

RESOLUTION No. 16-30

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SUPPORTING AN AMENDMENT TO THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT TO CONTRACT THE BOUNDARIES OF THE DISTRICT BY APPROXIMATELY FOUR (4) ACRES PURSUANT TO SECTION 190.046, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR EFFECTIVE DATE

WHEREAS, the Grand Bay at Doral Community Development District (the “District”) is an existing independent special district established pursuant to Chapter 190, Florida Statutes, and the Miami-Dade County Home Rule Charter by Ordinance No. 06-153 of Miami Dade County, Florida, adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County on February 5, 2008; and

WHEREAS, Floridade, LLC, a Florida limited liability company, is the owner of the land comprising the contraction parcel; and

WHEREAS, the District is in the process of submitting to Miami-Dade County a Petition to Contract the Boundaries of the District (the “District’s Petition”) by four (4) acres, as legally described in Exhibit A; and

WHEREAS, the real property to be removed from the current boundaries of the District will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that may be funded by the District, and will not be assessed by the District; and

WHEREAS, the District has not provided any services to the area to be removed from its boundaries. Furthermore, no special assessments have been levied against the real property being removed from the boundaries of the District; and

WHEREAS, the District is requesting that the Mayor and City Council adopt a resolution supporting the District's petition; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff has determined that it is in the best interests of the citizens of the City of Doral to support the District's petition.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

Section 1. Recitals. The above recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Supported Position. The District's Petition to Contract the Boundaries of the District by four (4) acres, which are located contiguous to properties already located within the District's boundaries being developed as Grand Bay South, as described in the District's petition in Exhibit B, is hereby supported.

Section 3. Transmittal. The City Clerk is hereby authorized to transmit a copy of this Resolution to Miami-Dade County in support of the District's Petition.

Section 4. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

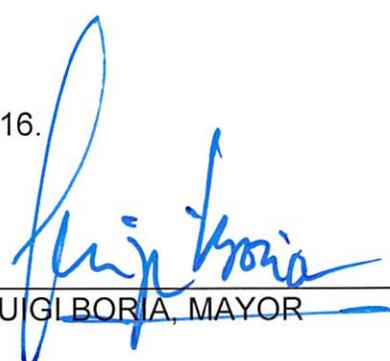
The foregoing Resolution was offered by Councilmember Ruiz who moved its adoption.

The motion was seconded by Councilmember Rodriguez and upon being put to a vote,

the vote was as follows:

Mayor Luigi Boria	Not present at the time of the vote
Vice Mayor Christi Fraga	Absent / Excused
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 27 day of January, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

Exhibit A
Legal Description

22 53 40 .15 AC AIRPORT GARDENS PB 48-41 E1/2 LOT 94 LOT SIZE 6960 SQ FT
OR 10617-1681 0180 2 F/A/U 30-3022-001-1120.

22 53 40 .31 AC AIRPORT GARDENS PB 48-41 LOT 95 LOT SIZE 13913 SQ FT OR
10617-1681 0180 2 F/A/U 30-3022-001-1130

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF SCHOOL SITE TO BE OWNED BY MIAMI-DADE COUNTY

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

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

**IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO CONTRACT THE BOUNDARIES
OF GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

**PETITION TO CONTRACT THE BOUNDARIES OF GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the Miami-Dade County Home Rule Charter by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008 (collectively, 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 contract the current boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 334.48 +/- acres are currently located within the external boundaries of the District.¹

¹ A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

2. That the Board desires to contract the boundaries of the District and remove approximately 4.00 +/- acres of property from the District boundaries (the "Contraction Parcel"). The metes and bounds description of the Contraction Parcel is attached hereto as Exhibit 1. Following such amendment of the District's boundaries, all other lands in the District will continue to be located wholly within the jurisdictional boundaries of the City of Doral, Florida. The metes and bounds description of the proposed amended District boundaries is attached hereto and made a part hereof as Exhibit 2.²

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

4. That Floridade, LLC, a Florida limited liability company, is the owner of the lands comprising the Contraction Parcel (the "Landowner"). Attached hereto as Exhibit 3 and made a part hereof is the written consent of the Landowner to the removal of the Contraction Parcel from the District. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2015-08 attached hereto as Exhibit 4, constitutes consent for all the landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. That attached hereto as Exhibit 5 and made a part hereof is a designation of the future general distribution, location, and extent of public and private uses of land proposed for

² This metes and bounds description includes the lands described in Expansion Petition.

the area to be excluded from the District by the future land use plan element of the effective local government comprehensive plan. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted local government comprehensive plan.

6. That annexed hereto as Exhibit 6 and made a part hereof is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.

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

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

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

WHEREFORE, Petitioner, the Board of Supervisors of the Grand Bay at Doral Community Development District, hereby respectfully requests the Commission to:

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

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

RESPECTFULLY SUBMITTED this 3rd day of November, 2015.

GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT

By: [Signature]
Name: Carolina Herrera
Title: Chairperson

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of November, 2015, by Carolina Herrera, the Chairperson of the Board of Supervisors of the Grand Bay at Doral Community Development District, who is personally known to me [] or produced _____ as identification.

[Signature]
Notary Public

Patricia Llama
Typed, printed or stamped name of Notary Public

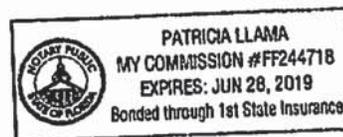
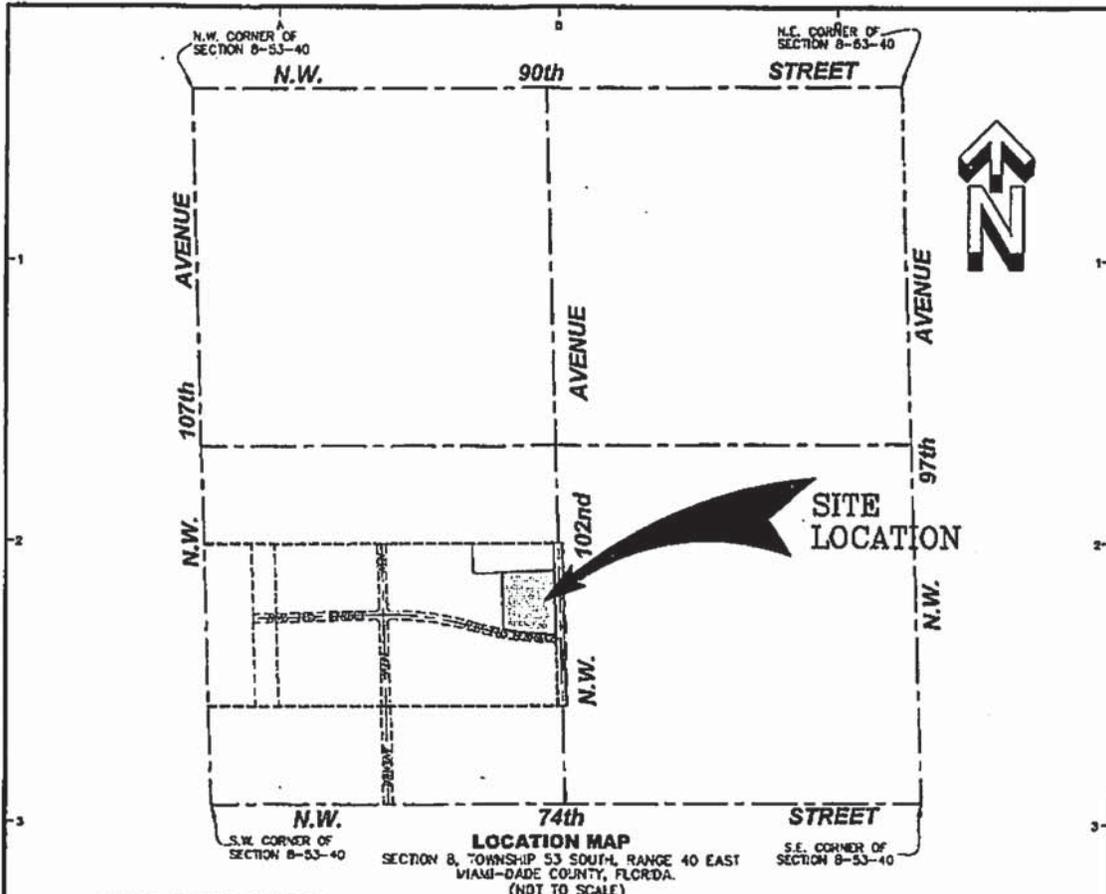


