

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(I)  
1-22-20

ORDINANCE NO.      20-7

ORDINANCE GRANTING PETITION OF CAMPO BELLO COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED ON THE NORTH BY SW 248 STREET, ON THE EAST BY SW 107 AVENUE, ON THE SOUTH BY SW 256 STREET, AND ON THE WEST BY SW 109 AVENUE; AMENDING THE BOUNDARIES OF THE DISTRICT TO EXPAND ITS TOTAL ACREAGE BY APPROXIMATELY 1.44 ACRES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

**WHEREAS**, article VIII, section 6(e) of the Florida Constitution provides the authority for Miami-Dade County, through its charter, to provide a method for establishing new governmental units in Miami-Dade County and 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 (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 expanded chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, at its meeting on March 19, 2019, the Board adopted Ordinance No. 19-26 establishing the Campo Bello 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 expand the boundaries of a community development district within its jurisdiction; and

**WHEREAS**, the Petitioner has submitted a Petition to expand the District boundaries by approximately 1.44 acres, resulting in a total increase in acreage of the District from approximately 43.24 acres to approximately 44.68 acres; and

**WHEREAS**, a public hearing has been conducted by the Board in accordance with the requirements and procedures of sections 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 expand the District boundaries are true and correct; and

**WHEREAS**, the expansion 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 expanded is sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community and the area of land being added does not impact such functionality; and

**WHEREAS**, the District as expanded 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 added will not impact such delivery; and

**WHEREAS**, the community development facilities and services of the District as expanded will not be incompatible with 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 as expanded 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 expand the District to include the real properties described therein, which was filed by the Petitioner on October 25, 2019, 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 to the Ordinance.

**Section 3.** The Board finds that external boundaries of the District as expanded 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 to the Ordinance.

**Section 4.** Except to expand the boundaries of the District as provided herein, this Ordinance does not affect, expand or modify Ordinance No. 19-26.

**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:

January 22, 2020

Approved by County Attorney as  
to form and legal sufficiency:

APW

Prepared by:

MTM

Michael J. Mastrucci

"EXHIBIT 1 to the Ordinance"

PETITION TO EXPAND CAMPO BELLO  
COMMUNITY DEVELOPMENT DISTRICT

Dated: October 25, 2019

**Date:** October 25, 2019

**To:** Linda L. Cave, Deputy Clerk  
Office of the Clerk of the Board  
Attn: Shania Momplaisir

**From:** Lorena Guerra-Macias, Chief *LG*  
Special Assessment Districts Division  
Parks, Recreation and Open Spaces Department

**Subject:** Campo Bello Community Development District –  
Amendment

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The attached petition was submitted by the Board of Supervisors of the Campo Bello Community Development District (CDD) for the amendment of the CDD and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Florida State Statute Chapter 190 and Miami-Dade County Policy.

The filing date of record is October 25, 2019.

Attachment

c: Michael Mastrucci  
Assistant County Attorney

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

**IN RE: PETITION PURSUANT TO  
SECTION 190.046(1), FLORIDA STATUTES,  
TO EXPAND THE BOUNDARIES OF  
CAMPO BELLO COMMUNITY  
DEVELOPMENT DISTRICT**

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**PETITION TO EXPAND BOUNDARIES OF CAMPO BELLO  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Campo Bello 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 Home Rule Charter by Ordinance No. 19-26 of Miami-Dade County, Florida (the "County"), adopted on March 19, 2019 (the "Ordinance"), hereby submits this petition (the "Petition") to 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 expand the boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 43.24 +/- acres are currently within the external boundaries of the District.<sup>1</sup>
2. That the Board desires to expand the boundaries of the District by adding approximately 1.438 +/- acres of real property as legally described in Exhibit A, attached hereto and made a part hereof. Following such expansion of the District's boundaries, all lands in the

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<sup>1</sup> The Petition to Establish the District had a scrivener's error of 80 +/- acres. The actual acreage is 43.24 +/- acres as set forth in the legal description of the original District boundaries.

District will continue to be located wholly within the jurisdictional boundaries of unincorporated Miami-Dade County, Florida.

3. That the acreage of the real property to be annexed into the District does not exceed 50% of the acres initially located within the original boundaries of the District, and all petitions of the District, including this Petition, submitted to the Commission subsequent to the initial petition seeking establishment of the District do not encompass more than a total of 1,000 acres.

4. That attached hereto as Exhibit B and made a part hereof is a description of the external boundaries of the District following the proposed expansion of such boundaries. No real property within the external boundaries of the District as proposed is to be excluded therefrom.

