NORTH MIAMI
FLORIDA
776 N.E. 125 Street, North Miami, Florida 33161

Council Report

To: The Honorable Mayor and City Council

From: Stephen E. Johnson, City Manager

Date: December 10, 2013

RE: PROPOSED RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY OF NORTH MIAMI FOR THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL SERVICES, AND RESIDENTIAL AND COMMERCIAL STORMWATER SERVICES AND FACILITIES; STATING A NEED FOR SUCH LEVY; DIRECTING THE TRANSMITTAL OF THIS RESOLUTION AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION

We recommend that the City Council adopts the attached resolution allowing for the use of the Uniform Method of Collecting Non-Ad Valorem Special Assessments for the charges of sanitation and stormwater services.

BACKGROUND

Sanitation

Currently, sanitation fees of $21.20 per unit/month are billed quarterly on the residential customer's utility bill. The quarterly charge amounts to $63.60. Approval of the proposed resolution would allow these fees to be placed on the property tax bill as a non-ad valorem assessment.

We are proposing the following rates and units of measurement for fiscal year starting 1-October-2014 to 30-September-2015:

Single Family Units	$259.49 per year	
Duplex Housing	$259.49 per year/dwelling unit	Up to $ 518.98 /year
Three Unit Housing & Quadplex	$259.49 per year/dwelling unit	Up to $1,037.95/year

Stormwater

Currently, stormwater fees are charged based on the equivalent residential unit or ERU. Stormwater fees of $6.05 per ERU/unit/month are billed quarterly on the residential customer's utility bill. These fees appear as a $18.15 charge on the quarterly water utility bill for a single family home which is considered 1 ERU. For commercial property, the fee varies based on the impervious area of the property and are generally billed monthly. An apartment complex would be assigned 1 ERU per residential unit. Therefore, by having these charges placed as special assessments on the property tax bill, residents and business owners could see a reduction in their utility bill between $39.35 to hundreds of dollars.

We are proposing the following rates and units of measurement for fiscal year starting 1-October-2014 to 30-September-2015:

Residential-type (1 ERU per dwelling unit)	$72.60	Per year per ERU
Commercial-type (1 ERU for every 1,760 sq. ft. of impervious area)	$72.60	Per year per ERU

These rates reflect no change in the level of service. These rates may be indexed periodically based on the CPI as adopted by a previous City Council resolution.

The ERU for residential property is determined as one ERU for every dwelling unit. The ERU for commercial type property is calculated as one ERU for every 1,760 square feet of impervious area.

Since the owner of the property is responsible for the paying the property taxes, the owner will now be responsible for paying the stormwater fees through payment on the property tax bill. Any failure to pay would result in a tax lien on the property.

Although the County will charge the City administrative charges, this will be offset by the interest earned on the early receipt of the fees. Miami-Dade County currently bills, collects, and remits property taxes for the City, which are usually received during the first quarter of the fiscal year. Therefore, the City benefits from having an early cash flow.

For the residents whose taxes are paid through mortgage companies, the financial burden would be spread over a 12-month period versus four times a year. Taxpayers are also allowed to benefit from a discount for early payment.

As a result, the average water utility bill will be lower thus the City and its residents both will benefit. In addition, we also anticipated that discontinuance/shut-off of water and

sewer services for non-payment will be reduced. This will lead to a more positive relationship between the City and its residents.

ADDITIONAL INFORMATION

The City of Miami implemented this method in 1999. During fiscal year 2002 and again in 2009, the City of North Miami worked diligently to implement this method of collection for its fiscal year 2003 and 2010. Unfortunately, in the final phase, the Council terminated the implementation.

Our City staff will be actively involved in the process. We will maintain our own database and transfer data to the County to reduce the potential of billing errors. When questions or issues arise, the City's Utility Billing Division will continue to be the contact source for assistance.

