

Date: (Public Hearing: 3-4-25)
February 4, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Ordinance Creating the Keys Gate Subdivision Multipurpose Maintenance Special Taxing District

Agenda Item No. 5(D)

Ordinance No. 25-19

Executive Summary

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

Recommendation

It is recommended that the Board approve a petition submitted in accordance with Article 1, Chapter 18, of the Code of Miami-Dade County (Code) for the creation of the Keys Gate Subdivision Multipurpose Maintenance Special Taxing District (Special Taxing District), located within the boundaries of the City. The creation of this Special Taxing District is a subdivision requirement pursuant to Chapter 28 of the Code. Pursuant to section 1.01(A)(11) of the County Home Rule Charter and section 18-3.1 of the Code, this Board is vested with the power to designate the governing body of a municipality as the governing body of an existing special taxing district, if the municipality assumes any and all liabilities of the special taxing district. Therefore, it is also recommended that, upon creation of the Special Taxing District, the Board approve the attached Resolution and Interlocal Agreement authorizing the transfer and waiving by two-thirds (2/3) vote of the members present the requirement to hold an election approving said transfer. Waiver of election is appropriate in this case as no qualified electors reside within the Special Taxing District.

Scope

This proposed Special Taxing District lies within Commission District 9, which is represented by County Commissioner Kionne L. McGhee, and will provide multipurpose maintenance services, if and when necessary.

Fiscal Impact/Funding Source

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

Social Equity Statement

The proposed Ordinance creates the Special Taxing District, pursuant to Article I, section 1.01(A)(11) of the Miami-Dade County Home Rule Charter and Chapter 18 of the Code. The proposed Interlocal Agreement and concurring Resolution transfer the Special Taxing District, pursuant to section 18-3.1 of the Code. If approved, the City will be the new governing body for the Special Taxing District, and property owners within the proposed Special Taxing District will pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's service,

regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit. The creation of this Special Taxing District, which was requested by 100% of the property owners, will provide for maintenance in the event that a community development district (CDD) or association fails to provide the required services.

Pursuant to section 18-20.2(b) of the Code regarding notice to purchasers of new residential property, it shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special taxing district created pursuant to this Chapter of the Code or of a pending petition to create such a special taxing district. The notice shall be provided in the manner set forth in section 18-20.2 of the Code.

Track Record/Monitor

The creation and transfer of the Special Taxing District will be managed by the County's Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

Delegation of Authority

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

Background

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

Contingent upon Board approval of the creation and subsequent transfer of this Special Taxing District, and in the event any association or CDD fails to provide maintenance services, the City will provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the benefited properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:	On the North, SW 344 Street/East Palm Drive (SE 24 Street); On the East, Theoretical SW 152 Avenue (Theoretical SE 28 Avenue); On the South, SW 352 Street (SE 32 Street); On the West, Theoretical SW 160 Avenue (Theoretical SE 20 Avenue). (City of Homestead Street Numbering in Parentheses)
Number of Parcels:	8 (Tentative plat proposes 387 Single-family homes, 481 Townhouse units, and 419 Villa units).
Number of Owners:	3
Number of Owners with Homestead Exemption Signing Petition:	None – The petition was submitted by AG EHC II (LEN) Multi State 4, LLC., Lennar Homes, LLC., and Jen Holdco 23, LLC., the property owners and developers.
Preliminary Public Meeting:	None necessary.
Public Hearing Notification:	The Clerk will certify the place, date, and hour for a public hearing on the petition and the Report at which all interested persons will be afforded the opportunity to present for this Board's consideration their objections, if any, to the creation and transfer of the Special Taxing District. As pursuant to section 18-3(d) of the Code, a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies hereof will be mailed to all owners of taxable real property within the proposed Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.
Required Referendum:	The creation of the Special Taxing District will be subject only to Board approval; no election will be necessary as 100% of the property owners signed the petition. No election authorizing the transfer of the Special Taxing District will be necessary if waived by two-thirds (2/3) vote of the members present.

Multipurpose Maintenance Services:

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

Amount Paid by Petitioner

\$8,560.00

Estimated Total District Costs:

First Year
\$626,703.64

Second Year
TBD

Method of Apportionment:

Square Footage

Estimated Annual District Assessments

Per Assessable Square Foot:

First Year
\$0.1506

Second Year
TBD

For a Typical Single-Family Interior Lot:

\$602.40

TBD

For a Typical Single-Family Corner Lot:

\$1,893.04

TBD

For a Typical Villa Unit:

\$259.63

TBD

For a Typical Townhome Unit:

\$281.62

TBD

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

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

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

In compliance with the provisions of section 18-3(c) of the Code, I have reviewed the facts submitted by PROS in its Report and Recommendations, a copy of which is attached and incorporated herein. I concur with their recommendation that this Special Taxing District be created and transferred to the City pursuant to sections 18-22.1 and 18-3.1 of the Code.

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 5

A handwritten signature in black ink, reading "Roy Coley", written over a horizontal line.

Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM

(Revised)

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

DATE: March 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, 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) ____, 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(D)
3-4-25

ORDINANCE NO. _____ 25-19 _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THE BOUNDARIES OF THE CITY OF HOMESTEAD, GENERALLY BOUNDED ON THE NORTH BY SW 344 STREET/EAST PALM DRIVE (SE 24 STREET), ON THE EAST BY THEORETICAL SW 152 AVENUE (THEORETICAL SE 28 AVENUE), ON THE SOUTH BY SW 352 STREET (SE 32 STREET), AND ON THE WEST BY THEORETICAL SW 160 AVENUE (THEORETICAL SE 20 AVENUE), KNOWN AND DESCRIBED AS KEYS GATE SUBDIVISION MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT; IDENTIFYING SERVICES TO BE PROVIDED; AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CAUSE TO BE MAINTAINED AND OPERATED VARIOUS PUBLIC IMPROVEMENTS; AND PROVIDING FOR EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

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

WHEREAS, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of chapter 18 of the Code of Miami-Dade County,

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

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. In accordance with the provisions of chapter 18 of the Code, a special taxing district, to be known and designated as the Keys Gate Subdivision Multipurpose Maintenance Special Taxing District in Miami-Dade County, Florida, is hereby created within the municipal limits of the City of Homestead (“City”), Florida. Miami-Dade County has received approval from the City to create and transfer this Special Taxing District, pursuant to City Resolution No. R2023-04-62.

Section 3. The area or boundaries of this Special Taxing District, generally bounded on the north by SW 344 Street/East Palm Drive (SE 24 Street), on the east by Theoretical SW 152 Avenue (Theoretical SE 28 Avenue), on the south by SW 352 Street (SE 32 Street), and on the west by Theoretical SW 160 Avenue (Theoretical SE 20 Avenue), and located entirely within Commission District 9, are as follows:

Parcels of land lying in Sections 20, 21, 28, and 29, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Keys Gate Subdivision, Tentative Plat #T-24968); being more particularly described as follows:

A parcel of land being a portion of Section 21, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being portions of Tracts 11 through 15, inclusive, Block 3, together with portions of Tracts 15, 16, and 17, of Block 4, of plat of lands belonging to the “Miami Land and Development Company”, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

Begin at the intersection of the southwesterly prolongation of the centerline of Kingman Road, as described in Official Records Book 13410, Page 149, with the southerly Right-of-Way line of Palm Drive, as described in Official Records Book 13410, at Page 154, both of the Public Records of Miami-Dade County, Florida; thence continue S17°07'21"W along the southwesterly prolongation of said centerline of Kingman Road for 483.00 feet, more or less, to the northerly top of bank of the Florida City Canal, as located by Post, Buckley, Schuh & Jernigan, Inc., on April 23, 1993; thence westerly

meandering the northerly top of bank for 1,838.00 feet, more or less; thence the north 860.17 feet to a point of intersection with the southerly Right-of-Way line of said Palm Drive, the same also being a point of non-tangent intersection with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing N03°08'26"W from the center of said curve; thence along said southerly Right-of-Way line of Palm Drive and the arc of said curve, having a radius of 3,533.61 feet and a central angle of 20°15'47" for 1,249.69 feet to the point of tangency; thence S72°52'39"E along said southerly Right-of-Way line of Palm Drive for 780.92 feet to the Point of Beginning.

AND

A parcel of land being portions of Tracts 8 through 11 of Block 3 in Section 21, Township 57 South, Range 39 East of plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, the same being more particularly described by "Metes and Bounds" as follows: Commence at the point of intersection of the southwesterly prolongation of the centerline of Kingman Road, as described in Official Records Book 13410, at Page 149 of the Public Records of Miami-Dade County, Florida, with the southerly Right-of-Way line of Palm Drive as described in Official Records Book 13410, at Page 154 of the Public Records of Miami-Dade County, Florida; thence S17°07'21"W along said southwesterly prolongation of the centerline of Kingman Road for 483.00 feet, more or less, to the northerly top of slope of the Florida City Canal as field located by Post, Buckley, Schuh & Jernigan, Inc., on April 23, 1993; thence westerly meandering said northerly top of slope for 1,838.14 feet, to the Point of Beginning of the hereinafter described parcel of land; thence continue west, along said northerly top of slope for 709.95 feet, more or less, to a point of intersection with the easterly limits of the Keys Gate Golf course; thence north for 831.00 feet, more or less, to the point of intersection with said southerly Right-of-Way line of Palm Drive; thence along said southerly Right-of-Way line of Palm Drive for the following four (4) courses; (1) N89°34'39"E for 121.70 feet to a point of curvature of circular curve concave to the northwest; (2) northeasterly along the arc of said curve having a radius of 4,513.79 feet and a central angle of 04°30'01" for 354.50 feet to the point of tangency; (3) N85°04'38"E for 125.00 feet to a point of curvature of a circular curve concave to the south; (4) northeasterly along the arc of said curve having a radius of 3,533.61 feet and a central angle of 01°46'56" for 109.92 feet to a point of non-tangent intersection with a

line bearing south, with said point of non-tangent intersection bearing N03°08'26"W from the center of said curve; thence south along said line for 860.17 feet to the Point of Beginning.

AND

A parcel of land situated, lying and being in the City of Homestead, Miami-Dade County, Florida, being a portion of Tract 6 in Block 1, Tracts 1 through 8, inclusive, and a portion of Tracts 9 through 16, inclusive, in Block 2 of Section 28, portions of Tracts 12 through 16, inclusive, in Block 1, Section 29, of the plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, together with a portion of Palm Drive (S.W. 344th Street per Miami-Dade County), the same being more particularly described by "Metes and Bounds" as follows:

Commence at the northeast corner of said Section 29; thence S00°34'23"E, along the east line of the NE ¼ of said Section 29 for 455.26 feet; thence N46°31'37"E for 40.93 feet to the Point of Beginning of the hereinafter described parcel of land; thence N00°34'23"W, along a line 30.00 feet east of and parallel with the west line of the NW ¼ of said Section 28, for 390.70 feet to a point of intersection with the southerly top of Bank of the Florida City Canal as constructed and interpreted, with the same as more fully described in Official Records Book 8763, at Page 1272, of the Public Records of Miami-Dade County, Florida; thence in an easterly direction, meandering said southerly top of Bank of the Florida City Canal for 2,935.00 feet, more or less, to a point of intersection with the southerly prolongation of the westerly Right-of-Way line of Kingman Road, the same as more fully described in Official Records Book 13410, at Page 149, of the Public Records of Miami-Dade County, Florida; thence N89°33'16"E for a distance of 57.69 feet; thence S17°07'21"W for a distance of 244.60 feet; thence S89°35'41"W for a distance of 278.20 feet to a point of intersection with the east line of the NW ¼ of said Section 28; thence S00°30'26"E, along said east line for a distance of 1,030.88 feet; thence S89°29'34"W for a distance of 160.82 feet; thence N84°10'21"W, along a line radial to the following described curve, for a distance of 94.38 feet to its intersection with the arc of a circular curve to the left, concave to the southeast; thence southeasterly along the arc of said curve having for its elements a radius of 4,470.32 feet, through a central angle of 06°20'06" for an arc distance of 494.26 feet to a point of tangency; thence S00°30'26"E for a distance of 265.46 feet; thence S00°16'34"W for a distance of 185.45 feet; thence S00°52'15"E for a distance of 133.33 feet to a point of curvature of a

circular curve to the right, concave to the northwest; thence southerly and southwesterly along the arc of said curve having for its elements a radius of 32.60 feet, through a central angle of $89^{\circ}50'11''$ for an arc distance of 51.11 feet to a point of tangency; thence $S88^{\circ}57'56''W$ for a distance of 276.26 feet; thence $S89^{\circ}01'40''W$ for a distance of 416.89 feet; thence $N88^{\circ}48'03''W$ for a distance of 348.84 feet; thence $N89^{\circ}45'39''W$ for a distance of 169.90 feet; thence $S88^{\circ}15'06''W$ for a distance of 200.65 feet; thence $S77^{\circ}51'09''W$ for a distance of 83.53 feet; thence $S65^{\circ}44'04''W$ for a distance of 95.97 feet; thence $N84^{\circ}42'47''W$ for a distance of 113.62 feet; thence $S82^{\circ}53'03''W$ for a distance of 134.48 feet to a point of curvature of a circular curve to the right, concave to the north; thence southwesterly and westerly along the arc of said curve having for its elements a radius of 362.36 feet, through a central angle of $13^{\circ}23'24''$ for an arc distance of 84.68 feet to a point of tangency; thence $N83^{\circ}43'33''W$ for a distance of 86.57 feet; thence $N89^{\circ}49'52''W$ for a distance of 102.20 feet; thence $S80^{\circ}45'00''W$ for a distance of 114.68 feet to a point of curvature of a circular curve to the right, concave to the northeast; thence westerly and northwesterly along the arc of said curve having for its elements a radius of 107.60 feet, through a central angle of $36^{\circ}28'31''$ for an arc distance of 68.50 feet to a point of tangency; thence $N62^{\circ}46'30''W$ for a distance of 25.44 feet; thence $N77^{\circ}04'45''W$ for a distance of 142.31 feet; thence $S89^{\circ}27'39''W$ for a distance of 219.42 feet; thence $S86^{\circ}35'38''W$ for a distance of 107.10 feet; thence $N88^{\circ}55'55''W$ for a distance of 132.08 feet; thence $N89^{\circ}41'46''W$ for a distance of 395.70 feet; thence $N89^{\circ}40'41''W$ for a distance of 100.70 feet; thence $S87^{\circ}09'43''W$ for a distance of 92.39 feet to a point of curvature of a circular curve to the right, concave to the northeast; thence westerly and northwesterly along the arc of said curve having for its elements a radius of 50.00 feet, through a central angle of $52^{\circ}29'39''$ for an arc distance of 45.81 feet to a point of tangency, said point lying on the southeasterly prolongation of the easterly Right-of-Way line of Fairway Drive of "Fairways at Keys Gate", according to the plat thereof, as recorded in Plat Book 148, at Page 20 of the Public Records of Miami-Dade County, Florida; thence northwesterly, westerly, and northerly along the boundaries of said plat of "Fairways at Keys Gate" for the following four (4) courses; (1) thence $N40^{\circ}20'38''W$, along the southeasterly prolongation of Fairway Drive and said easterly Right-of-Way Line of Fairway Drive, for a distance of 151.78 feet to a point of curvature of a circular curve to the left, concave to the southwest; (2) thence northwesterly along the arc of said curve having for its elements a radius of 75.00 feet, through a central angle of $50^{\circ}12'39''$ for an arc distance of 65.73 feet to a point of tangency; (3) thence $S89^{\circ}26'43''W$ for a distance of 52.51 feet; (4) thence $N00^{\circ}29'41''W$ for

a distance of 130.00 feet to its intersection with the southerly boundary line of "Augusta Greens", according to the Plat thereof, as recorded in Plat Book 150, at Page 77 of the Public Records of Miami-Dade County, Florida; thence N89°26'43"E along said southerly line of "Augusta Greens" for a distance of 52.37 feet; thence S00°33'16"E for a distance of 30.11 feet; thence N89°28'16"E for a distance of 904.70 feet; thence N21°59'05"E for a distance of 759.29 feet; thence N12°47'37"E for a distance of 516.84 feet; thence N01°40'18"W for a distance of 455.51 feet; thence N46°31'37"E for a distance of 74.25 feet to the Point of Beginning.

AND

A parcel of land situated, lying and being in the City of Homestead, Miami-Dade County, Florida, being portions of Tracts 14 and 15, inclusive, in Block 4 of Section 20 and Tracts 8 and 9 in Block 3 of Section 21 in Township 57 South, Range 39 East of the plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, together with a portion of Palm Drive (S.W. 344th Street per Miami-Dade County), the same as being more particularly described by "Metes and Bounds" as follows:

Commence at the southeast corner of said Section 20; thence N00°25'21"W, along the east line of the SE ¼ of said Section 20 for 867.06 feet to a Point of intersection with the southerly Right-of-Way line of Palm Drive (S.E. 24th Street per City of Homestead), the same as more fully described in Official Records Book 13410, at Page 154, of the Public Records of Miami-Dade County, Florida, with said point also being the Point of Beginning of the hereinafter described parcel of land; thence N89°34'40"E, along said southerly Right-of-Way line of Palm Drive (S.E. 24th Street) for 138.51 feet; thence departing said southerly Right-of-Way line of Palm Drive (S.E. 24th Street), S45°00'00"W for 123.55 feet; thence S00°25'21"E for 117.70 feet to a point of non-tangent intersection with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing N10°58'30"E from the center of said curve; thence southeasterly along the arc of said curve, having a radius of 286.65 feet and a central angle of 76°31'54" for 382.89 feet to a point of non-tangent intersection with a line bearing S02°29'26"E, with said point of non-tangent intersection bearing N87°30'24"E from the center of said curve; thence S02°29'26"E for 35.04 feet; thence west for 88.20 feet; thence south for 190.94 feet; thence S54°03'09"E for 18.79 feet to a point of curvature of a circular curve concave to the southwest; thence southeasterly along the arc of said curve, having a

radius of 67.00 feet and a central angle of 54°15'21" for 63.45 feet to the point of tangency; thence S00°12'15"E for 60.00 feet more or less (68' by deed), to a point of intersection with the northerly top of Bank of the Florida City Canal as constructed and interpreted, with the same as more fully described in Official Records Book 8763, at Page 1272, of the Public Records of Miami-Dade County, Florida; thence in a westerly direction, meandering said northerly top of bank of the Florida City Canal for 474.00 feet, more or less; thence N00°25'21"W, along a line 240.31 feet west of and parallel with the said east line of the SE ¼ of said Section 20 for 141.60 feet more or less to a point of intersection with the easterly top of Bank of the existing lake; the next following described six (6) courses and distances meandering said easterly top of bank; 1) thence northeasterly for 39.80 feet; 2) thence northeasterly for 64.80 feet; 3) thence northwesterly and westerly for 51.10 feet; 4) thence northwesterly for 16.40 feet; 5) thence westerly and northerly for 28.50 feet; 6) thence northwesterly for 92.50 feet; thence S63°25'39"E for 43.90 feet to a point of non-tangent intersection with the arc of a circular curve concave to the southeast, with said point of non-tangent intersection bearing N87°22'25"W from the center of said curve; thence northeasterly along the arc of said curve, having a radius of 286.81 feet and a central angle of 78°03'17" for 390.72 feet to a point of non-tangent intersection with a line bearing N00°25'21"W and with said point of non-tangent intersection bearing N09°19'08"W from the center of said curve; thence N00°25'21"W along said line for 115.30 feet; thence N45°00'00"W for 125.25 feet to a point of non-tangent intersection with the arc of a circular curve, with said point of non-tangent intersection bearing S01°37'16"W from the center of said curve and said point of non-tangent intersection also being a point of intersection with said southerly Right-of-Way line of Palm Drive (S.E. 24th street) as more fully described in Official Records Book 13410, at Page 154, of the Public Records of Miami-Dade County, Florida; thence easterly along said southerly Right-of-Way line of Palm Drive (S.E. 24th Street) and along the arc of said curve, having a radius of 3881.88 feet and a central angle of 02°02'36" for 138.44 feet to the point of tangency, the same also being the Point of Beginning.

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

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

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

Section 5. The estimated cost to the property owners for the multipurpose maintenance services and operations by the Special Taxing District, if activated, including engineering, administration, billing, collecting and processing for the first year will be \$626,703.64 (\$0.1506 per assessable square foot). The petitioner is responsible for the estimated administrative costs for the first year in the amount of \$8,560.00. The succeeding years' assessments will be adjusted based on actual costs.

Section 6. The entire cost of the Special Taxing District's improvements and/or services shall be specially assessed. It is hereby declared that said improvements and/or services will be a special benefit to all properties within the Special Taxing District and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 7. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, and recorded in the appropriate book of records.

Section 8. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code.

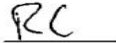
Section 9. The provisions of this Ordinance shall become effective 10 days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: March 4, 2025

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Ryan Carlin

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

Pursuant to Chapter 18 of the Code of Miami-Dade County (Code), and as a result of a detailed investigation of a duly petitioned for special taxing district, the following facts are submitted by the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) Director concerning the creation and transfer of Keys Gate Subdivision Multipurpose Maintenance Special Taxing District (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

The proposed Special Taxing District is located entirely within the municipal limits of the City of Homestead, Florida. Pursuant to Chapter 18 of the Code, Miami-Dade County has received approval from the City of Homestead to create and transfer this Special Taxing District per Resolution No. R2023-04-62, a copy of which is attached, and the boundaries, as set forth in the petition, are as follows:

Parcels of land lying in Sections 20, 21, 28, and 29, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. Keys Gate Subdivision, Tentative Plat #T-24968); being more particularly described as follows:

A parcel of land being a portion of Section 21, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida, being portions of Tracts 11 through 15, inclusive, Block 3, together with portions of Tracts 15, 16, and 17, of Block 4, of plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

Begin at the intersection of the southwesterly prolongation of the centerline of Kingman Road, as described in Official Records Book 13410, Page 149, with the southerly Right-of-Way line of Palm Drive, as described in Official Records Book 13410, at Page 154, both of the Public Records of Miami-Dade County, Florida; thence continue S17°07'21"W along the southwesterly prolongation of said centerline of Kingman Road for 483.00 feet, more or less, to the northerly top of bank of the Florida City Canal, as located by Post, Buckley, Schuh & Jernigan, Inc., on April 23, 1993; thence westerly meandering the northerly top of bank for 1,838.00 feet, more or less; thence the north 860.17 feet to a point of intersection with the southerly Right-of-Way line of said Palm Drive, the same also being a point of non-tangent intersection with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing N03°08'26"W from the center of said curve; thence along said southerly Right-of-Way line of Palm Drive and the arc of said curve, having a radius of 3,533.61 feet and a central angle of 20°15'47" for 1,249.69 feet to the point of tangency; thence S72°52'39"E along said southerly Right-of-Way line of Palm Drive for 780.92 feet to the Point of Beginning.

AND

A parcel of land being portions of Tracts 8 through 11 of Block 3 in Section 21, Township 57 South, Range 39 East of plat of lands belonging to the "Miami Land

and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, the same being more particularly described by "Metes and Bounds" as follows:
Commence at the point of intersection of the southwesterly prolongation of the centerline of Kingman Road, as described in Official Records Book 13410, at Page 149 of the Public Records of Miami-Dade County, Florida, with the southerly Right-of-Way line of Palm Drive as described in Official Records Book 13410, at Page 154 of the Public Records of Miami-Dade County, Florida; thence S17°07'21"W along said southwesterly prolongation of the centerline of Kingman Road for 483.00 feet, more or less, to the northerly top of slope of the Florida City Canal as field located by Post, Buckley, Schuh & Jernigan, Inc., on April 23, 1993; thence westerly meandering said northerly top of slope for 1,838.14 feet, to the Point of Beginning of the hereinafter described parcel of land; thence continue west, along said northerly top of slope for 709.95 feet, more or less, to a point of intersection with the easterly limits of the Keys Gate Golf course; thence north for 831.00 feet, more or less, to the point of intersection with said southerly Right-of-Way line of Palm Drive; thence along said southerly Right-of-Way line of Palm Drive for the following four (4) courses; (1) N89°34'39"E for 121.70 feet to a point of curvature of circular curve concave to the northwest; (2) northeasterly along the arc of said curve having a radius of 4,513.79 feet and a central angle of 04°30'01" for 354.50 feet to the point of tangency; (3) N85°04'38"E for 125.00 feet to a point of curvature of a circular curve concave to the south; (4) northeasterly along the arc of said curve having a radius of 3,533.61 feet and a central angle of 01°46'56" for 109.92 feet to a point of non-tangent intersection with a line bearing south, with said point of non-tangent intersection bearing N03°08'26"W from the center of said curve; thence south along said line for 860.17 feet to the Point of Beginning.

