Memorandum

(Public Hearing: 2-19-25)

Date: January 22, 2025

Agenda Item No. 5(D)

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

From: Daniella Levine Cava
Mayor

Subject: Ordinance Creating the St. Germain Assemblage Multipurpose Maintenance Special Taxing District

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Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to create a special taxing district in the City of Florida City (City), in Miami-Dade County (County) for the maintenance of landscaping in the public Rights-of-Way.

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 creation of the St. Germain Assemblage Multipurpose Maintenance Special Taxing District (Special Taxing District). The multipurpose maintenance program will remain dormant until such time as any association or community development district (CDD) fails to provide the required maintenance services.

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. Maintenance services which cannot be equitably or conveniently provided by the property owners and/or developers shall be provided by the Special Taxing District upon acceptance of the plat's required services by the County and upon the failure of any association or CDD to provide the required maintenance services and such services will be funded by special assessments against benefited properties.

The economic impact on the private sector will be a perpetual annual special assessment for the cost of maintenance services to all property owners within the Special Taxing District, if and when necessary.

At this time, there will be no increase or decrease in County staffing due to this Special Taxing District. The private sector may increase its staffing levels to provide the service requirements created by this Special Taxing District.

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. If approved, 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 services, regardless of their demographics, and that the total estimated amount of the special assessments 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/Monitoring
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
This item authorizes the County Mayor or County Mayor's designee, contingent upon Board adoption of a non-ad valorem assessment roll, to provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the property owners within the Special Taxing District, as well as contract monitoring, compliance and enforcements, if and when necessary.

Background
In accordance with the provisions of Chapter 18 of the Code, a petition to create 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 of this Special Taxing District, and in the event any association or CDD fails to provide maintenance services, PROS and the Division will provide the Special Taxing District's required maintenance services and cause implementation of special assessments for the costs of such services against the benefitted properties, as well as contract monitoring, compliance and enforcements, if and when necessary.

Boundaries:	On the North, SW 344 Street (Palm Drive); On the East, SW 167 Avenue (Tennessee Road / SE 12 Avenue); On the South, SW 352 Street (SE 32 Street); On the West, Theoretical SW 168 Avenue. (City of Florida City Street Numbering in Parentheses)
Number of Parcels:	5 (Tentative plat proposes 521 Townhome units).
Number of Owners:	1
Number of Owners with Homestead Exemption Signing Petition:	None – The petition was submitted by KL LB BUY 1 LLC., the sole property owner and developer.
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 establishment of the Special Taxing District. As pursuant to section 18-3(d) of the Code, a public notice will be duly published in a newspaper of general circulation published in Miami-Dade County, Florida, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the proposed Special Taxing District as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll.
Preliminary Public Meeting:	None necessary.
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.
Preliminary Assessment Roll:	In the event any association or CDD fails to provide the maintenance services shown below, and contingent upon Board approval of this Special Taxing District's creating ordinance, a hearing to adopt the multipurpose maintenance preliminary assessment roll will be conducted. The implementation of the assessment roll will be in

accordance with the procedures defined in Chapter 18 of the Code.

Type of Services and Improvements:

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 roads, if applicable, and if there is a failure to provide maintenance within the private roads as defined in a non-exclusive easement granted to the County and recorded in the Public Records.

Estimated Initial Billing:

Assessment billed annually as an itemized portion of the Real Property tax bill. Collection to commence in November following adoption of this Special Taxing District's assessment roll.

Initial Start of Service:

October 1st following cessation of maintenance services by the developers and failure of any association or CDD to provide services.

Estimated Total District Costs:	**First Year**	**Second Year**
Maintenance Services:	$433,390.48	$387,787.10

Method of Apportionment: Square Footage

Estimated Annual District Assessments:	**First Year**	**Second Year**
Per Assessable Square Foot:	$0.4941	$0.4421
For a Typical Interior Townhome Unit:	$863.69	$772.79
For a Typical Corner Townhome Unit:	$878.51	$786.05

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. Actual costs for multipurpose maintenance services will be determined at the time of the assessment roll hearing.

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 pursuant to section 18-22.1 of the Code.