5. That attached hereto as Exhibit C is the proposed timetable for installation of District services and facilities which will be provided to the real property being annexed into the District and the estimated cost of installing such proposed services and facilities.

6. That attached hereto as Exhibit D is evidence of the written consent to the annexation of the subject property into the District by the fee title owner of one hundred percent (100%) of such real property (the "Landowner").

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 annexed into the District by the future land use plan element of the effective local government comprehensive plan.

8. That attached hereto as Exhibit F is a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes.



9. That attached hereto as Exhibit G is a copy of the proposed Declaration of Restrictive Covenants applicable to the subject property, which has been executed by the Landowner and is being submitted in support of this Petition.

10. That attached hereto as Exhibit H is a copy of the Resolution of the Board of Supervisors of the District authorizing the filing of this Petition.

11. That following the proposed expansion of the District's boundaries (i) the property within the District 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 property 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 property comprising the District will be amenable to separate special-purpose government.

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

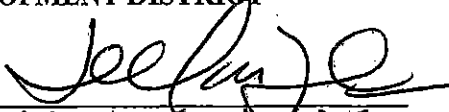
**WHEREFORE**, Petitioner, the Board of Supervisors of the Campo Bello Community Development District, hereby respectfully requests the Commission to:

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 this Petition 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.

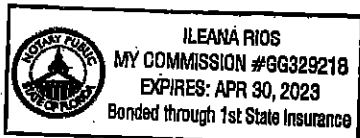
RESPECTFULLY SUBMITTED this 3<sup>rd</sup> day of September, 2019.


CAMPO BELLO COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Name: Maria C. Herrera  
Title: Chairperson/Vice-Chairperson

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

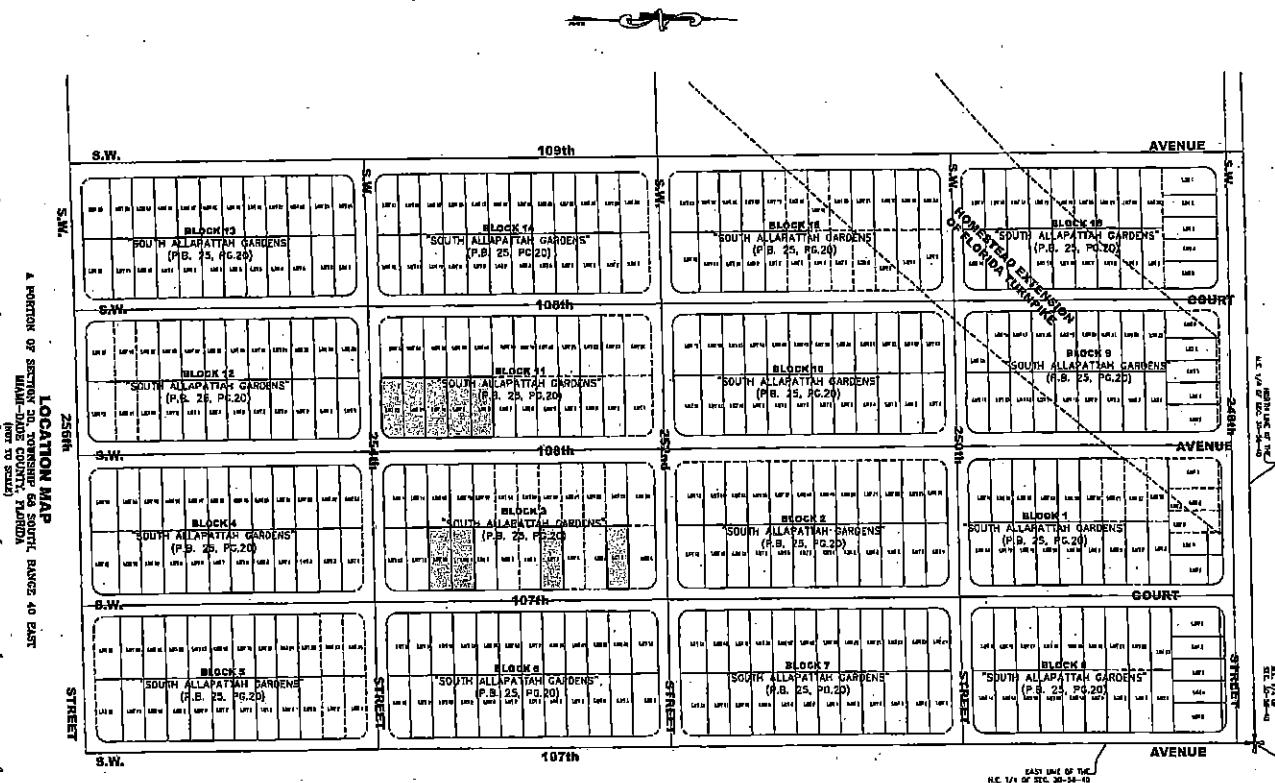
The foregoing instrument was acknowledged before me this 3 day of September, 2019, by Maria Herrera, the Chairperson/Vice-Chairperson of the Board of Supervisors of the Campo Bello Community Development District, who is personally known to me  or produced \_\_\_\_\_ as identification.