EXHIBIT 1

METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCEL



SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of N01°43'29"W, along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: MAY 13, 2014.

Revision:

Omar Armenteros

Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1850 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP AND NOTES	
PREPARED FOR:		LENNAR HOMES, LLC.	
DRAWN BY: E.R.	DATE: MAY 13, 2014.	SHEET: 1	
ENL. CHECKED BY:	SCALE: N/A	of 3 SHEETS	
CREATED BY:	PROJECT No: 14-025-1000		

LEGAL DESCRIPTION:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 486.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

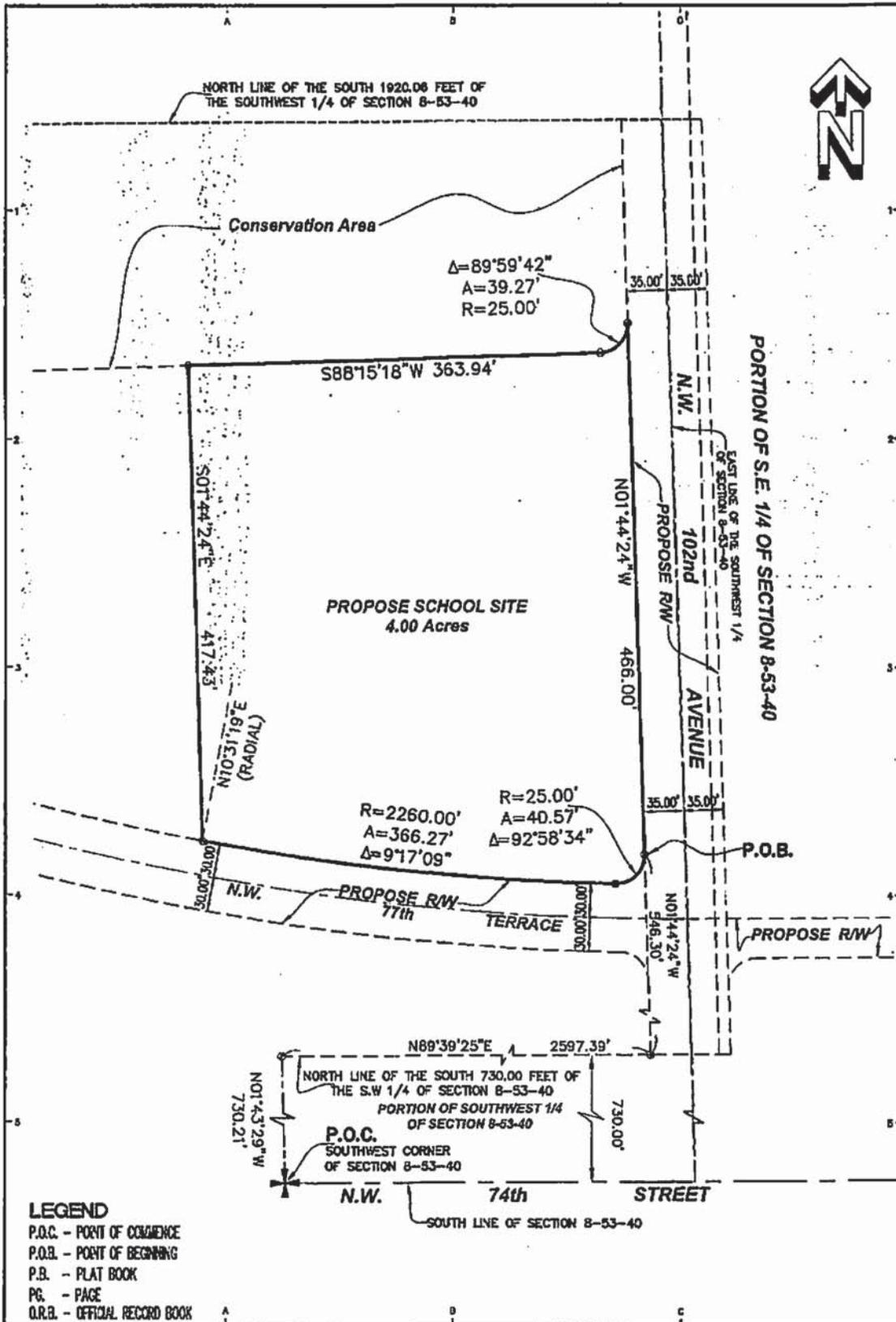
Containing 174,242.37 Square Feet or 4.00 Acres more or less.

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LENNAR HOMES, LLC.		
DRAWN BY: E.R.	DATE: MAY 13, 2014.	SHEETS 2 of 3 SHEETS
CHK. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT NO: 14-025-1000	