AND

A parcel of land situated, lying and being in the City of Homestead, Miami-Dade County, Florida, being a portion of Tract 6 in Block 1, Tracts 1 through 8, inclusive, and a portion of Tracts 9 through 16, inclusive, in Block 2 of Section 28, portions of Tracts 12 through 16, inclusive, in Block 1, Section 29, of the plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, together with a portion of Palm Drive (S.W. 344th Street per Miami-Dade County), the same being more particularly described by "Metes and Bounds" as follows:

Commence at the northeast corner of said Section 29; thence S00°34'23"E, along the east line of the NE ¼ of said Section 29 for 455.26 feet; thence N46°31'37"E for 40.93 feet to the Point of Beginning of the hereinafter described parcel of land; thence N00°34'23"W, along a line 30.00 feet east of and parallel with the west line of the NW¼ of said Section 28, for 390.70 feet to a point of intersection with the southerly top of Bank of the Florida City Canal as constructed and interpreted, with the same as more fully described in Official Records Book 8763, at Page 1272, of the Public Records of Miami-Dade County,

Florida; thence in an easterly direction, meandering said southerly top of Bank of the Florida City Canal for 2,935.00 feet, more or less, to a point of intersection with the southerly prolongation of the westerly Right-of-Way line of Kingman Road, the same as more fully described in Official Records Book 13410, at Page 149, of the Public Records of Miami-Dade County, Florida; thence N89°33'16"E for a distance of 57.69 feet; thence S17°07'21"W for a distance of 244.60 feet; thence S89°35'41"W for a distance of 278.20 feet to a point of intersection with the east line of the NW ¼ of said Section 28; thence S00°30'26"E, along said east line for a distance of 1,030.88 feet; thence S89°29'34"W for a distance of 160.82 feet; thence N84°10'21"W, along a line radial to the following described curve, for a distance of 94.38 feet to its intersection with the arc of a circular curve to the left, concave to the southeast; thence southeasterly along the arc of said curve having for its elements a radius of 4,470.32 feet, through a central angle of 06°20'06" for an arc distance of 494.26 feet to a point of tangency; thence S00°30'26"E for a distance of 265.46 feet; thence S00°16'34"W for a distance of 185.45 feet; thence S00°52'15"E for a distance of 133.33 feet to a point of curvature of a circular curve to the right, concave to the northwest; thence southerly and southwesterly along the arc of said curve having for its elements a radius of 32.60 feet, through a central angle of 89°50'11" for an arc distance of 51.11 feet to a point of tangency; thence S88°57'56"W for a distance of 276.26 feet; thence S89°01'40"W for a distance of 416.89 feet; thence N88°48'03"W for a distance of 348.84 feet; thence N89°45'39"W for a distance of 169.90 feet; thence S88°15'06"W for a distance of 200.65 feet; thence S77°51'09"W for a distance of 83.53 feet; thence S65°44'04"W for a distance of 95.97 feet; thence N84°42'47"W for a distance of 113.62 feet; thence S82°53'03"W for a distance of 134.48 feet to a point of curvature of a circular curve to the right, concave to the north; thence southwesterly and westerly along the arc of said curve having for its elements a radius of 362.36 feet, through a central angle of 13°23'24" for an arc distance of 84.68 feet to a point of tangency; thence N83°43'33"W for a distance of 86.57 feet; thence N89°49'52"W for a distance of 102.20 feet; thence S80°45'00"W for a distance of 114.68 feet to a point of curvature of a circular curve to the right, concave to the northeast; thence westerly and northwesterly along the arc of said curve having for its elements a radius of 107.60 feet, through a central angle of 36°28'31" for an arc distance of 68.50 feet to a point of tangency; thence N62°46'30"W for a distance of 25.44 feet; thence N77°04'45"W for a distance of 142.31 feet; thence S89°27'39"W for a distance of 219.42 feet; thence S86°35'38"W for a distance of 107.10 feet; thence N88°55'55"W for a distance of 132.08 feet; thence N89°41'46"W for a distance of 395.70 feet; thence N89°40'41"W for a distance of 100.70 feet; thence S87°09'43"W for a distance of 92.39 feet to a point of curvature of a circular curve to the right, concave to the northeast; thence westerly and northwesterly along the arc of said curve having for its elements a radius of 50.00 feet, through a central angle of 52°29'39" for an arc distance of 45.81 feet to a point of tangency, said point lying on the southeasterly prolongation of the easterly Right-of-Way line of Fairway Drive of "Fairways at Keys Gate", according to the plat thereof, as recorded in Plat Book 148, at Page 20 of the Public Records of Miami-Dade County, Florida; thence northwesterly, westerly, and northerly along the boundaries of said plat of

"Fairways at Keys Gate" for the following four (4) courses; (1) thence N40°20'38"W, along the southeasterly prolongation of Fairway Drive and said easterly Right-of-Way Line of Fairway Drive, for a distance of 151.78 feet to a point of curvature of a circular curve to the left, concave to the southwest; (2) thence northwesterly along the arc of said curve having for its elements a radius of 75.00 feet, through a central angle of 50°12'39" for an arc distance of 65.73 feet to a point of tangency; (3) thence S89°26'43"W for a distance of 52.51 feet; (4) thence N00°29'41"W for a distance of 130.00 feet to its intersection with the southerly boundary line of "Augusta Greens", according to the Plat thereof, as recorded in Plat Book 150, at Page 77 of the Public Records of Miami-Dade County, Florida; thence N89°26'43"E along said southerly line of "Augusta Greens" for a distance of 52.37 feet; thence S00°33'16"E for a distance of 30.11 feet; thence N89°28'16"E for a distance of 904.70 feet; thence N21°59'05"E for a distance of 759.29 feet; thence N12°47'37"E for a distance of 516.84 feet; thence N01°40'18"W for a distance of 455.51 feet; thence N46°31'37"E for a distance of 74.25 feet to the Point of Beginning.

AND

A parcel of land situated, lying and being in the City of Homestead, Miami-Dade County, Florida, being portions of Tracts 14 and 15, inclusive, in Block 4 of Section 20 and Tracts 8 and 9 in Block 3 of Section 21 in Township 57 South, Range 39 East of the plat of lands belonging to the "Miami Land and Development Company", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, together with a portion of Palm Drive (S.W. 344th Street per Miami-Dade County), the same as being more particularly described by "Metes and Bounds" as follows: Commence at the southeast corner of said Section 20; thence N00°25'21"W, along the east line of the SE ¼ of said Section 20 for 867.06 feet to a Point of intersection with the southerly Right-of-Way line of Palm Drive (S.E. 24th Street per City of Homestead), the same as more fully described in Official Records Book 13410, at Page 154, of the Public Records of Miami-Dade County, Florida, with said point also being the Point of Beginning of the hereinafter described parcel of land; thence N89°34'40"E, along said southerly Right-of-Way line of Palm Drive (S.E. 24th Street) for 138.51 feet; thence departing said southerly Right-of-Way line of Palm Drive (S.E. 24th Street), S45°00'00"W for 123.55 feet; thence S00°25'21"E for 117.70 feet to a point of non-tangent intersection with the arc of a circular curve concave to the southwest, with said point of non-tangent intersection bearing N10°58'30"E from the center of said curve; thence southeasterly along the arc of said curve, having a radius of 286.65 feet and a central angle of 76°31'54" for 382.89 feet to a point of non-tangent intersection with a line bearing S02°29'26"E, with said point of non-tangent intersection bearing N87°30'24"E from the center of said curve; thence S02°29'26"E for 35.04 feet; thence west for 88.20 feet; thence south for 190.94 feet; thence S54°03'09"E for 18.79 feet to a point of curvature of a circular curve concave to the southwest; thence southeasterly along the arc of said curve, having a radius of 67.00 feet and a central angle of 54°15'21" for 63.45 feet to the point of tangency; thence

S00°12'15"E for 60.00 feet more or less (68' by deed), to a point of intersection with the northerly top of Bank of the Florida City Canal as constructed and interpreted, with the same as more fully described in Official Records Book 8763, at Page 1272, of the Public Records of Miami-Dade County, Florida; thence in a westerly direction, meandering said northerly top of bank of the Florida City Canal for 474.00 feet, more or less; thence N00°25'21"W, along a line 240.31 feet west of and parallel with the said east line of the SE ¼ of said Section 20 for 141.60 feet more or less to a point of intersection with the easterly top of Bank of the existing lake; the next following described six (6) courses and distances meandering said easterly top of bank; 1) thence northeasterly for 39.80 feet; 2) thence northeasterly for 64.80 feet; 3) thence northwesterly and westerly for 51.10 feet; 4) thence northwesterly for 16.40 feet; 5) thence westerly and northerly for 28.50 feet; 6) thence northwesterly for 92.50 feet; thence S63°25'39"E for 43.90 feet to a point of non-tangent intersection with the arc of a circular curve concave to the southeast, with said point of non-tangent intersection bearing N87°22'25"W from the center of said curve; thence northeasterly along the arc of said curve, having a radius of 286.81 feet and a central angle of 78°03'17" for 390.72 feet to a point of non-tangent intersection with a line bearing N00°25'21"W and with said point of non-tangent intersection bearing N09°19'08"W from the center of said curve; thence N00°25'21"W along said line for 115.30 feet; thence N45°00'00"W for 125.25 feet to a point of non-tangent intersection with the arc of a circular curve, with said point of non-tangent intersection bearing S01°37'16"W from the center of said curve and said point of non-tangent intersection also being a point of intersection with said southerly Right-of-Way line of Palm Drive (S.E. 24th street) as more fully described in Official Records Book 13410, at Page 154, of the Public Records of Miami-Dade County, Florida; thence easterly along said southerly Right-of-Way line of Palm Drive (S.E. 24th Street) and along the arc of said curve, having a radius of 3881.88 feet and a central angle of 02°02'36" for 138.44 feet to the point of tangency, the same also being the Point of Beginning.

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

2. LOCATION AND DESCRIPTION OF DISTRICT

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

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

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

This initial cost estimate has been developed by PROS based on previous estimates for similar maintenance special taxing districts and will provide multipurpose maintenance services as specified above if services were to commence in 2025. The combined annual costs of the Special Taxing District's multipurpose maintenance services for the initial maintenance program are estimated for report purposes to be \$626,703.64 for the first year. The expense of the multipurpose maintenance program will be continuous and service costs following the Special Taxing District's implementation are to be apportioned to individual properties within the Special Taxing District on the basis of lot or parcel square footage. The costs of the multipurpose maintenance program and administrative expenses as shown below are to be paid for by special assessments levied against all benefited properties. Actual multipurpose maintenance costs will be determined by the City and presented to the City Council at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual expenses.

<u>Estimated Annual District Costs</u>	<u>First Year</u>	<u>Second Year</u>
Initial Annual Maintenance	\$427,935.86	TBD
Engineering and Administrative Costs	\$89,587.17	TBD
Billing, Collecting and Processing Costs	\$4,730.00	TBD
Contingencies	<u>\$104,450.61</u>	<u>TBD</u>
Total Annual Maintenance Services Cost	\$626,703.64	TBD
<u>Estimated Annual District Assessments</u>	<u>First Year</u>	<u>Second Year</u>
Per Assessable Square Foot:	\$0.1506	TBD
For a Typical Single-Family Interior Lot:	\$602.40	TBD
For a Typical Single-Family Corner Lot:	\$1,893.04	TBD
For a Typical Villa Unit:	\$259.63	TBD
For a Typical Townhome Unit:	\$281.62	TBD

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

The proposed Special Taxing District conforms to and in no way conflicts with the master plan of development for the County (see attached memorandum from the Department of Regulatory and Economic Resources (RER)).

5. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS DISTRICT

The need for multipurpose maintenance programs is apparent. Residents and property owners of the County continue to demonstrate their desire for the services which will be provided by this Special Taxing District through petitions and personal requests. The ability of the affected properties to pay special assessments is evident since the costs of this Special Taxing District's services, including any bonds then outstanding, do not exceed 25% of the assessed valuation of all properties within the Special Taxing District's boundaries (including homesteads) as shown by the last preceding assessment roll of the City. In

my opinion, the proposed multipurpose maintenance program will provide special benefits to properties within the Special Taxing District exceeding the amount of special assessments to be levied.

6. PROCEDURE

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

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

7. RECOMMENDATION

I recommend that Keys Gate Subdivision Multipurpose Maintenance Special Taxing District be created and transferred pursuant to sections 18-22.1 and 18-3.1 of the Code. The creation and transfer of this Special Taxing District will be subject to Board approval only; no election will be necessary as 100% of the property owners signed the petition. I also recommend that the County Attorney cause to be prepared an ordinance authorizing the creation of the Keys Gate Subdivision Multipurpose Maintenance Special Taxing District. Pursuant to Chapter 18 of the Code, the Board shall receive and hear, at a public hearing, remarks by interested persons on this Special Taxing District, and thereafter may adopt such ordinance. Following adoption of the creating ordinance, it is further recommended that the Board adopt the transfer resolution of the Special Taxing District to the City and waive by two-thirds (2/3) vote of the members present the requirement to hold an election approving said transfer. Adoption of this transfer resolution will designate the City as the governing body of the Special Taxing District. The ordinance creating and transferring the Special Taxing District shall take effect 10 days after the date of its adoption unless vetoed by the Mayor, and if vetoed, it shall become effective only upon an override by the Board. My office will also be available to answer any questions from the public or your office in regard to the financial and/or engineering facts of this Special Taxing District. We further recommend that the County Mayor or County Mayor's designee forward the attached report to the Board after review and concurrence with our findings.

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

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

FROM: Ryan Carlin *RC* DATE: November 8, 2024
Assistant County Attorney

SUBJECT: Keys Gate Subdivision Multipurpose Maintenance Special Taxing District

MDC023

Memorandum



Date: November 1, 2024

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

From: Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Keys Gate Subdivision Multipurpose Maintenance Special Taxing District

In reference to the subject petition, we hereby certify that, in compliance with Section 18-2 and 18-22.1 of the Miami-Dade County Code, this Department has verified the attached name against the records of the Office of the Property Appraiser, and has concluded that said petition relates to real property in a new subdivision and the signator is an owner and/or individual signing in his official capacity as representative of the owner of the property in question. We are therefore submitting the following information:

- | | | |
|----|--|-------------|
| 1. | Total number of parcels of land within district boundaries | <u>8</u> |
| 2. | Total number of owners of property within district boundaries | <u>3</u> |
| 3. | Total number of resident owners within district boundaries
(this is a new subdivision area) | <u>0</u> |
| 4. | Total number of signatures on the petition | <u>3</u> |
| 5. | Total number of owners or representatives signing the petition
in an official capacity | <u>3</u> |
| 6. | Percentage of owners or representatives signing the petition
in their official capacity | <u>100%</u> |

Pursuant to Section 18-2 and 18-22.1 of the Code, this is a valid petition.

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

Attachment

cc: Ryan Carlin

MDC024

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

PAGE 1 OF 12

February 19, 2024
Document Preparation Date

Departmental Acceptance Date
(Government Use Only)

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

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

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

Tentative Plat(s) Name(s) KEYS GATE SUBDIVISION (T-24968)

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

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
AG EHC II (LEN) MULTISTATE 4, LLC, a Delaware limited liability company BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, as its Authorized Agent BY: [REDACTED], Authorized Representative	c/o Lennar Corporation 5505 Waterford District Drive, 5th Floor Miami, FL 33126	MORE FULLY DESCRIBED ON ATTACHED "EXHIBIT A"	10-7921-001-0180 10-7921-001-0181 10-7921-001-0185 10-7921-001-0231 10-7928-001-0060 (portion) 10-7929-001-0010 (portion) 10-7929-001-0011 (portion) <u>7929</u>

STATE OF ARIZONA

COUNTY OF MARICOPA

I HEREBY CERTIFY that on this day, an officer duly authorized to take acknowledgements, personally appeared before me, ☒ by physical presence -OR- ☐ Online Notarization, Wendy Stoeckel, Authorized Representative of ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, the Authorized Agent for AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company, ☒ personally known to me, or ☐ who produced identification in the form of _____, and who executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 13 day of May, 2024.

[SEAL]



Notary Public State of Arizona: Jaime Marie Adams

Print Name: Jaime Marie Adams

My Commission expires: 07/01/2025

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

PAGE 2 OF 12

February 19, 2024
Document Preparation Date

Departmental Acceptance Date
(Government Use Only)

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Tentative Plat(s) Name(s) KEYS GATE SUBDIVISION (T-24968)

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OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
LENNAR HOMES, LLC, a Florida limited liability company BY: <u>Phil Serrate, Vice President</u>	5505 Waterford District Drive, 5th Floor Miami, FL 33126	MORE FULLY DESCRIBED ON ATTACHED "EXHIBIT A"	10-7920-001-0300 (portion)

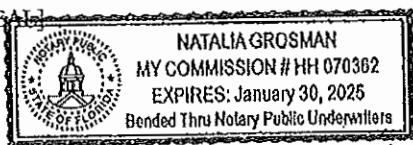
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, an officer duly authorized to take acknowledgements, personally appeared before me, [] by physical presence -OR- [] Online Notarization, Phil Serrate, Vice President of LENNAR HOMES, LLC, a Florida limited liability company, ☒ personally known to me, or ☐ who produced identification in the form of _____, and who executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 1 day of MAY, 2024

[SEAL]



Notary Public State of FL: 1.10

Print Name: Phil Serrate

My Commission expires: HH 070362

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

PAGE 3 OF 12

February 19, 2024
Document Preparation Date

Departmental Acceptance Date
(Government Use Only)

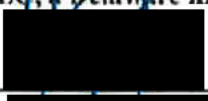
PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

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

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

Tentative Plat(s) Name(s) **KEYS GATE SUBDIVISION (T-24968)**

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

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
JEN HOLDCO 23 LLC, a Delaware limited liability company BY:  Greg McPherson, Vice President of Lennar Homes, LLC, as Attorney-In-Fact for JEN HOLDCO, 23, LLC	c/o Lennar Corporation 5505 Waterford District Drive, 5th Floor Miami, FL 33126	MORE FULLY DESCRIBED ON ATTACHED "EXHIBIT A"	10-7928-001-0060 (portion) 10-7929-001-0010 (portion) 10-7920-001-0011 (portion) 7929

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, an officer duly authorized to take acknowledgements, personally appeared before me, [☒ by physical presence -OR- [] Online Notarization, Greg McPherson, Vice President of Lennar Homes, LLC, as Attorney-In-Fact-for JEN HOLDCO, 23, LLC, a Delaware limited liability company, ☒ personally known to me, or ☐ who produced identification in the form of _____ and who executed the same for the purposes herein expressed.

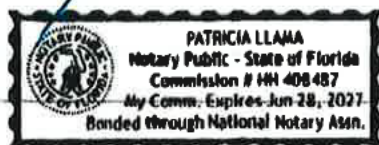
WITNESS my hand and official seal in the County and State last aforesaid, this 20 day of May, 2024.

[SEAL]

Notary Public State of

Print Name: Patricia Llama

My Commission expires: June 28, 2027



MDC027

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT KNOWN AS KEYS GATE SUBDIVISION (T-24968) DATED FEBRUARY 19, 2024, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

Legal Description:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 11 THROUGH 15, INCLUSIVE, BLOCK 3, TOGETHER WITH PORTIONS OF TRACTS 15, 16, AND 17, OF BLOCK 4, OF PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410, PAGE 149, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410, PAGE 154, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE S17°07'21"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF KINGMAN ROAD FOR 483 FEET, MORE OR LESS, TO THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL, AS LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., ON APRIL 23, 1993; THENCE WESTERLY MEANDERING THE NORTHERLY TOP OF BANK FOR 1838 FEET, MORE OR LESS; THENCE NORTH 860.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, THE SAME ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 20°15'47" FOR 1249.69 FEET TO THE POINT OF TANGENCY; THENCE S72°52'39"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR 780.92 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NUMBERS: 10-7921-001-0181 AND FOLIO NO.10-7921-001-0231)

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)**PARCEL 3:**

A PARCEL OF LAND BEING PORTIONS OF TRACT 8, 9, 10 AND 11 OF BLOCK 3 IN SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOKS 13410 AT PAGE 149 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S17°07'21"W ALONG SAID SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD FOR 483.00 FEET, MORE OR LESS, TO THE NORTHERLY TOP OF SLOPE OF THE FLORIDA CITY CANAL AS FIELD LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. ON APRIL 23, 1993; THENCE WESTERLY MEANDERING SAID NORTHERLY TOP OF SLOPE FOR 1838.14 FEET, TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE WEST, ALONG SAID NORTHERLY TOP OF SLOPE, FOR 709.95 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EASTERLY LIMITS OF THE KEYS GATE GOLF COURSE; THENCE NORTH FOR 831.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE FOR THE FOLLOWING FOUR (4) COURSES; (1) N89°34'39"E FOR 121.70 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4513.79 FEET AND A CENTRAL ANGLE OF 04°30'01" FOR 354.50 FEET TO THE POINT OF TANGENCY; (3) N85°04'38"E FOR 125.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; (4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 01°46'56" FOR 109.92 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING SOUTH, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE SOUTH ALONG SAID LINE FOR 860.17 FEET; TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NUMBERS: 10-7921-001-0180 AND 10-7921-001-0185)

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)**A PORTION OF PARCEL 7 AND A PORTION OF GOLF COURSE PARCEL:**

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF TRACT 6 IN BLOCK 1, TRACTS 1 THROUGH 8, INCLUSIVE AND A PORTION OF TRACTS 9 THROUGH 16, INCLUSIVE, IN BLOCK 2 OF SECTION 28, A PORTIONS OF TRACTS 12 THROUGH 16 INCLUSIVE, IN BLOCK 1, SECTION 29, OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PALM DRIVE (S.W. 344TH STREET PER MIAMI-DADE COUNTY), THE SAME BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°34'23"E, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 FOR 455.26 FEET; THENCE N46°31'37"E FOR 40.93 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N00°34'23"W, ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, FOR 390.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED, WITH THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 8763, AT PAGE 1272, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE IN AN EASTERLY DIRECTION, MEANDERING SAID SOUTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL FOR 2935 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF KINGMAN ROAD, THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 149, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°33'16"E FOR A DISTANCE OF 57.69 FEET; THENCE S17°07'21"W FOR A DISTANCE OF 244.60 FEET; THENCE S89°35'41"W FOR A DISTANCE OF 278.20 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE S00°30'26"E, ALONG SAID EAST LINE FOR A DISTANCE OF 1030.88 FEET; THENCE S89°29'34"W FOR A DISTANCE OF 160.82 FEET; THENCE N84°10'21"W, ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE, FOR A DISTANCE OF 94.38 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 4470.32 FEET, THROUGH A CENTRAL ANGLE OF 06°20'06" FOR AN ARC DISTANCE OF 494.26 FEET TO A POINT OF TANGENCY; THENCE S00°30'26"E FOR A DISTANCE OF 265.46 FEET; THENCE S00°16'34"W FOR A DISTANCE OF 185.45 FEET; THENCE S00°52'15"E FOR A DISTANCE OF 133.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE

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(GOVERNMENT USE ONLY)

