



MEMORANDUM Agenda Item No. 4(J)

(Public Hearing 6-17-03)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: May 20, 2003

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

FROM: Steve Shiver
County Manager

SUBJECT: Ordinance Creating the
Century Gardens Community
Development District

03-150

RECOMMENDATION

It is recommended that the Board adopt the attached ordinance creating the Century Gardens Community Development District (CDD) in unincorporated Miami-Dade County, 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.

BACKGROUND

Century Prestige I, II, III, LLC., owners of the Century Gardens, has filed an application to create the Century Gardens CDD in connection with said development. Century Gardens is a 76.11-acre residential development lying wholly within unincorporated Miami-Dade County, in the area bounded by N.W. 183 Street on the north, State Road I-75 on the west, N.W. 178 Street on the south and N.W. 87th Avenue on the east. The CDD is designed to provide a financing mechanism for community infrastructure, services and facilities, and may provide ongoing operations and maintenance for the Century Gardens development. The development plan for the lands within the proposed CDD include construction of approximately 330 single family units, with associated roadway, storm drainage and water and sewer facilities estimated to cost approximately \$4.89 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 Century Prestige I, II, III, LLC. In accordance with Florida Statute 190, Century Prestige I, II, III, LLC., has paid a filing fee of \$15,000 to the County.

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

The roads within this development are all public and are to be maintained by Miami-Dade County. A special taxing district has been created to maintain certain landscape areas within or abutting public roadways, lakes and lake access tracts, and open green space.

FISCAL IMPACT

The creation of the Century Gardens Community Development District will have no fiscal impact on Miami-Dade County other than the normal maintenance functions provided to the district's amenities and infrastructure

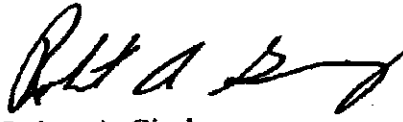


MEMORANDUM

(Revised)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: June 17, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(J)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(J)
6-17-03

ORDINANCE NO. _____

ORDINANCE GRANTING PETITION OF CENTURY PRESTIGE I, II, III, LLC., ("CENTURY PRESTIGE" OR "PETITIONER") FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"); PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

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

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

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

WHEREAS, Century Prestige I, II, III, LLC., ("Century Prestige" or "Petitioner") has petitioned for the establishment of the Century Gardens Community Development District (the "District"); and

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

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District 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 is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development facilities to the area that will be provided by the District; and

WHEREAS, the proposed facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities; and

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

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners 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; and

WHEREAS, the Miami-Dade County Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

NOW, THEREFORE, 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 establish the Century Gardens Community Development District over the real property described in Exhibit A attached hereto, which was filed by Century Prestige I, II, III, LLC., Florida limited liability companies, on March 28, 2003 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 B).

Section 3. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C.

Section 4. The initial members of the Board of Supervisors shall be as follows:

Cesareo E. Llano
Brandon Immerman
Thomas Iglesias, Sr.
Keyla Alba-Reilly
Renaldo Sanchez

Section 5. The name of the District shall be the "Century Gardens Community Development District."

Section 6. The Century Gardens Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the Century Gardens Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the Century Gardens Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Miami-Dade County Board of County Commissioners hereby grants to the Century Gardens Community Development District the special powers authorized pursuant to Section 190.012 (1), Florida Statutes and Sections 190.012 (2)(d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers.

Section 10. All bonds issued by the Century Gardens Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the Century Gardens Community Development District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Miami-Dade Board of County Commissioners.