GRAND BAY SOUTH - SCHOOL SITE

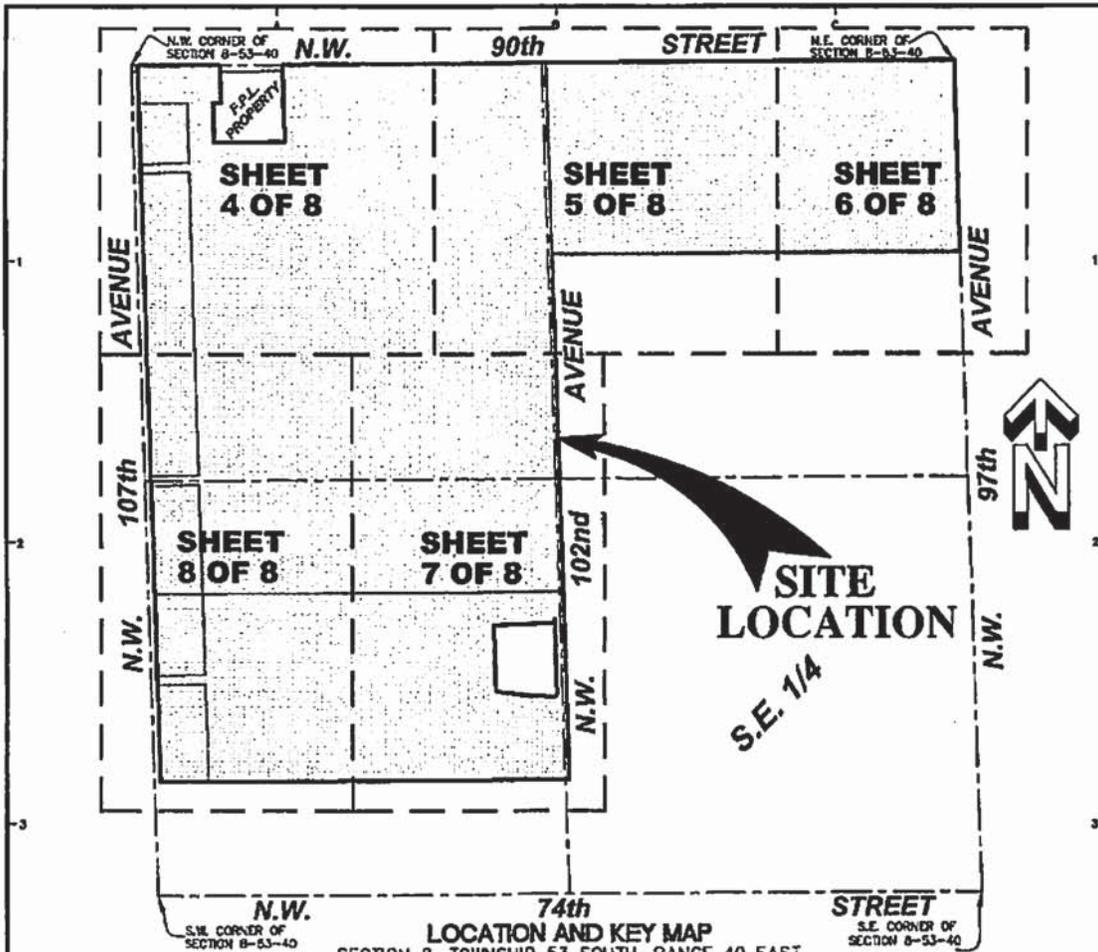


FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	LENNAR HOMES, LLC.	
DRAWN BY:	E.R.	DATE: MAY 13, 2014.
CHECKED BY:		SCALE: 1" = 100'
CHECKED BY:		PROJECT No: 14-025-1000
		SHEET: 3
		of 3 SHEETS

EXHIBIT 2

METES AND BOUNDS OF NEW DISTRICT BOUNDARIES



SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) - This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- 3) - There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) - North arrow direction and Bearings shown hereon are based on assumed value of N89°39'28"E, along the North Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) - The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) - No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly Chapter 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: JULY 11th, 2012.

Revision: OCTOBER 14th, 2014.

Revision: OCTOBER 22nd, 2015.

[Signature]
Omar Armenteros, P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

© 2010 COMPASS SURVEYING AND LEGAL SERVICES, LLC. SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORENCE CDD LANDS, DFB

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP AND NOTES		
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY: E.R.	DATE: JULY 11th, 2012	SHEET	
ENG. CHECKED BY:	SCALE: AS SHOWN	1	
DRAWN BY:	PROJECT No: 05F095-1000	OF 8 SHEETS	

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

1 COMMENCE at the Northwest Corner of said Section 8; thence N89deg39min28secE, along the North Line of said Section 8, for a distance of 40.01 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg39min28secE, along the last described line for a distance of 2616.18 feet; thence S01deg44min24secE for a distance of 3358.11 feet; thence S89deg39min25secW for a distance of 2617.08 feet; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the West Line of said Section 8, for a distance of 3358.12 feet to the POINT OF BEGINNING.

LESS:

2 The East 400 feet of the West 970 feet of the North 240 feet, and the East 450 feet of the West 970 feet of the South 250 feet of the North 490 feet of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, as described in a Special Warranty Deed, recorded in Official Records Book 18896, at Page 765 of the Public Records of Miami-Dade County, Florida.

AND:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

3 COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE for a distance of 40.01 to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg43min29secW, along a line 40.00 feet East of and parallel with the said West Line of the Southwest 1/4 of said Section 8, for a distance of 1190.41 feet; thence N89deg39min25secE, along a line parallel with and 1920.06 feet North of the South Line of the Southwest 1/4 of said Section 8, for a distance of 2617.08 feet; thence S01deg44min24secE for a distance of 1190.42 feet; thence S89deg39min25secW, along a line that is parallel with and 730.00 feet North of the South Line of the said Southwest 1/4 of said Section 8; for a distance of 2617.39 feet to the POINT OF BEGINNING.

4 LESS:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

5 COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8, for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears

C:\0000\COMPUTERS\DRAWINGS AND SURVEY\SURVEY\SKETCH AND LEGAL\05F095-1000\05F095-1000 FLORIDA CDD LANDS.DWG

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME	LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR	SPECIAL DISTRICT SERVICES, INC.		
DRAWN BY	E.R.	DATE	JULY 11th, 2012
DATE CHECKED BY		SCALE	AS SHOWN
CHECKED BY		PROJECT No.	05F095-1000
			2 of 8 SHEETS

EXHIBIT A-2

LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES (CONTINUED)

N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

AND:

A portion of the Northeast 1/4 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of said Section 8; thence S01deg44min24secE, along the East Line of the said Northeast 1/4 of said Section 8, for a distance of 1219.58 feet; thence S89deg39min25secW, along a line parallel with and 4057.91 feet North of the South Line of the Southeast 1/4 of said Section 8, for a distance of 2608.82 feet to a point on a line that is parallel with and 2608.04 feet West of the East Line of the said Northeast 1/4 of said Section 8; thence N01deg44min24secW, along the last described line for a distance of 1219.62 feet to a point on the North Line of the said Northeast 1/4 of said Section 8; thence N89deg39min28secE, along the last described line for a distance of 2608.82 feet to the POINT OF BEGINNING.

Containing 337.39 Acres more or less.