Attachments:
1) Proposed Resolution
2) Notice of Public Hearing

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY OF NORTH MIAMI FOR THE COST OF PROVIDING RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL SERVICES, AND RESIDENTIAL AND COMMERCIAL STORMWATER SERVICES AND FACILITIES; STATING THE NEED FOR SUCH LEVY; DIRECTING THE TRANSMITTAL OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the City of North Miami, Florida ("City") must continue to impose special assessments for the provision of residential solid waste collection and disposal services, and residential and commercial stormwater services and facilities; and

WHEREAS, the City desires to use the uniform method for collecting non-ad valorem special assessments for the cost of providing residential solid waste collection and disposal services, and residential and commercial stormwater services and facilities to properties within the incorporated area of the City, as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, the City properly advertised its intent to use the uniform method for collecting such assessments prior to considering this Resolution, as required by the aforementioned statutory section; and

WHEREAS, proof of the required publication, is attached hereto as "Exhibit A"; and

WHEREAS, the Mayor and City Council find that utilizing the uniform method of collecting such assessments in the same manner as provided for ad valorem taxes, will allow for greater compliance and provide an expeditious and efficient collection method.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. That Commencing with the Fiscal Year beginning on October 1, 2014, and with the tax statements mailed for such Fiscal Year and continuing thereafter until discontinued by the Mayor and City Council, the City of North Miami intends to use the uniform

method of collecting non-ad valorem special assessments levied within the incorporated area of the City of North Miami, as authorized by Section 197.3632, Florida Statutes, for the cost of providing residential solid waste collection and disposal services, and residential and commercial stormwater services and facilities. A legal description of the area subject to the assessment is attached hereto as "Exhibit B" and incorporated herein by reference.

Section 2. The Mayor and City Council of the City of North Miami hereby determine that the levy of the assessments is needed to fund the cost of residential solid waste collection and disposal services, and residential and commercial stormwater services and facilities within the incorporated area of the City of North Miami.

Section 3. Upon adoption, the Clerk of the City of North Miami is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Miami-Dade County Tax Collector, and the Miami-Dade County Property Appraiser prior to January 10, 2014.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of _____, 2013.

_____
LUCIE M. TONDREAU
MAYOR

ATTEST:

_____
MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

Exhibit "A"

Date: 11/18/2013
County: MIA
Adnumber: 2175139

PUBLIC NOTICE
NOTICE OF INTENT TO IMPLEMENT
THE UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS
THE CITY OF NORTH MIAMI , FLORIDA (THE "CITY")
HEREBY PROVIDES NOTICE PURSUANT TO SECTION 197.3632,
FLORIDA STATUTES, THAT COMMENCING WITH FISCAL YEAR
BEGINNING OCTOBER 1, 2014, AND WITH THE TAX
STATEMENT MAILED FOR SUCH FISCAL YEAR AND CONTINUING
THEREAFTER UNTIL DISCONTINUED BY THE CITY, THAT THE
CITY INTENDS TO USE THE UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS FOR PROVIDING SOLID WASTE
COLLECTION AND DISPOSAL SERVICES AND STORMWATER
SERVICES AND FACILITIES, SUCH NON-AD VALOREM
ASSESSMENTS SHAL BE LEVIED WITIN THE INCORPORATED
AREA OF THE CITY.
THE CITY WILL CONSIDER THE ADOPTION OF THE
FOLLOWING RESOLUTION ELECTING TO USE THE UNIFORM
METHOD OF COLLECTING SUCH ASSESSMENTS AT A PUBLIC
HEARING TO BE HELD A 7:00 P.M ON TUESDAY NOVEMBER
26, 2013 AT THE COUNCIL CHAMBERS, OF NORTH MIAMI
CITY HALL, 776 N.E. 125TH STREET, NORTH MAIMI,
FLORIDA 33161. SUCH RESOLUTION WILL STATE THE NEED
FOR THE LEVY AND WILL CONTAIN A LEGAL DESCRIPTION OF
THE BOUNDARIES OF THE REAL PROPERTY SUBJECT TO
LEVY.
PROPOSED RESOLUTION
**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF NORTH MIAMI , FLORIDA, ELECTING TO USE
THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM
SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED
AREA OF THE CITY OF NORTH MIAMI FOR THE PROVISION OF
RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL
SERVICES, AND RESIDENTIAL AND COMMERCIAL STORMWATER
SERVICES AND FACILITIES; STATING A NEEED FOR SUCH
LEVY; DIRECTING THE TRANSMITTAL OF THE RESOLUTION
AND PROVIDING AN EFFECTIVE DATE.**

The proposed resolution is available for inspection
by the public in the Office of the City Clerk at
North Miami City Hall, Room 101 and online at
www.northmiamifl.gov. For further information,
please call 305-895-9881.
Vernon Paul, Jr.
Finance Director
10/28 11/4-11-18 13-4-165/2175139M

Exhibit "B"

