

**The Palace at Coral Gables  
Community Development District**

*12051 Corporate Boulevard,  
Orlando, FL 32817  
407-382-3256  
FAX 407-382-3254*

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The Landowners' Meeting for the Palace at Coral Gables Community Development District will be held at 11:00 a.m. on Thursday, November 17, 2016 at 10850 SW 113 Place, Miami, Florida 331756. The following is the agenda for this meeting.

1. **Call to Order**
2. **Appointment of Meeting Chairman**
3. **Identification of Landowners and/or Landowner's Proxy Holder(s)**
4. **Call for Nominations – Seat 2, Seat 3; and Seat 4**
5. **Election of Supervisors**
6. **Adjournment of the Landowner's Meeting**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 17, 2016**

TIME: **11:00 A.M.**

LOCATION: 10850 SW 113 Place, Miami, FL 33176

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT  
MIAMI-DADE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 17, 2016**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Palace at Coral Gables Community Development District to be held at 10850 SW 113 Place, Miami, FL 33176, on November 17, 2016, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

PALACE MANAGEMENT GROUP, LLC

Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

Parcel Description – See Attached

**Total Number of Authorized Votes:**

**3.0**

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**THE PALACE AT CORAL GABLES COMMUNITY DEVELOPMENT DISTRICT**  
**DADE COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 17, 2016**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Woodland Hammock Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

# Memorandum



(Public Hearing 7-20-10)

**Date:** July 8, 2010

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

Agenda Item No. 5(G)

**From:** George M. Burgess  
County Manager

Ordinance 10-49

**Subject:** Ordinance Creating the Palace at Coral Gables Community Development District  
(Commission District No. 7)

## Recommendation

It is recommended that the Board adopt the attached Ordinance creating the Palace at Coral Gables Community Development District (CDD) in the City of Coral Gables, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to acceptance of the declaration of restrictive covenants running with the lands within the jurisdiction of the CDD. The City of Coral Gables has approved the creation of the Palace at Coral Gables CDD by Resolution No. 2008-107.

## Scope

This CDD is located within Commission District Seven (7) and will provide funding for capital improvements as well as multipurpose maintenance functions within the CDD.

## Fiscal Impact/Funding Source

The creation of the Palace at Coral Gables Community Development District will have no fiscal impact to Miami-Dade County excepting the future maintenance and repair of the development's potable water supply by WASD as the sole provider. Public and private roadways and other infrastructure will be maintained by the developer, the City of Coral Gables or the CDD. CDD funding is provided by CDD liens and special assessments against the leasehold interest, which will be owned by the developer, and other sources of revenue such as the parking garage. Special assessments will be collected from the primary (the developer or its successor) leaseholder by direct billing from the CDD, unless by separate interlocal agreement with the County whereby special assessments are placed on the tax bill. If the development is converted to individual dwelling units as defined in the declaration of restrictive covenants, collections may be through the annual Combined Real Property tax bill pursuant to an interlocal agreement with Miami-Dade County.

## Track Record/Monitoring

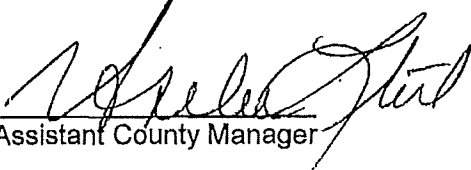
A special taxing district will not be created to maintain the development's infrastructure. Public roads and other public infrastructure; private roadways, private area storm drainage, private landscaped tracts, and landscaped areas within public roadways will be maintained by the developer, the City of Coral Gables, or the CDD, pursuant to contractual arrangements between the City and the primary leaseholder (the developer or its successor). Sanitary sewer service will be provided, and its' collection system maintained, by the City of Coral Gables. Provision of potable water and its' associated maintenance will be provided by Miami-Dade County.

**Background**

The Palace Management Group, LLC. ("Palace Management") and the City of Coral Gables, owners of the Palace at Coral Gables development ("Palace at Coral Gables"), have filed an application to create the Palace at Coral Gables CDD in connection with said development. Palace at Coral Gables is a proposed 2.5 acre residential and retail development lying wholly within the City of Coral Gables, in an area bounded by those properties fronting Andalusia Avenue, also known as Tract "B" of the "Page's Replat of a Portion of Block 4, Coral Gables Crafts Section", Plat Book 51, Page 32, and Lots 35 through 47 of Block 4, and Lots 10 through 20 of Block 5 of the "Coral Gables Crafts Section", Plat Book 10, Page 40 all of the Public Records of Miami-Dade County, Florida. The CDD is designed to provide a financing mechanism for community infrastructure, facilities and services, along with certain ongoing operations and maintenance for the Palace at Coral Gables. The development plan for the lands within the proposed CDD include construction of a senior rental housing facility containing approximately 250 independent and assisted living apartments, rental space, and a parking garage with associated roadway, storm drainage, and water and sewer facilities, estimated to cost approximately \$12.5 Million. A detailed summary of CDD elements, as well as their cost and anticipated lack of fiscal impacts to government agencies, is presented in the attached application submitted by Palace Management. In accordance with Florida Statute 190, Palace Management has paid a filing fee of \$15,000 to the County.

In the event this rental development converts to condominium or other individual unit ownership, a declaration of restrictive covenants approved by the City of Coral Gables Resolution No. 2009-133 has been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at time of closing. The restrictive covenant provides for notice in the public records of the projected taxes and assessments to be levied by the CDD, individual prior notice to the initial purchaser of a residential lot or unit within the development and provisions for remedial options to initial purchasers whose contract for sale did not include timely notice of the existence and extent of CDD liens and special assessments.

This Board is authorized by the Florida Constitution and the Miami-Dade County Home Rule Charter to establish governmental units such as this within Miami-Dade County and to prescribe such government jurisdiction and powers.

  
Assistant County Manager