RIGHT, CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 32.60 FEET, THROUGH A CENTRAL ANGLE OF 89°50'11" FOR AN ARC DISTANCE OF 51.11 FEET TO A POINT OF TANGENCY; THENCE S88°57'56"W FOR A DISTANCE OF 276.26 FEET; THENCE S89°01'40"W FOR A DISTANCE OF 416.89 FEET; THENCE N88°48'03"W FOR A DISTANCE OF 348.84 FEET; THENCE N89°45'39"W FOR A DISTANCE OF 169.90 FEET; THENCE S88°15'06"W FOR A DISTANCE OF 200.65 FEET; THENCE S77°51'09"W FOR A DISTANCE OF 83.53 FEET; THENCE S65°44'04"W FOR A DISTANCE OF 95.97 FEET; THENCE N84°42'47"W FOR A DISTANCE OF 113.62 FEET; THENCE S82°53'03"W FOR A DISTANCE OF 134.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 362.36 FEET, THROUGH A CENTRAL ANGLE OF 13°23'24" FOR AN ARC DISTANCE OF 84.68 FEET TO A POINT OF TANGENCY; THENCE N83°43'33"W FOR A DISTANCE OF 86.57 FEET; THENCE N89°49'52"W FOR A DISTANCE OF 102.20 FEET; THENCE S80°45'00"W FOR A DISTANCE OF 114.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 107.60 FEET, THROUGH A CENTRAL ANGLE OF 36°28'31" FOR AN ARC DISTANCE OF 68.50 FEET TO A POINT OF TANGENCY; THENCE N62°46'30"W FOR A DISTANCE OF 25.44 FEET; THENCE N77°04'45"W FOR A DISTANCE OF 142.31 FEET; THENCE S89°27'39"W FOR A DISTANCE OF 219.42 FEET; THENCE S86°35'38"W FOR A DISTANCE OF 107.10 FEET; THENCE N88°55'55"W FOR A DISTANCE OF 132.08 FEET; THENCE N89°41'46"W FOR A DISTANCE OF 395.70 FEET; THENCE N89°40'41"W FOR A DISTANCE OF 100.70 FEET; THENCE S87°09'43"W FOR A DISTANCE OF 92.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 52°29'39" FOR AN ARC DISTANCE OF 45.81 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON THE SOUTHEASTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE OF "FAIRWAYS AT KEYS GATE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148 AT PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHWESTERLY, WESTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF SAID PLAT OF "FAIRWAYS AT KEYS GATE" FOR THE FOLLOWING FOUR (4) COURSES; THENCE (1) N40°20'38"W, ALONG THE SOUTHEASTERLY PROLONGATION OF FAIRWAY DRIVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, FOR A DISTANCE OF 151.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE

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(GOVERNMENT USE ONLY)

TO THE SOUTHWEST; THENCE (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 50°12'39" FOR AN ARC DISTANCE OF 65.73 FEET TO A POINT OF TANGENCY; THENCE (3) S89°26'43"W FOR A DISTANCE OF 52.51 FEET; THENCE (4) N00°29'41"W FOR A DISTANCE OF 130.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF "AUGUSTA GREENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°26'43"E ALONG SAID SOUTHERLY LINE OF "AUGUSTA GREENS" FOR A DISTANCE OF 52.37 FEET; THENCE S00°33'16"E FOR A DISTANCE OF 30.11 FEET; THENCE N89°28'16"E FOR A DISTANCE OF 904.70 FEET; THENCE N21°59'05"E FOR A DISTANCE OF 759.29 FEET; THENCE N12°47'37"E FOR A DISTANCE OF 516.84 FEET; THENCE N01°40'18"W FOR A DISTANCE OF 455.51 FEET; THENCE N46°31'37"E FOR A DISTANCE OF 74.25 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: PORTION OF FOLIO NO. 10-7929-001-0010, 10-7929-001-0011, 10-7928-001-0060)

CLUBHOUSE PARCEL:

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 14 AND 15, INCLUSIVE, IN BLOCK 4 OF SECTION 20 AND TRACTS 8 AND 9 IN BLOCK 3 OF SECTION 21 IN TOWNSHIP 57 SOUTH, RANGE 39 EAST OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PALM DRIVE (S.W. 344TH STREET PER MIAMI-DADE COUNTY), THE SAME AS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N00°25'21"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20 FOR 867.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET PER CITY OF HOMESTEAD), THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 154, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N89°34'40"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET) FOR 138.51 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET), S45°00'00"W FOR 123.55 FEET; THENCE S00°25'21"E FOR 117.70 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE

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(GOVERNMENT USE ONLY)

TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N10°58'30"E FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 286.65 FEET AND A CENTRAL ANGLE OF 76°31'54" FOR 382.89 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING S02°29'26"E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N87°30'24"E FROM THE CENTER OF SAID CURVE; THENCE S02°29'26"E FOR 35.04 FEET; THENCE WEST FOR 88.20 FEET; THENCE SOUTH FOR 190.94 FEET; THENCE S54°03'09"E FOR 18.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 54°15'21" FOR 63.45 FEET TO THE POINT OF TANGENCY; THENCE S00°12'15"E FOR 60 FEET MORE OR LESS (68' BY DEED), TO A POINT OF INTERSECTION WITH THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED, WITH THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 8763, AT PAGE 1272, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE IN A WESTERLY DIRECTION, MEANDERING SAID NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL FOR 474 FEET, MORE OR LESS; THENCE N00°25'21"W, ALONG A LINE 240.31 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20 FOR 141.6 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EASTERLY TOP OF BANK OF THE EXISTING LAKE; THE NEXT FOLLOWING DESCRIBED SIX (6) COURSES AND DISTANCES MEANDERING SAID EASTERLY TOP OF BANK; 1) THENCE NORTHEASTERLY FOR 39.8 FEET; 2) THENCE NORTHEASTERLY FOR 64.8 FEET; 3) THENCE NORTHWESTERLY AND WESTERLY FOR 51.1 FEET; 4) THENCE NORTHWESTERLY FOR 16.4 FEET; 5) THENCE WESTERLY AND NORTHERLY FOR 28.5 FEET; 6) THENCE NORTHWESTERLY FOR 92.5 FEET; THENCE S63°25'39"E FOR 43.90 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N87°22'25"W FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 286.81 FEET AND A CENTRAL ANGLE OF 78°03'17" FOR 390.72 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N00°25'21"W AND WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N09°19'08"W FROM THE CENTER OF SAID CURVE; THENCE N00°25'21"W ALONG SAID LINE FOR 115.30 FEET; THENCE N45°00'00"W FOR 125.25 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S01°37'16"W FROM THE CENTER OF SAID CURVE AND SAID POINT OF NON-TANGENT INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

STREET) AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 154, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET) AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3881.88 FEET AND A CENTRAL ANGLE OF 02°02'36" FOR 138.44 FEET TO THE POINT OF TANGENCY, THE SAME ALSO BEING THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: PORTION OF FOLIO NO. 10-7920-001-0300)

Folio Nos.:

- 10-7920-001-0300 (portion)
- 10-7921-001-0180
- 10-7921-001-0181
- 10-7921-001-0185
- 10-7921-001-0231
- 10-7928-001-0060 (portion)
- 10-7929-001-0010 (portion)
- 10-7929-001-0011 (portion)

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE PLAT KNOWN AS KEYS GATE SUBDIVISION (T-24968) DATED FEBRUARY 19, 2024, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

AREAS TO BE MAINTAINED:

WITHIN THE PUBLIC RIGHT-OF-WAY:

BERMS AND LANDSCAPING ALONG SE 24TH STREET (PALM DRIVE).

TRACTS "Q", "U1", AND "L2": LINEAR PARKS

WITHIN THE PRIVATE COMMUNITY:

OPEN SPACE LANDSCAPED AREAS, PARKS, PRIVATE ROADS, AND PERIMETER WALL:

KEYS GATE SUBDIVISION (T-24968) TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "P", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "N1", "O1", "P1", "Q1", "R1", "S1", "T1", "V1", "W1", "X1", "Y1", "Z1", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "M2", "N2", "O2", "P2", "Q2", "R2", "S2", "T2", "U2", "V2", "W2", "X2", "Y2", "Z2", "A3", "B3", "C3", "D3", "F3", "G3", "I3", "J3", "K3", "L3", "M3", "N3", "O3", "P3", "Q3", "R3", "S3", "T3", "U3", "V3", "W3", "X3", "Y3", "Z3", "Z4", "Z5", and "Z6."

ENTRY FEATURES:

KEYS GATE SUBDIVISION (T-24968) TRACTS "A", "B", "E", "N", "T", "C1", "X1", "J2", "J3", and "Z6."

MAINTENANCE SCHEDULE:

A.) LAWN/GRASS

- 1) CUT AS REQUIRED
- 2) FERTILIZE AND WEED CONTROL AS NEEDED
- 3) TREAT FOR PESTS/DISEASES AS NEEDED
- 4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME
- 5) MULCHING – PERFORMED TWICE A YEAR OR AS NEEDED

B.) TREES/SHRUBS

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

C.) WALL MAINTENANCE

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

D.) ENTRY FEATURES MAINTENANCE

- 1) MAINTENANCE AND SURFACE REPAIR OF THE EXTERIOR OF ENTRY FEATURES WITHIN THE SUBDIVISION; REMOVAL OF GRAFFITI, AS NEEDED
- 2) PAINTING (EVERY FOUR YEARS)

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

OPEN SPACE LANDSCAPED AREAS, PARKS, PRIVATE ROADS, AND PERIMETER WALL:

KEYS GATE SUBDIVISION (T-24968) TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "P", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "N1", "O1", "P1", "Q1", "R1", "S1", "T1", "V1", "W1", "X1", "Y1", "Z1", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "M2", "N2", "O2", "P2", "Q2", "R2", "S2", "T2", "U2", "V2", "W2", "X2", "Y2", "Z2", "A3", "B3", "C3", "D3", "F3", "G3", "I3", "J3", "K3", "L3", "M3", "N3", "O3", "P3", "Q3", "R3", "S3", "T3", "U3", "V3", "W3", "X3", "Y3", "Z3", "Z4", "Z5," and "Z6."

ENTRY FEATURES:

KEYS GATE SUBDIVISION (T-24968) TRACTS "A", "B", "E", "N", "T", "C1", "X1", "J2", "J3", and "Z6."

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

CITY OF HOMESTEAD, FLORIDA

RESOLUTION NO. R2022-04-62

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING THE CREATION OF THE EAST PALM DRIVE MULTI-PURPOSE SPECIAL TAXING DISTRICT (STD), AGGREGATELY ENCOMPASSING APPROXIMATELY 325.60 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A;" AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY ("COUNTY") AND THE CITY FOR THE CREATION AND IMMEDIATE TRANSFER OF THE STD TO THE CITY UPON CREATION PURSUANT TO SECTION 18-3.1 OF THE COUNTY CODE OF ORDINANCES; PROVIDING FOR TRANSMITTAL BY THE CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article 1 of Chapter 18 of the Miami-Dade County Code of Ordinances ("County Code") allows for the creation, establishment, and operation of a dormant special taxing district within incorporated areas for the purpose of providing essential services, capital improvements and maintenance/repair of all common areas, facilities and structures within the proposed residential subdivision development, which may include, but are not limited to roadways, swales, landscaping, street lighting, entrance features, and recreational amenities (collectively referred to as the "Special Taxing District's Improvements"); and

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

WHEREAS, Section 18-3.1 of the County Code allows the County and a municipality, by joint resolutions, to designate the governing body of such municipality

as the governing body of a new special taxing district created wholly within the boundaries of such municipality; and

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

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

WHEREAS, the City of Homestead (the "City") expresses its support for the creation and establishment of the dormant East Palm Drive Multipurpose Special Taxing District ("STD") requested by Keys Gate III Trust within the geographical boundaries of the City, as further depicted and legally described in Exhibit "A," and

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

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

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

WHEREAS, the next steps within this process requires the Board of County Commissioners ("BCC") to establish the STD, pursuant to adoption of a resolution and

authorizing the transfer of the STD to the City, subject to an executed Interlocal Agreement between the City and the County relating to the immediate transfer of the STD to the City upon creation by the County (the "Agreement"); and

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

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

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

Section 2. Approval. In accordance with County Code Section 18-3.1, the City hereby expresses its support for the County to create and immediately transfer control of the East Palm Drive Dormant Multipurpose Special Taxing District ("STD"), comprising approximately 325.60 acres and having external boundaries located within the City, as further depicted and legally described in Exhibit "A," to the City upon its establishment.