North Miami - Corporate Limits

BEGIN at a point in Biscayne Bay at the intersection of the projected diagonal line through the northeast corner and the southwest corner of Section 27, Township 52 S., Range 42 E. with the line projected east from the south corner of "Sans Souci Estates", according to the plat thereof, as recorded in Plat Book 50, Page 86 of the public records of Miami-Dade County, Florida. Thence westerly to the south corner of block 14 of said "Sans Souci Estates", said point also being on the westerly boundary of Biscayne Bay; Thence North 56°35′44″ West, along the southwest line of said "Sans Souci Estates", a distance of 823.34 feet to a point which is 53.25 feet North 00°14′28″ East of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 32, Township 52 S., Range 42 E. Thence continue along said southwest line, North 56°35′44″ West, a distance of 1,146.07 feet to the south line of "Replat of Block 12 and a Portion of Block 1, San Souci Estates", according to the plat thereof, as recorded in Plat Book 65, Page 20 of the public records of Miami-Dade County; Thence North 89°58′18″ West, along said south line, 173.47 feet to a point on the easterly Right of Way of Federal Highway U.S. 1 (Biscayne Boulevard), a 100 foot Right of Way as shown on said plat, said point also being a point on a non-tangent circular curve, concave to the west, having a radius of 5,779.58 feet; Thence northeasterly, along said easterly line and the arc of said curve, to the point of tangency of said curve, said point being 152.52 feet southwesterly from the northwest corner of Tract "A" of "Replat of a Portion of Block 1, Sans Souci Estates" according to the plat thereof, as recorded in Plat Book 55, Page 11 of the public records of Miami-Dade County, Florida; Thence continuing along said easterly line, tangent to the aforesaid curve, North 17°57′12″ East, a distance of 152.52 feet to the northwest corner of said Tract "A", said point also being the southwest corner of Tract "A" of "Oaklawn Park", according to the plat thereof, as recorded in Plat Book 159, page 27 of the public records of Miami-Dade County, Florida; Thence continue North 17°57′12″ East, along the west line of said Tract "A", 676.02 feet to the northwest corner of said Tract "A", said point also being a point on the north line of the south 1/2 of the south 1/2 of the south 1/2 of Section 29, Township 52 S., Range 42 E.; Thence westerly, along said north line, to the intersection with the centerline of N.E. 10th Avenue, as shown on "Plat of Prior's 2nd Addition to Biscayne Park Estates", as recorded in Plat Book 45, Page 60 of the public records of Miami-Dade County, said line also being the east section line of Section 30, Township 52 S., Range 42 E.; Thence continue westerly, along the north line of the south 1/2 of the south 1/2 of the south 1/2 of Section 30, Township 52 E., Range 42 E., to the intersection of the centerline of Griffing Boulevard, a 70 foot wide Right of Way, as shown on the plat of "Griffing Biscayne Park Estates", as recorded in Plat Book 5, Page 107 of the public records of Miami-Dade, County; Thence northwesterly, along the centerline of said Griffing Boulevard, to the intersection of the centerline of Dixie Highway, as shown on said plat; Thence southwesterly, along said centerline of Dixie Highway, to an intersection with the prolongation of the south line of "Fairmont Homes", according to the plat thereof, as recorded in Plat Book 69, Page 22 of the public records of Miami-Dade County, Florida; Thence westerly, along the prolongation of said south line and said south line to a point on the centerline of N.E. 3rd Avenue, as shown on said plat, said point also being the northeast corner of Tract "A" of "S.L.S. Shopping Center", according to the plat thereof, as recorded in Plat Book 80, Page 25 of the public records of Miami-Dade County, Florida; Thence South 00°30′30″ West, along the east line of said Tract "A", for