Section 12. Notwithstanding any power granted to the Century Gardens Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the Century Gardens Community Development District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14. 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 15. 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. It is provided, however, that this ordinance shall not become effective, in

whole or in part, unless on or before 5:00 p.m. on the 10th day after the date of enactment, a proposed Interlocal Agreement has been submitted and received by the County Manager, in a form acceptable to the County Attorney, and executed by each member of the Board of Supervisor designates named in Section 4 hereof, having provisions in substantially the following form:

(a) Except upon the prior written consent of Miami-Dade County, which shall not be unreasonably withheld, the District shall not apply for or use grants or loans of money or other property from the United States, the State of Florida, any other unit of local government in Florida, or any other person or entity (except in connection with any financings of the District, and any loans made to the District by the developer/s, their affiliates and/or lenders in connection with the land development orders for property that is the subject of the Petition approved hereby, as they may be amended from time to time) for any District purpose. Any and all such requests by the District for authorization to apply for or use such grants or loans shall be made to Miami-Dade County, which shall have the sole discretion to decide whether to allow application for any such loans or grants. Should the County apply for any such loans or grants on behalf of the District, the District shall pay all costs to the County in connection with any such application/s;

(b) The Miami-Dade County Water and Sewer Department shall provide all water and wastewater service to the District and all lands within the District boundaries.

(c) The Century Gardens Community Development District shall, to the best of its ability, fully utilize economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities within the District. The proposed Interlocal Agreement containing this provisions shall contain examples of such agencies and programs. The Century Gardens

Community Development District will attempt to access the range of job skills available in the region and promote greater labor force enhancement. At a minimum, the Century Gardens Community Development District shall encourage all landowners in the District to provide potential commercial tenants with information about employment and training agencies that maintain a database of trained/skilled workers to consider in meeting the District's employment needs.

(d) The Century Gardens Community Development District shall adopt and utilize specific measures designed to involve small and minority businesses in the development and expansion of permanent job opportunities. Such measures shall be in substantially the forms employed by Miami-Dade County, specifically, the Miami-Dade County Community Small Business Enterprise Program; the Black, Women and Hispanic Enterprise Programs; fair subcontracting measures; nondiscrimination in bidding and contracting measures; and prompt payment measures.

(e) The Century Gardens Development District shall provide for the election of a member to its Board of Supervisors who is deemed by the Board of County Commissioners to represent the voice of Miami-Dade County.

(f) In addition to notice required under Section 190.048, Florida Statutes, the Century Gardens Community Development District shall provide a separate notice to each prospective purchaser of residential property in the District, prior to execution of any contract for sale, describing the type and amount of all projected taxes and assessments on the property in the District, including a good-faith estimate of the taxes and assessments on the individual parcel being considered for prospective purchase.

(g) The Century Gardens Development District shall adopt and utilize

measures providing for employment of welfare recipients by entities contracting with the District. Such measures shall be in substantially the form of Miami-Dade County Resolution R-1206-97, as the same shall be amended from time to time.

(h) The Century Gardens Community Development District has filed a petition for a multipurpose special taxing district which will provided maintenance of certain common landscaped areas, lakes and lake access tracts within the CDD.

Section 16. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: JUN 17 2003⁴

Approved by County Attorney as
to form and legal sufficiency:

RAC

Prepared by:

JAC

Joni Armstrong Coffey

EXHIBIT A
LEGAL DESCRIPTION
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF TRACTS 5 AND 10 THROUGH 13, INCLUSIVE, AND ALL OF TRACTS 6 THROUGH 8, INCLUSIVE, ACCORDING TO THE PLAT OF "FLORIDA COMPANY'S SUBDIVISION No.1 " OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 9; THENCE SOUTH 89°32'50" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SECTION 9, FOR 1320.32 FEET, LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT 8; THENCE NORTH 02°38'08" WEST, ALONG THE WEST LINE OF SAID TRACT 8; AND TRACT 7, RESPECTIVELY FOR 494.10 FEET; THENCE SOUTH 89°33'39" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT 10, FOR 1287.75 FEET; THENCE NORTH 02°03'00" EAST FOR 128.82 FEET TO A POINT ON A CIRCULAR CURVE; SAID POINT BEARS NORTH 88°37'10" WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1799.86 FEET AND A CENTRAL ANGLE OF 31°36'09" FOR AN ARC DISTANCE OF 992.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°58'59" EAST FOR 107.37 FEET; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (SECTION 87075-2402); THENCE NORTH 89°35'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 13, FOR 882.11 FEET TO THE EAST LINE OF TRACT 13; THENCE SOUTH 02°38'08" EAST, ALONG THE EAST LINE OF SAID TRACTS 13 AND 12, RESPECTIVELY, FOR 584.40 FEET; THENCE NORTH 89°35'00" EAST, ALONG A LINE THAT IS PARALLEL WITH AND 254.81 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 5, FOR 1320.29 FEET; THENCE SOUTH 02°38'18" EAST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 9, FOR 1061.76 FEET TO THE POINT OF BEGINNING, SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE EAST LINE OF SAID TRACTS 5 THROUGH 8, INCLUSIVE; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 62.6809 Ac. 2730,380.00 S.F. MORE OR LESS.

