES OR HIATUS
23. PUBLIC RIGHT-OF-WAY ACCESS TO THE SITE IS PROVIDED FROM SE 6TH AVENUE AND SW 328TH STREET.
24. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY
25. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN ME PROCESS OF CONDUCTING THE FIELDWORK.
26. THERE IS EVIDENCE OF FIELD DELINEATION OF WETLANDS
27. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY TAX ASSESSOR MAPS. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT
28. RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
29. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
30. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

TITLE REPORT

THE SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 640598 DATED OCTOBER 14, 2020.

OFFICIAL RECORDS BOOK 27576, PAGES 2137-2139 RELATING TO CITY OF HOMESTEAD RESOLUTION NUMBER R2011-01-10. NOT SURVEY RELATED

OFFICIAL RECORDS BOOK 23741, PAGES 1365-1375 RELATING TO CITY OF HOMESTEAD RESOLUTION NUMBER R2005-06-61. NOT SURVEY RELATED

OFFICIAL RECORDS BOOK 27925, PAGES 4566-4573. SHOWN ON SURVEY

PARKING COUNT

REGULAR SPACES = NONE DESIGNATED
MOTORCYCLE SPACES = NONE DESIGNATED
HANDICAPPED SPACES = NONE DESIGNATED
TOTAL SPACES = NONE DESIGNATED

ZONING INFORMATION

ZONING REPORT/LETTER WAS NOT PROVIDED AND IS NOT SHOWN UPON THE SURVEY.

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 4568 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;

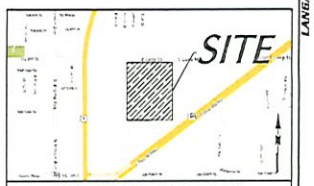
THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

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

THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS OF 25.00 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.



PROJECT LOCATION MAP
NOT TO SCALE

Source: Google, Corporation, HERE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 7A, 8, 11(BSERVED EVIDENCE AND 13, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 30, 2020.

Bryan A Merritt — Digitally signed by Bryan A Merritt, Date: 2021.01.20 15:42:03-05'00'

BRYAN A. MERRITT
LICENSE NUMBER LS5658
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC
LICENSE BUSINESS NUMBER LB6172
STATE OF FLORIDA
THIS SURVEY CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF THE SIGNATURE

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

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

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00000601/3617/LB6168

Project
STELLAR NORTH CDD
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
FLORIDA CITY
MIAMI-DADE FLORIDA

Drawing title
ALTA / NSPS LAND TITLE SURVEY FOR PROPOSED LANDS

Project No.	Drawing No.
300235401	Exhibit VL101
Date 11/11/2020	
Drawn By DC	
Checked By BM	Sheet 2 of 2

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Date: 1/20/2021 Time: 15:31 User: bmerritt Style Table: Langan.stb Layout: Layout1 (2) Document Code: EX01-300235401-0402-VL101-0101

LANGAN
PROJECT NO. ####

"EXHIBIT B to the Ordinance"

Legal Description

SURVEYED DESCRIPTION RESIDENTIAL TRACT (PROPOSED)

ALL OF TRACTS 2 AND 16 AND A PORTION OF TRACT 1 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NE 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;

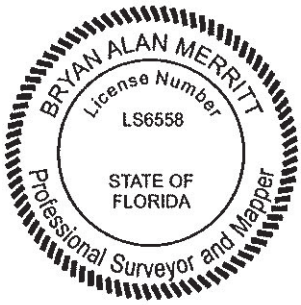
THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS RECORDED IN THE PUBLIC RECORDS AND SUBJECT FLORIDA CITY CODE OF ORDINANCES SECTION 62-341 REGARDING THE RIGHT OF WAY WIDTH OF NE 6TH AVENUE.

NOTE: TRACTS 1, 2 AND 16 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES AND CONTAIN NO GAPS, GORES OR HIATUS.