513.67 feet; Thence South 43°15′52″ West, 60.26 feet; Thence North 46°44′08″ West, 40.24 feet; Thence West, 77.95 feet; Thence South 43°15′52″ West, 178.82 feet, to a point on the south line of Section 30, Township 52 S., Range 42 E., said point also being on the centerline of N.E. 119th Street, as shown on said plat of "S.L.S. Shopping Center"; Thence West, along said south line of said Section 30, to the southwest corner of said Section 30; said point being the southeast corner of Section 25, Township 52 S., Range 41 E.; Thence westerly, along the south line of said Section 25, to the southwest corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 25; Thence northerly, along the west line of the SE 1/4 of the SE 1/4 of the SE 1/4 of said Section 25, to an intersection with the south Right of Way line of N.E. 121st Street; as shown on "Breezeswept Estates", as recorded in Plat Book 57, Page 58; Thence South 89°56′45″ West, along the south line of said plat, 668.73 feet to the southwest corner of said plat, said point also being a point on the centerline of North Miami Avenue as shown on said plat and a point on the east line of "Overbrook Shores No. 2", according to the plat thereof, as recorded in Plat Book 50, Page 31, Miami-Dade County Records; Thence South 00°34′00″ West, along said centerline of North Miami Avenue, 130.05 feet, to a point 450 feet northerly of the southeast corner of the SW 1/4 of the SE 1/4 of Section 25, Township 52 S., Range 41 E., said point also being on the prolongation of the south line of Lot 4, Block 12, of said plat of "Overbrook Shores No. 2"; Thence along said prolongation and southerly lines of said plat of "Overbrook Shores No. 2", the following four courses: (1) West 200 feet; (2) South 235 feet; (3) West 235 feet; and (4) South 215 feet to the south line of Section 25, Township 52 S., Range 41 E.; Thence West, along said south line, to the south 1/4 corner of Section 25, Township 52 S., Range 41 E.; Thence North 00°17′50″ East, along said 1/4 section line, to the intersection with the north line of the south 1/2 of the south 1/2 of the South 1/2 of said section 25; Thence westerly, along said north line, to the west Right of Way line of Interstate 95; Thence southerly, along said west Right of Way line, 660 feet to the south line of Section 25, Township 52 S., Range 41 E.; Thence westerly, along said south line, to the southeast corner of Section 26, Township 52 S., Range 41 E.; Thence westerly, along said south line of said Section 26, to the southwest corner of said Section 26; Thence northerly, along the west line of said Section 26 to the northwest corner of the southwest 1/4 of said Section 26; Thence easterly, along the north line of the SW1/4 of said Section 26, a distance of 203.26 feet to the west line of "Shephard Heights Add'n", according to the plat thereof, as recorded in Plat Book 52, Page 99, Miami-Dade County Records; Thence northerly, along said west line, parallel with and 10 feet west of the west line of Block 3 of said plat, 165.12 feet to the northwest corner of said plat, said point being on the north line of the south 1/2, of the south 1/2, of the NW 1/4 of Section 26, Township 52 S., Range 41 E.; Thence westerly, along said north line, 203.26 feet to the west line of Section 26, Township 52 S., Range 41 E., said point being the southwest corner of "Shephard Heights 2nd Add'n", according to the plat thereof, as recorded in Plat Book 55, Page 27, Miami-Dade County Records; Thence northerly, along said west line of Section 26, Township 52 S., Range 41 E. to the northwest corner of Section 26, Township 52 S., Range 41 E., said point also being the southwest corner of Section 23, Township 52 S., Range 41 E.; Thence northerly, along the west line of said Section 23, to an intersection with the south Right of Way line of Opa-Locka Boulevard; Thence easterly, along said south Right of Way line, to an intersection with the east line of the west half of said Section 23; Thence southerly, along said east line, to the south 1/4 corner of said Section 23, said point also being the north 1/4 corner of Section 26, Township 52 S., Range 41 E.; Thence easterly, along the north line of said Section 26, to the northeast corner of said Section 26; said point also being the southwest corner of Section 24, Township 52