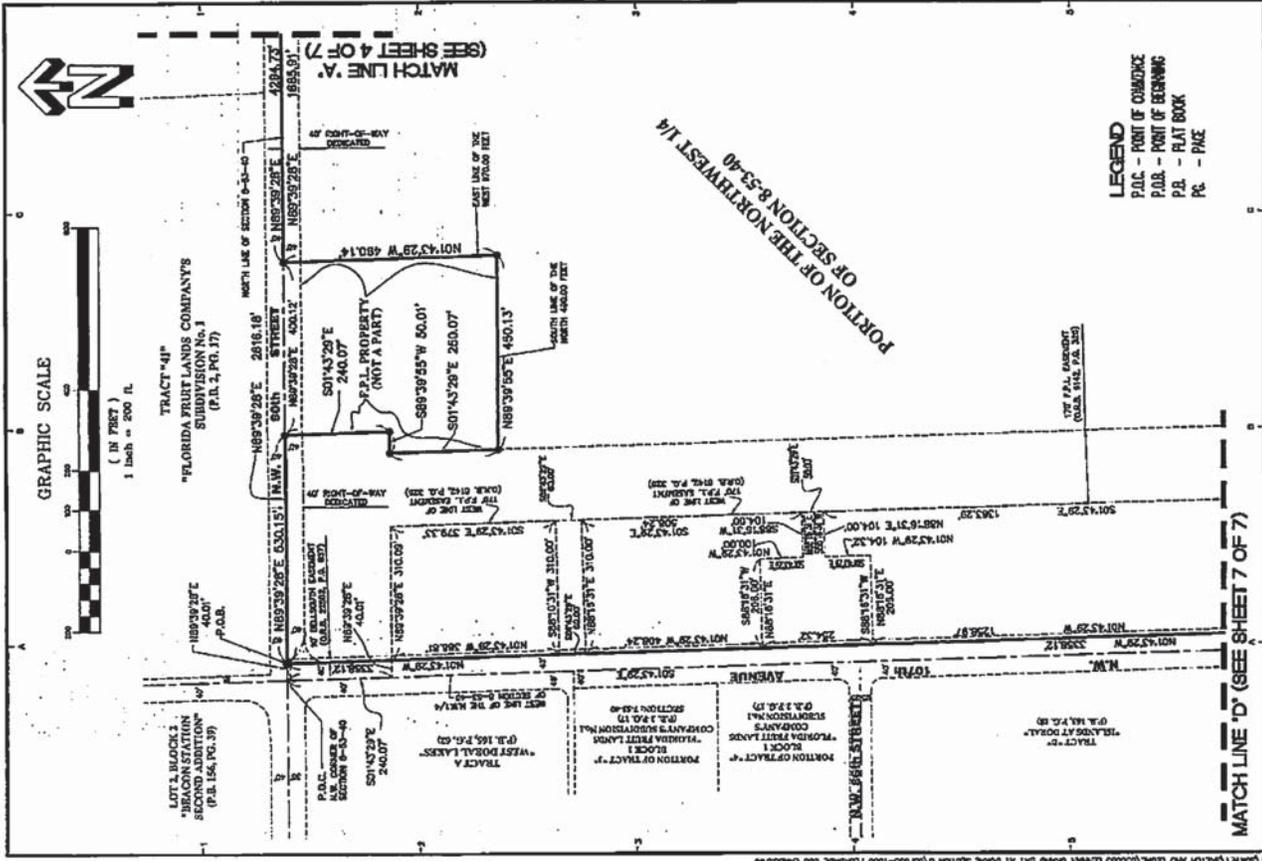
© 2012 COMPANIES: 05F095-1000 AND SURVEY: 05F095-1000 FLORIDA CDD LANSING

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
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TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME	LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR	SPECIAL DISTRICT SERVICES, INC.	
DRAWN BY	E.R.	DATE
CHECKED BY		JULY 11th, 2012
CHECKS BY		SCALE
		AS SHOWN
	PROJECT No.	05F095-1000
		3
		of 8 SHEETS



GRAPHIC SCALE
(IN FEET)
1 Inch = 200 Ft.



LEGEND
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 P.L. - PLAT BOOK
 P.L. - PAGE

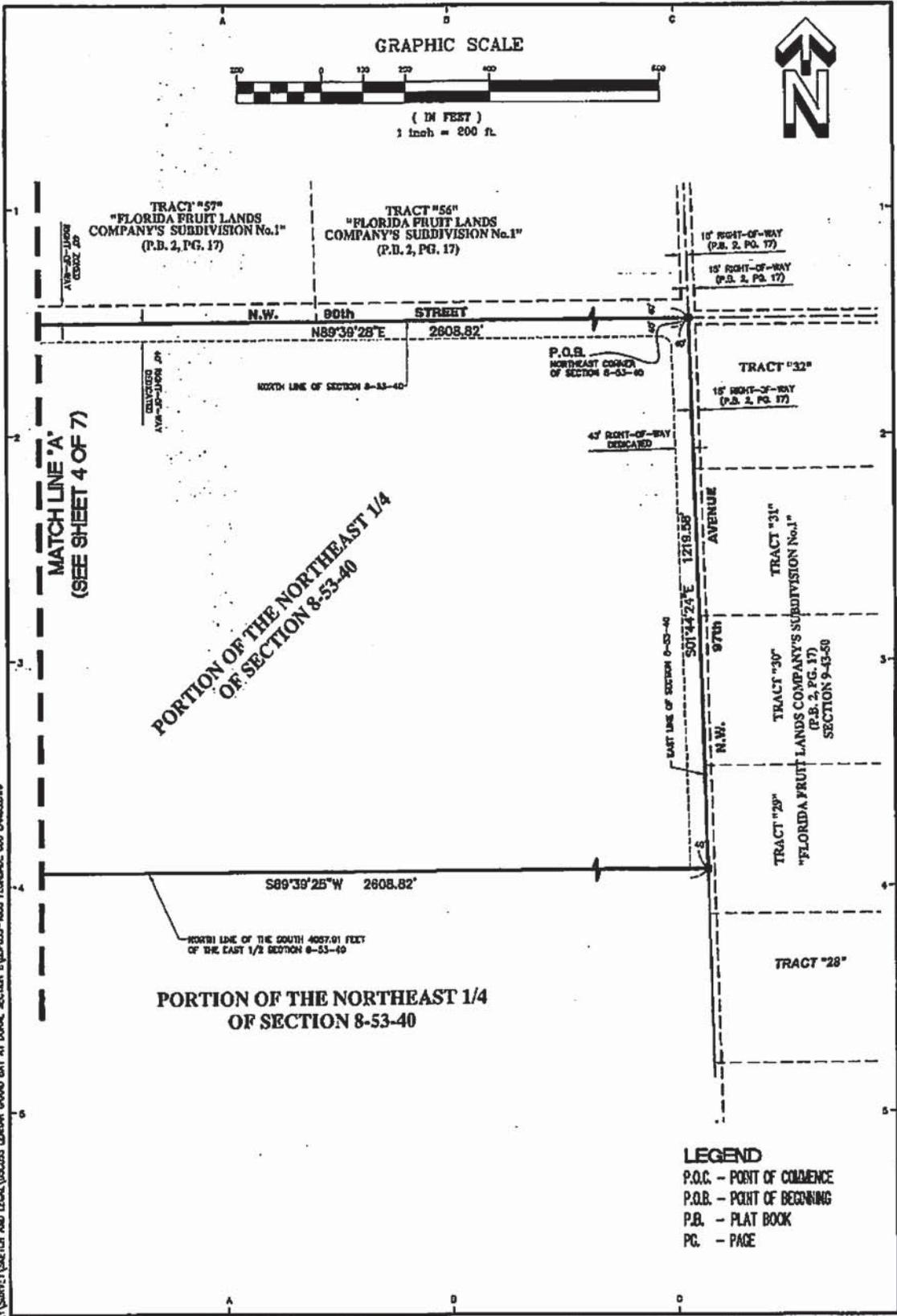
GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY

TYPE OF WORK	SKETCH AND LEGAL DESCRIPTION
SHEET NO.	SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED BY	SPECIAL DISTRICT SERVICES, INC.
DATE	JULY 11th, 2012
SCALE	AS SHOWN
PROJECT NO.	06T-096-1000
SHEET	4
OF 8 SHEETS	

FORD, ARMENTEROS & FERNANDEZ, INC.
 1850 N.W. 94th AVENUE, 2nd FLOOR
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 PH: (305) 477-9472
 FAX: (305) 470-2805



THIS DOCUMENT IS THE PROPERTY OF SPECIAL DISTRICT SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPECIAL DISTRICT SERVICES, INC.