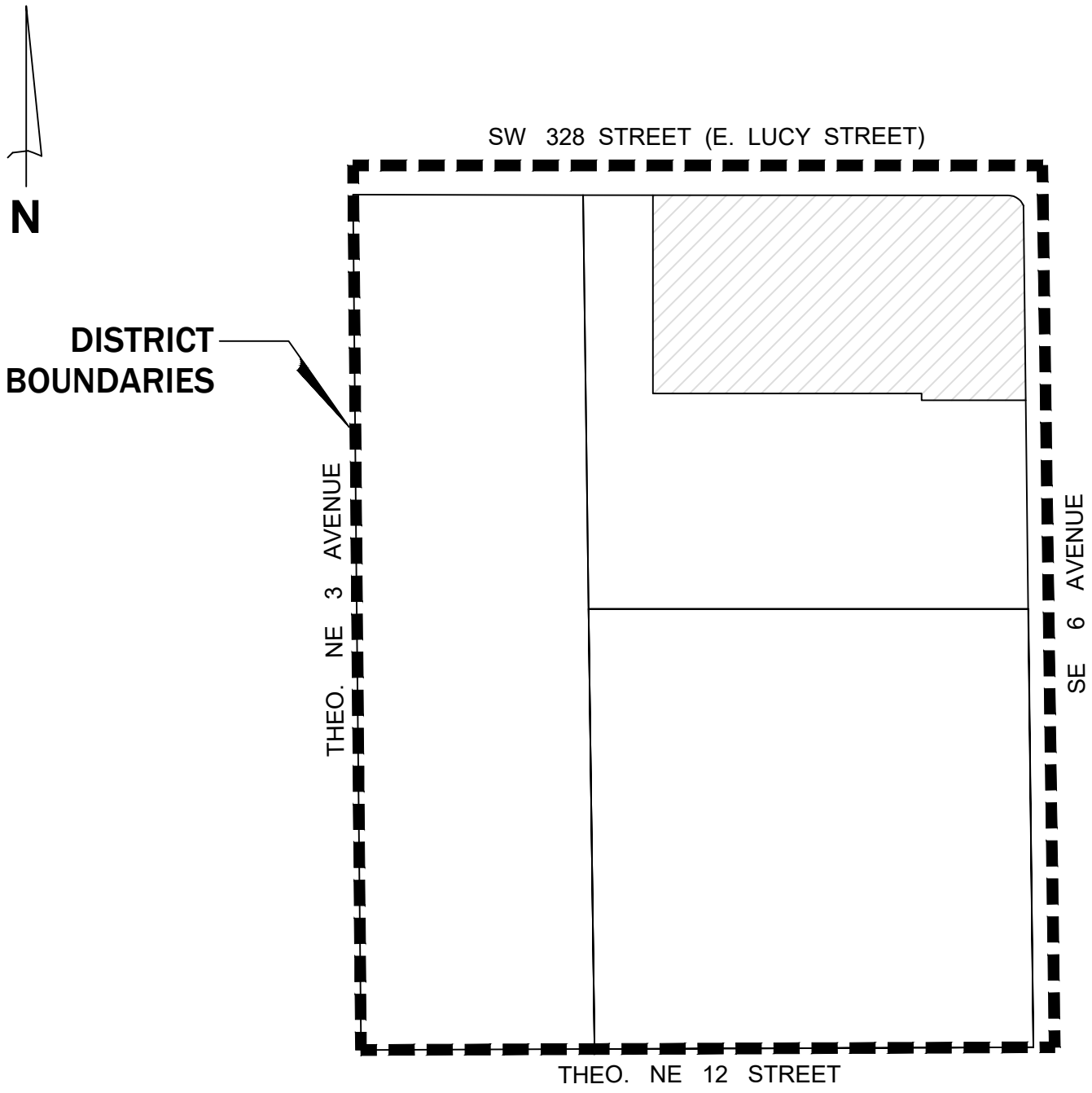
_____

BRYAN A. MERRITT
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC
LICENSE BUSINESS NUMBER LB8172
STATE OF FLORIDA



"EXHIBIT C to the Ordinance"

District Boundaries and Geographical Location Sketch



STELLAR NORTH

COMMUNITY DEVELOPMENT DISTRICT (AMENDMENT)

SHADING DENOTES AREA TO BE REMOVED.

EXHIBIT "C" TO THE ORDINANCE

(Boundaries and Geographical Location Sketch)

(COMM. 0009)
SECTION: 19 - 57 - 39

4/18/2022