S., Range 41 E., and the southwest corner of "Nichols Heights", according to the plat thereof, as recorded in Plat Book 46, Page 93, Miami-Dade County Records; Thence northerly, along the west line of said Section 24 and the west line of said plat, to the northwest corner of the SW1/4 of said Section 24, said point also being the northwest corner of said plat; Thence easterly, along the north line of said plat and the north line of the SW 1/4 of said Section 24, to the northeast corner of said plat and the northeast corner of the NW 1/4 of the SW 1/4 of said Section 24; Thence southerly, along the east line of said plat and the east line of the NW1/4 of the SW1/4 of said Section 24 to the northwest corner of the SE 1/4 of the SW 1/4, said point also being the northwest corner of "Nichols Heights Addition", according to the plat thereof, as recorded in Plat Book 50, Page 21, Miami-Dade County Records; Thence easterly, along the north line of said plat, to the northeast corner of the SE1/4 of the SW1/4 of Section 24, Township 52 S., Range 41 E., said point being the northeast corner of said plat, Thence southerly, along the east line of said plat and the east line of the SW 1/4 of said Section 24 to the northwest corner of "Overbrook Shores", according to the plat thereof, as recorded in Plat Book 49, Page 51, Miami-Dade County Records, said point being North 00°17′30″ East, 328.73 feet from the center of Section 25, Township 52 S., Range 41 E.; Thence North 89°59′20″ East, along the north line of said plat, 1347.20 feet to the northeast corner of said plat, said point being the northeast corner of the south 1/2 of the south 1/2 of the SW 1/4 of the NE 1/4 of said section 25, said point also being on the west line of "Breezeswept Estates First Addition", according to the plat thereof, as recorded in Plat Book 60, Page 26, Miami-Dade County Records; Thence North 00°19′00″ East, along said west line of said plat to the northwest corner of said plat; Thence North 89°39′32″ East, along the north line of said plat, 200 feet to the most southerly southwest corner of "Breezeswept Estates Second Addition", according to the plat thereof, as recorded in Plat Book 65, Page 15, Miami-Dade County Records; Thence North 00°19′00″ East, along the prolongation and west line of lot 15, block 25 of said plat, 170 feet; Thence South 89°39′32″ West, along the prolongation and south line of lots 13 and 14, block 25 of said plat, 200 feet to the west line of said plat, said point also being on the west line of the NE1/4 of the NE1/4 of Section 25, Township 52 S., Range 41 E.; Thence North 00°19′00″ East, along said west line of said plat and said west line of the NE 1/4 of the NE 1/4 of said Section 25, to the northwest corner of said plat, said point also being the northwest corner of the NE 1/4 of the NE1/4 of said Section 25; Thence North 89°19′07″ East, along the north line of said Section 25, 1117.78 feet to the northeast corner of said Section 25, said point also being the Northwest corner of Section 30, Township 52 S., Range 42 E and also being the Northwest corner of that portion of lands described as "Area 3", as annexed to the City of North Miami, Florida on November 22, 2011 per resolution R-2011-150; Thence easterly, along the north line of said Section 30 and the north line of said "Area 3", to the west line of the E1/2 of the SW1/4 of the SW1/4 of Section 19, Township 52 S., Range 42 E.; Thence northerly, along said west line, to the northeast corner of the SW 1/4 of the SW 1/4 of the SW 1/4 of said Section 19; Thence westerly, along the north line of the SW 1/4 of the SW1/4 of the SW 1/4 of said Section 19, to an intersection with the centerline of Northeast 2nd Court; Thence northerly, along said centerline of Northeast 2nd Court to an intersection with the north line of the S1/2 of the N1/2 of the NW1/4 of the SW1/4 of the SW1/4 of Section 19, Township 52 S., Range 42 E.; Thence easterly, along said North line, to an intersection with the west line of the E1/2 of the SW1/4 of the SW1/4 of Section 19, Township 52 S., Range 42 E.; Thence northerly, along said west line, to the north line of the SW1/4 of the SW1/4 of Section 19, Township 52 S., Range 42 E.; Thence easterly, along said north line, to the northeast corner of the SW1/4 of the SW1/4 of said Section 19, said point also being the