2-YARD COMPANED ENCLOSURE AND SURVEY SKETCH AND LEGAL DESCRIPTION LINEAR GRAND BAY AT DORAL SECTION 8-53-40 FLOORING CDD LARGESIDE

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	SPECIAL DISTRICT SERVICES, INC.		
DESIGNED BY:	ER	DATE:	JULY 11th, 2012
CHECKED BY:		SCALE:	AS SHOWN
DECIDED BY:		PROJECT NO.:	05F095-1000

6

of 8 SHEETS

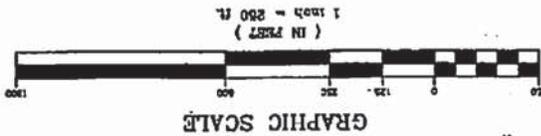
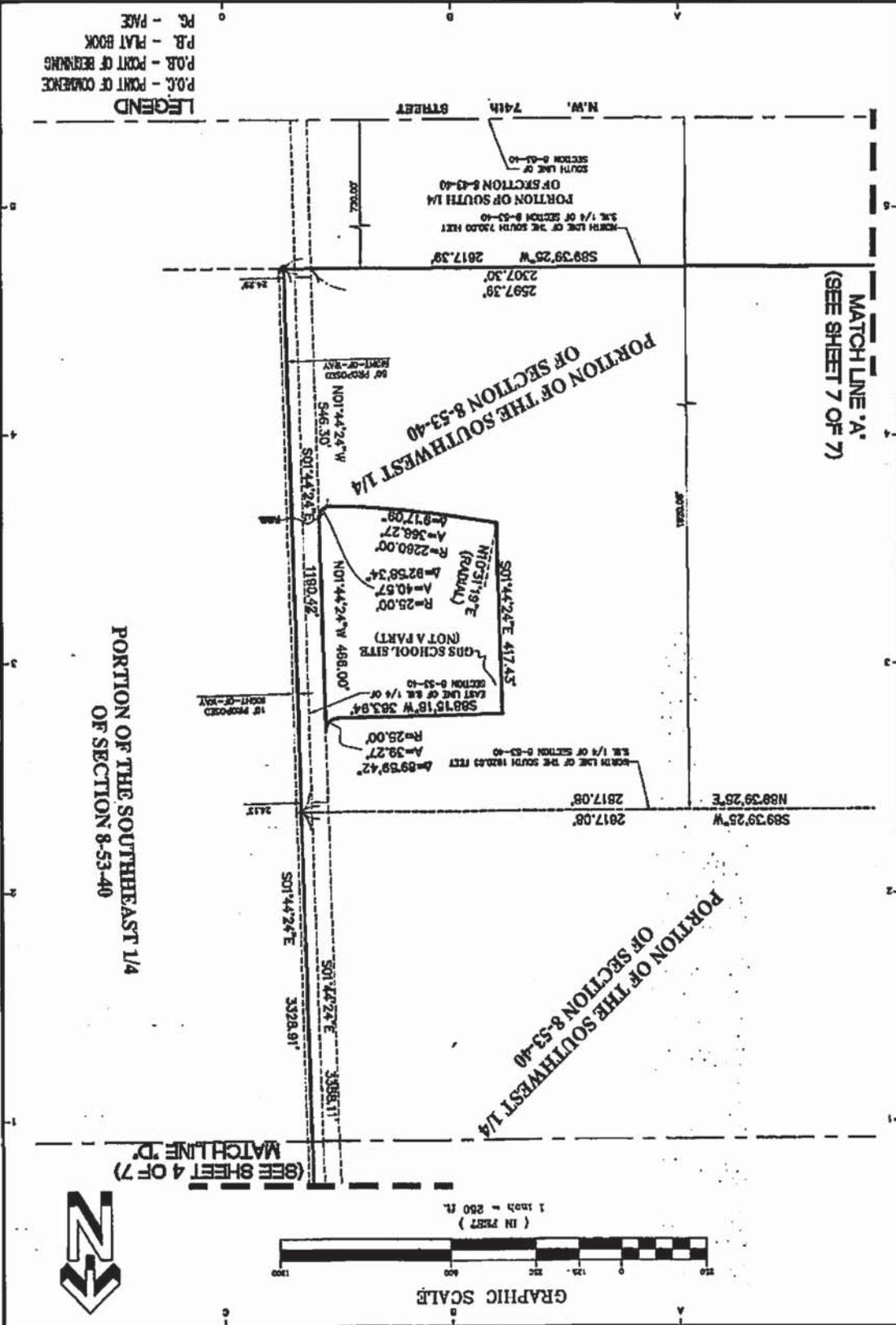


FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

DATE	JULY 11th, 2012
SCALE	AS SHOWN
PROJECT NO.	05F095-1000
PROJECT	SKETCH AND LEGAL DESCRIPTION
PREPARED FOR	SPECIAL DISTRICT SERVICES, INC.
DATE	JULY 11th, 2012
SCALE	AS SHOWN
PROJECT NO.	05F095-1000
PROJECT	SKETCH AND LEGAL DESCRIPTION

GRAND BAY AT DORAL / CDD EXPANDED BOUNDARY

LEGEND
 P.O.C. - POINT OF COMMENCE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK
 P.C. - PAGE



MATCHLINE 'D'
 (SEE SHEET 4 OF 7)

MATCHLINE 'A'
 (SEE SHEET 7 OF 7)

C:\Y2008\COMMENTS\UNLAWFUL AND STRICTLY PROHIBITED AND LEGAL SECTION 8-53-40 GRAND BAY AT DORAL SECTION 8-53-40-1000 FLOORING CDD LINES.DWG

EXHIBIT 3

AFFIDAVIT OF OWNER'S CONSENT

AFFIDAVIT

On this 3rd day of November 2015, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, _____, who, after being duly sworn, deposes and says:

1. Affiant, Greg McPherson, is the Manager of Flordade, LLC, a Florida limited liability company (the "Company").

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

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

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

4. The Property consists of approximately 4.00 acres of real property located in the City of Doral, Florida.

5. Affiant, on behalf of the Company, as the fee simple owner of the Property, in the capacity described above, hereby gives its full consent to the expansion of the external boundaries of the Grand Bay at Doral Community Development District to include the Property therein.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of November, 2015.

Flordade, LLC, a Florida limited liability company
By: Greg McPherson
Name: _____
Title: VP

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of November 2015, by Greg McPherson, as Manager of Flordade LLC, a Florida limited liability company. He/she is personally known to me [] or produced _____ as identification.