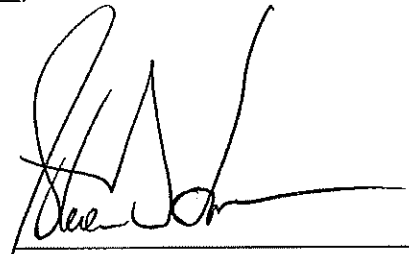
Section 3. Authorization. The City Manager is authorized to execute the Agreement in substantially the form attached as Exhibit "B" concerning transfer of the STD upon its establishment.

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

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

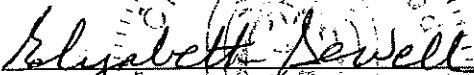
Section 6. Effective Date. That this resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 19th day of April, 2023.



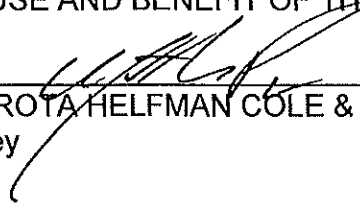
STEVEN D. LOSNER,
Mayor

ATTEST:



ELIZABETH SEWELL, MPA, MMC, ECRM
City Clerk

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



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

Moved by:
Seconded by:
Council Vote:

Councilman Sean L. Fletcher
Councilwoman Erica G. Ávila
7-0

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner
Vice-Mayor Julio Guzman
Councilwoman Erica G. Ávila
Councilwoman Jenifer N. Bailey
Councilwoman Patricia D. Fairclough-Staggers
Councilman Sean L. Fletcher
Councilman Larry Roth

YES

YES

YES

YES

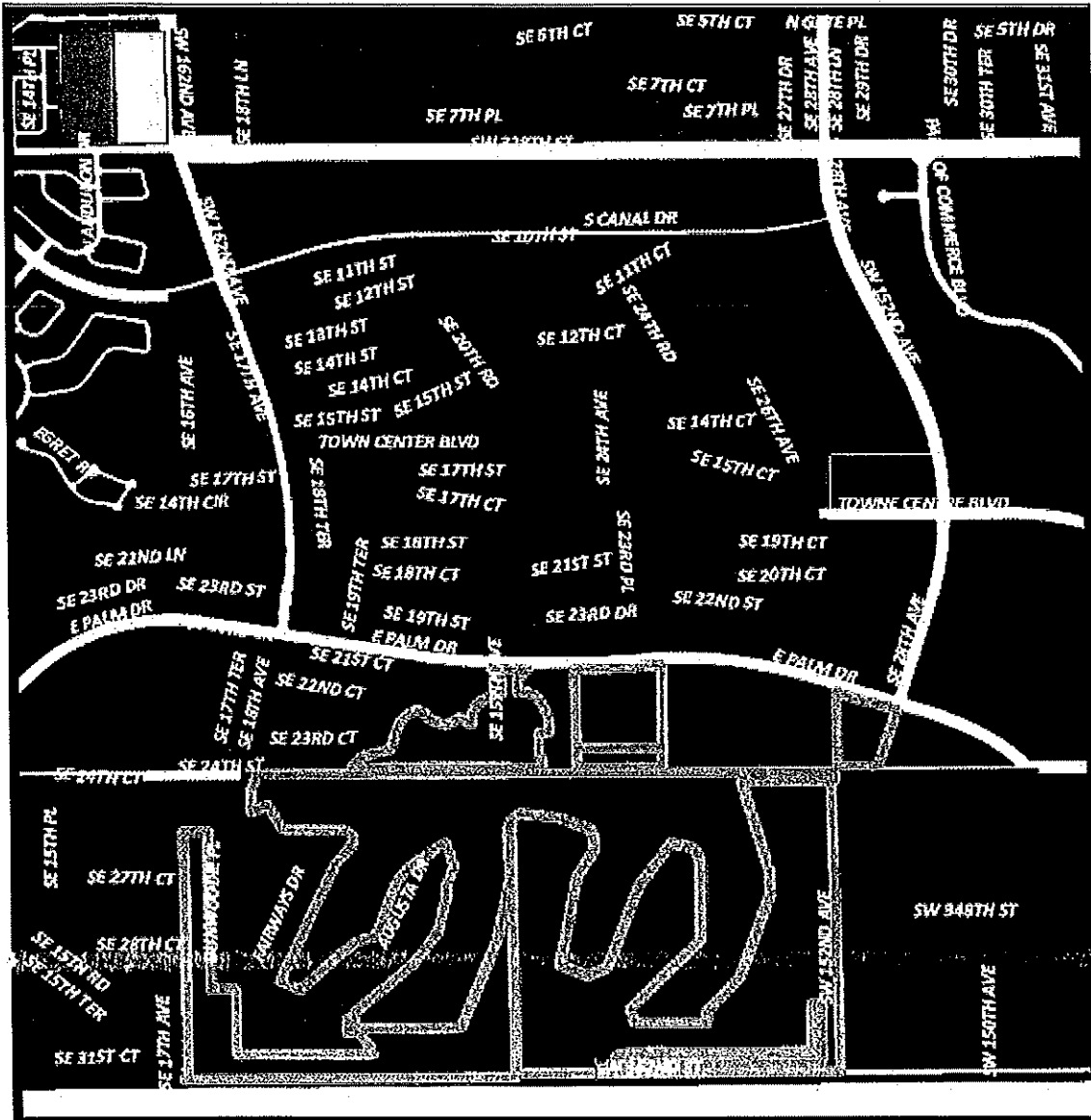
YES

YES

YES

Exhibit "A"

INSERT BOUNDARY MAP OF THE STD
AND LEGAL DESCRIPTION:



LEGAL DESCRIPTION

EAST PALM DRIVE CDD - LEGAL DESCRIPTION

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 11 THROUGH 15, INCLUSIVE, BLOCK 3, TOGETHER WITH PORTIONS OF TRACTS 15, 16, AND 17, OF BLOCK 4, OF PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410, PAGE 149, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410, PAGE 154, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE S17°07'21"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF KINGMAN ROAD FOR 483 FEET, MORE OR LESS, TO THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL, AS LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., ON APRIL 23, 1993; THENCE WESTERLY MEANDERING THE NORTHERLY TOP OF BANK FOR 1838 FEET, MORE OR LESS; THENCE NORTH 860.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, THE SAME ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 20°15'47" FOR 1249.69 FEET TO THE POINT OF TANGENCY; THENCE S72°52'39"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR 780.92 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NUMBERS: 10-7921-001-0181 AND FOLIO NO.10-7921-001-0231)

PARCEL 3:

A PARCEL OF LAND BEING PORTIONS OF TRACT 8, 9, 10 AND 11 OF BLOCK 3 IN SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOKS 13410 AT PAGE 149 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S17°07'21"W ALONG SAID SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD FOR 483.00 FEET, MORE OR LESS, TO THE NORTHERLY TOP OF SLOPE OF THE FLORIDA CITY CANAL AS FIELD LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. ON APRIL 23, 1993; THENCE WESTERLY MEANDERING SAID NORTHERLY TOP OF SLOPE FOR 1838.14 FEET, TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE WEST, ALONG SAID NORTHERLY TOP OF SLOPE, FOR 709.95 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EASTERLY LIMITS OF THE KEYS GATE GOLF COURSE; THENCE NORTH FOR 831.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE FOR THE FOLLOWING FOUR (4) COURSES; (1) N89°34'39"E FOR 121.70 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4513.79 FEET AND A CENTRAL ANGLE OF 04°30'01" FOR 354.50 FEET TO THE POINT OF TANGENCY; (3) N85°04'38"E FOR 125.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; (4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 01°46'56" FOR 109.92 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING SOUTH, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE SOUTH ALONG SAID LINE FOR 860.17 FEET; TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NUMBERS: 10-7921-001-0180 AND 10-7921-001-0185)

PARCEL 7:

A PARCEL OF LAND BEING A PORTION OF TRACT 1 AND PORTIONS OF TRACTS 6 THROUGH 16 INCLUSIVE, IN BLOCK 1, SECTION 29, PORTIONS OF TRACTS 6, 7 AND 8 IN BLOCK 1 AND PORTIONS OF TRACTS 1 THROUGH 16 INCLUSIVE, IN BLOCK 2 SECTION 28, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY",

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 352ND STREET AS RECORDED IN DEED BOOK 1683 AT PAGE 307 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SAID WEST LINE OF NORTHEAST 1/4 FOR A DISTANCE OF 2144.93 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND OWNED BY FLORIDA POWER AND LIGHT COMPANY; THENCE N89°30'25"E FOR 205.00 FEET; THENCE S00°29'41"E FOR 1357.01 FEET; THENCE N89°30'19"E FOR A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF "FAIRWAYS AT KEYS GATE", ACCORDING TO PLAT BOOK 148 AT PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF SAID PLAT OF "FAIRWAYS AT KEYS GATE" FOR THE FOLLOWING NINE (9) COURSES; THENCE (1) S00°29'41"E FOR A DISTANCE OF 542.47 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'36" FOR A DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE (3) N89°26'43"E FOR A DISTANCE OF 1102.79 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N00°33'17"E; THENCE (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 50°12'39" FOR AN ARC DISTANCE OF 65.73 FEET; THENCE (5) N49°39'22"E FOR A DISTANCE OF 50.00 FEET; THENCE (6) N40°20'38"W FOR A DISTANCE OF 122.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE (7) NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 50°12'39" FOR AN ARC DISTANCE OF 65.73 FEET TO A POINT OF TANGENCY; THENCE (8) S89°26'43"W FOR A DISTANCE OF 52.51 FEET; THENCE (9) N00°29'41"W FOR A DISTANCE OF 130.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF "AUGUSTA GREENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°26'43"E ALONG SAID SOUTHERLY LINE OF "AUGUSTA GREENS" FOR A DISTANCE OF 52.37 FEET; THENCE; S00°33'16"E FOR A DISTANCE OF 93.72 FEET; THENCE N89°28'16"E FOR A DISTANCE OF 720.84 FEET TO A POINT OF CURVATURE CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 998.16 FEET, THROUGH A CENTRAL ANGLE OF 09°23'59" FOR AN ARC DISTANCE OF 163.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N21°59'05"E FOR A DISTANCE OF 813.64 FEET; THENCE N12°47'37"E FOR A DISTANCE OF 516.84 FEET; THENCE N01°40'18"W FOR A DISTANCE OF 455.51 FEET; THENCE N46°31'37"E FOR A DISTANCE OF 128.05 FEET; THENCE S83°05'26"E FOR A DISTANCE OF 343.44 FEET; THENCE S67°37'42"E FOR A DISTANCE OF 276.68 FEET; THENCE S07°15'12"E FOR A DISTANCE OF 163.55 FEET; THENCE S31°53'40"W FOR A DISTANCE OF 286.66 FEET; THENCE S10°34'36"W FOR A DISTANCE OF 766.08 FEET; THENCE S67°22'19"E FOR A DISTANCE OF 241.88 FEET; THENCE N66°25'05"E FOR A DISTANCE OF 179.12 FEET; THENCE N20°49'25"E FOR A DISTANCE OF 762.30 FEET; THENCE N37°21'12"E FOR A DISTANCE OF 447.87 FEET; THENCE S78°32'42"E FOR A DISTANCE OF 188.60 FEET; THENCE S22°30'39"E FOR A DISTANCE OF 130.64 FEET; THENCE S00°06'25"W FOR A DISTANCE OF 663.44 FEET; THENCE S44°34'44"W FOR A DISTANCE OF 844.32 FEET; THENCE S15°21'01"E FOR A DISTANCE OF 115.10 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N08°22'57"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 08°48'16" FOR AN ARC DISTANCE OF 226.66 FEET TO A POINT OF TANGENCY; THENCE N89°34'41"E FOR A DISTANCE OF 367.39 FEET; THENCE N04°13'21"E FOR A DISTANCE OF 104.22 FEET; THENCE N43°17'43"E FOR A DISTANCE OF 404.82 FEET; THENCE N19°36'21"E FOR A DISTANCE OF 747.96 FEET; THENCE N00°23'53"W FOR A DISTANCE OF 219.42 FEET; THENCE N16°30'20"W FOR A DISTANCE OF 783.15 FEET; THENCE N89°36'09"E FOR A DISTANCE OF 766.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE N89°35'53"E FOR A DISTANCE OF 259.59 FEET; THENCE N17°07'21"E FOR A DISTANCE OF 115.56 FEET; THENCE N89°33'16"E FOR A DISTANCE OF 57.69 FEET; THENCE S17°07'21"W FOR A DISTANCE OF 513.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF A SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 4190.00 FEET, THROUGH A CENTRAL ANGLE OF 17°37'47" FOR AN ARC DISTANCE OF 1289.26 FEET TO A POINT OF TANGENCY, THE SAME BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 28; THENCE S00°30'26"E ALONG SAID EAST LINE FOR A DISTANCE OF 852.20 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SW 352ND STREET; THENCE S89°34'41"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2668.61 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE S89°26'43"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 2709.20 FEET TO THE POINT OF BEGINNING.