southwest corner of "Rucks Park", according the plat thereof, as recorded in Plat Book 44, Page 97, Miami-Dade County Records; Thence northerly, along the west line of the NE 1/4 of the SW1/4 of said Section 19 and the west line of said plat, 1327.98 feet to the northwest corner of the NE 1/4 of the SW 1/4 of said Section 19, said point being the northwest corner of said plat; Thence easterly, along the north line of the south 1/2 of said section 19 and the north line of said plat, 993.25 feet to a point on the west line of the E1/2 of the E1/2 of the SE1/4 of the NW1/4 of said Section 19; Thence northerly, along said west line, to the north line of the SE1/4 of the NW1/4 of said Section 19; Thence easterly, along said north line, 333.71 feet to a point on the east line of the west half of said Section 19; Thence easterly, along the north line of the south 1/2 of the NW 1/4 of said section 19, a distance of 2640.78 feet to the southwest corner of the NW 1/4 of the NW 1/4 of Section 20, Township 52 S., Range 42 E., said point also being the southwest corner of "R & J Manor No. 2", according to the plat thereof, as recorded in Plat Book 55, Page 16, Miami-Dade County Records, Thence northerly, along the west line of the NW1/4 of said Section 20 and the west line of said plat, 646.32 feet to the northwest corner of said plat, said point also being the northwest corner of the SW1/4 of the NW1/4 of the NW1/4 of said Section 20; Thence easterly, along the north line of said plat, 330.01 feet to the northeast corner of the W 1/2 of the SW1/4 of the NW1/4 of the NW1/4 of said Section 20; Thence southerly, along the east line of said plat, 646.73 feet to the southwest corner of said plat, said point being the southeast corner of the W 1/2 of the SW 1/4 of the NW1/4 of the NW1/4 of said Section 20; Thence easterly, along the south line of the NW 1/4 of the NW 1/4 of said Section 20, a distance of 329.97 feet to the southeast corner of the SW1/4 of the NW1/4 of the NW1/4 of said Section 20; Thence northerly, along the east line of the SW 1/4 of the NW 1/4 of the NW 1/4 of said Section 20, a distance of 647.14 feet to the northeast corner of the SW 1/4 of the NW 1/4 of the NW 1/4 of said Section 20; thence easterly, along the north line of the SE1/4 of the NW1/4 of the NW1/4 of said Section 20 to the northeast corner of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 20, said point being the northeast corner of "R & J Manor No. 3", according to the plat thereof, as recorded in Plat Book 55, Page 17, Miami–Dade County Records, thence southerly, along east line of the W1/2 of the NW1/4 of said Section 20, to the northwest corner of the NE 1/4 of the SW 1/4 of said Section 20; Thence easterly, along the north line of the south 1/2 of said Section 20, to the east 1/4 corner of said Section 20, said point being the west 1/4 corner of Section 21, Township 52 S., Range 42 E. Thence northerly, along the west line of said Section 21 to the northwest corner of said Section 21; Thence easterly, along the north line of said Section 21, to the east Right-of-Way line of the Florida East Coast Railroad; Thence meander southerly and southwesterly, along said east Right of Way line of Florida East Coast Railroad, to the west line of Section 21, Township 52 S., Range 42 E.; Thence southerly, along said west line, to the SW corner of said Section 21, said point also being the northwest corner of Section 28, Township 52 S., Range 42 E.; Thence easterly, along the north Line of said section 28 and the south line of said section 21, to the southeast corner of the SW1/4 of the SE1/4 of Section 21, Township 52 S., Range 42 E.; Thence northerly, along the east line of the SW1/4 of the SE1/4 of said Section 21, to the NE corner of the SE1/4 of the SW1/4 of the SE1/4 of said Section 21, said point also being the Southeast corner of "Biscayne Landing", according to the plat thereof, as recorded in Plat book 161, page 72, of the public records of Miami-Dade County, Florida; Thence following nine courses along the southerly and westerly line of said "Biscayne Landing": South 87°32'30" West, along the north line of the S1/2 of the S1/2 of the S1/2 of said Section 21, Township 52 S., Range 42 E., for 2196.00 feet, to the southwest corner of Tract 'A' of the said "Biscayne Landing";