Patricia Llana
Notary Public
Patricia Llana
Typed, printed or stamped name of Notary Public

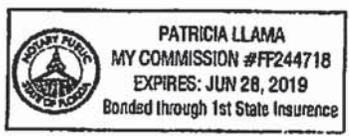
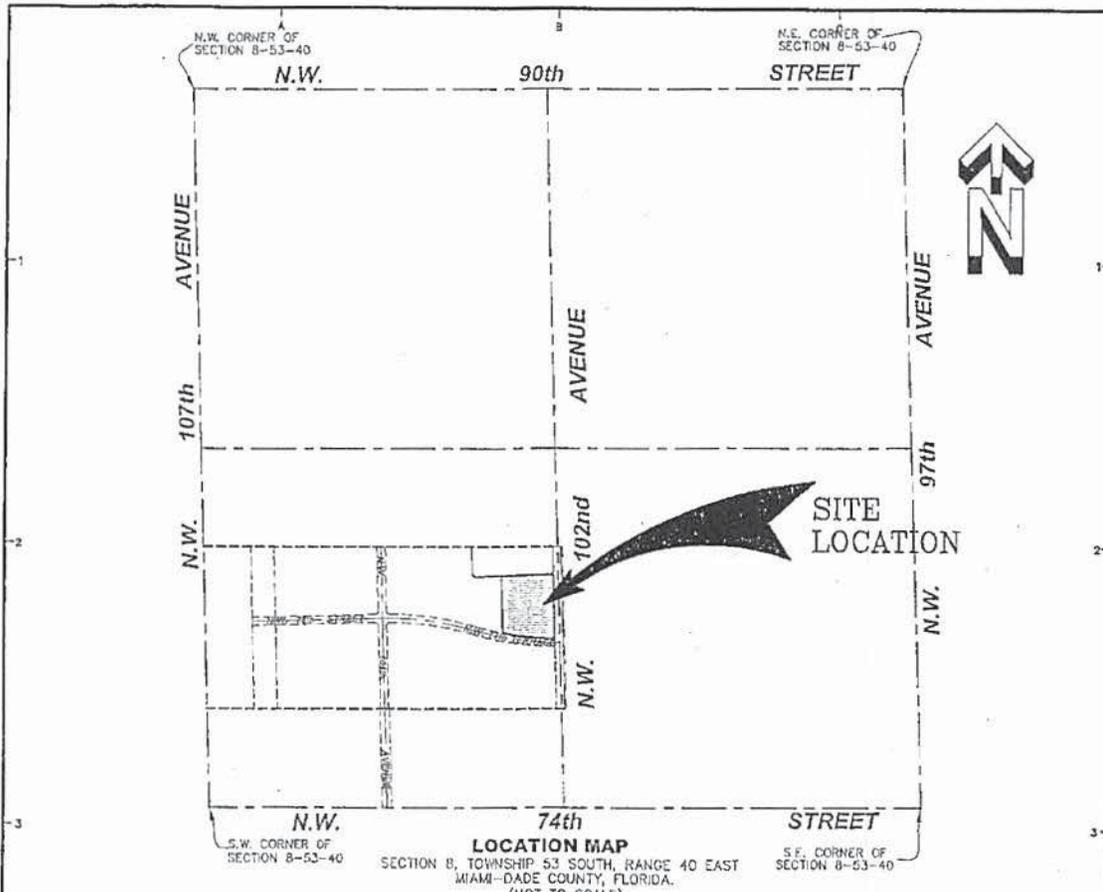


Exhibit "A"

Description of Parcel A



SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on assumed value of $N01^{\circ}43'29''W$, along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: MAY 13, 2014.

Revision:

Omar Armenteros

Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	LOCATION MAP AND NOTES	
PREPARED FOR:	LENNAR HOMES, LLC.	
DRAWN BY:	E.R.	DATE: MAY 13, 2014.
CHK. CHECKED BY:		SCALE: N/A
CHECKED BY:		PROJECT No: 14-025-1000

1
of 3 SHEETS

LEGAL DESCRIPTION:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 366.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

Containing 174,242.37 Square Feet or 4.00 Acres more or less.

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT			SKETCH AND LEGAL DESCRIPTION		
SHEET NAME			LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR			LENNAR HOMES, LLC.		
DRAWN BY	E.R.	DATE	MAY 13, 2014.	SHEET	
CHECKED BY		SCALE	N/A	2	
CHECKED BY		PROJECT No.	14-025-1000	of 3 SHEETS	

EXHIBIT 4

RESOLUTION OF THE GRAND BAY AT DORAL BOARD OF SUPERVISORS

RESOLUTION NO. 2015-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL 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 Grand Bay at Doral Community Development District (the "District") is a unit of special purpose local government established by Ordinance No. 06-153 of Miami-Dade County, Florida (the "County"), adopted on October 24, 2006, as amended by Ordinance No. 08-12 of the County adopted on February 5, 2008, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District currently encompasses a total of approximately 334.48+/- acres¹ located entirely within the boundaries of the City of Doral, Florida, in Miami-Dade County; and

WHEREAS, the District's Board of Supervisors (the "Board") has determined that it is in the best interests of the District to contract the boundaries of the District to remove approximately 4.00+/- 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

WHEREAS, subsequent to the contraction of the District's boundaries, the District will encompass a total of approximately 337.41+/- acres (the "Amended District");²

WHEREAS, the Amended 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 190.004 (3) and (4), Florida Statutes; and

WHEREAS, the area within the boundaries of the Amended District will continue to be amendable to separate special district government; and

¹ A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No. 14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

² This metes and bounds description includes the lands described in Expansion Petition.

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

WHEREAS, land uses and services planned within the Amended District will continue to not be inconsistent with applicable elements and portions of the applicable comprehensive plans; and

WHEREAS, the area within the boundaries of the Amended District is part of a planned community of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL 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 the District Counsel to prepare and file with the County, 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 21st DAY OF OCTOBER, 2015.

ATTEST:

**GRAND BAY AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Secretary/Assistant Secretary

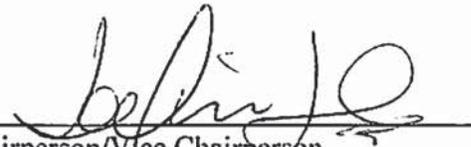
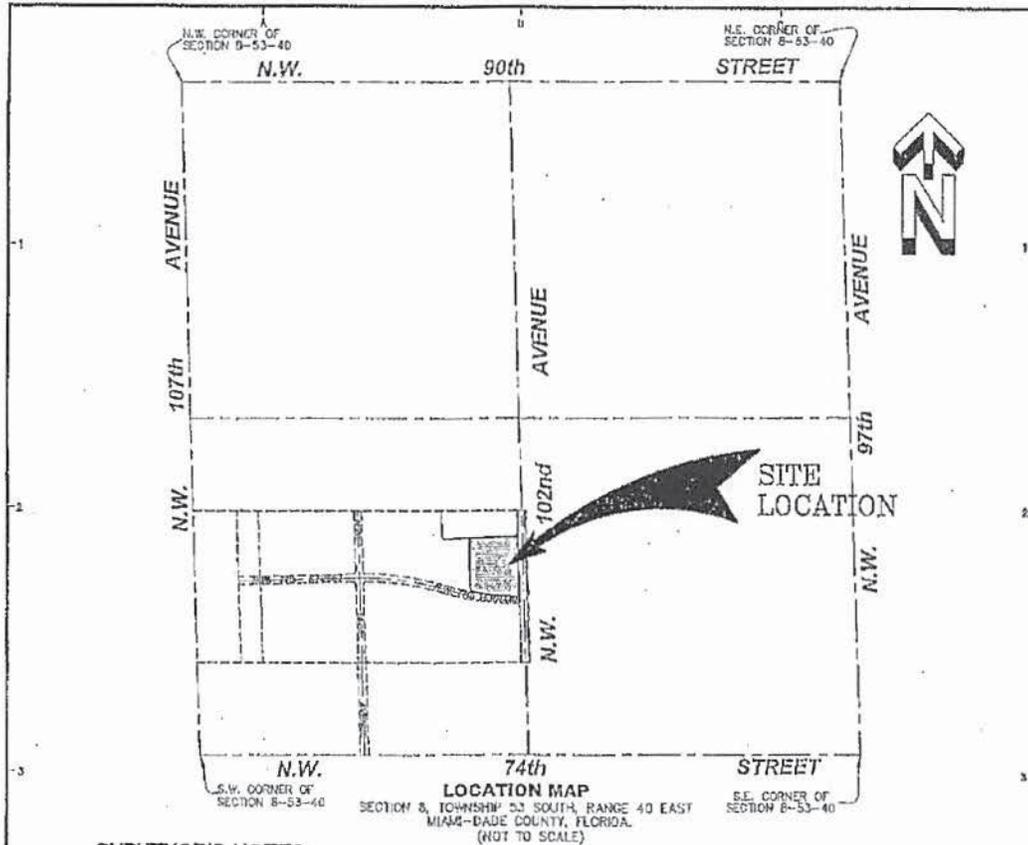
By: 
Chairperson/Vice Chairperson

Exhibit "A"

Description of Contraction Parcel

EXHIBIT A



SURVEYOR'S NOTES:

- 1) --This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) --Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
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- 6) --No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-8), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: MAY 13, 2014.