LESS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 10 THROUGH 14, INCLUSIVE, IN BLOCK 2, SECTION 28 TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 28; THENCE S89°34'41"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 153.06 FEET; THENCE N00°25'09"W FOR A DISTANCE OF 114.21 TO THE POINT OF BEGINNING; THENCE S89°50'38"W FOR A DISTANCE OF 411.10 FEET; THENCE S89°36'01"W FOR A DISTANCE OF 987.35 FEET; THENCE N89°29'50"W FOR A DISTANCE OF 224.03 FEET; THENCE N66°37'14"W FOR A DISTANCE OF 91.28 FEET; THENCE N48°43'52"E FOR A DISTANCE OF 58.88 FEET; THENCE N77°51'09"E FOR A DISTANCE OF 85.03 FEET; THENCE N87°49'30"E FOR A DISTANCE OF 201.50 FEET; THENCE S88°57'00"E FOR A DISTANCE OF 518.19 FEET; THENCE N89°01'40"E FOR A DISTANCE OF 416.74 FEET; THENCE N88°57'56"E FOR A DISTANCE OF 372.50 FEET; THENCE N00°52'15"W FOR A DISTANCE OF 229.14 FEET; THENCE N00°16'34"E FOR A DISTANCE OF 185.45 FEET; THENCE S89°59'30"E FOR A DISTANCE OF 80.04 FEET; THENCE S00°52'44"W FOR A DISTANCE OF 513.46 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NO. 10-7928-001-0060)

GOLF COURSE PARCEL:

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF TRACT 6 IN BLOCK 1, TRACTS 1 THROUGH 8, INCLUSIVE AND TRACTS 10 THROUGH 13, INCLUSIVE, AND TRACTS 15 AND 16 IN BLOCK 2 OF SECTION 28, TRACTS 1 THROUGH 6, INCLUSIVE, TRACTS 10 THROUGH 16, INCLUSIVE, IN BLOCK 1 OF SECTION 29 IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PALM DRIVE (S.W. 344TH STREET PER MIAMI-DADE COUNTY), THE SAME AS BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS, VIZ:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°34'23"E ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 FOR 455.26 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S46°31'37"W FOR 33.32 FEET; THENCE S01°40'18"E FOR 455.51 FEET; THENCE S12°47'37"W FOR 516.84 FEET; THENCE S21°59'05"W FOR 813.64 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S09°55'43"E FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 998.16 FEET AND A CENTRAL ANGLE OF 09°23'59" FOR 163.75 FEET TO THE POINT OF TANGENCY; THENCE S89°28'16"W FOR 720.84 FEET; THENCE N00°33'16"W FOR 137.55 FEET TO A POINT OF INTERSECTION WITH A SOUTHERLY LINE OF "AUGUSTA GREENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID PLAT OF "AUGUSTA GREENS" FOR THE FOLLOWING COURSES, TO-WIT; THENCE N49°31'03"E FOR 654.01 FEET; THENCE N36°57'07"E FOR 314.57 FEET; THENCE N19°40'01"E FOR 76.98 FEET; THENCE N12°57'41"E FOR 260.06 FEET; THENCE N02°03'49"W FOR 76.60 FEET; THENCE N19°35'44"E FOR 198.13 FEET; THENCE N18°29'18"W FOR 205.20 FEET; THENCE S56°22'02"W FOR 359.00 FEET; THENCE S39°59'19"W FOR 148.99 FEET; THENCE S22°51'05"W FOR 148.99 FEET; THENCE S19°41'30"W FOR 323.36 FEET; THENCE S39°51'53"W FOR 57.25 FEET; THENCE S70°57'59"W FOR 165.23 FEET; THENCE S50°45'17"W FOR 102.94 FEET; THENCE S47°42'20"W FOR 512.94 FEET; THENCE N65°13'37"W FOR 179.32 FEET TO A POINT OF TERMINATION OF THE BOUNDARY OF SAID PLAT OF "AUGUSTA GREENS", THE SAME BEING A POINT OF INTERSECTION WITH THE EASTERLY LINE OF "FAIRWAYS AT KEYS GATE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, AT PAGE 20, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID PLAT OF "FAIRWAYS AT KEYS GATE" FOR THE FOLLOWING COURSES, TO-WIT; THENCE N24°46'23"E FOR 1098.98 FEET; THENCE N39°58'19"E FOR 213.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 129°01'40" FOR 180.16 FEET TO THE POINT OF TANGENCY; THENCE N89°03'21"W FOR 422.44 FEET; THENCE N84°45'18"W FOR 90.25 FEET; THENCE N28°33'58"W FOR 236.96 FEET; THENCE S65°41'42"W FOR 156.12 FEET; THENCE N00°29'41"W FOR 198.39 FEET; THENCE N26°34'45"E FOR 78.61 FEET; THENCE N14°13'47"E FOR 41 FEET, MORE OR LESS, TO A POINT OF TERMINATION ALONG SAID BOUNDARY OF "FAIRWAYS AT KEYS GATE", WITH THE SAME POINT OF TERMINATION ALSO BEING A POINT OF INTERSECTION WITH THE SOUTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED, WITH THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 8763, AT PAGE 1275, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE IN AN EASTERLY DIRECTION, MEANDERING SAID SOUTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL FOR 5070 FEET, MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF KINGMAN ROAD, THE SAME AS MORE FULLY

DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 149, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S17°07'21"W ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF KINGMAN ROAD FOR 115.56 FEET; THENCE S89°35'53"W FOR 259.59 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE S89°36'09"W FOR 766.98 FEET; THENCE S16°30'20"E FOR 783.15 FEET; THENCE S00°23'53"E FOR 219.42 FEET; THENCE S19°36'21"W FOR 747.96 FEET; THENCE S43°17'43"W FOR 404.82 FEET; THENCE S04°13'21"W FOR 104.22 FEET; THENCE S89°34'41"W FOR 367.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 08°48'16" FOR 226.66 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N15°21'01"W AND WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S08°22'57"W FROM THE CENTER OF SAID CURVE; THENCE N15°21'01"W ALONG SAID LINE FOR 115.10 FEET; THENCE N44°34'44"E FOR 844.32 FEET; THENCE N00°06'25"E FOR 663.44 FEET; THENCE N22°30'39"W FOR 130.64 FEET; THENCE N78°32'42"W FOR 188.60 FEET; THENCE S37°21'12"W FOR 447.87 FEET; THENCE S20°49'25"W FOR 762.30 FEET; THENCE S66°25'05"W FOR 179.12 FEET; THENCE N67°22'19"W FOR 241.88 FEET; THENCE N10°34'36"E FOR 766.08 FEET; THENCE N31°53'40"E FOR 286.66 FEET; THENCE N07°15'12"W FOR 163.55 FEET; THENCE N67°37'42"W FOR 276.68 FEET; THENCE N83°05'26"W FOR 343.44 FEET; THENCE S46°31'37"W FOR 94.73 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NO. 10-7929-001-0010)

CLUBHOUSE PARCEL:

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 12 THROUGH 15, INCLUSIVE, IN BLOCK 4 OF SECTION 20 AND TRACTS 8 AND 9 IN BLOCK 3 OF SECTION 21 IN TOWNSHIP 57 SOUTH, RANGE 39 EAST OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PALM DRIVE (S.W. 344TH STREET PER MIAMI-DADE COUNTY), THE SAME AS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. VIZ:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N00°25'21"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20 FOR 867.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET PER CITY OF HOMESTEAD), THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 154, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N89°34'40"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET) FOR 138.51 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET), S45°00'00"W FOR 123.55 FEET; THENCE S00°25'21"E FOR 117.70 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N10°58'30"E FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 286.65 FEET AND A CENTRAL ANGLE OF 76°31'54" FOR 382.89 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING S02°29'26"E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N87°30'24"E FROM THE CENTER OF SAID CURVE; THENCE S02°29'26"E FOR 35.04 FEET; THENCE WEST FOR 88.20 FEET; THENCE SOUTH FOR 190.94 FEET; THENCE S54°03'06"E FOR 18.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 54°15'21" FOR 63.45 FEET TO THE POINT OF TANGENCY; THENCE S00°12'15"W FOR 68 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED, WITH THE SAME AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 8763, AT PAGE 1275, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE IN A WESTERLY DIRECTION, MEANDERING SAID NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL FOR 1556 FEET, MORE OR LESS; THENCE DEPARTING SAID NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL, N43°31'43"E FOR 136 FEET, MORE OR LESS; THENCE N74°00'09"E FOR 249.50 FEET; THENCE N18°03'12"E FOR 219.20 FEET; THENCE N47°39'49"E FOR 136.46 FEET; THENCE N70°33'50"E FOR 73.21 FEET; THENCE S71°21'38"E FOR 66.65 FEET; THENCE S40°09'18"E FOR 73.65 FEET; THENCE S72°07'41"E FOR 134.49 FEET; THENCE N63°12'00"E FOR 133.45 FEET; THENCE S56°45'32"E FOR 70.12 FEET; THENCE S63°25'39"E FOR 43.90 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N87°22'25"W FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 286.81 FEET AND A CENTRAL ANGLE OF 78°03'17" FOR 390.72 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N00°25'21"W AND WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N09°19'08"W FROM THE CENTER OF SAID CURVE; THENCE N00°25'21"W ALONG SAID LINE FOR 115.30 FEET; THENCE N45°00'00"W FOR 125.25 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S01°37'16"W FROM THE CENTER OF SAID CURVE AND

SAID POINT OF NON-TANGENT INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET) AS MORE FULLY DESCRIBED IN OFFICIAL RECORDS BOOK 13410, AT PAGE 154, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PALM DRIVE (S.E. 24TH STREET) AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3881.88 FEET AND A CENTRAL ANGLE OF 02°02'36" FOR 138.44 FEET TO THE POINT OF TANGENCY, THE SAME ALSO BEING THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NO. 10-7920-001-0300)

LAKE PARCEL:

A PARCEL OF LAND BEING A PORTION OF TRACTS 10 THROUGH 14, INCLUSIVE, IN BLOCK 2, SECTION 28 TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 28; THENCE S89°34'41"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 153.06 FEET; THENCE N00°25'09"W FOR A DISTANCE OF 114.21 TO THE POINT OF BEGINNING; THENCE S89°50'38"W FOR A DISTANCE OF 411.10 FEET; THENCE S89°36'01"W FOR A DISTANCE OF 987.35 FEET; THENCE N89°29'50"W FOR A DISTANCE OF 224.03 FEET; THENCE N66°37'14"W FOR A DISTANCE OF 91.28 FEET; THENCE N48°43'52"E FOR A DISTANCE OF 58.88 FEET; THENCE N77°51'09"E FOR A DISTANCE OF 85.03 FEET; THENCE N87°49'30"E FOR A DISTANCE OF 201.50 FEET; THENCE S88°57'00"E FOR A DISTANCE OF 518.19 FEET; THENCE N89°01'40"E FOR A DISTANCE OF 416.74 FEET; THENCE N88°57'56"E FOR A DISTANCE OF 372.50 FEET; THENCE N00°52'15"W FOR A DISTANCE OF 229.14 FEET; THENCE N00°16'34"E FOR A DISTANCE OF 185.45 FEET; THENCE S89°59'30"E FOR A DISTANCE OF 80.04 FEET; THENCE S00°52'44"W FOR A DISTANCE OF 513.46 FEET TO THE POINT OF BEGINNING.