North14°33'33" East, 687.56 feet to the SW corner of the SW 1/4 of the SE 1/4 of the NE 1/4 of the SW 1/4 of said section 21; North 02°57'42" East, along the west line of the SW1/4 of the SE 1/4 of the NE1/4 of the SW1/4 of said Section 21, said line also being the east line of lot 21, "Amended Plat of R.E. McDonald's Subdivision", according to the plat thereof, as recorded in Plat Book 2 at page 22 of the public records of Miami-Dade County, Florida; 328.88 feet to a point on the north line of the south 1/2 of the SE 1/4 of the NE1/4 of the SW1/4of said Section 21; North 87°21'07" East, along said north line, 330.01 feet to the west line of the NE 1/4 of the SE1/4 of the NE1/4 of the SW1/4 of said Section 21; North 02°58'59" East, along said west line, 328.89 feet to the NW corner of the NE 1/4 of the SE 1/4 of the NE 1/4 of the SW 1/4 of said Section 21; North 87°18'03" East, along the south line of the N1/2, of the N1/2, of the S1/2, of Section 21, a distance of 25.31 feet; North 14°55'05" East, 482.16 feet; South 87°18'03" West, 890.99 feet to a point on the east right-of-way line of Federal Highway U.S. 1, North 14°55'21" East, along said east Right of Way line, 207.49 feet to the south line of the NW1/4, of said Section 21; Thence continue northeasterly, along said east Right of Way line, to the SW corner of Tract "A" of "L.G. Smith Tract", according to the plat thereof, as recorded in Plat Book 67, Page 1, of the public records of Miami-Dade County, Florida; Thence East, along the south line of said Tract "A", 175.00 feet to the southeast corner of said Tract "A", said point also being the southwest corner of "Woolfson Subdivision", according to the plat thereof, as recorded in Plat Book 141, Page 90 of the public records of Miami-Dade County; Thence North 86°25'52" East, along the south line of said "Woolfson Subdivision", 716.92 feet to an intersection with the east line of the NW 1/4 of Section 21, Township 52 S., Range 42 E.; said point also being a point on the west line of the aforementioned "Biscayne Landing"; Thence the following two courses along the west line of the aforesaid "Biscayne Landing": North 02°56′15″ West, 1977.32 feet to the SE corner of the NE 1/4 of the NE ¼ of the NW 1/4 of Section 21, Township 52 S., Range 42 E.; South 86°26′10″ West, along the south line of the NE 1/4 of the NW 1/4 of Section 21, Township 52 S., Range 42 E., 472.75 feet to a point on the East Right of Way line of the aforementioned Federal Highway U.S. 1, Thence continue South 86°26′10″ West, 117.72 feet to a point on the west Right of Way line of the aforementioned Federal Highway U.S. 1, said point also being the southeast corner of lot 6, block 2 of "Biscayne Boulevard Subdivision One", according to the plat thereof, as recorded in Plat book 40, Page 4 of the public records of Miami-Dade County, Florida, Thence continue westerly, along the south line of said lot 6 of the aforementioned "Biscayne Boulevard Subdivision One", 236.07 feet to the southwest corner of said lot 6; Thence northeasterly, along the west line of said lot 6, 100.97 feet to the northwest corner of said lot 6; Thence easterly, along the north line of said lot 6, 240.06 to the northeast corner of said lot 6, said point also being a point on the west Right of Way line of Federal Highway U. S. No. 1; Thence northeasterly, along said west Right of Way line, to the southeast corner of lot 3 of block 2, of said "Biscayne Boulevard Subdivision One"; Thence westerly along the south line of said lot 3 to the southwest corner of said lot 3; Thence northeasterly, along the west lines of lots 2 and 3 of said block 2, to the northwest corner of said lot 2; Thence easterly, along the north line of said lot 2, to the Northeast corner of said lot 2, said point also being a point on said west Right of Way of Federal Highway U.S. 1; Thence northeasterly, along the west right-of-way line of Federal Highway U.S. 1, to the southeast Corner of Lot 2, Block 1, of the said "Biscayne Boulevard Subdivision One"; thence westerly, along the south line and prolongation of the south line of said Lot 2, Block 1, to the east Right of Way of Florida East Coast Railway; thence northeasterly, along said east Right of Way, to an intersection with the prolongation of the north line of Lot 3, Block 1 of said "Biscayne Boulevard Subdivision One"; Thence