Jimmy Morales
Chief Operating Officer

MEMORANDUM

(Revised)

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

DATE: February 19, 2025

FROM: Geri 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)
2-19-25

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY SW 344 STREET (PALM DRIVE), ON THE EAST BY SW 167 AVENUE (TENNESSEE ROAD / SE 12 AVENUE), ON THE SOUTH BY SW 352 STREET (SE 32 STREET), AND ON THE WEST BY THEORETICAL SW 168 AVENUE, KNOWN AND DESCRIBED AS ST. GERMAIN ASSEMBLAGE 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 outline 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 St. Germain Assemblage Multipurpose Maintenance

Special Taxing District in Miami-Dade County, Florida, is hereby created and established in the City of Florida City in Miami-Dade County.

Section 3. The area or boundaries of this Special Taxing District, generally bounded on the north by SW 344 Street (Palm Drive), on the east by SW 167 Avenue (Tennessee Road / SE 12 Avenue), on the south by SW 352 Street (SE 32 Street), and on the west by Theoretical SW 168 Avenue, and located entirely within Commission District 9, are as follows:

> A portion of Section 30, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. St. Germain Assemblage, Tentative Plat # T-25075); being more particularly described as follows:
>
> Parcel 1:
>
> The West 1/2 of Lot 1, Block 1, of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida; and also known as: the West 1/2 of Tract 1, Block 1, of Section 30, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida.
>
> Parcel 2:
>
> Lot 16, Block 1, of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida; and also known as Tract 16, Block 1, of Section 30, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way

deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 14 and 15, Block 1, of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.
Less and except thereof that certain right-of-way conveyed by Deed Book 1683, at Page 307, of the Public Records of Miami-Dade County, Florida.

The above-described lands also known as:

A portion of Lots 14 and 15, Block 1 of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: commence at the Southeast corner of Northeast 1/4 of Section 30, Township 57 south, Range 39 east, thence S 89° 38' 53" W along the South line of the said Northeast 1/4 for a distance of 30.00 feet to a point, thence N 00° 28' 36" W for a distance of 30.00 feet to the point of beginning; thence S 89° 38' 53" W along a line 30.00 feet North of and parallel with the South line of the said Northeast 1/4 for a distance of 650.42 feet to a point on the West line of Lot 14; thence N 00° 28' 54" W along the West line of Lot 14 and Lot 15 for a distance of 1305.75 feet to the Northwest corner of said Lot 15; thence S 89° 34' 57" W along the North line of said Lot 15 for a distance of 650.53 feet to a point on a line 30.00 feet westerly of the East line of the said Northeast 1/4; thence S 00° 28' 36" E along the line 30.00 feet westerly of and parallel with the East line of the said Northeast 1/4 for a distance of 1306.49 feet to the point of beginning.

Parcel 4:

The East 1/2 of Lot 1, Block 1 of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida; less and except those portions thereof conveyed to Miami-Dade County

by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida.

Also known as:

A portion of Lot 1, Block 1 of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida. Less and except those portions thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, Township 57 South, Range 39 East; thence run S 89° 31' 02" W, along the North line of said Section 30, for a distance of 30.00 feet; the next two described courses being along a line 30.00 feet westerly of, and parallel with, the East line of the Northeast 1/4 of said Section 30; thence S 00° 28' 36" E for a distance of 65.00 feet to the point of beginning of the following described parcel of land; thence continue S 00° 28' 36" E for a distance of 603.25 feet; thence along the South line of said Lot 1, Block 1, S 89° 32' 59" W for a distance of 310.30 feet; thence along the West line of the East 1/2 of said Lot 1, also being the East line of the West 1/2 of said lot 1, N 00° 28' 45" W for a distance of 603.07 feet; thence along a line 65.00 feet southerly of, and parallel with, the North line of said Section 30, N 89° 31' 02" E for a distance of 310.32 feet to the point of beginning.

Said parcels of land lying and being in Section 30, Township 57 South, Range 39 East, Miami-Dade County, Florida.

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, wetlands, lakes, entrance features, 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 County 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.

Section 5. The estimated cost to the property owners for the multipurpose maintenance services and operation by the Special Taxing District, if activated, including engineering, administration, billing, collecting, and processing for the first year will be $433,390.48 ($0.4941 per assessable square foot) and $387,787.10 ($0.4421 per assessable square foot) for the second year. The petitioner is responsible for the estimated administrative costs for the first year in the amount of $8,612.50. 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. If the multipurpose maintenance services are activated, Miami-Dade County, as administrator of this Special Taxing District's maintenance programs, is directed to provide service by the most effective and efficient means available on a yearly basis, as detailed

in the Report, which is made a part hereof by reference. If there is a proposed significant change to the level of service to be provided, the Parks, Recreation and Open Spaces Department shall conduct a meeting in the community, inviting all affected Special Taxing District property owners for the purpose of reviewing the Special Taxing District's budget and level of service.

