

Memorandum



Date: (Public Hearing 7-6-17)
June 6, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Agenda Item No. 5(H)

Ordinance No. 17-40

Subject: Ordinance Amending the Beacon Lakes Community Development District

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached Ordinance amending the boundaries of the Beacon Lakes Community Development District (CDD). The district lies wholly within unincorporated Miami-Dade County (County), Florida, and will be contracting by 2 acres and expanding by 45 acres, increasing the total acreage of the CDD from 479 acres to 522 acres, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

Scope

The Beacon Lakes CDD is located within Commission District 12, represented by Commissioner Jose "Pepe" Diaz, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the CDD. The area of contraction within the boundaries will remove an existing fire station from the CDD. The area of expansion will add industrial development such as a warehouse and distribution center to the CDD.

Fiscal Impact/Funding Source

Amending the boundaries of the Beacon Lakes CDD will have no fiscal impact to the County. CDD funding is provided by private CDD liens and assessments against affected property and may be collected privately or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County. Adoption of this Ordinance will not affect the CDD assessments of the individual owners within the original CDD boundaries.

Social Equity Statement

The proposed Ordinance grants a petition for the amendment of the CDD, pursuant to the procedures and factors set forth in Section 190.046, Florida Statutes.

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

Track Record/Monitor

A multipurpose maintenance special taxing district was created to maintain this development's infrastructure and common areas; should the Homeowners Association or CDD be dissolved or fail to fulfill its maintenance obligations. The Beacon Lakes Multipurpose Maintenance Special Taxing District was created and adopted on September 9, 2004, under Ordinance No. 04-157. This

Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
Page 2

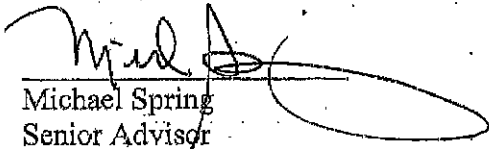
Special Taxing District will remain dormant until such time as the County decides to implement the district.

Background

The Beacon Lakes CDD was created by the Board on May 6, 2003, pursuant to Ordinance No. 03-105. The original CDD boundary encompasses 479 acres with approximately \$51.5 million in infrastructure costs servicing 6,600,000 square feet of warehouse, flex space, and distribution center covering some 440 acres. Upon adoption of the attached Ordinance, the Beacon Lakes CDD will be increased by a net acreage of 43 acres, encompassing a total of 522 acres, and infrastructure costs will increase by approximately \$9.3 million. In accordance with Florida Statute 190, the Petitioner has paid a filing fee of \$1,500.00 to the County.

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

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


Michael Spring
Senior Advisor

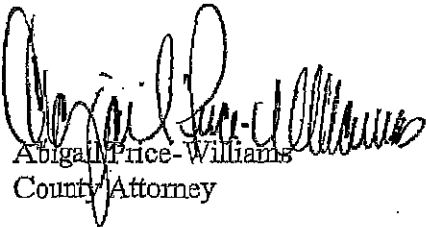


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: July 6, 2017

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(H)

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 _____, 3/5's _____, unanimous _____) 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(H)
7-6-17

ORDINANCE NO. 17-40

ORDINANCE GRANTING PETITION OF BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED ON THE NORTH BY NW 25 STREET, ON THE EAST BY NW 117 AVENUE, ON THE SOUTH BY NW 12 STREET, AND ON THE WEST BY NW 137 AVENUE, TO AMEND THE BOUNDARIES OF THE DISTRICT TO CONTRACT ITS TOTAL ACREAGE BY 2 ACRES AND TO EXPAND ITS TOTAL ACREAGE BY 45 ACRES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

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

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

WHEREAS, at its meeting of May 6, 2003, the Board adopted Ordinance No. 03-105 establishing the Beacon Lakes Community Development District ("District" or "Petitioner") and providing for specific boundaries of the District; and

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

WHEREAS, the Petitioner has submitted a Petition to amend the District boundaries by contracting the District by 2 acres and expanding the District by 45 acres, resulting in a total increase in acreage of the District from 479 acres to 522 acres; and

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

WHEREAS, the Board finds that the statements contained in the Petition to amend the District boundaries are true and correct; and

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

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

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

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

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

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

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

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

Section 2 The Petition to amend the District to include and exclude the real properties described in the petition attached hereto, which was filed by the District on March 14, 2017, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit 1.

Section 3 The external boundaries of the District as amended are sufficiently contiguous and shall be as depicted in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit 2 to the Ordinance. Furthermore, the external boundaries shall be as depicted on the location map attached hereto and incorporated herein as Exhibit 3.

Section 4 Except to amend the boundaries of the District as provided herein, this Ordinance does not affect, amend or modify Ordinance No. 03-105.

Section 5 If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

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

Section 7 This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board:

PASSED AND ADOPTED: July 6, 2017

Approved by County Attorney as
to form and legal sufficiency:

ADW
MSM

Prepared by:

Michael J. Mastrucci

"EXHIBIT 1 to the Ordinance"

**PETITION TO CONTRACT AND EXPAND BEACON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Dated: MARCH 14, 2017

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

**IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO AMEND THE BOUNDARIES OF
BEACON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

**PETITION TO AMEND THE BOUNDARIES OF
BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Beacon Lakes Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and Section 1.01(A)(21) of the Miami-Dade County Charter by Ordinance No. 03-105 of Miami-Dade County, Florida (the "County"), adopted on May 6, 2003 (the "Ordinance"), hereby petitions the **BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA** (the "Commission") in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to amend the boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 479 acres are currently within the external boundaries of the District.
2. That the Board desires to amend the boundaries of the District as follows:
 - a. expand the boundaries of the District by adding approximately 45 acres of real property (the "Expansion Parcel"). The metes and bounds description of the Expansion Parcel is attached hereto as Exhibit A.

b. contract the boundaries of the District by removing approximately 2 acres of real property (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit B.

3. That, after amending the boundaries of the District, the District will encompass approximately 522 acres of land. Following such amendment of the District's boundaries, all lands in the District will continue to be located wholly within the jurisdictional boundaries of Unincorporated Miami-Dade County, Florida. The metes and bounds description of the proposed amended District boundaries following the expansion and contraction is attached hereto as Exhibit C.

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

5. That the real property to be included (Expansion Parcel) within the current external boundaries of the District does not exceed 50% of the acres initially located within the boundaries of the District, and the total cumulative amount of acreage to be included within the District boundaries will not exceed 1,000 acres.

6. That attached hereto as Exhibit D is the proposed timetable for construction of infrastructure improvements necessary to provide District services to the area to be newly

included in the District (Expansion Parcel) and the estimated cost of constructing such improvements.

7. That attached hereto as Exhibit E is a designation of the future general distribution, location, and extent of public and private uses of land proposed for the area to be included and excluded in the District by the future land use plan element of the effective local government comprehensive plan.

8. That attached hereto and made a part hereof as Exhibit F is evidence of the written consent to the removal of the Contraction Parcel and inclusion of the Expansion Parcel of its property in the District by the owner of one hundred (100%) percent of the real property to be newly included and excluded within the District ("Landowner").

9. That annexed hereto as Exhibit G is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

10. That attached hereto as Composite Exhibit H is a copy of the Resolution of the Board of Supervisors of the District authorizing the filing of this Petition to expand the boundaries of the District and a copy of the Resolution of the Board of Supervisors of the District authorizing the filing of this Petition to contract the boundaries of the District.

11. That attached hereto as Exhibit I is a copy of the proposed Declaration of Restrictive Covenants applicable to the subject property, which has been executed by the fee title owner of the real property being included in the District.

12. That following the proposed amendment of the District's boundaries (i) the contraction and expansion of the District boundaries will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the area of land comprising the District will be of sufficient size,

compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the property that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the area comprising the District will be amenable to separate special-purpose government.

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

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

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

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

RESPECTFULLY SUBMITTED this 10 day of January, 2017.

**BEACON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

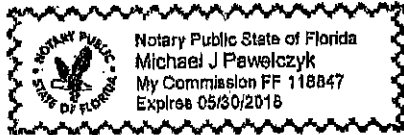
By: 

Name: Scott Green

Title: Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10 day of January, 2018, by Scott Gregory, the Chairman of the BOARD OF SUPERVISORS OF BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me [] or produced _____ as identification.



A handwritten signature in cursive script, appearing to read "Michael J. Pawelczyk".

Notary Public
Michael J. Pawelczyk
Typed, printed or stamped name of Notary Public

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE EXPANSION PARCEL

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of S89°37'56"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	L	Length	AC.	Acres
POB	Point of Beginning	Δ	Central Angle	S.F.	Square feet
SEC.	Section.	R	Radius	R/W	Right-of-Way

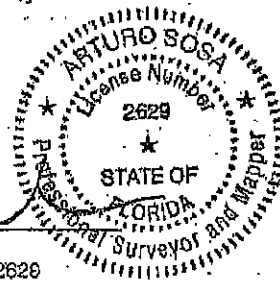
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 6J-17.05, Florida Administrative Code pursuant to Section 472.027, Florida Statutes; and, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

Ludovici and Orange Consulting Engineers Inc, L.B. #1012

By: 

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida
art@ludovici-orange.com



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULLY VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15 DATE: 3-6-2017 DRAWN: BBL CHECKED: AS SCALE: AS NOTED



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/446-1600 • LB 1012

BEACON LAKES
EXPANSION
AREA

SHEET 1 OF 4 SHEETS

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LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 471.68 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.86 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE S03°49'42"W FOR A DISTANCE OF 330.66 FEET TO A POINT OF CURVATURE; THENCE 1466.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°05'56" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°04'22"E; THENCE N01°45'33"W ALONG SAID WEST LINE FOR A DISTANCE OF 1613.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.14 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'11"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N89°36'38"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.33 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'16"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,963,496 SQUARE FEET OR 45.076 ACRES MORE OR LESS.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULLY VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15