AND

THE SOUTH 1/2 OF TRACT 10, " FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1 SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST "; LESS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 10, (SAID POINT BEING 10.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9 AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT 10, AS SHOWN ON THE HEREON REFERENCED STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP); THENCE EASTERLY FOR 39.12 FEET; THENCE NORTHERLY FOR 164.84 FEET; THENCE WESTERLY FOR 52.58 FEET; THENCE SOUTHERLY FOR 164.80 FEET TO THE POINT OF BEGINNING FOR RIGHT-OF-WAY; ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 4.7789 AC, 208,169.0 S.F. MORE OR LESS.

AND TRACT 9 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THAT PORTION OF TRACT 9 IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA THAT LIES WITHIN THE WEST 35 FEET AND THE SOUTH 35 FEET OF THE NE 1/4 OF SAID SECTION 9.

AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 35 FEET OF THE NE 1/4 OF SAID SECTION 9, AND BOUNDED BY THE NORTH LINE OF THE SOUTH 35 FEET OF THE NE 1/4 OF SAID SECTION 9, AND BOUNDED BY A 25 FEET RADIUS ARE CONCAVE TO THE NORTHEAST, SAID ARE BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 9161, PAGE 1581.

AND LESS THAT PART OF TRACT 9, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE ON THE NORTH BOUNDARY OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST AT A POINT SOUTH 89°37'11" WEST 2640.49 FEET FROM THE NORTHEAST CORNER THEREOF THENCE SOUTH 02°37'57" EAST 2307.24 FEET ; THENCE NORTH 89°33'22" EAST 35.03 FEET TO THE POINT OF BEGINNING ; THENCE CONTINUE NORTH 89°33'22" EAST 14.09 FEET ; THENCE SOUTH 02°03'00" WEST 172.48 FEET ; THENCE NORTH 02°37'58" WEST 172.44 FEET TO THE POINT OF BEGINNING, AS RECORDED IN OFFICIAL RECORDS BOOK 11892, AT PAGE 283. CONTAINING 8.6518 AC. 376,871.0 S.F. MORE OR LESS.

AND LESS A PORTION OF TRACT 9, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1" OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 9: THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 89 DEGREES, 32 MINUTES AND 50 SECONDS WEST FOR 735.75 FEET; THENCE NORTH 02 DEGREES 38 MINUTES AND 08 SECONDS WEST FOR 35.05 FEET; THENCE ALONG A LINE PARALLEL TO SAID SOUTH LINE 89 DEGREES 32 MINUTES AND 50 SECONDS WEST FOR 50.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE SOUTH 89 DEGREES 32 MINUTES AND 50 SECONDS FOR A DISTANCE OF 475.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET TO A CENTRAL ANGLE OF 82 DEGREES 49 MINUTES AND 11 SECONDS FOR AN ARC DISTANCE OF 36.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 02 DEGREES 37 MINUTES AND 58 SECONDS WEST ALONG THE EAST LINE OF THE WEST 35 FEET OF SAID NE 1/4 OF SECTION 9 FOR 98.99 FEET; THENCE NORTH 02 DEGREES 37 MINUTES AND 00 SECONDS EAST FOR 94.61 FEET; THENCE NORTH 72 DEGREES 27 MINUTES AND 10 SECONDS EAST FOR 126.08 FEET TO ITS INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 73 DEGREES 00 MINUTES AND 01 SECONDS WEST FROM ITS CENTER; THENCE SOUTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 75 FEET A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES AND 12 SECONDS FOR AN ARC DISTANCE OF 75.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 32 MINUTES AND 50 SECONDS EAST FOR 300.94 FEET TO A POINT OF CURVATURE; THENCE ALONG A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST

HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 87 DEGREES 49 MINUTES AND 02 SECONDS FOR AN ARC DISTANCE OF 38.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 38 MINUTES AND 08 SECONDS EAST FOR 150.11 FEET TO A POINT OF CURVATURE; THENCE ALONG A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 92 DEGREES 10 MINUTES AND 58 SECONDS FOR AN ARC DISTANCE OF 40.22 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 109,519.0 SQUARE FEET, 2.5142 ACRES

EXHIBIT "B"

PETITION FOR ORDINANCE

FOR

**CENTURY GARDENS
Community Development District**

MARCH 28th, 2003

Prepared by

Special District Services, Inc.
11000 Prosperity Farms Road, Suite 104
Palm Beach Gardens, Florida 33410

561-630-4922 – Tele
877-737-4922 – Toll Free
561-630-4923 – Fax

IN RE: AN ORDINANCE TO ESTABLISH)
THE CENTURY GARDENS)
COMMUNITY DEVELOPMENT DISTRICT)

PETITION

Petitioner, CENTURY PRESTIGE I, II, III, L.L.C., ("Petitioner"), hereby petitions the Miami-Dade County Commission to establish a Community Development District ("District") with respect to the land described herein and in support of the Petition, Petitioner states:

1. The proposed District is located within the unincorporated area of Miami-Dade County. Exhibit 1 depicts the general location of the project. The proposed District covers approximately 76.11 acres of land. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2. There is no real property within the external boundaries of the proposed District, which is to be excluded from the District.

2. Attached to this Petition as Exhibit 3 and made a part hereof is the written consent to the establishment of the District by the owners of 100% of the real property to be included in the District.

3. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Cesareo E. Llano	743 Sistina Avenue	Coral Gables, FL 33146
Brandon Immerman	13480 SW 96 th Street	Miami, FL 33186
Thomas Iglesias, Sr.	12351 S.W. 75 th Street	Miami, FL 33183
Keyla Alba-Reilly	5490 N.W. 113 Court	Miami, FL 33178
Renaldo Sanchez	10400 SW 19 th Street	Miami FL33165

4. The proposed name of the District to be established is CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT ("CGCDD").

5. There are no existing major trunk water mains, sewer interceptors or outfalls currently existing on the site.

6. The proposed timetable for the construction of District services is shown on Exhibit 4A and the estimated cost of constructing the services, based on available data, is shown on Exhibit 4B. These are good faith estimates but are not binding on the Petitioner or the District and are subject to change

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7. Petitioner is in the process of developing the project as a residential community. The proposed uses for the land within the District are 330 single family dwelling units. The proposed uses for the land included within the proposed District are in compliance with Miami-Dade County Future Land Use Element. The County Master Plan and Future Land Use Element designate the land contained within the proposed District for low density residential. The future general distribution, location and extent of public and private uses of land proposed for the area within the District are shown on Exhibit 5.

8. Exhibit 6 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

9. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.06 through 190.041, Florida Statutes (except for powers regarding waste disposal or collection of any waste other than commercial or industrial), including the special powers provided by Section 190.012(1), Florida Statutes and Sections 190.012(2)(a), (d) and (f), (except for powers regarding waste disposal or collection of any waste other than commercial or industrial), Florida Statutes and Section 190.012(3), Florida Statutes.

10. The Petitioner is CENTURY PRESTIGE I, II, III, L.L.C. whose address is 7270 N.W. 12th Street, Suite 410, Miami, Florida, 33126.