Section 8. If the multipurpose maintenance services are activated, the County Mayor or County Mayor's designee is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the Special Taxing District in accordance with the provisions of this Ordinance.

Section 9. In the event that the Special Taxing District is activated, the County Mayor or County Mayor's designee is further directed to cause to be prepared and filed with the Clerk one Preliminary Assessment Roll in accordance with the provisions of section 18-14 of the Code. As authorized by section 197.3632, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. Unless paid when due, such special assessments shall be deemed delinquent and payment thereof may be enforced by means of the procedures provided by the provisions of chapter 197, Florida Statutes, and section 18-14 of the Code, including possible loss of title.

Section 10. 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 11. 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 12. The provisions of this Ordinance shall become effective 10 days after the date of its enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

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

Prepared by: RC

Ryan Carlin

REPORT AND RECOMMENDATIONS ON THE CREATION OF ST. GERMAIN ASSEMBLAGE 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 of St. Germain Assemblage Multipurpose Maintenance Special Taxing District (Special Taxing District).

1. BOUNDARIES OF THIS DISTRICT

The proposed Special Taxing District is located entirely within a portion of the City of Florida City, and the boundaries, as set forth in the petition, are as follows:

> A portion of Section 30, Township 57 South, Range 39 East, Miami-Dade County, Florida (a.k.a. St. Germain Assemblage, Tentative Plat # T-25075); being more particularly described as follows:
>
> Parcel 1:
>
> The West 1/2 of Lot 1, Block 1, of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida; and also known as: the West 1/2 of Tract 1, Block 1, of Section 30, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, less and except that portion thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida.
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Less and except thereof that certain right-of-way conveyed by Deed Book 1683, at Page 307, of the Public Records of Miami-Dade County, Florida.

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Parcel 4:

The East 1/2 of Lot 1, Block 1 of "Miami Land and Development Company's" subdivision of Section 30, Township 57 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida; less and except those portions thereof conveyed to Miami-Dade County by right-of-way deed recorded in Deed Book 1683, Page 307, of the Public Records of Miami-Dade County, Florida.

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Commence at the Northeast corner of said Section 30, Township 57 South, Range 39 East; thence run S 89° 31' 02" W, along the North line of said Section 30, for a distance of 30.00 feet; the next two described courses being along a line 30.00 feet westerly of, and parallel with, the East line of the Northeast 1/4 of said Section 30; thence S 00° 28' 36" E for a distance of 65.00 feet to the point of beginning of the following described parcel of land; thence continue S 00° 28' 36" E for a distance of 603.25 feet; thence along the South line of said Lot 1, Block 1, S 89° 32' 59" W for a distance of 310.30 feet; thence along the West line of the East 1/2 of said Lot

1, also being the East line of the West 1/2 of said lot 1, N 00° 28' 45" W for a distance of 603.07 feet; thence along a line 65.00 feet southerly of, and parallel with, the North line of said Section 30, N 89° 31' 02" E for a distance of 310.32 feet to the point of beginning.

Said parcels of land lying and being in Section 30, Township 57 South, Range 39 East, Miami-Dade County, Florida.

The Special Taxing District's boundaries and geographical location are shown on the attached sketch entitled St. Germain Assemblage 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, 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 community development district (CDD) fail to provide these services. The Special Taxing District will also maintain private roads, if applicable, and if there is a failure to provide maintenance within the private roads as defined in a non-exclusive easement granted to Miami-Dade County (County) 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 in item 2 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 $433,390.48 for the first year, and $387,787.10 for the second 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 and presented to the Board of County Commissioners (Board) at the time of the multipurpose maintenance assessment roll public hearing and will then be adjusted annually thereafter based on actual expenses.