DATE: 3-6-2017

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



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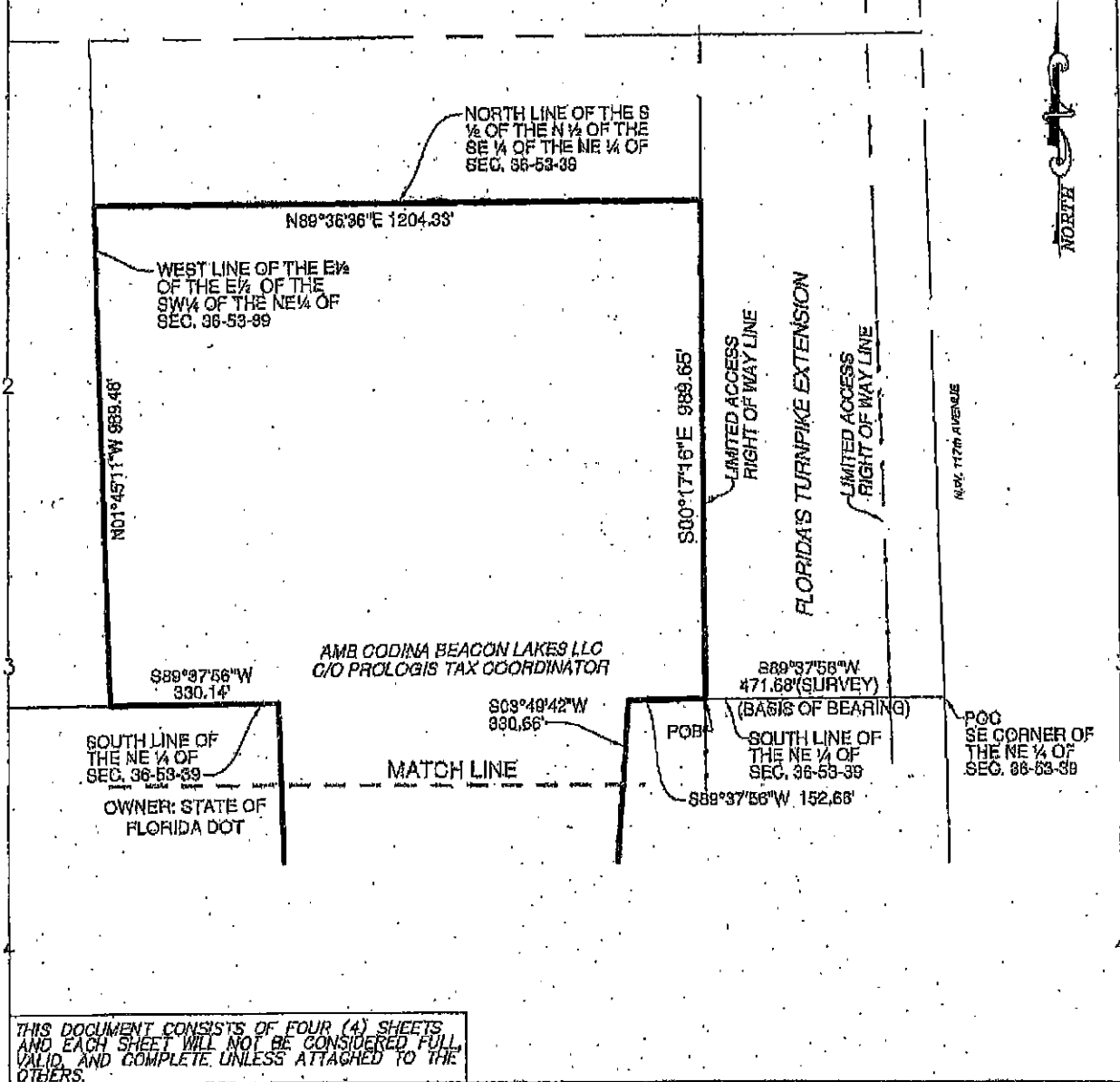
BEACON LAKES
EXPANSION
AREA

SHEET 2 OF 4 SHEETS

16

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION.**

AMB CODINA BEACON LAKES, LLO



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULLY VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

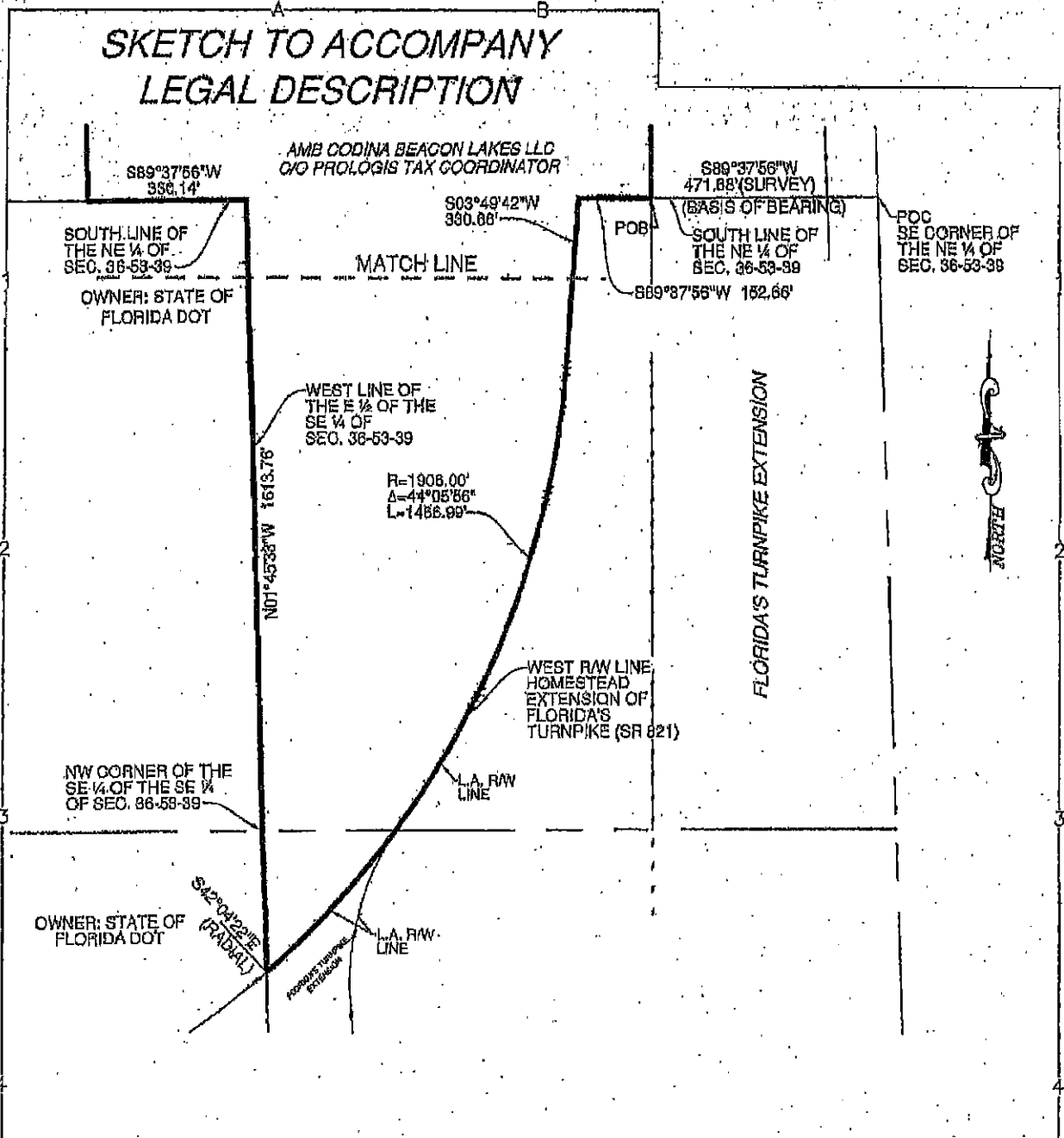
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BEACON LAKES
EXPANSION
AREA
SHEET 3 OF 4 SHEETS

17

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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PROJ. NO: 2016 15 | DATE: 3-6-2017 | DRAWN: BBL | CHECKED: AS | SCALE: NTS

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BEACON LAKES
EXPANSION
AREA
SHEET 4 OF 4 SHEETS

EXHIBIT B

METES AND BOUNDS DESCRIPTION OF THE CONTRACTION PARCEL

**BEACON LAKES
FIRE STATION
LEGAL DESCRIPTION**

LEGEND AND ABBREVIATIONS:

R	Radius	P.B.	Plat Book
Δ	Central Angle of Curve	PG.	Page
L	Length of Curve	RAW	Right-of-Way
Φ	Centerline	SEC.	Section
POC	Point of Commence	U.E.	Utility Easement
POT	Point of Terminus		

SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of N89°40'08"E along the North line of the Northeast ¼ of Section 36, Township 63 South, Range 39 East in Miami-Dade County, Florida.

LEGAL DESCRIPTION:

TRACT "I" OF BEACON LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 185 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 6J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch thereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown thereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper, No. 2629
State of Florida



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012
929 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: DBL

CHECKED: AS

SCALE: NTS

DATE: 12/12/16

PROJ #: 2014 10

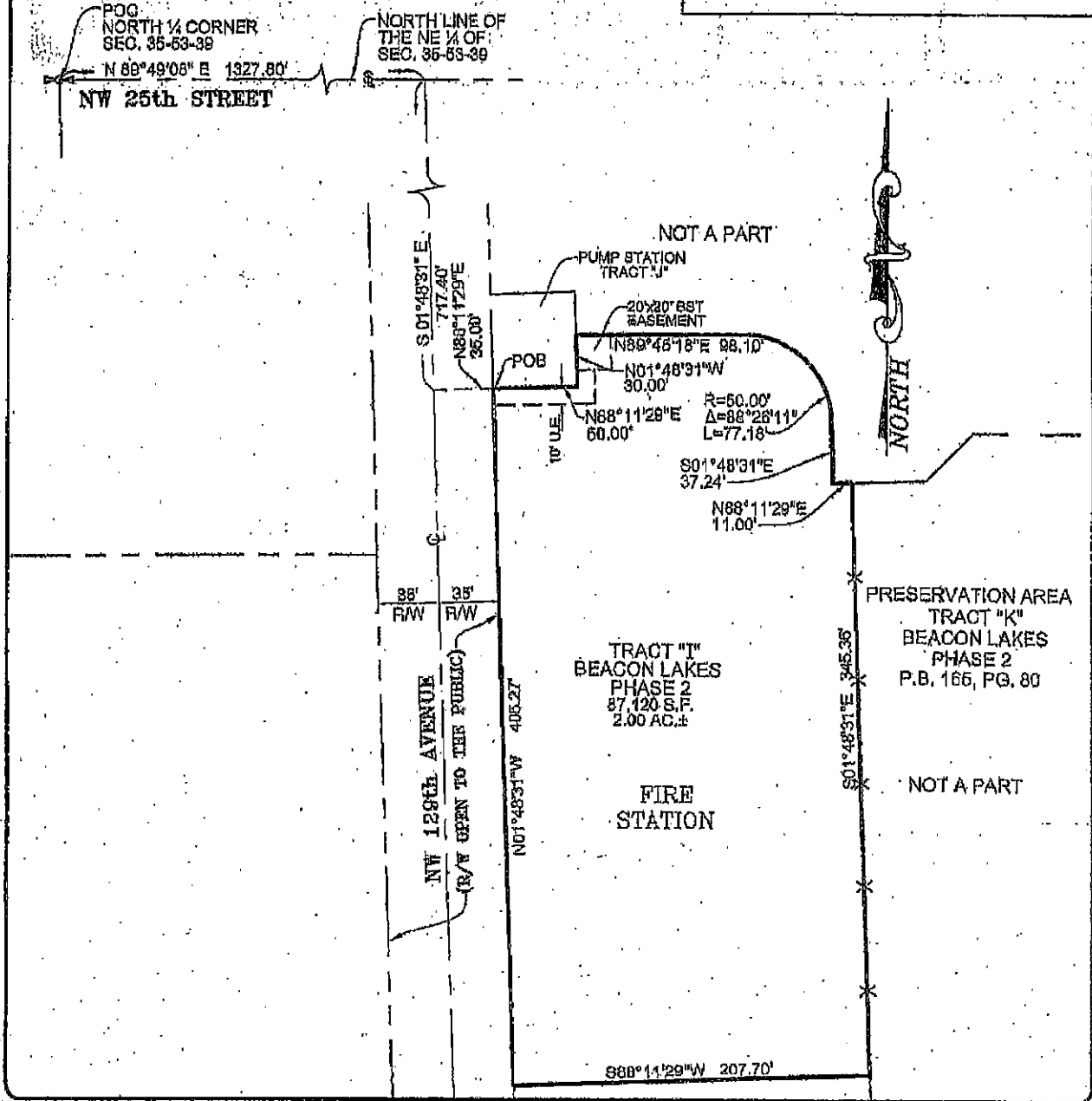
SHEET:


1

OF 2 SHEETS

20

**BEACON LAKES
FIRE STATION
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



 <p>LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. CERTIFICATE OF AUTHORIZATION No. LB 1012 329 Palermo Avenue, Coral Gables, Florida 33134 Phone: 305-448-1800 info@ludovici-orange.com</p>	DRAWN: BBL	SHEET: <h1 style="text-align: center;">2</h1> OF 2 SHEETS
	CHECKED: AS	
	SCALE: NTS	
	DATE: 12/12/16	
	PROJ. #: 2014 10	

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EXHIBIT C

METES AND BOUNDS DESCRIPTION OF THE NEW DISTRICT BOUNDARIES

BEACON LAKES LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

§	Section line	P.B.	Plat Book
R	Radius	R/W	Right-of-Way
Δ	Central Angle of Curve	SEC.	Section
L	Length of Curve	SQ. FT.	Square Feet
O.R.B.	Official Record Book		
POB	Point of Beginning		
POC	Point of Commencement		
PG.	Page		


SURVEYOR'S REPORT:

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- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of six (6) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°34'40"W along the North line of the Northeast ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida and S89°49'08"W along the North line of the Northeast ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida.