Revision:

Omar Armenteros

Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
1850 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF DRAWING: SKETCH AND LEGAL DESCRIPTION		SHEET NO. 1 of 3 SHEETS
SHEET NAME: LOCATION MAP AND NOTES		
PREPARED FOR: LENNAR HOMES, LLC.		
DRAWN BY: E.R.	DATE: MAY 13, 2014.	PROJECT NO. 14-025-1000
DATE CHECKED BY:	SCALE: N/A	
CHECKED BY:		

LEGAL DESCRIPTION:

A portion of the South 1/2 of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along a line 730.00 feet North and parallel with the South line of said Section 8; for a distance of 2597.39 feet; thence N01deg44min24secW for a distance of 546.30 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue along the last described line for a distance of 466.00 feet to a point of cusp of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 89deg59min42sec, for an arc distance of 39.27 feet to a point of tangency; thence S88deg15min18secW, along the South line of a Conservation Easement as recorded in O.R.B. 25884 at page 3930 of the Public Records of Miami-Dade County, for a distance of 363.94 feet; thence S01deg44min24secE for a distance of 417.43 feet to a point on the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N10deg31min19secE; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 09deg17min09sec, for an arc distance of 386.27 feet to a point of compound curvature of a circular curve to the left, concave to the Northwest, thence Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 92deg58min34sec, for an arc distance of 40.57 feet to the POINT OF BEGINNING.

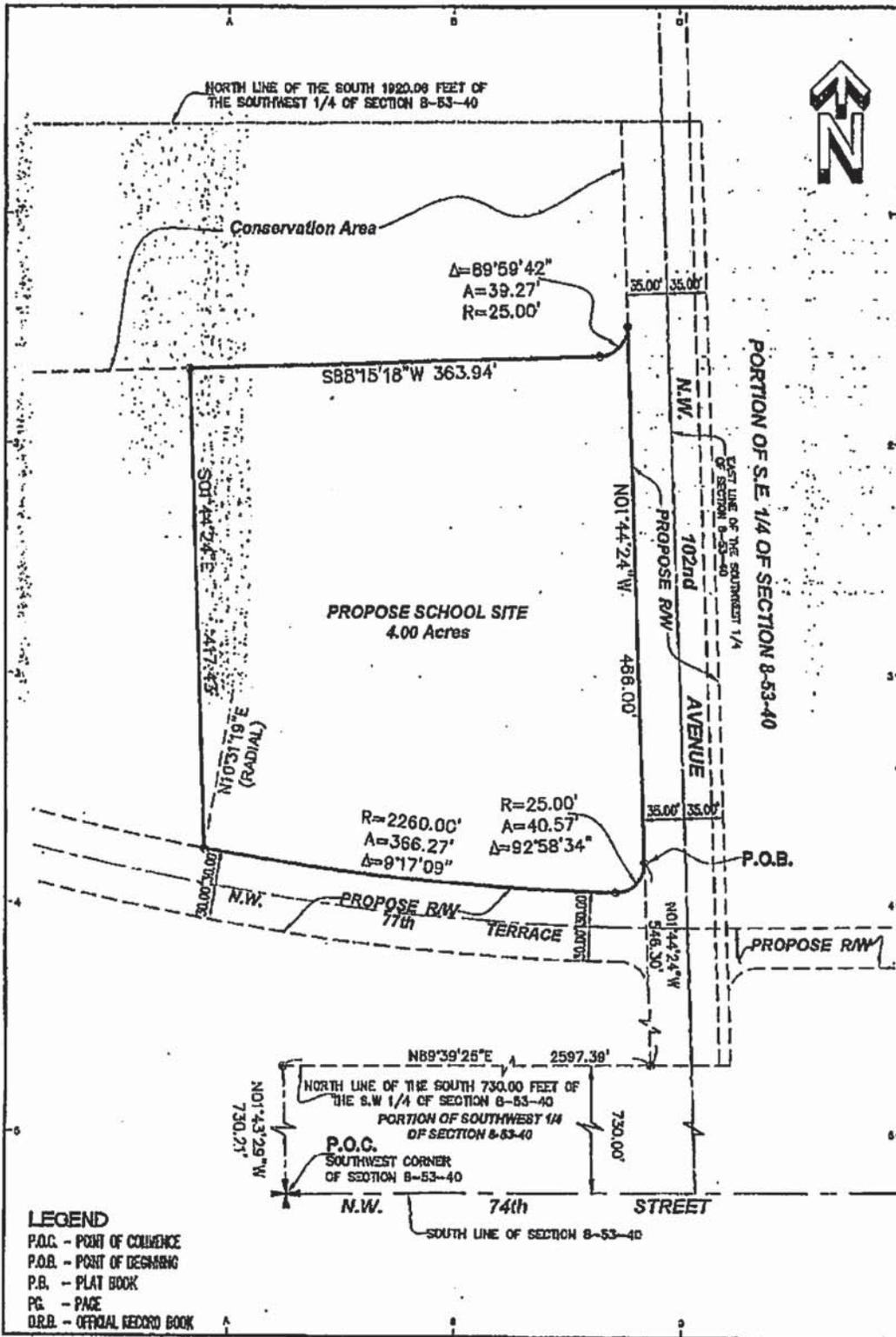
Containing 174,242.37 Square Feet or 4.00 Acres more or less.

GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR		LENNAR HOMES, I.L.C.	
DRAWN BY	E.R.	DATE	MAY 13, 2014.
DATE CHECKED BY		SCALE	N/A
CHECKED BY		PROJECT NO.	14-026-1000



GRAND BAY SOUTH - SCHOOL SITE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1960 N.W. 84th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 P.H. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
SKETCH NAME	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR	LENNAR HOMES, LLC.		
DRAWN BY	E.R.	DATED	MAY 13, 2014.
DATE CHECKED BY		SCALE	1" = 100'
CHECKED BY		PROJECT NO.	14-025-1000
			3 OF 3 SHEETS

EXHIBIT 5
FUTURE LAND USE

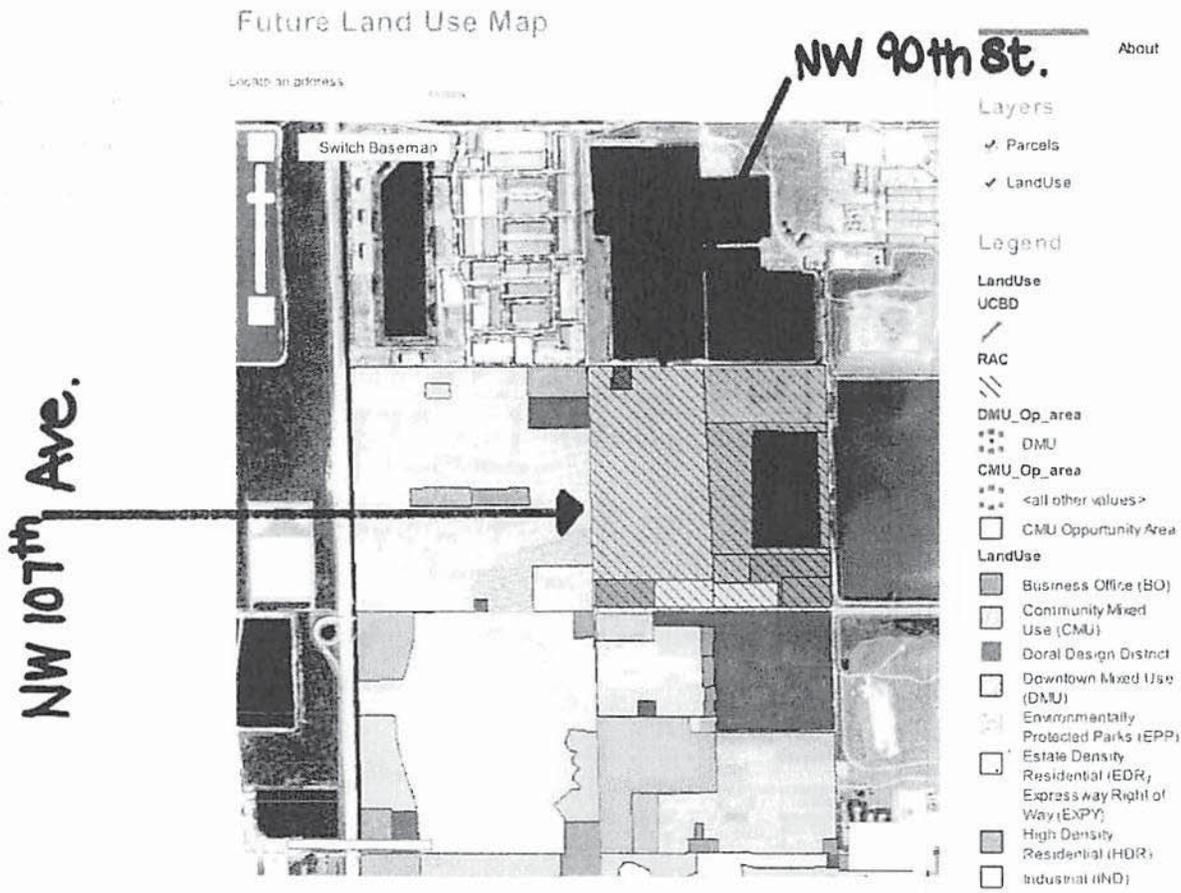


EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS GRAND BAY AT DORAL CONTRACTION OF BOUNDARIES

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to contract the boundaries of the Grand Bay at Doral Community Development District ("District"). The District currently comprises approximately 334.48+/- acres of land located in the City of Doral, Florida.¹ This SERC is specific for one (1) area to be removed; the new school site consisting of approximately 4.00 +/- 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 establishment) as follows:

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

1.2 Overview of Grand Bay at Doral Community Development District

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

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), 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 aggregate within 5 years after the implementation of the rule;

¹ A Petition to Expand the Boundaries of Grand Bay at Doral Community Development District was submitted to Miami-Dade County and is pending approval by the Miami-Dade County Commission (the "Expansion Petition"). The City of Doral adopted Resolution No.14-191, expressing its support for the Petition to Expand the Boundaries of the District. The aforesaid Petition seeks to expand the current boundaries of the District by 6.93 +/- acres.

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

3. Is likely to increase regulatory cots, 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 proposed ordinance. 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. Miami-Dade 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) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

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 discussions in Section 3.0 through Section 6.0.

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

The District currently serves land that comprises a 334.48 +/- acre development. Upon approval of the Petition to contract the boundaries (and the Expansion Petition), the District's boundaries will comprise approximately 337.41 +/- acres. This boundary amendment will remove one (1) parcel of land from the District boundary which will not be used for the development of residential units and will not be a part of the residential community being developed in the District.

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.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 1,000 acres, and therefore, Miami-Dade County is the establishing entity under 190.005(2), Florida Statutes, to review and act upon the petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filing from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

Miami-Dade County

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

The annual costs to Miami-Dade County, because of the proposed contraction 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 Petition.

City of Doral

The City of Doral will incur certain advertising costs associated the processing of the Petition to Contract the District Boundaries. The Petitioner will reimburse these costs to the City.

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, except the District. 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.

Transactional costs associated with community development district (CDDs) are typically related to the financing and maintenance of infrastructure. When the petition to form the District was originally submitted and approved by the City, the petitioner estimated the design and development costs for providing capital facilities. In this case the District Board made the determination that the parcel being removed from the District will not benefit from the District's infrastructure project and there are no assessments for debt imposed on the parcels.

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 contraction of the boundaries of the District.

The development is located in the City of Doral. As of the Census date, the 2000 Census, the City has a population that is greater than 10,000 people. Therefore, the City is not defined as a "small" City according to Section 120.52, Florida Statutes, and there will accordingly be no impact on a small City because of the proposed amendment of the boundaries of the District.

6.0 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.

APPENDIX A

LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1: Statement of Financial Interests	112.3145	within 30 days of accepting interest the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT 7

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

RESOLUTION _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SUPPORTING AN AMENDMENT OF THE BOUNDARIES OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT TO CONTRACT THE BOUNDARIES OF THE DISTRICT BY APPROXIMATELY 4.00 ACRES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Grand Bay at Doral Community Development District ("District") has requested a resolution supporting an amendment of the boundaries of the District to contract the boundaries by approximately 4.00 acres; and

WHEREAS, Applicant has requested the rights to exercise all powers provided for in Chapter 190.005, Florida Statutes; and

WHEREAS, the public infrastructure improvements which will be funded by the District include earthwork, water and wastewater systems, surface water management, and internal roadways; and

WHEREAS, the proposed District expansion will allow the District to seek approval from the County to expand the District boundaries in order for the District to fund the public infrastructure required to service the expansion area; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interests of the citizens of the City of Doral to support the amendment of the District boundaries.

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof. are hereby incorporated as the findings of fact of the Board.

Section 2. The City Council of the City of Doral hereby supports the District's application for the expansion of the District boundaries.

Section 3. This resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

WHEREAS, a motion to approve the Resolution was offered by _____, who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	_____
Vice Mayor Christi Fraga	_____
Councilwoman Bettina Rodriguez Aguilera	_____
Councilwoman Ana Maria Rodriguez	_____
Councilwoman Sandra Ruiz	_____

LUIGI BORIA, MAYOR

ATTEST:

BARBARA HERRERA, CITY CLERK

Approved as to form and legal sufficiency for the
Use and reliance of the City of Doral only:

_____, City Attorney