Estimated Annual District Costs	**First Year**	**Second Year**
Initial Annual Maintenance	$293,653.11	$293,653.11
Engineering and Administrative Costs	$62,730.62	$58,730.62

Estimated Annual District Costs (Cont'd)	First Year	Second Year
Billing, Collecting and Processing Costs	$4,775.00	$150.00
Contingencies	$72,231.75	$35,253.37
Total Annual Maintenance Services Costs	$433,390.48	$387,787.10

Estimated Annual District Assessments	First Year	Second Year
Per Assessable Square Foot:	$0.4941	$0.4421
For a Typical Interior Townhome Unit:	$863.69	$772.79
For a Typical Corner Townhome Unit:	$878.51	$786.05

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 in the County 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 numerous 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 County. 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 Board and is predicated upon failure of any 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.

Contingent upon adoption of the petitioner's plat and multipurpose maintenance assessment roll by the Board, and prior to assumption by the County, all areas and facilities to be maintained by the Special Taxing District must be inspected and accepted by the County, and all instruments that convey title to, or provide ingress/egress over, any real property to be maintained by the County shall be submitted to the Special Assessment Districts Division of PROS. Maintenance of any lake, natural preservation area, archeological sites, and mitigation area within the Special Taxing District's boundaries to be maintained by the Special Taxing District will commence upon notice from RER that the developer has complied with any and all maintenance requirements imposed by RER.

Once any applicable provisions expressed above are met, implementation of maintenance services within or abutting the public rights-of-way may begin upon receipt of a written request from the developer no later than January 31st for services commencing October 1st, the beginning of the County's fiscal year, provided sufficient time to initiate the process of assessment and notice of collection to all property owners within the Special Taxing District.

Services within the private roads, if applicable, may commence upon failure of the developer or any association or CDD to maintain the landscaped areas and ingress/egress easements as defined in a "Grant of Perpetual Non-Exclusive Easement" and made a part herein by reference. Upon assumption of maintenance services by the Special Taxing District, the costs of which are estimated in the Special Taxing District's cost estimate, any increase in future multipurpose maintenance functions within the scope of service for the Special Taxing District may be provided upon recommendation by a majority of the property owners for consideration by the County as administrator, provided that any expansion of the scope of service of the Special Taxing District may require adoption of an amending ordinance. The Special Taxing District shall provide a minimum level of service as determined by PROS and services may not be deleted entirely unless the Special Taxing District is abolished.

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 PROS as administrator of the Special Taxing District.

7. RECOMMENDATION

I recommend that St. Germain Assemblage Multipurpose Maintenance Special Taxing District be created pursuant to section 18-22.1 of the Code. The creation of this Special Taxing District will be subject to Board approval; 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 St. Germain Assemblage 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 failure of any association or CDD to provide these services, the Board may adopt the Special Taxing District's Preliminary Assessment Roll resolution to fund the Special Taxing District's services. Adoption of this resolution will enable the Miami-Dade County Tax Collector to collect the funds necessary to administer the Special Taxing District, reimburse affected County Departments involved in the creation and establishment of the Special Taxing District, as well as operate and maintain the Special Taxing District. The ordinance creating 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 Memo from Department of Regulatory and Economic Resources
(3) District Boundaries and Geographical Location Sketch (Exhibit A)

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

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

FROM: Ryan Carlin RC
Assistant County Attorney

DATE: November 5, 2024

SUBJECT: St. Germain Assemblage Multipurpose Maintenance Special Taxing District

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Please be advised that I have reviewed the above referenced petition and find it to be legally sufficient for the purposes stated within the Petition, provided that the areas to be maintained are adjacent to or accessible from the public right of way, and are accessible to or usable by the public.

Memorandum

MIAMI-DADE COUNTY

Date: November 4, 2024

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

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

Subject: St. Germain Assemblage Multipurpose Maintenance Special Taxing District.

In reference to the subject petition, we hereby certify that, in compliance with Sections 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	5
2.	Total number of owners of property within district boundaries	1
3.	Total number of resident owners within district boundaries (this is a new subdivision area)	0
4.	Total number of signatures on the petition	1
5.	Total number of owners or representatives signing the petition in an official capacity	1
6.	Percentage of owners or representatives signing the petition in their official capacity	100%

Pursuant to Sections 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

c: Ryan Carlin

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

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: [signature] **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 : [signature]

Print Name: STEPHEN WALLACE CUNNINGHAM

My Commission expires: 11/17/26

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

EXHIBIT "A"