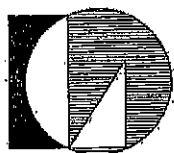
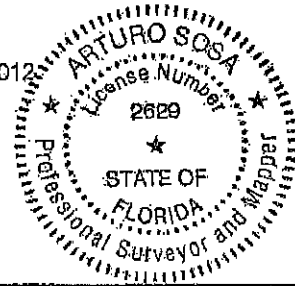
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I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



 Arturo A. Sosa
 Professional Surveyor and Mapper No. 2629
 State of Florida
 art@ludovici-orange.com



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 1012
 329 Palermo Avenue, Coral Gables, Florida 33134
 Phone: 305-448-1800 | info@ludovici-orange.com

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DATE: 3/6/2017
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OF 6 SHEETS

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BEACON LAKES LEGAL DESCRIPTION

LEGAL DESCRIPTION - BLOCK "A" PLUS EXPANSION AREA

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S89°34'40"W ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36, AS BASIS OF BEARING, FOR A DISTANCE OF 520.12 FEET TO THE POINT OF INTERSECTION WITH A RIGHT-OF-WAY AS SHOWN IN THAT "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87005, CONTRACT 2310, SHEET 7 OF 11, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY; THENCE S01°43'10"E FOR A DISTANCE OF 135.64 FEET; THENCE N89°34'55"E FOR A DISTANCE OF 100.04 FEET TO THE POINT OF INTERSECTION WITH THE WEST LIMITED ACCESS RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821) AS SHOWN IN SAID "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87005, CONTRACT 2310, SHEET 7 OF 11; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY; THENCE S01°44'07"E FOR A DISTANCE OF 178.29 FEET TO A POINT OF CURVATURE; THENCE 575.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22,768.26 FEET, AND A CENTRAL ANGLE OF 01°26'51" TO A POINT OF TANGENCY; THENCE S00°17'16"E FOR A DISTANCE OF 1760.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.66 FEET TO THE POINT OF INTERSECTION WITH A RIGHT-OF-WAY AS SHOWN IN THAT "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87200-2574, SHEET 8 OF 9; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY; THENCE S03°49'42"W FOR A DISTANCE OF 330.68 FEET TO A POINT OF CURVATURE; THENCE 1466.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°05'56" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°04'22"E; THENCE N01°45'33"W ALONG SAID WEST LINE FOR A DISTANCE OF 1613.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'11"W ALONG SAID WEST LINE FOR A DISTANCE OF 1319.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°36'44"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 990.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'14"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2640.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 36; THENCE N01°50'23"W ALONG SAID WEST LINE FOR A DISTANCE OF 1317.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36; THENCE N89°34'22"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2642.45 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 36; THENCE N89°34'40"E ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2,121.83 FEET TO THE POINT OF BEGINNING, CONTAINING 200.941 ACRES MORE OR LESS.



LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1800 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 3/6/2017
PROJ. #: 2015 15

SHEET:

2

OF 6 SHEETS

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LEGAL DESCRIPTION - Blocks B and C

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA; THENCE S89°49'08"W, AS BASIS OF BEARING ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35, FOR A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S01°50'23"E ALONG A LINE 100.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2635.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35; THENCE S89°45'12"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 2546.65 FEET TO THE CENTER OF SAID SECTION 35; THENCE S01°46'33"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2508.61 FEET TO A POINT ON A LINE 130.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE S89°42'09"W ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2610.26 FEET TO A POINT 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N01°45'25"W ALONG SAID LINE PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2511.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N89°46'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2278.90 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/8 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N01°46'58"W ALONG SAID WEST LINE FOR A DISTANCE OF 2549.31 FEET; THENCE N89°50'59"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 330.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35; THENCE N01°46'49"W ALONG SAID WEST LINE FOR A DISTANCE OF 89.03 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35; THENCE N89°49'08"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2543.98 FEET TO THE POINT OF BEGINNING, CONTAINING 323.65 ACRES, MORE OR LESS.

LESS:

TRACT "I" OF BEACON LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 2.00 ACRES, MORE OR LESS.



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

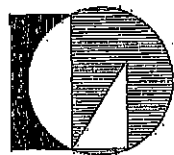
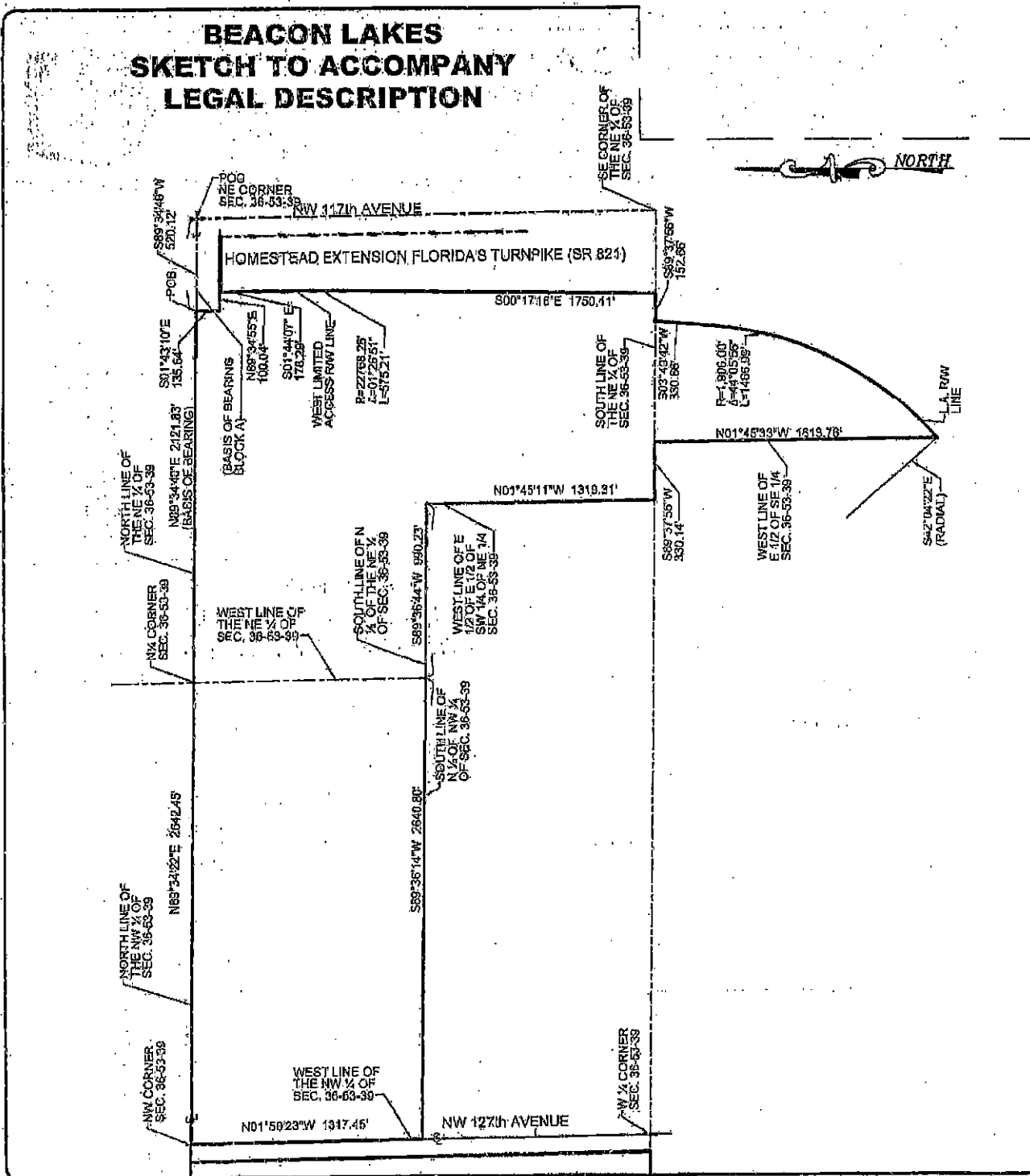
CERTIFICATE OF AUTHORIZATION NO. LB 1012
328 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 3/6/2017
PROJ. #: 2015 15

SHEET:
3
OF 6 SHEETS

25

BEACON LAKES SKETCH TO ACCOMPANY LEGAL DESCRIPTION



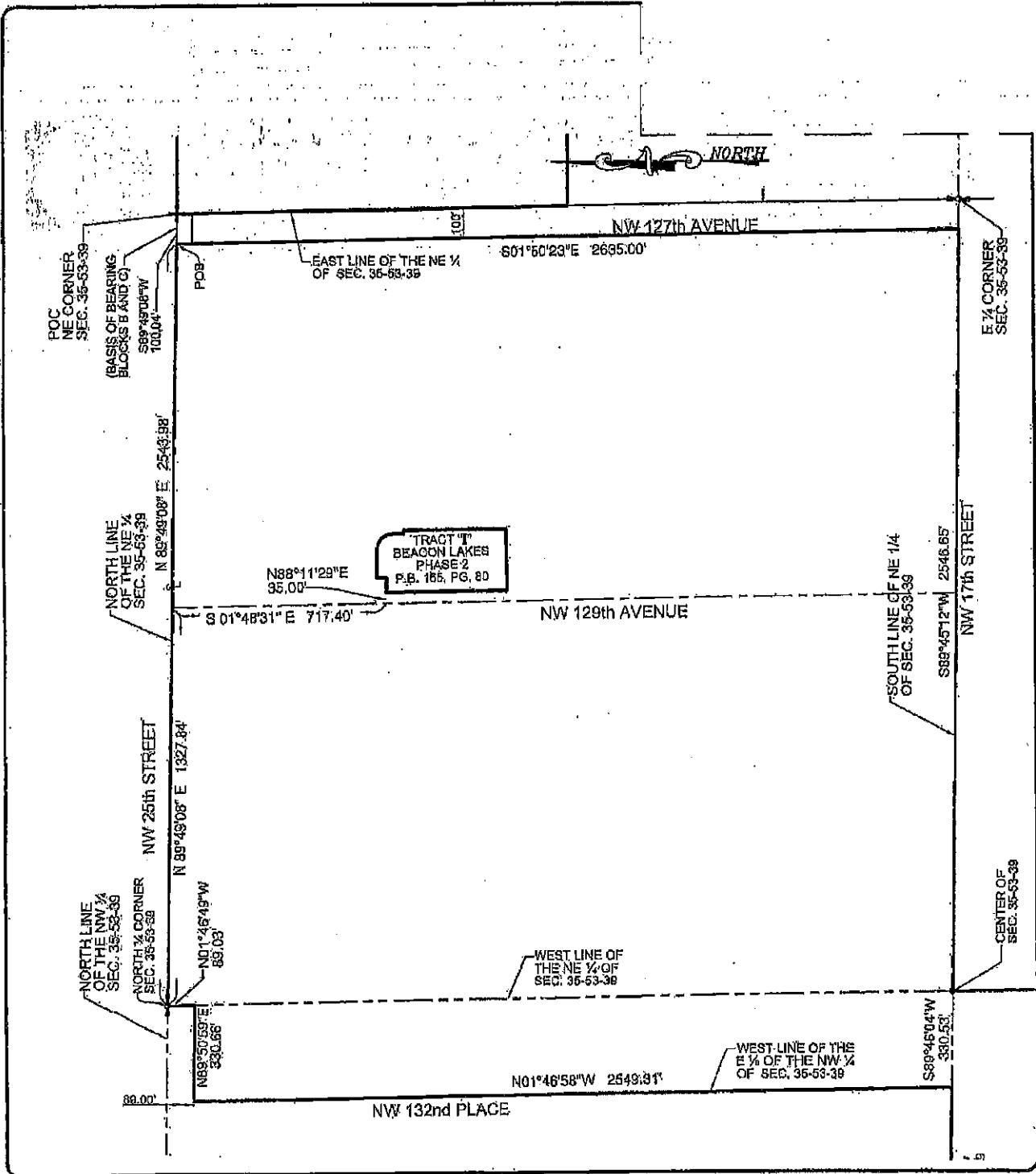
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4
OF 6 SHEETS

