Public Notice

The Board of County Commissioners of Miami-Dade County, Florida, will conduct a public hearing in its meeting room on the 2nd floor of the Stephen P. Clark Government Center, 111 NW 1st Street, Miami, Florida, on Wednesday, February 19, 2025, at 9:30 A.M., to consider the "St. Germain Assemblage Multipurpose Maintenance Special Taxing District." A petition for the creation and establishment of a special taxing district under the provisions of Chapter 18 of the Code of Miami-Dade County has been filed with the Clerk of the Board. The services to be provided will include multipurpose maintenance services.

The boundaries of the proposed district are generally described as follows:

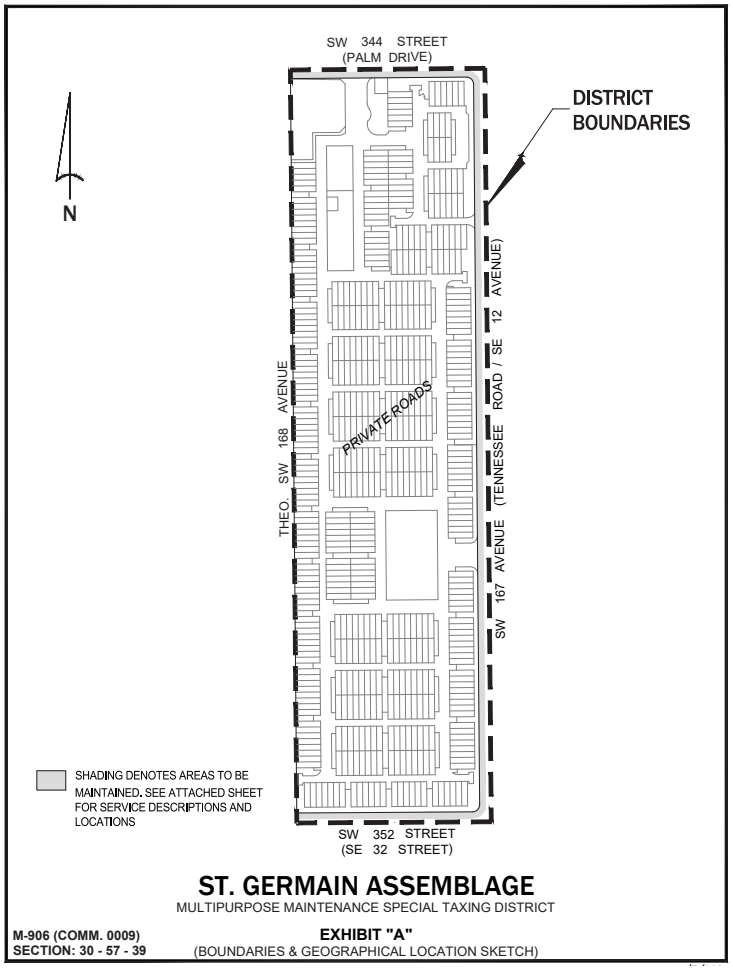
Bounded on the North, SW 344 Street (Palm Drive);

Bounded on the East, SW 167 Avenue (Tennessee Road/SE 12 Avenue);

Bounded on the South, SW 352 Street (SE 32 Street);

Bounded on the West, Theoretical SW 168 Avenue.

Boundaries are further indicated by the attached map. A Summary of the County Mayor's report is also attached.



All interested persons may appear before the Board at the hour and date set forth above or file written support for or objection to the district's creation and/or confirmation of the district's Preliminary Assessment Roll with the Clerk of the Board at the above-noted address. Implementation of the assessment roll will be in accordance with the procedures defined in Chapter 18 of the Code.

The multipurpose maintenance assessment covering a 12-month period will be computed by multiplying the total assessable square footage by the rate of $0.4421 per assessable square foot and is based on an estimate of costs if service were to commence in 2025. In the event any homeowner's association or community development district fails to provide maintenance services, the multipurpose maintenance preliminary assessment roll will be presented to the Board for their consideration. Actual costs to provide multipurpose maintenance services will be determined and presented to the Board at that time. All future assessments will be computed on an annual basis.

The assessments will be included in the Combined Property Tax Bill and collected by the Tax Collector. Per Florida Statutes, failure to pay non-ad valorem assessments when due [payable November 1 through March 31] will cause issuance of a tax certificate against the property, which may result in loss of title.

Interested parties may:

(1) view a live broadcast of the Commission meeting in the lobby of the Stephen P. Clark Government Center, located on the first floor;

(2) speak, where permissible, in the Miami-Dade Commission Chambers located on the second floor of the Stephen P. Clark Government Center; members of the public will be required to register to speak on the first floor and will be escorted to the Commission Chambers at the appropriate time;

(3) view a live broadcast on Miami-Dade Television;

(4) view a live webcast at https://www.miamidade.gov/webcasting;

(5) after the meeting, view an archived copy of the meeting at www.miamidade.gov/webcasting; or

(6) if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

If you have any questions concerning the district, please call the Special Assessment Districts Division of the Parks, Recreation and Open Spaces Department at (305) 375-2702.

Si ou ta renmen resevwa enfomasyon sa a nan kreyol, tanpri kontakte nou via imel nan stdp@miamidade.gov oswa rele 311.

Si desea recibir esta información en español, póngase en contacto con nosotros por correo electrónico al stdp@miamidade.gov o llame al 311.