EXHIBIT A TO THE PETITION FOR THE PLAT KNOWN AS **ST. GERMAIN ASSEMBLAGE (T-25075)** DATED MARCH 7, 2024, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 1/2 OF LOT 1, BLOCK 1, OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND ALSO KNOWN AS: THE WEST 1/2 OF TRACT 1, BLOCK 1, OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOT 16, BLOCK 1, OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND ALSO KNOWN AS TRACT 16, BLOCK 1, OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOTS 14 AND 15, BLOCK 1, OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREOF THAT CERTAIN RIGHT OF WAY CONVEYED BY DEED BOOK 1683, AT PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS ALSO KNOWN AS:

A PORTION OF LOTS 14 AND 15, BLOCK 1 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE T THE SOUTHEAST CORNER OF NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, THENCE S 89°38'53" W ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER FOR A DISTANCE OF 30.00 FEET TO A POINT, THENCE N 00°28'36" W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°38'53" W ALONG A LINE 30 FEET NORTH OF AND PARALLEL

DEPARTMENTAL ACCEPTANCE DATE
(GOVERNMENT USE ONLY)

WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER FOR A DISTANCE OF 650.42 FEET TO A POINT ON THE WEST LINE OF LOT 14; THENCE N 00°28'54" W ALONG THE WEST LINE OF LOT 14 AND LOT 15 FOR A DISTANCE OF 1305.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE S 89°34'57" W ALONG THE NORTH LINE OF SAID LOT 15 FOR A DISTANCE OF 650.53 FEET TO A POINT ON A LINE 30 FEET WESTERLY OF THE EAST LINE OF THE SAID NORTHEAST QUARTER; THENCE S 00°28'36" E ALONG THE LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SAID NORTHEAST QUARTER FOR A DISTANCE OF 1306.49 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EAST 1/2 OF LOT 1, BLOCK 1 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

A PORTION OF LOT 1, BLOCK 1 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 30, FOR A DISTANCE OF 30.00 FEET; THE NEXT TWO DESCRIBED COURSES BEING ALONG A LINE 30.00 FEET WESTERLY OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHEAST I/4 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 28 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00 DEGREES 28 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 603.25 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, SOUTH 89 DEGREES 32 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 310.30 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 1, ALSO BEING THE EAST LINE OF THE WEST 1/2 OF SAID LOT 1, NORTH 00 DEGREES 28 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 603.07 FEET; THENCE ALONG A LINE 65.00 FEET SOUTHERLY OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SECTION 30, NORTH 89 DEGREES 31 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 310.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO NOS.:

16-7930-001-0010 / 16-7930-001-0020 / 16-7930-001-0150 / 16-7930-001-0160 / 16-7930-001-0170

EXHIBIT B

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS **ST. GERMAIN ASSEMBLAGE (T-25075)**, DATED MARCH 7, 2024, FOR THE CREATION OF A MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT.

PUBLIC AREAS TO BE MAINTAINED:

- BERMS AND LANDSCAPING ALONG SW 344 STREET, SW 352 STREET, AND SW 167 AVENUE

PRIVATE AREAS TO BE MAINTAINED:

- PRIVATE ROADS AND PARKING AREAS,
- OPEN SPACE AREAS AND LANDSCAPED TRACTS (EXCEPT MAIL KIOSK), AND
- CLUBHOUSE/RECREATION TRACT.

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 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**. 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:

- PRIVATE ROADS AND PARKING AREAS,
- OPEN SPACE AREAS AND LANDSCAPED TRACTS (EXCEPT MAIL KIOSK), AND
- CLUBHOUSE/RECREATION TRACT.