  
Notary Public  
Ileana Rios  
Typed, printed or stamped name of Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION OF AREA TO BE ADDED TO DISTRICT**



LOCATION MAP OF SECTION 24 SOUTH RANGE 40 EAST  
MARRY DAY COUNTY, FLORIDA  
(NOT TO SCALE)

**LEGAL DESCRIPTION**

Block 1, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 24, Public Records of Marry Day County, Florida.  
Block 2, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 25, Public Records of Marry Day County, Florida.  
Block 3, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 26, Public Records of Marry Day County, Florida.  
Block 4, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 27, Public Records of Marry Day County, Florida.  
Block 5, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 28, Public Records of Marry Day County, Florida.  
Block 6, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 29, Public Records of Marry Day County, Florida.  
Block 7, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 30, Public Records of Marry Day County, Florida.  
Block 8, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 31, Public Records of Marry Day County, Florida.  
Block 9, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 32, Public Records of Marry Day County, Florida.  
Block 10, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 33, Public Records of Marry Day County, Florida.  
Block 11, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 34, Public Records of Marry Day County, Florida.  
Block 12, South Allapattah Gardens, according to the plat thereof, recorded in Plat Book 24, Page 35, Public Records of Marry Day County, Florida.

**SURVEYOR'S NOTES**

- The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 473, Florida Statutes.
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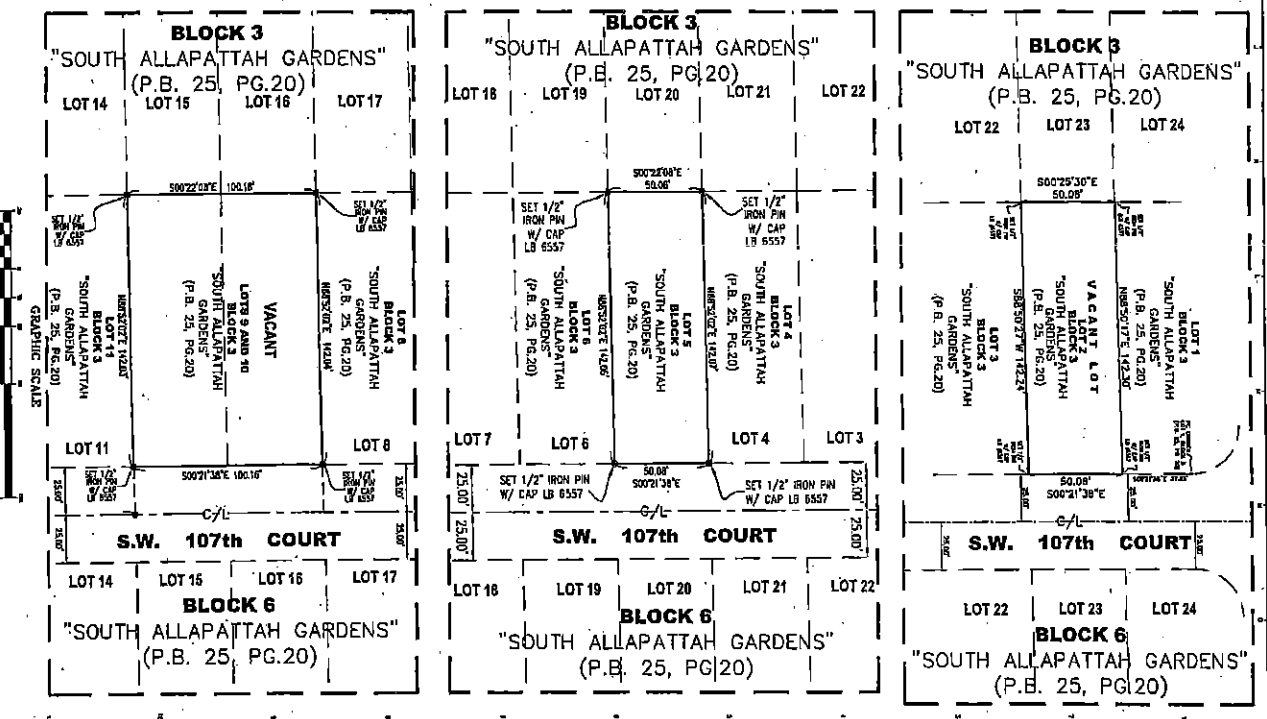
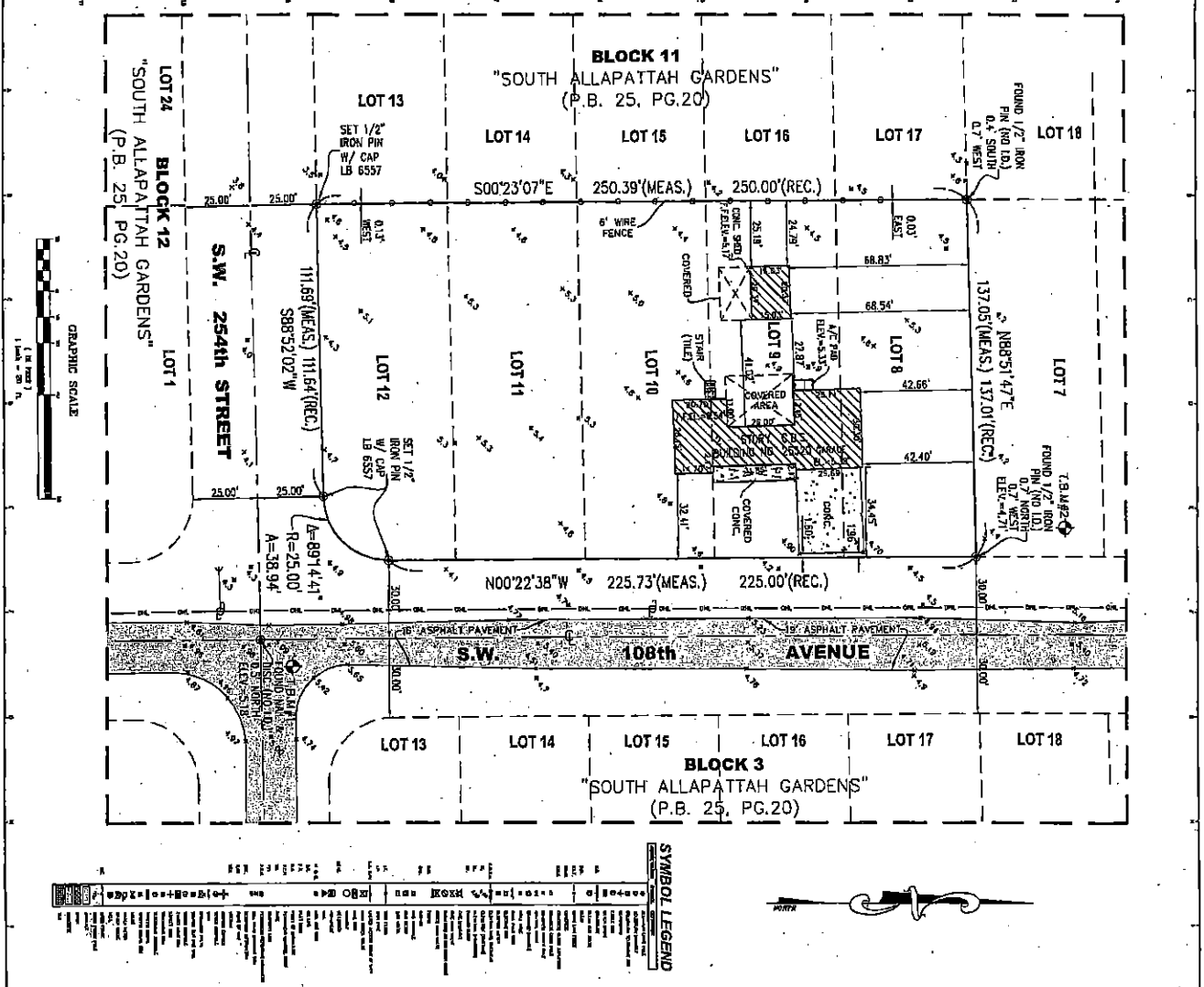
**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the provisions of Chapter 473, Florida Statutes, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the provisions of Chapter 473, Florida Statutes.