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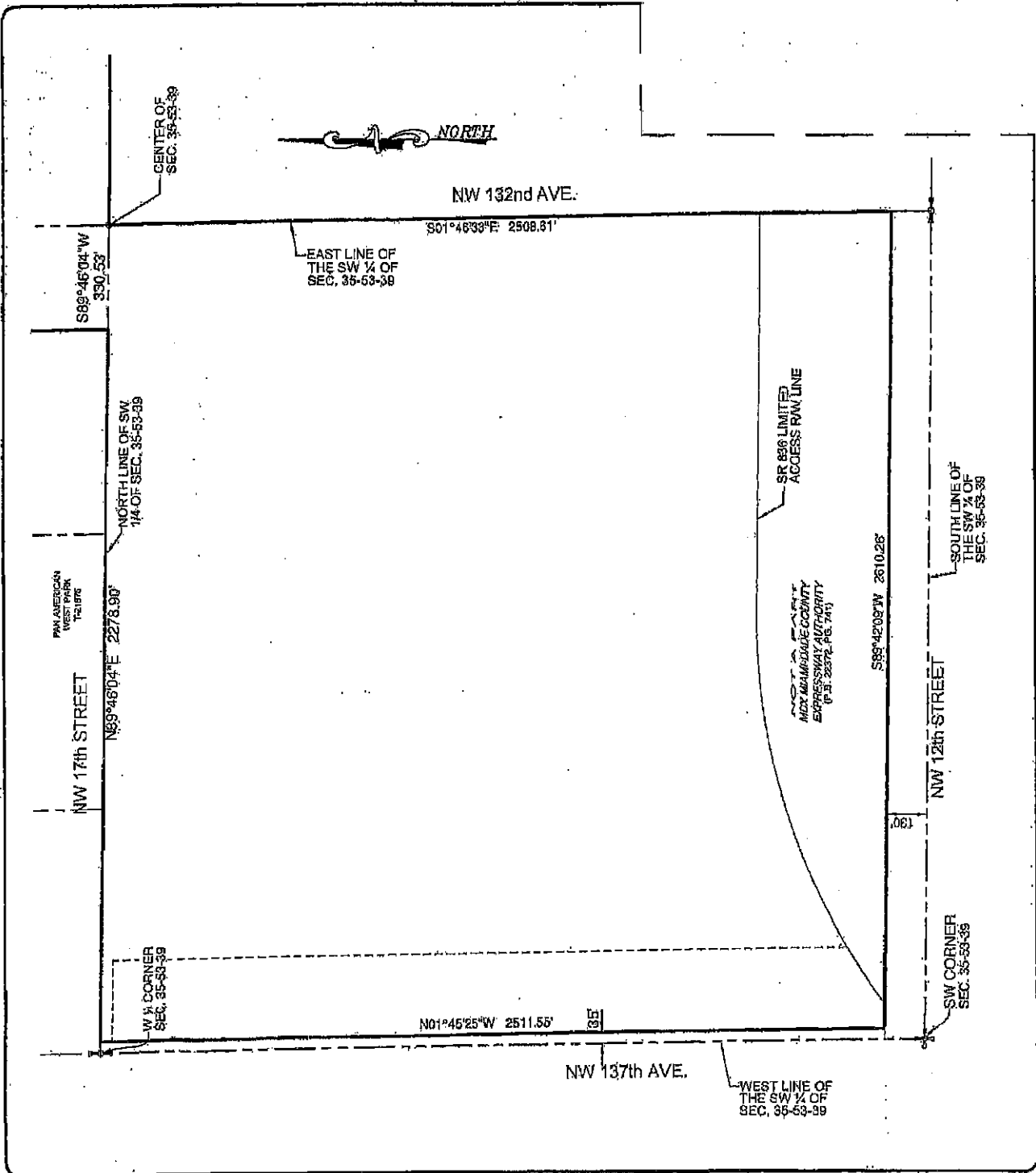
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SHEET:
5
OF 6 SHEETS

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CONSULTING ENGINEERS, INC.

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SHEET:	6
OF 6 SHEETS	

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EXHIBIT D

CONSTRUCTION TIMETABLE AND COST ESTIMATE
FOR AREA TO BE INCLUDED WITHIN DISTRICT BOUNDARIES
(EXPANSION PARCEL)

<u>IMPROVEMENTS</u>	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Distribution and Sanitary Sewer System	\$2,028,721	January, 2017	January, 2018
Roadway Improvements (on-site)	\$3,279,115	December, 2016	January, 2018
Roadway Improvements (off-site)	\$2,318,539	December, 2016	January, 2018
Stormwater Management System	\$1,750,497	December, 2016	January, 2018
TOTAL:	\$9,376,872		

EXHIBIT E

**DESIGNATION OF THE FUTURE GENERAL DISTRIBUTION, LOCATION AND
EXTENT OF PUBLIC AND PRIVATE USES OF LAND PROPOSED FOR
THE AREA TO BE INCLUDED WITHIN THE DISTRICT**

EXHIBIT F

**EVIDENCE OF WRITTEN CONSENT OF OWNER
TO EXCLUSION AND INCLUSION OF PROPERTY WITHIN THE EXTERNAL
BOUNDARIES OF BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT**

AFFIDAVIT

On this 10 day of January, 2017, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Travis Harvey, who, after being duly sworn, deposes and says:

1. Affiant, Travis Harvey, is the Vice President of AMB Codina Beacon Lakes, LLC (the "Company").

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

See Exhibit "A" attached hereto (the "Expansion Property"); and
See Exhibit "B" attached hereto (the "Contraction Property")

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

4. The Expansion Property consists of approximately 45 acres of real property located in Unincorporated Miami-Dade County, Florida.

5. The Contraction Property consists of approximately 2 acres of real property located in Unincorporated Miami-Dade County, Florida.

6. Affiant, on behalf of the Owner, as the fee simple owner of the Property in the capacity described above, hereby gives its full consent to the amendment of the external boundaries of the Beacon Lakes Community Development District to include the Expansion Property and remove the Contraction Property.

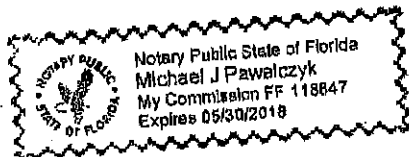
IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of January, 2017.

AMB CODINA BEACON LAKES, LLC, a Florida limited liability company

By: [Signature]
Name: Travis Harvey
Title: Vice-President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10 day of January, 2017, by Travis Harvey, as Vice President of AMB CODINA BEACON LAKES, LLC, a Florida limited liability company. He/she is personally known to me [] or produced _____ as identification.



[Signature]
Notary Public
Michael J. Pawelczyk
Typed, printed or stamped name of Notary Public

Exhibit "A"
Legal Description

Beacon Lakes Community Development District-Expansion Parcel

LEGAL DESCRIPTION - EXPANSION AREA

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE S89°37'56"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36 FOR A DISTANCE OF 471.68 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.66 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE S03°49'42"W FOR A DISTANCE OF 330.66 FEET TO A POINT OF CURVATURE; THENCE 1466.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°05'56" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°04'22"E; THENCE N01°45'33"W ALONG SAID WEST LINE FOR A DISTANCE OF 1613.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.14 FEET TO A POINT ON THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE N01°45'11"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE N89°36'36"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.33 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'16"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,963,496 SQUARE FEET OR 45.076 ACRES MORE OR LESS.

Exhibit "B"
Legal Description

Beacon Lakes Community Development District-Contraction Parcel

LEGAL DESCRIPTION:

TRACT "I" OF BEACON LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT G

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Beacon Lakes Community Development District ("District"). The District currently comprises approximately 479 acres of land located in Unincorporated Miami-Dade County Florida. The petition to amend the boundaries of the District seeks to remove approximately 2 acres from and add approximately 45 acres to the District's boundaries resulting in amended District boundaries containing approximately 522 acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District formation or alteration) as follows:

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

1.2 Overview of Beacon Lakes Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to an industrial and commercial warehouse and distribution center. The proposed areas of expansion 45+/- acres will provide additional future location for the current uses in the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

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

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

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

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

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

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

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. The County is not defined as a small county for purposes of this requirement.

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

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) [of Section 120.541, F.S.] and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

"Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), Florida Statutes."

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussion in Sections 3.0 through 6.0.

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

The Beacon Lakes Community Development District (the "District") serves land that currently comprises a 479+/- acre industrial and commercial center. Upon approval of the boundary amendment, the District will consist of approximately 522 acres of industrial and commercial space. The individuals and entities of the District will consist of industrial and commercial businesses and employees.

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

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

Since the District already exists and is operating, there are no additional costs to various State governmental entities to implement and enforce the proposed boundary amendment of the District. Further, the District comprises less than 1,000 acres, and therefore, the County is the establishing entity under Section 190.005(2)(a), F.S., to review and act upon the petition to amend the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State and other agencies of the State. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, the filing fees paid by the District are designed to offset any additional costs to the State.

Miami-Dade County

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

The annual costs to Miami-Dade County, because of the proposed amendment of the boundaries of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District. The Petitioner has paid a fee with this submittal to offset any expenses the County may incur in the processing of this particular Petition.

4.2 Impact on State and Local Revenues

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

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

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

Table 1 below provides an outline of the various facilities and services the District may provide to the Expansion Parcels in the District boundaries.

Table 1

PROPOSED FACILITIES AND SERVICES (AREAS OF EXPANSION)

FACILITY/IMPROVEMENT	FUNDED BY	MAINTAINED BY	OWNERSHIP BY
Water Distribution and Sanitary System	CDD	WASD	WASD
Roadway Improvements (on-site)	CDD	CDD	CDD
Roadway Improvements (off-site)	CDD	CDD/County	CDD/County
Stormwater Management System	CDD	CDD	CDD

CDD = Community Development District
 WASD = Miami-Dade Water and Sewer Department

The petitioner has estimated the costs for providing the capital facilities outlined in Table 1. The cost estimates are shown in Table 2 below. Total costs for those facilities, which may be provided, are estimated to be approximately \$9,376,872. The District may issue special assessment bonds in one or more series to fund the costs or a portion of the costs of these facilities located in the areas of expansion. These bonds would be repaid through non-ad valorem special assessments levied on all benefitted properties within the areas of expansion in the District that may benefit from the District's infrastructure program as outlined in Table 2 below. Table 3 below provides an approximate timetable for commencement and completion of the capital facilities.