Memorandum

MIAMI-DADE COUNTY

Date: October 18, 2024

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

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

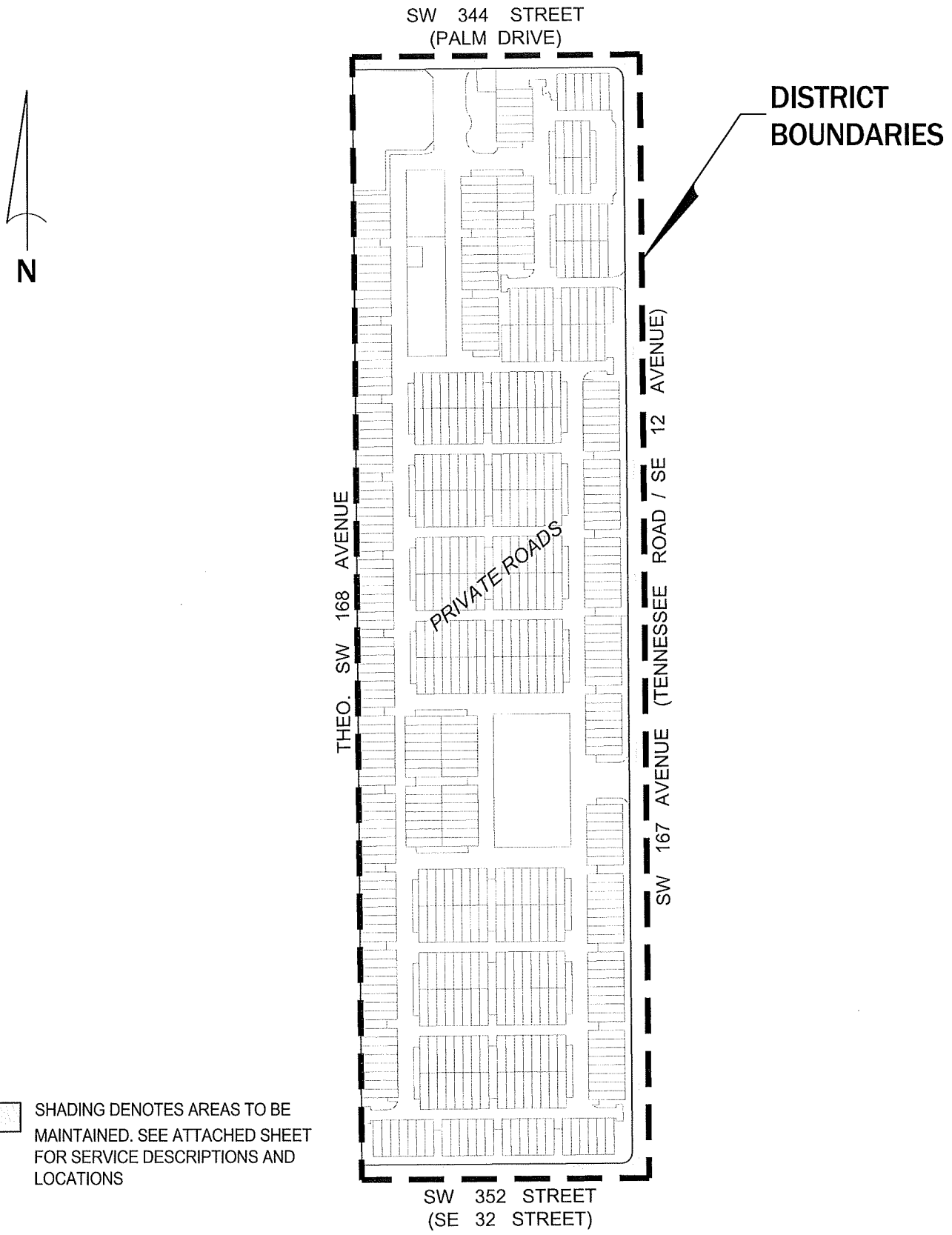
Subject: Street lighting, Maintenance of Landscape, Walls Adjacent to Double Frontage Lots, Entrance Features and Lakes – Special Taxing Districts

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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



ST. GERMAIN ASSEMBLAGE

MULTIPURPOSE MAINTENANCE SPECIAL TAXING DISTRICT

M-906 (COMM. 0009)
SECTION: 30 - 57 - 39

EXHIBIT "A"
(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

11/7/2024

MDC026

ATTACHMENT TO EXHIBIT A
ST. GERMAIN ASSEMBLAGE MULTIPURPOSE MAINTENANCE
SPECIAL TAXING DISTRICT

PUBLIC AREAS TO BE MAINTAINED:

- BERMS AND LANDSCAPING ALONG SW 344 STREET, SW 352 STREET, AND SW 167 AVENUE
- DECORATIVE WALL ALONG SW 344 STREET, SW 352 STREET, AND SW 167 AVENUE

PRIVATE AREAS TO BE MANTAINED:

- PRIVATE ROADS AND PARKING AREAS,
- OPEN SPACE AREAS AND LANDSCAPED TRACTS (EXCEPT MAIL KIOSK)

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 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**. 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:

- PRIVATE ROADS AND PARKING AREAS,
- OPEN SPACE AREAS AND LANDSCAPED TRACTS (EXCEPT MAIL KIOSK)

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