(FOR INFORMATIONAL PURPOSES ONLY: FOLIO NO. 10-7928-001-0062)

CONTAINING ALL OF ABOVE 14,183,345.91 S.F OR 325.60 ACRES +/-

**TRANSFER OF THE KEYS GATE SUBDIVISION MULTIPURPOSE SPECIAL
TAXING DISTRICT FROM MIAMI-DADE COUNTY TO THE CITY OF
HOMESTEAD**

THIS AGREEMENT FOR TRANSFER OF THE ~~KEYS~~ GATE SUBDIVISION MULTIPURPOSE SPECIAL TAXING DISTRICT TO BE CREATED BY MIAMI-DADE COUNTY (AGREEMENT), made and entered into this day of _____ 2023, by and between the **CITY OF HOMESTEAD, FLORIDA**, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the "City") and **MIAMI-DADE COUNTY**, a political subdivision of the STATE OF FLORIDA (hereinafter referred to as the "County").

WITNESSETH

WHEREAS, the City has requested the creation and immediate transfer of control of the Keys Gate Subdivision Multipurpose Special Taxing District ("Special Taxing District") from the County to the City such that the City Council will become the governing body responsible for the Special Taxing District; and

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

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

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

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

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective if passed pursuant to a joint resolution of the City and County transferring the Special Taxing District ("Transfer Date").
3. As of the Transfer Date, the Board of County Commissioners will no longer be the governing body of the Special Taxing District and the City Council shall be the governing board of the Special Taxing District.
4. Prior to the Transfer Date, the County's involvement with the Special Taxing District shall be exclusively administrative to effectuate the creation and immediate transfer of the Special Taxing District to the City.
5. On Transfer Date, the County will cease all involvement, and the City will be exclusively responsible for the Special Taxing District.

6. Beginning on the Transfer Date, the City shall be responsible for all pre-existing and future liabilities of the Special Taxing District, whether known or unknown.
7. The City shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District. If the City intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the City shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
8. The City shall be responsible for arranging for the Special Taxing District's utility accounts, and procuring contracts with vendors to provide all necessary services to the Special Taxing District.
9. The City shall be responsible for establishing its own protocols and policies for administration and assessment of the Special Taxing District.
10. The City shall be responsible for the continuous operation, maintenance, repair, and replacement, when necessary, of the Special Taxing District's improvements.
11. The City shall be responsible for payment of all of the Special Taxing District's expenses. It is provided, however, that such payment of the Special Taxing District's expenses incurred by the City are properly chargeable to the Special Taxing District.
12. Within sixty (60) days of the Transfer Date, the County shall provide to the City a final financial reconciliation of all known liabilities for the Special Taxing District. Any omission from the final reconciliation shall not constitute a waiver by either the County or the City for payment to or from the Special Taxing District's account.
13. The County shall issue an invoice to the City for any deficit in the Special Taxing District's account, including, but not limited to, the costs to establish the Special Taxing District. The City shall pay the invoice within sixty (60) days of receipt. It is provided, however, that such expenses incurred by the City are properly chargeable to the Special Taxing District.
14. Pursuant to section 2-8.9 of the Code of Miami-Dade County, the City is encouraged to pay the Living Wage.
15. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the City does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the City's operation of the Special Taxing District or the City's failure to provide services or maintain, repair, replace, or operate the improvements.

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

City: City of Homestead
18605 NW 27th Avenue
Homestead, Florida 33056

County: Miami-Dade County
Attn: Special Assessment Districts Division
Stephen P. Clark Center
111 Northwest 1st Street, 1 5th Floor
Miami, Florida 33128

With a copy to: Miami-Dade PROS Director
275 NW 2nd Street, 5th Floor,
Miami, FL 33128
Miami-Dade County Attorney's Office,
111 NE 1st Street, Suite 2810,
Miami, FL 33128

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

ATTEST:

By: Elizabeth Sewel
City Clerk

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

CITY OF HOMESTEAD, a municipal
corporation

By: [Signature]
City Manager

By: [Signature]
City Attorney

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

ATTEST:

By: _____
Mayor or Mayor's Designee

Date

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Date

Memorandum



Date: October 18, 2024

To: Maria Nardi, Director
Department of Parks, Recreation and Open Spaces

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

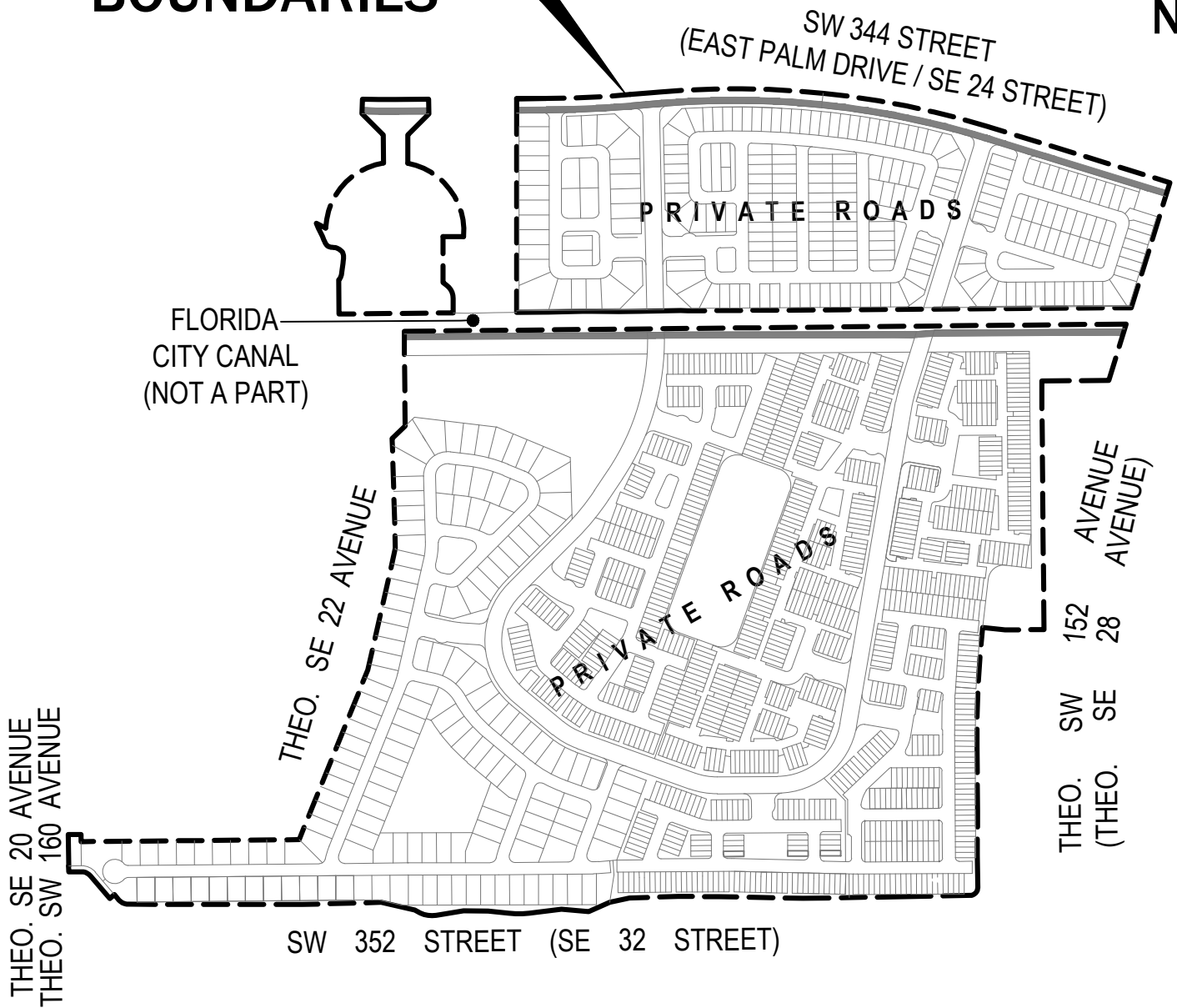
Subject: Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

All tentative plats in the unincorporated area of Miami-Dade County submitted to the Development Services Division (Land Development Section) of the Regulatory and Economic Resources Department (RER), must comply with the special taxing districts requirements of the Miami-Dade County Code (the Code) including, but not limited to street lights, maintenance of landscape, walls adjacent to double frontage lots, entrance features and lakes. Final Plats will not be presented to the Board of County Commissioners for consideration until the applicable special taxing districts are created, and all fees have been paid. In that regard, to ensure expeditious processing, this Memorandum may serve, through September 30, 2025, as approval for certain future special taxing district application requests as being consistent with the intent and purpose of the adopted 2030-2040 Comprehensive Development Master Plan (CDMP). Capital Improvement Element Policy CIE-4A states: "Appropriate funding mechanisms will be adopted and applied by Miami-Dade County and the Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special taxing districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible" (Adopted Components as Amended through January 19, 2023, page IX-9). The provision for services over and above minimum standards required for neighborhoods and communities may be accomplished through special taxing districts as may be prescribed by the Code.

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

JB:GR

DISTRICT BOUNDARIES



KEYS GATE SUBDIVISION

MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT



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

M-885 (COMM. 0009)
SECTIONS: 20, 21,
28 & 29 - 57 - 39

EXHIBIT "A"
(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

ATTACHMENT TO EXHIBIT "A"
KEYS GATE SUBDIVISION
MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

AREAS TO BE MAINTAINED:

Within the Public Right-of-Way:

Berms and landscaping along SE 24th Street (Palm Drive).

Tracts "Q", "U1", and "L2": Linear parks.

Within the private community:

Open space landscaped areas, parks, private roads, and perimeter wall:

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "P", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "N1", "O1", "P1", "Q1", "R1", "S1", "T1", "V1", "W1", "X1", "Y1", "Z1", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "M2", "N2", "O2", "P2", "Q2", "R2", "S2", "T2", "U2", "V2", "W2", "X2", "Y2", "Z2", "A3", "B3", "C3", "D3", "F3", "G3", "I3", "J3", "K3", "L3", "M3", "N3", "O3", "P3", "Q3", "R3", "S3", "T3", "U3", "V3", "W3", "X3", "Y3", "Z3", "Z4", "Z5", and "Z6".

Entry features:

Tracts "A", "B", "E", "N", "T", "C1", "X1", "J2", "J3", and "Z6".

MAINTENANCE SCHEDULE:

A) Lawn/Grass

- 1) Cut bi-monthly as required
- 2) Fertilize and weed control as needed
- 3) Treat for pests/diseases as needed
- 4) Irrigate with automatic system and electrical service for same
- 5) Mulching – performed twice a year or as needed

B) Trees/Shrubs

- 1) Trim, fertilize and treat for pests as needed
- 2) Replace as required

C) Wall Maintenance

- 1) Maintenance and surface repair of the exterior of a decorative masonry wall and the removal of graffiti as needed
- 2) Wall/column painting (every four years)

NOTE: This Special Taxing District encompasses a private drive community and the multipurpose maintenance component of the district shall be **dormant**. Services will only commence following failure (as defined in a "grant of perpetual non-exclusive easement" submitted at the same time as this petition) of any Homeowners association and/or community development district to provide the required services, and will require the adoption of a multipurpose maintenance assessment roll by the City of Homestead City Council. Other maintenance services may be provided in the future as specified in the district's ordinance and amendments thereto. In the event this district is activated, the following areas may be maintained:

Open space landscaped areas, parks, private roads, and perimeter wall:

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O", "P", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "A1", "B1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "N1", "O1", "P1", "Q1", "R1", "S1", "T1", "V1", "W1", "X1", "Y1", "Z1", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "M2", "N2", "O2", "P2", "Q2", "R2", "S2", "T2", "U2", "V2", "W2", "X2", "Y2", "Z2", "A3", "B3", "C3", "D3", "F3", "G3", "I3", "J3", "K3", "L3", "M3", "N3", "O3", "P3", "Q3", "R3", "S3", "T3", "U3", "V3", "W3", "X3", "Y3", "Z3", "Z4", "Z5", and "Z6".

Entry features:

Tracts "A", "B", "E", "N", "T", "C1", "X1", "J2", "J3", and "Z6".

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