<b>CAMPO BELLO CDD - ANNEXATION PARCELS</b>		<b>RECORD OF REVISION</b>	
PART OF PLAT BOOK: BOUNDARY SURVEY LOCATION MAP, LEGAL DESCRIPTION & SURVEYOR'S NOTES CLIENT: LENNAR HOMES, LLC		No. DATE DESCRIPTION BY APP.	PROFESSIONAL SEAL OF SURVEYOR JOHN A. HARRIS, SURVEYOR 14-006-1000 18-066-1000 AUGUST 2nd, 2014
COUNTY: MARRY DAY COUNTY, FLORIDA		(Empty table for revisions)	

15



SYMBOL	DESCRIPTION
	SET 1/2\"
	IRON PIN W/ CAP LB 6557
	6\"
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	CONCRETE
	COVERED AREA
	VACANT LOT
	PROPERTY BOUNDARY

**CAMPO BELLO CDD - ANNEXATION PARCELS**

TYPE OF PROJECT	BOUNDARY SURVEY
SHEET LABEL	SKETCH OF BOUNDARY SURVEY AND LEGEND
DATE	LENNAR HOMES, LLC
DATE APPROVED	BY: [Signature]

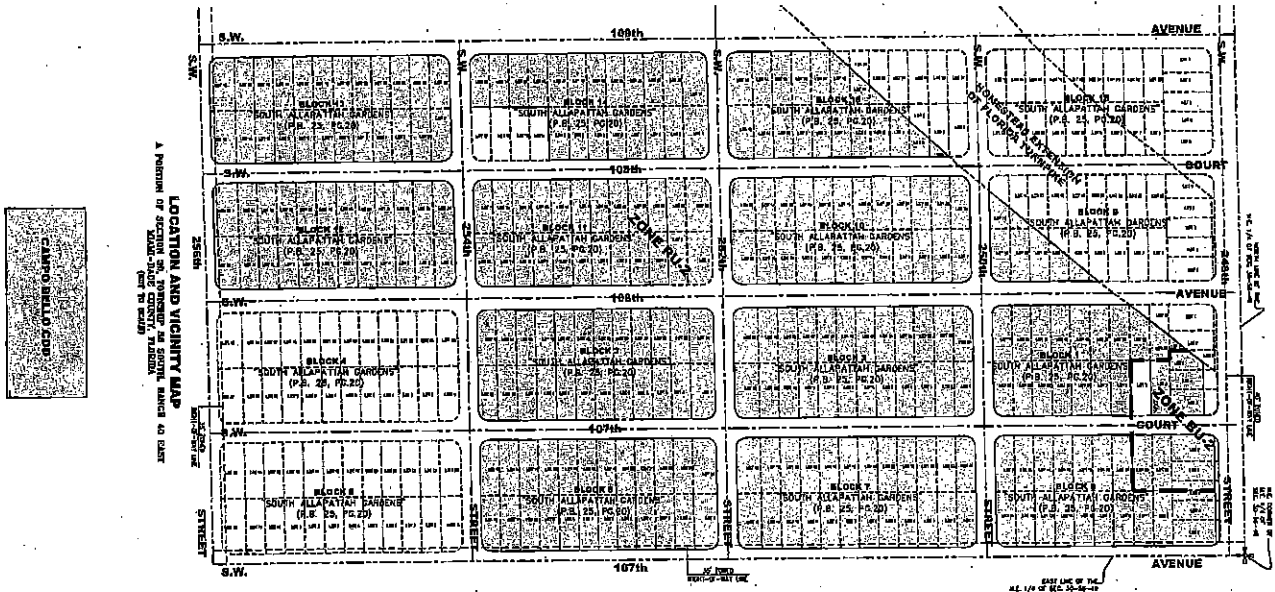
No.	DATE	DESCRIPTION	BY	APP.

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 13820  
 DATE 08/20/19

**16**

**EXHIBIT B**

**LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES**



**LEGAL DESCRIPTION CAMPO BELLO CDD**

Block 1, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 2, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 3, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 4, South Allapattian Gardens, (P.L. 25, PG. 20) ...

Block 5, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 6, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 7, South Allapattian Gardens, (P.L. 25, PG. 20) ...  
 Block 8, South Allapattian Gardens, (P.L. 25, PG. 20) ...