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

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District ("CDD") provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property owner's association, County provision, or through developer equity and/or bank loans.

In considering these costs, it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits.

First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Expansion of the District will continue to ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

Table 2

COST ESTIMATE FOR DISTRICT FACILITIES FOR AREAS TO BE INCLUDED WITHIN DISTRICT BOUNDARIES (EXPANSION PARCELS)

FACILITY/IMPROVEMENT	ESTIMATED COST
Water Distribution and Sanitary Sewer System	\$ 2,028,721
Roadway Improvements (on-site)	\$ 3,279,115
Roadway Improvements (off-site)	\$ 2,318,539
Stormwater Management System	\$ 1,750,497
Total Estimated Cost	\$ 9,376,872

Table 3

TIMETABLE FOR DISTRICT FACILITIES FOR AREAS TO BE INCLUDED WITHIN DISTRICT BOUNDARIES (EXPANSION PARCELS)

FACILITY/IMPROVEMENT	Start Construction Date	Complete Construction Date
Water Distribution and Sanitary Sewer System	January, 2017	January, 2018
Roadway Improvements (on-site)	December, 2016	January, 2018
Roadway Improvements (off-site)	December, 2016	January, 2018
Stormwater Management System	December, 2016	January, 2018

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

There will be no impact on small businesses because of the proposed amendment of the District's boundaries. The District is located in Unincorporated Miami-

Dade County. Miami-Dade County has an estimated population in 2014 that is greater than 10,000; therefore, the County is not defined as a "small" County according to Section 120.52, F.S, and there will accordingly be no impact on a small County because of the proposed expansion of the District.

7.0 Any additional useful information.

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

APPENDIX A

LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	by March 31
TRIM Compliance Report	200.068	30 days following the adoption of the property tax levy resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3144	July 1
Bond Report	218.38	when issued
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Proposed Meeting Schedule	189	beginning of fiscal year
Public Depositor Report	280.17	annually by 11/30

COMPOSITE EXHIBIT H

**RESOLUTIONS OF THE BEACON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

RESOLUTION NO. 2016-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH THE WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Beacon Lakes Community Development District ("District") has received a request from AMB Codina Beacon Lakes, LLC, that the landowner's parcel be annexed into the District; and

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately forty-five (45) acres.

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

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

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit "A" attached hereto (the "Expansion Area"), all in accordance with Section 190.046, Florida Statutes.

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

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

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

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2016.

ATTEST:

**BEACON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: 

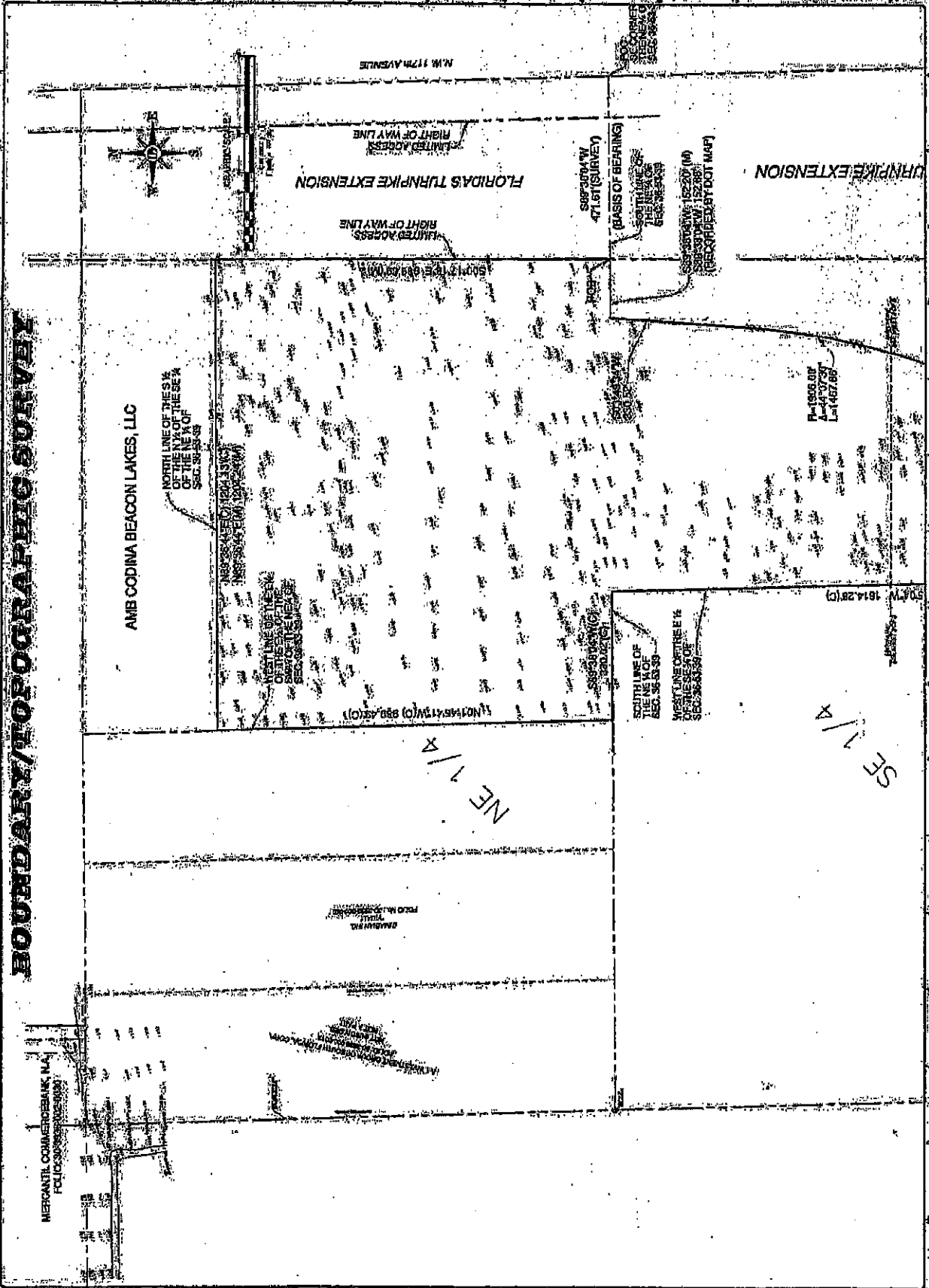
Secretary/Assistant Secretary

By: 

Chairperson/Vice Chairperson

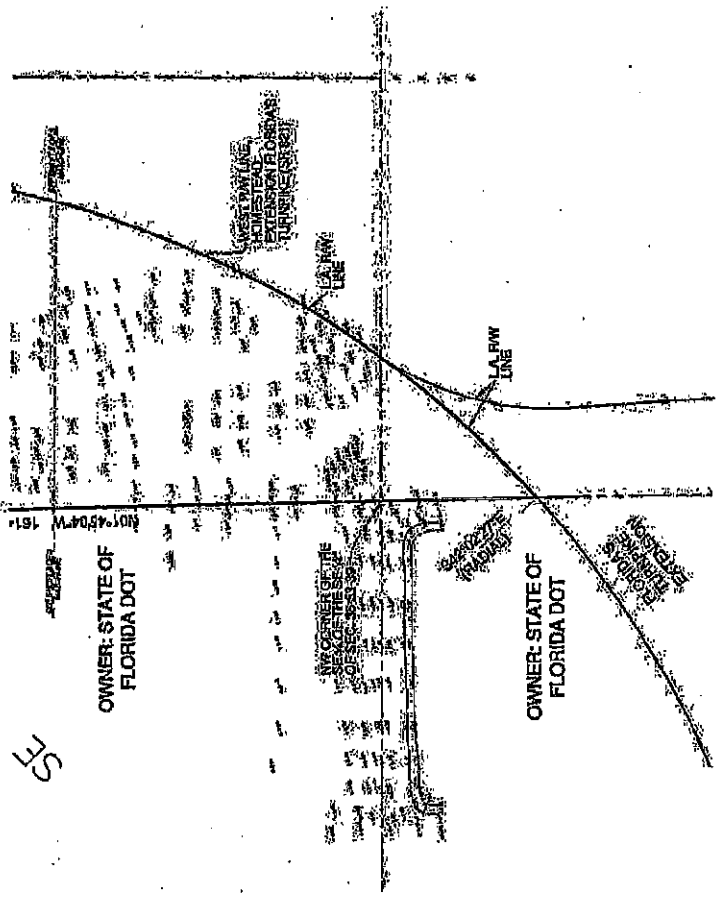
Exhibit "A"

BOUNDARY / TOPOGRAPHIC SURVEY



BOUNDARY / TOPOGRAPHIC SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY
BEACON LAKES NORTHEAST
LUDWIG & GRIFFIN
ENGINEERS & SURVEYORS, INC.
1000 N. W. 10th St., Ft. Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
www.ludwigandgriffin.com



SE

RESOLUTION NO. 2017-01

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

WHEREAS, the Beacon Lakes Community Development District (the "District") currently encompasses a total of approximately 479 acres located entirely within the boundaries of Miami-Dade County, Florida (the "County")

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District and its residents to contract the boundaries of the District to remove approximately 2 acres described in Exhibit "A" attached hereto (the "Contraction Parcel"); and

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

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

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

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

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

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

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

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

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


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

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 18th DAY OF OCTOBER, 2016.

ATTEST:

BEACON LAKES COMMUNITY
DEVELOPMENT DISTRICT

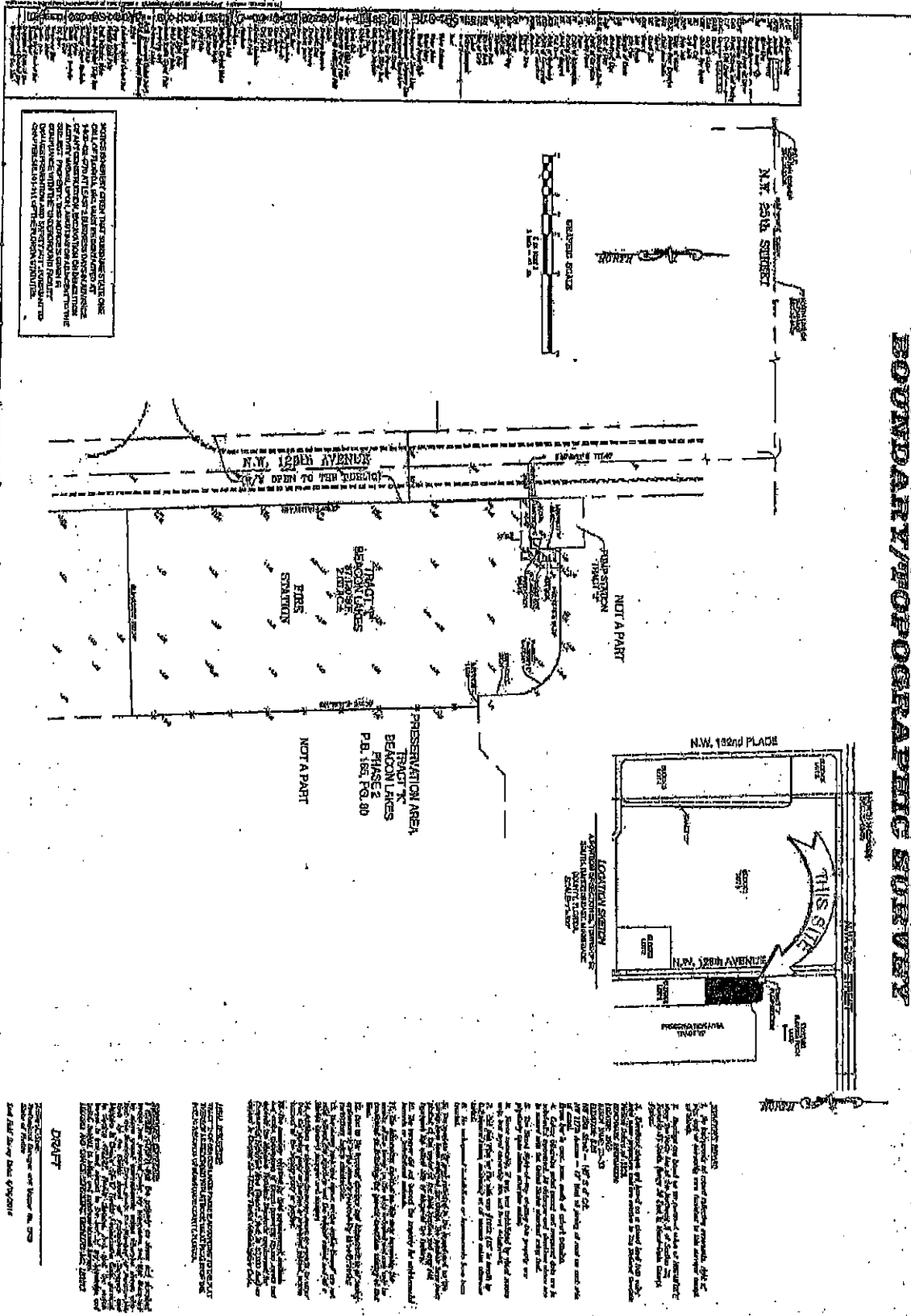
By: 
Secretary/Assistant Secretary

By: 
Chairperson/Vice Chairperson

Exhibit "A"

55

BOUNDARY/TOPOGRAPHIC SURVEY



KNOW ALL MEN BY THESE PRESENTS THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT THE SAID SURVEY RECORD IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT THE SAID SURVEY RECORD IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE: This survey was made in accordance with the provisions of the Florida Statutes, Chapter 349, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Florida. The survey was made by the use of the most accurate methods and instruments available at the time of the survey. The survey was made on the 15th day of August, 1980.

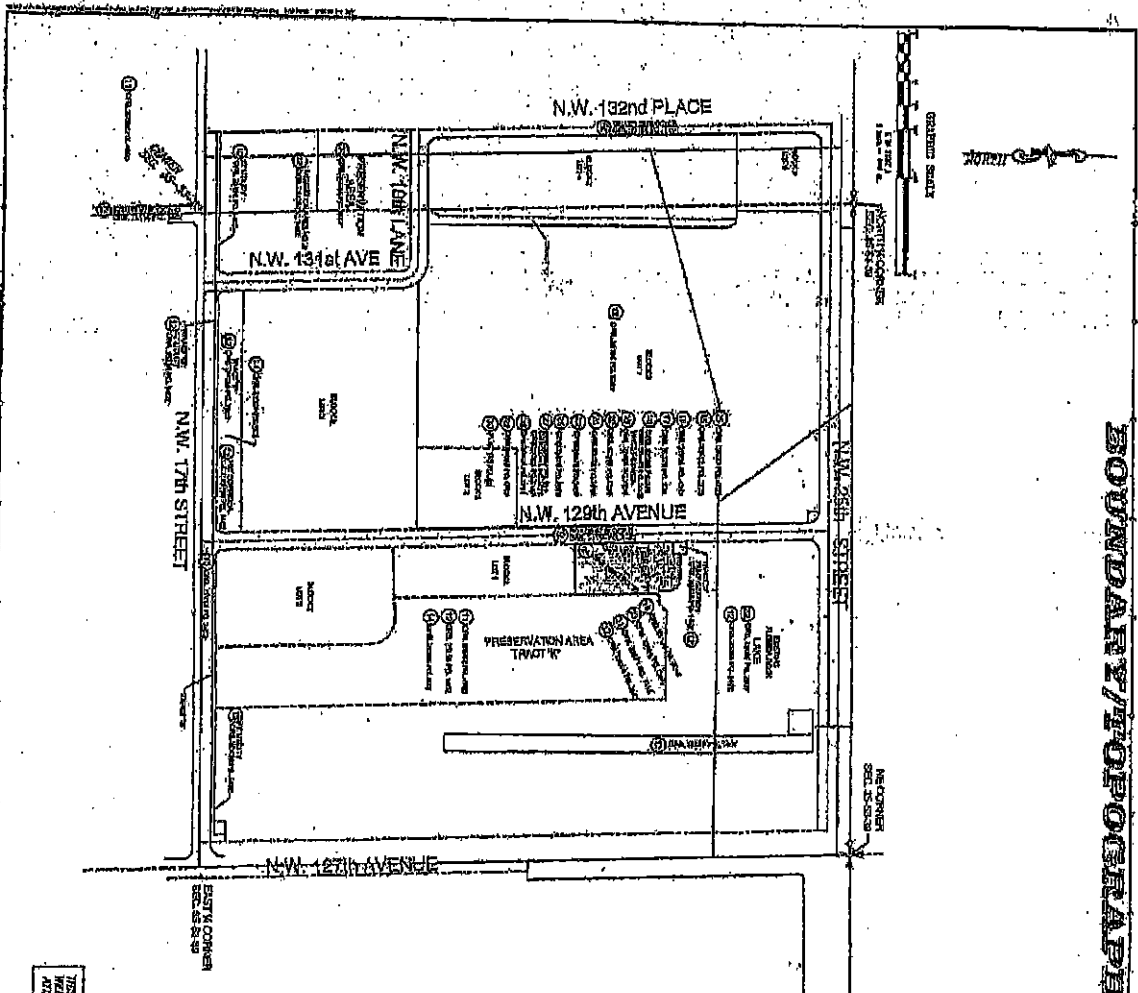
ASSURANCE: I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the above and foregoing is a true and correct copy of the original survey record as filed in the Public Records of Miami-Dade County, Florida, and that the said survey record is a true and correct copy of the original survey record as filed in the Public Records of Miami-Dade County, Florida.

DATE: August 15, 1980

DRAWN BY: [Name]

BEACON LAKES	MIAMI-DADE COUNTY, FLORIDA	LUDOVICI & ORANGE
FIRE STATION	REC. 86-63-80	CONSULTING ENGINEERS, INC.

BOUNDARY/TOPOGRAPHIC SURVEY



THIS DOCUMENT CONTAINS THE (2) SHEETS AND THIS SHEET WILL NOT BE CONSIDERED VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

SECTION 17
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 18
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 19
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 20
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 21
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 22
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 23
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 24
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 25
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 26
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 27
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 28
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 29
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 30
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 31
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 32
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 33
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 34
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 35
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 36
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 37
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 38
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 39
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 40
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 41
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 42
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 43
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 44
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 45
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 46
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 47
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 48
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 49
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

SECTION 50
 BEACON LAKES
 MIAMI-DADE COUNTY, FLORIDA
 SEC 38-58-38

2	BEACON LAKES	MIAMI-DADE COUNTY, FLORIDA	LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. <small>10000 SW 15th St, Suite 100, Miami, FL 33185</small>						
	FIRE STATION	SEC 38-58-38							

EXHIBIT I

DECLARATION OF RESTRICTIVE COVENANTS

This instrument was prepared by:	
Name:	Ginger E. Wald, Esquire
Address:	Billing, Cochran, Lyles, Mauro & Ramsey, PA 515 East Las Olas Boulevard, 6 th floor Fort Lauderdale, Florida 33301
(Space Reserved for Clerk)	

DECLARATION OF RESTRICTIVE COVENANTS

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

WHEREAS, a Petition to create the Beacon Lakes Community Development District (the "District") was approved and adopted by the Miami-Dade County Board of County Commissioners (the "Board"), pursuant to Ordinance No. 03-105 on May 6, 2003, and a Petition to Amend the Boundaries of the District (the "Petition") was filed on _____, 2017, and approved pursuant to Ordinance No. _____, by the Board; and

WHEREAS, Owner desires to provide certain covenants to in support of the Petition of the District, in accordance with the requirements of Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter;

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

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

2. Multi-Purpose Special Taxing District to Maintain Infrastructure. Beacon Lake Phase One Multi-purpose Special Taxing District Ordinance No. 04-157 was approved and enacted by the Board on September 9, 2004 ("STD"). The STD is in a dormant status and in accordance with the Ordinance will be activated only upon the District or Owners Association failure to provide maintenance of certain infrastructure within the District. The District and its successors and assigns shall continue to maintain the infrastructure set forth in the STD and all future infrastructure constructed with funding. Owner shall submit to the County a complete application for the amendment of the boundaries of a multi-purpose special taxing district to maintain the infrastructure serving the Property including, but not limited to, roadways, drainage, walls, and landscaping, as applicable, as directed by the County, before the recording of a final plat on any portion of the Property. Upon approval of the multi-purpose special taxing district by the Board, such taxing district may continue to remain dormant until, in the sole and exclusive opinion of the Board, both the District and any owners' association shall have failed to maintain the infrastructure serving the Property, as such failure is defined in any easement and/or covenant recorded in the public records and governing the infrastructure or similar agreement provided by Owner, or in the absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the

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

3. Covenants Run with the Land.

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

Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and

disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

4. Term.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. Modification, Amendment, or Release.

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

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

6. Election of Remedies.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an

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election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. Severability.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced, or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. Acceptance of Declaration.

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

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

5.
(23)

IN WITNESS WHEREOF, the undersigned have set their hands and seals to this Declaration of Restrictive Covenants this 10 day of January, 2018.

OWNER:

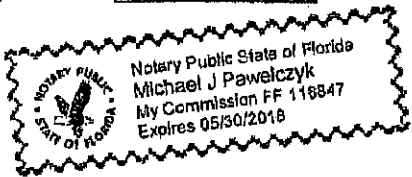
AMB CODINA BEACON LAKES, LLC, a Florida limited liability company

By: [Signature]

Title: Vice-President

STATE OF FLORIDA
COUNTY OF MINNEAPOLIS

The foregoing instrument was acknowledged before me by Travis Harvey, as Vice President of AMB CODINA BEACON LAKES, LLC, a Florida limited liability company, on this 10 day of January, 2018, by _____ . He/she is personally known to me [] or who produced _____ as identification.