easterly, along said prolongation and north line of Lot 3, Block 1 to the northeast corner of said lot 3, said point also being a point on the west Right of Way of the aforementioned Federal Highway U.S. 1; Thence northerly, along said west Right of Way, to the southeast Corner of Lot 6,Block 1, of said "Biscayne Boulevard Subdivision One"; Thence westerly, along the south line and prolongation of the south line of said lot 6, to an intersection with the east Right of Way of the aforementioned Florida East Coast Railway; Thence northerly, along said east Right of Way, to an intersection with the east line of the SW 1/4 of Section 16, Township 52 S., Range 42 E., thence southerly, along said east line of the SW 1/4, a distance of 163.7 feet to the SW corner of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 16, Township 52 S., Range 42 E.; Thence easterly, along the south line of the NW1/4 of the NW 1/4 of the SE 1/4 of Section 16, Township 52 S., Range 42 E., to the southeast corner of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 16, said point also being the southeast corner of "Grovpac Subdivision", according to the plat thereof, as recorded in Plat Book 115, Page 90 of the public records of Miami-Dade County, Florida, said point also being a point on the east line of the W1/2, of the W1/2 of the E1/2 of said Section 16, Township 52 S., Range 42 E.; Thence North 02°32′09″ West, along said east line and the east line of said "GrovPac Subdivision", 330.83 feet to the southeast corner of Tract 'A' of "Coramar Plat", according to the plat thereof, as recorded in Plat Book 161, Page 85, of the public records of Miami-Dade County, Florida; Thence North 02°56′04″ West, along the east line of said "Coramar Plat", 330.86 feet to the NE corner of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 16; Thence North 02°40′00″ West, along the east line of said "Coramar Plat", 332.22 feet to the northeast corner of said "Coramar Plat", said point also being the northeast corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 16; Thence South 86°59′20″ West, along the north line of said "Coramar Plat" and the north line of the SW 1/4 of the SW 1/4 of the NE 1/4 of said section 16, a distance of 205.85 to the northwest corner of said "Coramar Plat", said point on the east Right of Way line of Federal Highway U.S. 1 (Biscayne Boulevard); Thence northeasterly, along said east Right of Way, 540.12 feet to the southwest corner of Tract "A" of "Gunther Subdivision", according to the plat thereof, as recorded in Plat Book 73, Page 1, of the public records of Miami-Dade County, Florida, said point also being a point on a line 160 feet south of the south line of the N 1/2 of NE 1/4 of the SW 1/4 of the NE 1/4 of said Section 16, Township 52 S., Range 42 E.; Thence East, along the south line of said Tract "A", 375.15 feet to the southeast corner of said Tract "A", thence North, along the east line of said Tract "A", 200.80 feet; Thence North 89°57′12″ East, along the north line of said Tract "A", said line being parallel and 40 feet north of the south line of the N 1/2 of the NE 1/4 of the SW 1/4 of the NE 1/4 of said Section 16, a distance of 307.22 feet to the northwest corner of said Tract "A", said point also being on the east Right of Way line of Federal Highway U.S. 1; Thence northeasterly, along said east Right of Way line to the intersection with the north Right of Way line of the north Right of Way line of State Road No. 826; Thence easterly, along said north Right of Way line, to the intersection with the west line of the NW1/4 of Section 15, Township 52 S., Range 42 E., said point being 1384.49 feet southerly of the northwest corner of said Section 15; Thence continue easterly, along said north Right of Way line of State Road No. 826, to an intersection with the centerline of the Intracoastal Waterway more particularly described in Right of Way Plat Book 37, Page 6 and in Deed Book 2185, Page 478 of the public records of Miami-Dade County, Florida; Thence meander southerly and westerly, along said centerline of said Intracoastal Waterway, to the intersection with the north line of Section 27, Township 52 S., Range 42 E.; Thence easterly, along said north line, to the Northeast corner of said Section 27, Township 52 S., Range 42 E.; Thence southwesterly,

along a diagonal line projected between the northeast corner of said section 27 and the southwest corner of said Section 27, to the Point of Beginning.

Also included within the territorial limits of the City of North Miami are the following referenced parcels:

The parcel contained in Resolution R-92-53, dated the 27th day of October 1992, as adopted on the 27th day of October 1992, more particularly described as lots 1-10, inclusive, Block 310, "Portion of Unit A, Miami Shores", according to the plat thereof, as recorded in Plat Book 17, Page 44, Miami-Dade County Records.

The parcel contained in Resolution R-2005-21, being more particularly described as Lot 15 and the South 1/2 of Lot 14, Block 11 of the "First Addition of Pasadena Park", as recorded in Plat Book 6, page 82 of the public records of Miami-Dade County, Florida, as adopted on the 22nd day of March 2005.

The parcel being more particularly described in Official Record Book 15343, page 954 of the public records of Miami-Dade County, Florida, having an address of 13855 NW 17th Avenue, Miami, Florida as of the date of this document.

Less and except the following described properties:

The parcel being more particularly described as Tract 'A' of "Terama Tract", as recorded in Plat Book 91, page 77 of the public records of Miami-Dade County, Florida.

Survey Notes:

The purpose of this description is to establish the boundaries for the City of North Miami.

This legal description is prepared using an assumed datum bearing basis where each measurement, for the purpose of establishing intent, is described using the assumed datum of the bearings and distances from the recorded plat document.

Dimensions shown hereon are in United States Standard feet and decimals thereof.

The property described hereon is subject to all reservations, restrictions, rights of way, and state and federal land rights of record.

This document and copies thereof are not valid without signature and raised seal of a Florida licensed surveyor and mapper.

In the process of preparing this document, the standards set forth in the Florida Statutes chapter 5j-17 were utilized as a minimum technical standard of conduct.

Additions or deletions to this document by other than the signing party or a qualifying representative of the firm is prohibited without written consent.

This is not a Boundary Survey.

DATE: 02-17-2011
Keith and Schnars, P.A.
LB 1337

_____

Stephen Burgess, PSM
Professional Licensed Surveyor Number 6408
6500 N. Andrews Avenue
Fort Lauderdale, FL. 33309