**SURVEYOR'S NOTES**

1. The survey was conducted in accordance with the Texas Surveying Act.
2. The survey was conducted on the 15th day of August, 2011.
3. The survey was conducted by the undersigned surveyor.
4. The survey was conducted in accordance with the Texas Surveying Act.
5. The survey was conducted in accordance with the Texas Surveying Act.
6. The survey was conducted in accordance with the Texas Surveying Act.
7. The survey was conducted in accordance with the Texas Surveying Act.
8. The survey was conducted in accordance with the Texas Surveying Act.
9. The survey was conducted in accordance with the Texas Surveying Act.
10. The survey was conducted in accordance with the Texas Surveying Act.

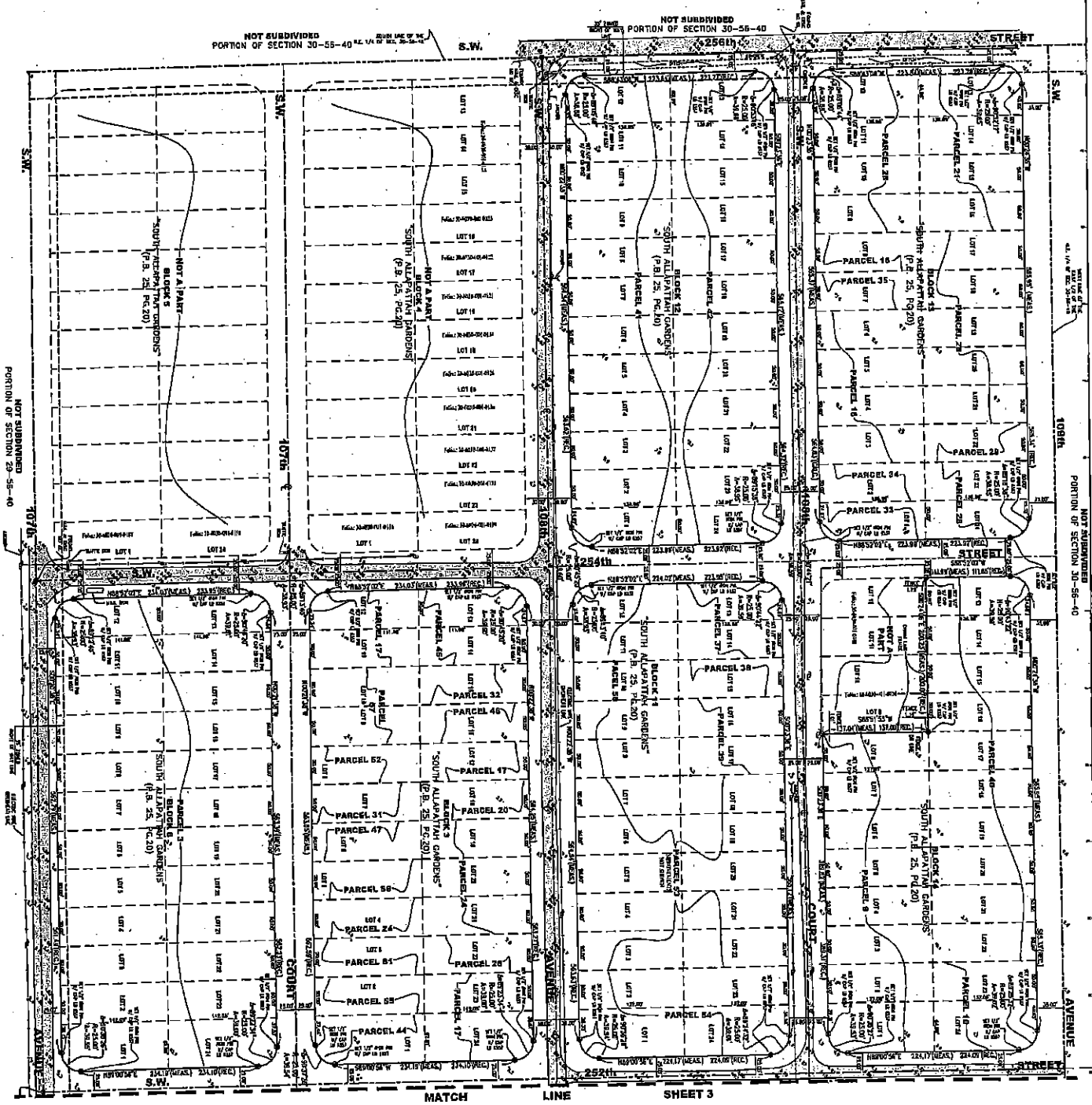
**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