[Signature]
Notary Public, State of Florida
Print Name: Michael J. Pawelczyk
My commission expires: 5/30/2018

EXHIBIT A

"THE PROPERTY"

METES AND BOUNDS DESCRIPTION OF THE NEW DISTRICT BOUNDARIES

BEACON LAKES LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:


§	Section line	P.B.	Plat Book
R	Radius	R/W	Right-of-Way
Δ	Central Angle of Curve	SEC.	Section
L	Length of Curve	SQ. FT.	Square Feet
O.R.B.	Official Record Book		
POB	Point of Beginning		
POC	Point of Commencement		
PG.	Page		

SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of six (6) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°34'40"W along the North line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida and S89°49'08"W along the North line of the Northeast ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludoviciorange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 12/13/16
PROJ. #: 2015 15

SHEET:
1
OF 6 SHEETS

LUDOVICI AND ORANGE CONSULTING ENGINEERS, INC. BEACON LAKES LEGAL AND SKETCH ALL BEACON LAKES - KYPARTITION AREA# 096 LESS FIVE STATUTE (16-12-16) 12/13/2016 019

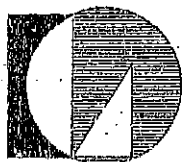
66

LEGAL DESCRIPTION - Blocks B and C

Commence at the Northeast corner of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida; thence S89°49'08"W, as basis of bearing along the North line of the Northeast 1/4 of said Section 35, for a distance of 100.04 feet to the POINT OF BEGINNING of the following described parcel of land; thence S01°50'23"E along a line 100.00 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35 for a distance of 2835.00 feet to a point on the South line of the Northeast 1/4 of said Section 35; thence S89°45'12"W along said South line for a distance of 2546.65 feet to the Center of said Section 35; thence S01°46'33"E along the East line of the Southwest 1/4 of said Section 35 for a distance of 2508.61 feet to a point on a line 130.00 feet North of and parallel to the South line of the Southwest 1/4 of said Section 35; thence S89°42'09"W along said line parallel to the South line of the Southwest 1/4 of said Section 35 for a distance of 2610.26 feet to a point 35.00 feet east of and parallel to the West line of the Southwest 1/4 of said Section 35; thence N01°45'25"W along said line parallel to the West line of the Southwest 1/4 of said Section 35 for a distance of 2511.55 feet to a point on the North line of the Southwest 1/4 of said Section 35; thence N89°46'04"E along said North line for a distance of 2278.90 feet to a point on the West line of the East 1/8 of the Northwest 1/4 of said Section 35; thence N01°46'58"W along said West line for a distance of 2589.31 feet; thence N89°50'59"E along a line 49.00 feet South of and parallel to the North line of the Northwest 1/4 of said Section 35 for a distance of 330.66 feet to a point on the West line of the Northeast 1/4 of said Section 35; thence N01°46'49"W along said West line for a distance of 89.03 feet to a point on the North line of the Northeast 1/4 of said Section 35; thence N89°49'08"E along said North line for a distance of 2543.98 feet to the POINT OF BEGINNING.

LESS:

Tract "I" of BEACON LAKES, PHASE 2, according to the plat thereof as recorded in Plat Book 165 at Page 80 of the Public Records of Miami-Dade County, Florida.



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

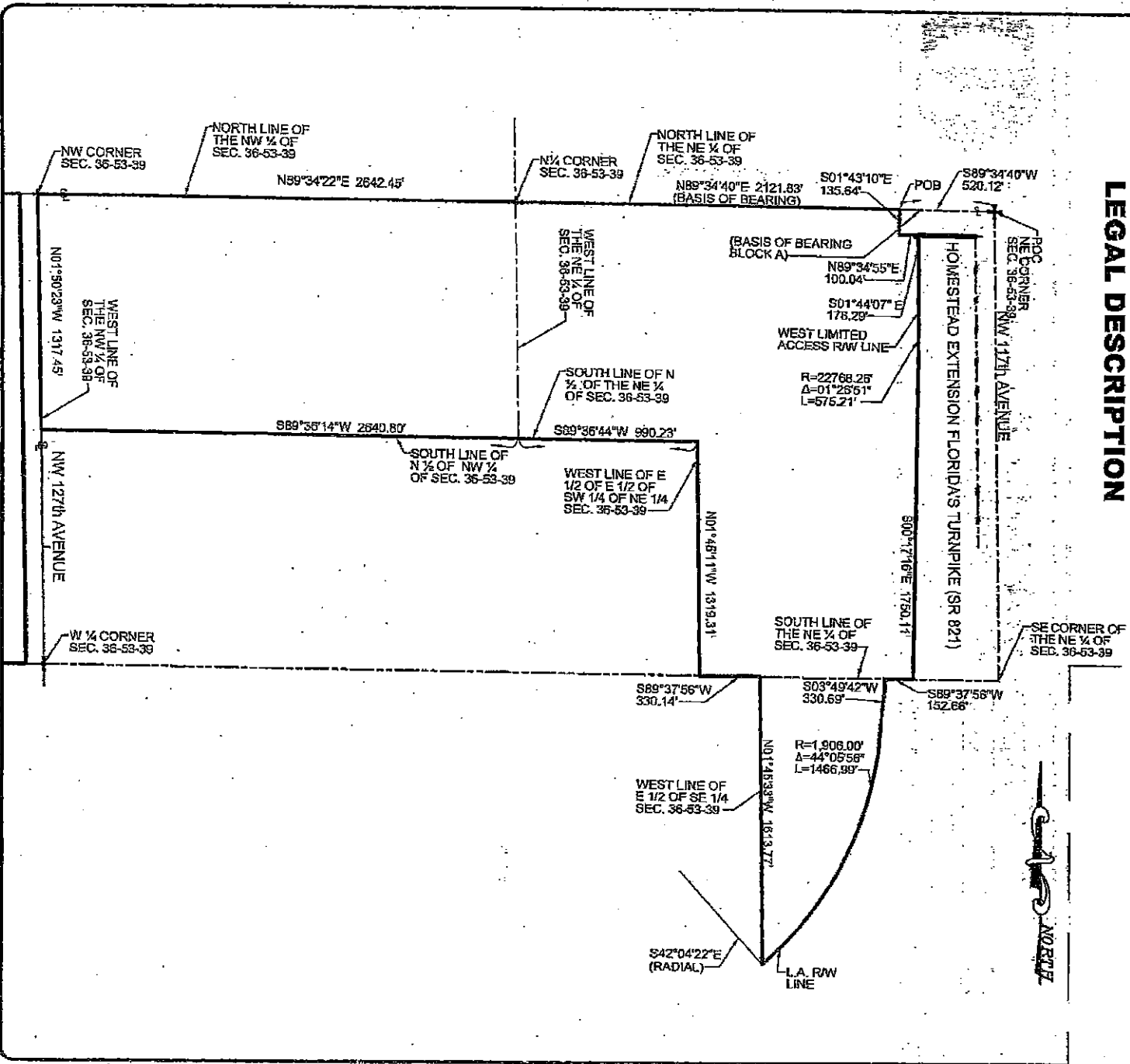
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BGL
CHECKED: AS
SCALE: NTS
DATE: 12/13/16
PROJ. #: 2015 15

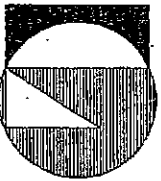
SHEET:
3
OF 6 SHEETS

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**BEACON LAKES
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



Handwritten signature



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

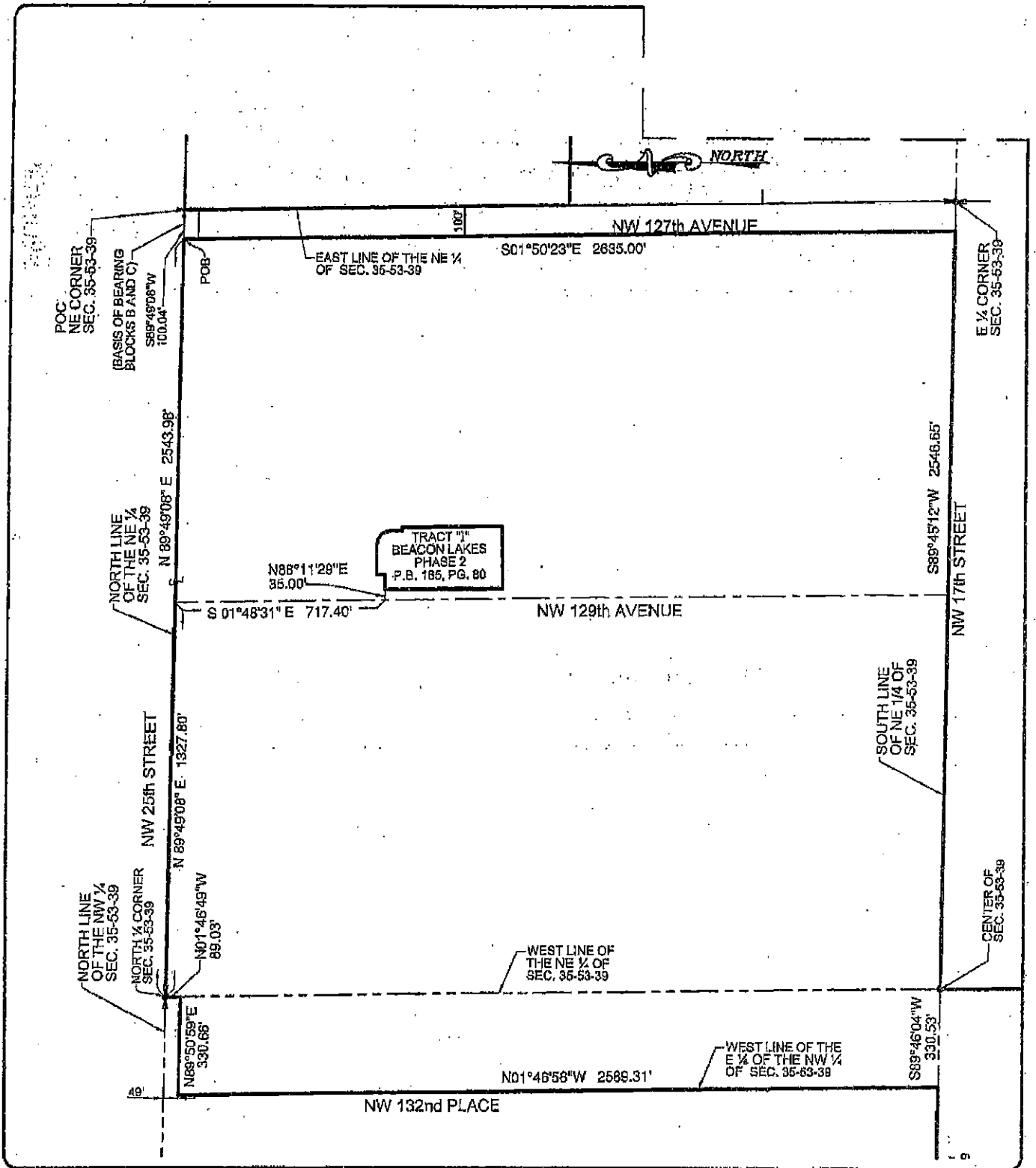
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermio Avenue, Coral Gables, Florida 33134
Phone: 305-448-1500 | info@ludoviciorange.com

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT.