BOARD OF COUNTY COMMISSIONERS
Juan Fernandez-Barquin,
Clerk of the Court and Comptroller
By: Basia Pruna, Deputy Clerk

CONTINUED

SUMMARY OF THE REPORT
ON THE CREATION OF ST. GERMAIN ASSEMBLAGE MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT
MIAMI-DADE COUNTY, FLORIDA

A petition submitted to Miami-Dade County for the creation of a multipurpose maintenance special taxing district to be known as the St. Germain Assemblage Multipurpose Maintenance Special Taxing District (Special Taxing District), whose boundaries lie entirely within the City of Florida City in Miami-Dade County, Florida, and are shown on the attached Exhibit A map, was presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County (Code).

District Services – The services to be provided under the proposed Special Taxing District will consist initially of a maintenance program to maintain landscaped swales and/or medians including turf, and any trees, shrubs, and irrigation including utility payments, 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. Services will commence following failure of any association or community development district (CDD) to provide these services, and upon adoption of the Special Taxing District's multipurpose maintenance preliminary assessment roll.

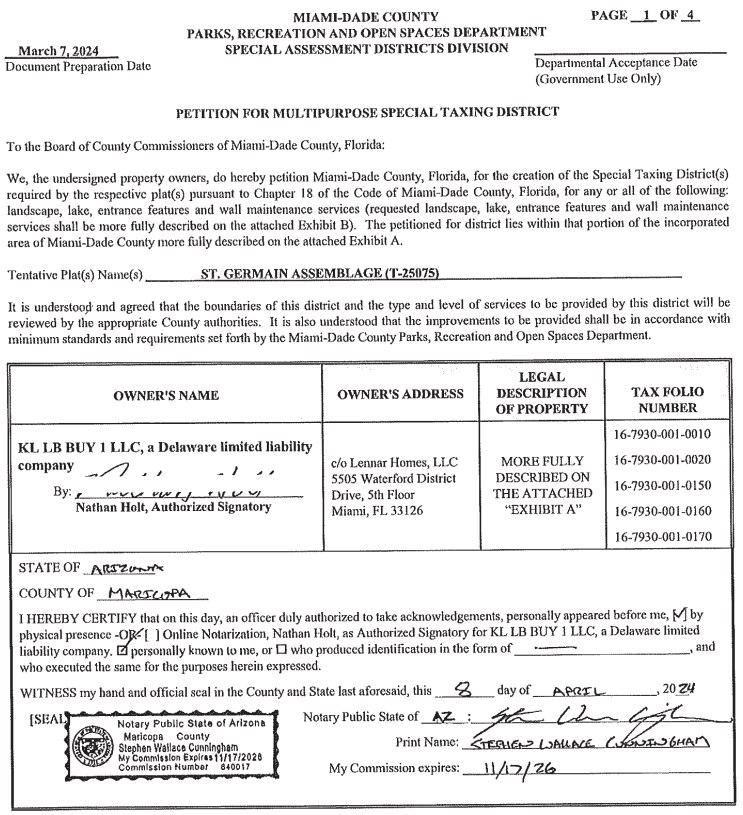
As provided for under Implementing Order No. 4-138 of Miami-Dade County, the owners of property within the proposed Special Taxing District are required to advance the District Creation Petition Filing Fee, which is estimated to be $8,612.50

Method of Apportionment – Estimated annual costs of the Special Taxing District's maintenance services shall be apportioned on a lot or parcel square foot basis.

District Creation Filing Fee to be Paid by Petitioner – $8,612.50

Estimated Annual District Costs	**First Year**	**Second Year**
Total Estimated Costs to District:	$433,390.48	$387,787.10
Estimated Annual District Assesments	**First Year**	**Second Year**
Maintenance Services:	$0.4941	$0.4421
Estimated Annual District Assessments	**First Year**	**Second Year**
For a Typical Interior Townhome Unit:	$863.69	$772.79
For a Typical Corner Townhome Unit:	$878.51	$786.05

The proposed Special Taxing District will be created and established by the Board of County Commissioners (Board) in compliance with section 18-3(c) and pursuant to section 18-22.1 of the Code. No referendum is required, as 100% of the property owners signed the petition; therefore, it is the responsibility of interested persons to present for this Board's consideration their objections, if any, to the creation and establishment of the proposed Special Taxing District at its creating Board public hearing.



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

PAGE 1 OF 4

March 7, 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) ST. GERMAIN ASSEMBLAGE (T-25075)

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
KL LB BUY 1 LLC, a Delaware limited liability company By: Nathan Holt, Authorized Signatory	c/o Lennar Homes, LLC 5505 Waterford District Drive, 5th Floor Miami, FL 33126	MORE FULLY DESCRIBED ON THE ATTACHED "EXHIBIT A"	16-7930-001-0010 16-7930-001-0020 16-7930-001-0150 16-7930-001-0160 16-7930-001-0170

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, Nathan Holt, as Authorized Signatory for KL LB BUY 1 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 8 day of APRIL, 2024

[SEAL] Notary Public State of Arizona Maricopa County Stephen Wallace Cunningham My Commission Expires 11/17/2026 Commission Number 640017

Notary Public State of AZ :

Print Name: STEPHEN WALLACE CUNNINGHAM

My Commission expires: 11/17/26