\_\_\_\_\_  
 Surveyor

<b>CAMPO BELLO CDD / EXPANDED DISTRICT BOUNDARY</b>		<b>RECORD OF REVISION</b>	
NO. 1	DATE 8/15/11	DESCRIPTION	BY
2	8/15/11	AMEND PARCELS 10, 20, 30 AND 40 FROM NUMBER 1	SA
3	8/15/11	REMOVE TO ADD NEIGHBORING PARCELS	SA
<b>BOUNDARY SURVEY</b> LOCATION MAP, LEGAL DESCRIPTION & SURVEYOR'S NOTES LENNAR HOMES, LLC		SA SA SA	



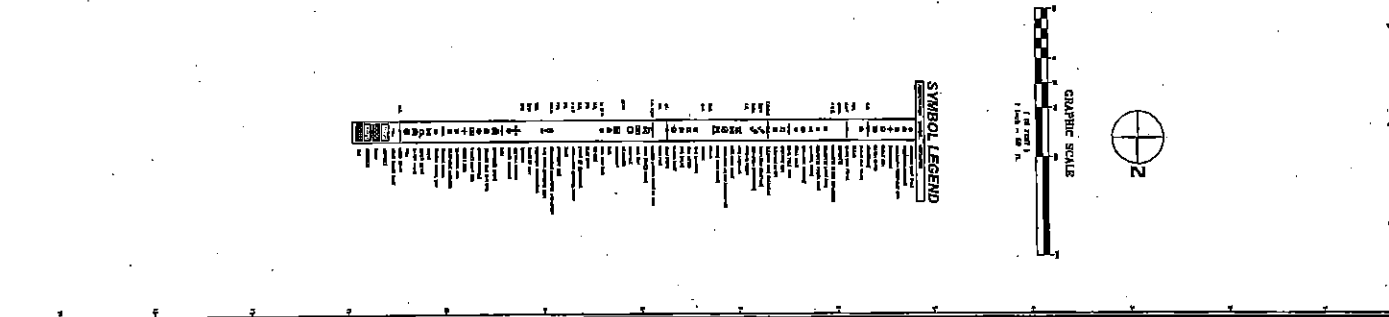


NOT SUBDIVIDED  
PORTION OF SECTION 29-55-40

NOT SUBDIVIDED  
PORTION OF SECTION 30-55-40

NOT SUBDIVIDED  
PORTION OF SECTION 30-55-40

MATCH LINE SHEET 3

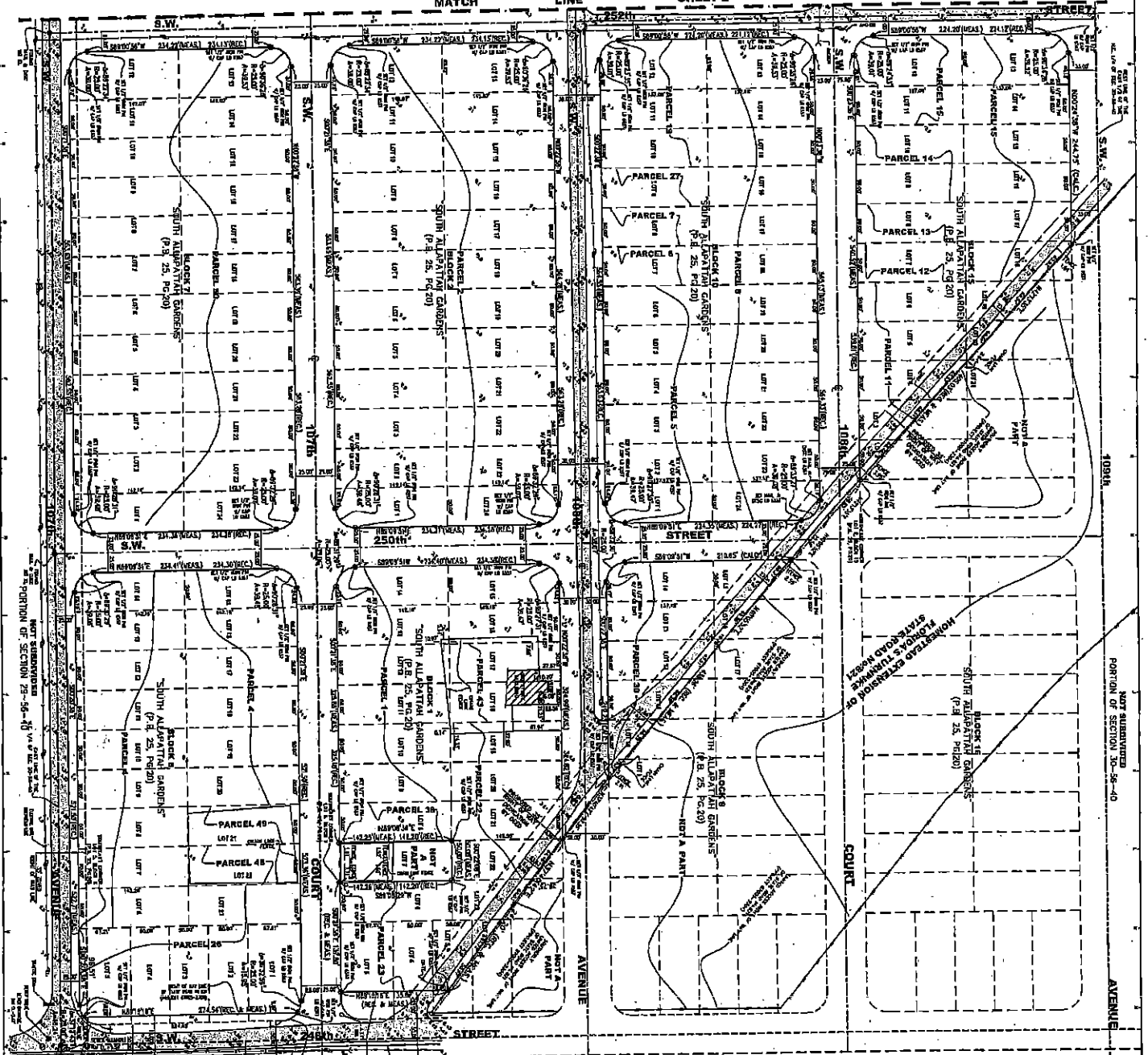


<b>CAMPO BELLO CDD / EXPANDED DISTRICT BOUNDARY</b>		<b>RECORD OF REVISION</b>									
PROJECT NO: DRAWING NO: DATE: SCALE: SHEET: <b>BOUNDARY SURVEY</b> <b>SKETCH OF SURVEY</b> <b>LENNAR HOMES, LLC</b>	DESIGNED BY: DRAWN BY: CHECKED BY: IN CHARGE: FIELD NO. & DATE: REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION							
NO.	DATE	DESCRIPTION									
CAMPO BELLO CDD / EXPANDED DISTRICT BOUNDARY SKETCH OF SURVEY LENNAR HOMES, LLC PROJECT NO. 140006-1000 SHEET 2 OF 3											

19



MATCH LINE SHEET 2



NOT SUBDIVIDED PORTION OF SECTION 19-36-40

NOT SUBDIVIDED PORTION OF SECTION 30-36-40

NOT SUBDIVIDED PORTION OF SECTION 19-36-41

SYMBOL LEGEND

- UNADJUSTED ORIGINAL SURVEY