69

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 12/13/16
PROJ. #: 2015 15

SHEET:
4
OF 6 SHEETS



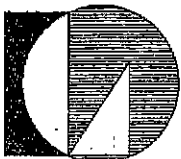
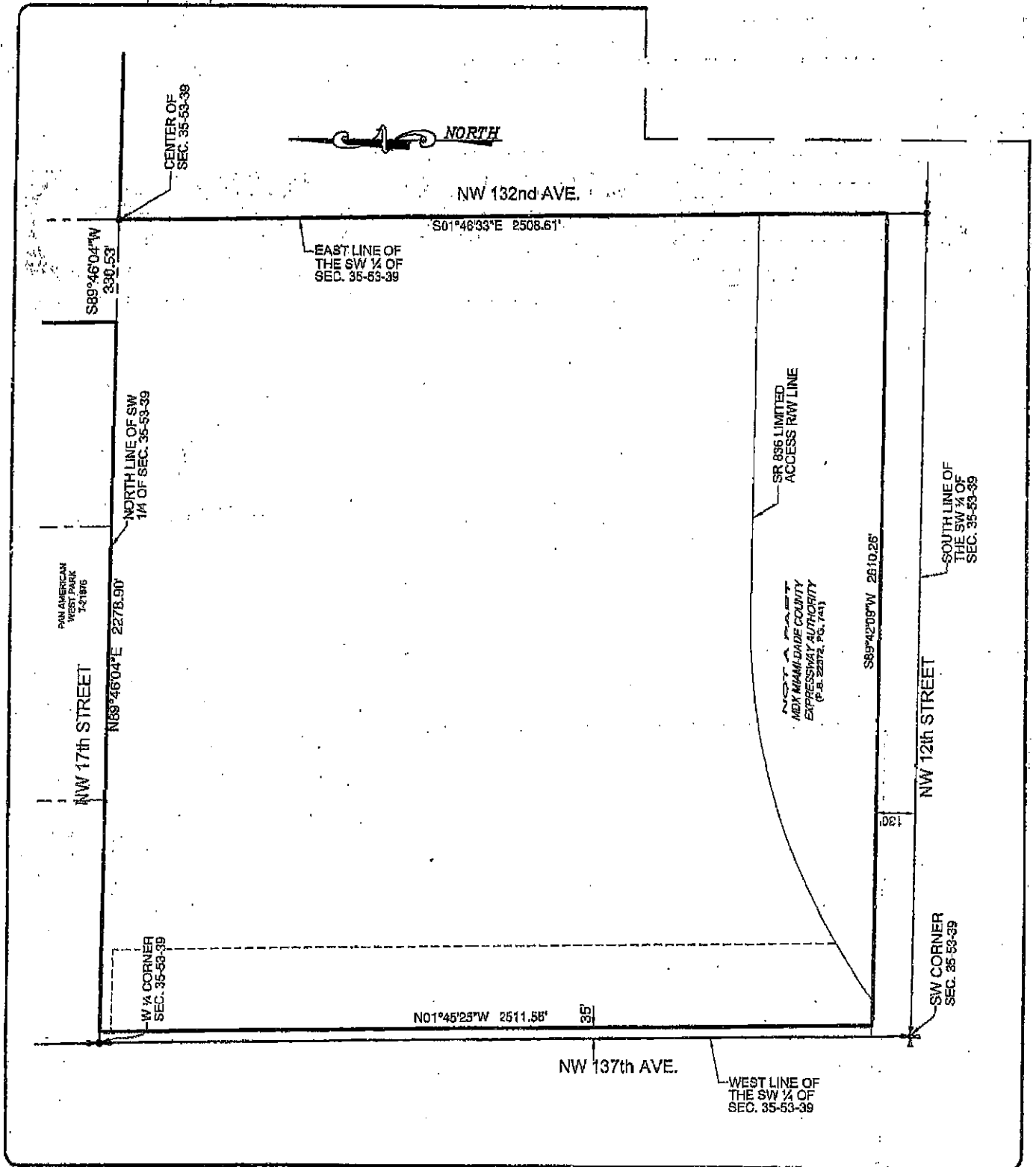
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-449-1600 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 12/13/16
PROJ. #: 2015 15

SHEET:
5
OF 6 SHEETS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED TO BE TO CORNER. ALL BEARINGS AND DISTANCES TO BE AS SHOWN ON THIS PLAN. THIS PLAN IS TO BE USED IN CONNECTION WITH THE SURVEY OF THE BEACON LAKES PHASE 2 PROJECT. THE BEACON LAKES PHASE 2 PROJECT IS LOCATED IN THE CITY OF CORAL GABLES, FLORIDA. THE BEACON LAKES PHASE 2 PROJECT IS A DEVELOPMENT OF TRACT 11 BEACON LAKES PHASE 2, P.B. 165, P.G. 80. THE BEACON LAKES PHASE 2 PROJECT IS A DEVELOPMENT OF TRACT 11 BEACON LAKES PHASE 2, P.B. 165, P.G. 80. THE BEACON LAKES PHASE 2 PROJECT IS A DEVELOPMENT OF TRACT 11 BEACON LAKES PHASE 2, P.B. 165, P.G. 80.

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LUDOVICI & ORANGE
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CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palarmo Avenue, Coral Gables, Florida 33134
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SHEET:

6

OF 6 SHEETS

"EXHIBIT 2 to the Ordinance"

Legal Description

LEGAL DESCRIPTION - BEACON LAKES CDD - EXHIBIT 2

LEGAL DESCRIPTION - BLOCK "A" PLUS EXPANSION AREA

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S89°34'40"W ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36, AS BASIS OF BEARING, FOR A DISTANCE OF 520.12 FEET TO THE POINT OF INTERSECTION WITH A RIGHT-OF-WAY AS SHOWN IN THAT "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87005, CONTRACT 2310, SHEET 7 OF 11, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY; THENCE S01°43'10"E FOR A DISTANCE OF 135.64 FEET; THENCE N89°34'55"E FOR A DISTANCE OF 100.04 FEET TO THE POINT OF INTERSECTION WITH THE WEST LIMITED ACCESS RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821) AS SHOWN IN SAID "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87005, CONTRACT 2310, SHEET 7 OF 11; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY; THENCE S01°44'07"E FOR A DISTANCE OF 178.29 FEET TO A POINT OF CURVATURE; THENCE 575.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22,768.26 FEET, AND A CENTRAL ANGLE OF 01°26'51" TO A POINT OF TANGENCY; THENCE S00°17'16"E FOR A DISTANCE OF 1750.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.66 FEET TO THE POINT OF INTERSECTION WITH A RIGHT-OF-WAY AS SHOWN IN THAT "RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87200-2574, SHEET 8 OF 9; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY; THENCE S03°49'42"W FOR A DISTANCE OF 330.66 FEET TO A POINT OF CURVATURE; THENCE 1466.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°05'56" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°04'22"E; THENCE N01°45'33"W ALONG SAID WEST LINE FOR A DISTANCE OF 1613.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°37'56"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.14 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'11"W ALONG SAID WEST LINE FOR A DISTANCE OF 1319.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°36'44"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 990.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36;

THENCE S89°36'14"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2640.80 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 36; THENCE N01°50'23"W ALONG SAID WEST LINE FOR A DISTANCE OF 1317.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36; THENCE N89°34'22"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2642.45 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 36; THENCE N89°34'40"E ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2,121.83 FEET TO THE POINT OF BEGINNING, CONTAINING 200.941 ACRES MORE OR LESS.

LEGAL DESCRIPTION - BLOCKS "B" AND "C"

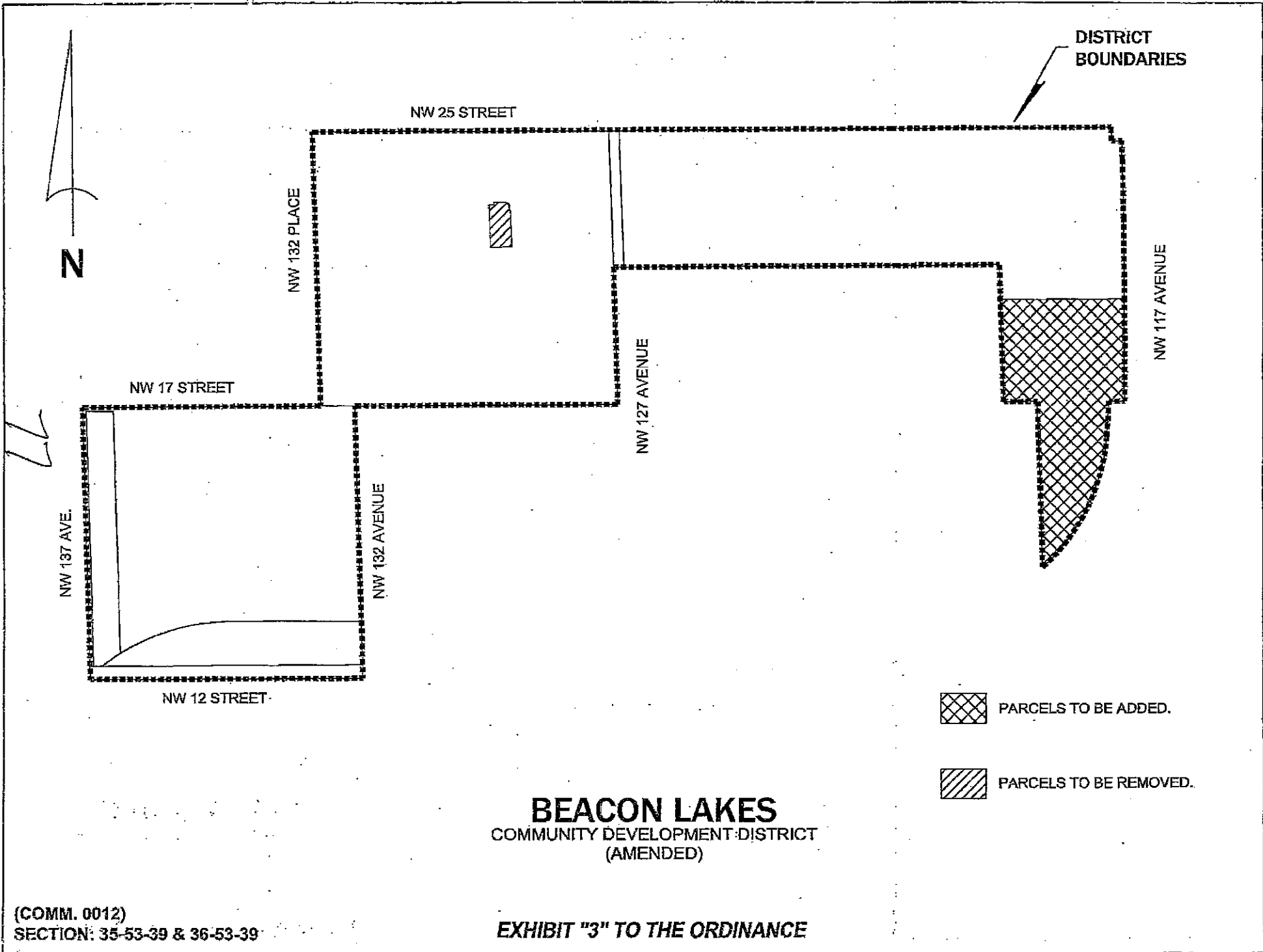
COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA; THENCE S89°49'08"W, AS BASIS OF BEARING ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35, FOR A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S01°50'23"E ALONG A LINE 100.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2635.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 ; THENCE S89°45'12"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 2546.65 FEET TO THE CENTER OF SAID SECTION 35; THENCE S01°46'33"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2508.61 FEET TO A POINT ON A LINE 130.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE S89°42'09"W ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2610.26 FEET TO A POINT 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N01°45'25"W ALONG SAID LINE PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2511.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N89°46'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2278.90 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/8 OF THE NORTHWEST 1/4 OF SAID SECTION 35 ; THENCE N01°46'58"W ALONG SAID WEST LINE FOR A DISTANCE OF 2549.31 FEET; THENCE N89°50'59"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 330.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35; THENCE N01°46'49"W ALONG SAID WEST LINE FOR A DISTANCE OF 89.03 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35; THENCE N89°49'08"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2543.98 FEET TO THE POINT OF BEGINNING, CONTAINING 323.65 ACRES, MORE OR LESS.

LESS:

TRACT "I" OF BEACON LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 165 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-
DADE COUNTY, FLORIDA, CONTAINING 2.00 ACRES, MORE OR LESS.

"EXHIBIT 3 to the Ordinance"

District Boundaries and Geographical Location Sketch



DISTRICT BOUNDARIES

NW 25 STREET

NW 132 PLACE

NW 117 AVENUE

NW 127 AVENUE

NW 17 STREET

NW 132 AVENUE

NW 137 AVE.

NW 12 STREET

PARCELS TO BE ADDED.

PARCELS TO BE REMOVED.

BEACON LAKES
COMMUNITY DEVELOPMENT DISTRICT
(AMENDED)

EXHIBIT "3" TO THE ORDINANCE

(COMM. 0012)
SECTION: 35-53-39 & 36-53-39