- ADJUSTED ORIGINAL SURVEY
- CALCULATED BOUNDARY
- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ENCROACHMENT
- PROPOSED ENCROACHMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING LOT
- PROPOSED LOT
- EXISTING PARCEL
- PROPOSED PARCEL
- EXISTING BLOCK
- PROPOSED BLOCK
- EXISTING SECTION
- PROPOSED SECTION
- EXISTING TOWNSHIP
- PROPOSED TOWNSHIP
- EXISTING RANGE
- PROPOSED RANGE
- EXISTING COUNTY
- PROPOSED COUNTY
- EXISTING STATE
- PROPOSED STATE
- EXISTING COUNTRY
- PROPOSED COUNTRY

GRAPHIC SCALE



CAMPO BELLO CDD / EXPANDED DISTRICT BOUNDARY

BOUNDARY SURVEY  
SKETCH OF SURVEY  
LENNAR HOMES, LLC

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.
1	10/14/15	PERFORMED SURVEY	...	...
2	10/14/15	...	...	...

LENNAR HOMES, LLC  
160968-1000







**EXHIBIT C**

**CONSTRUCTION TIMETABLE AND COST ESTIMATE  
FOR AREA TO BE INCLUDED WITHIN DISTRICT BOUNDARIES**

	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Distribution System	\$ 57,178	December, 2018	March, 2019
Wastewater Collection System	\$ 78,352	January, 2019	September, 2019
Roadway Improvements	\$ 142,449	April, 2019	September, 2019
Stormwater Management System	\$ 81,184	November, 2018	September, 2019
<b><u>Total:</u></b>	<b>\$ 359,163</b>		

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