11. The property within the proposed District is amenable to operating as an independent special district for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective Miami-Dade County Comprehensive Development Master Plan, as amended.

b. The area of land within the proposed District is part of a unified plan of development for which a development plan has been approved by Miami-Dade County. The land encompassing the proposed District is of sufficient size and is sufficiently compact and continuous to be developed as one functional inter-related community.

c. The community development facilities the District proposes to finance will be compatible with the capacity and use of existing local and regional community development services and facilities.

d. The proposed District will be the best alternative available for delivering community infrastructure to the area to be served because the District provides a governmental entity for delivering the infrastructure in a manner that does not financially impact persons residing outside the District.

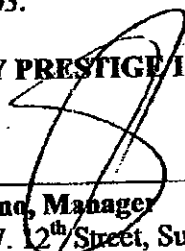
WHEREFORE, Petitioner respectfully requests the Miami-Dade County Commission to:

1. Hold a public hearing as required by Section 190.005(2) (b), Florida Statutes to consider the establishment of the CENTURY GARDENS Community Development District and;

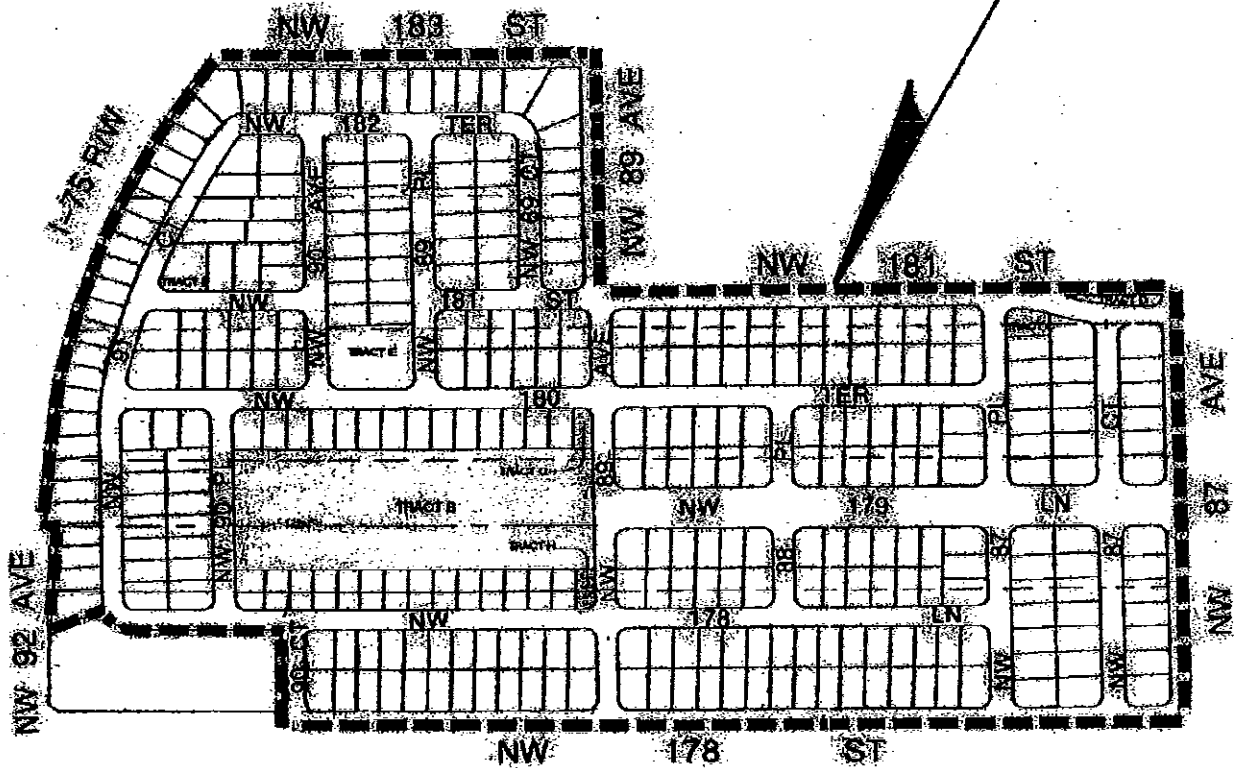
a) Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the CENTURY GARDENS Community Development District.

Respectfully submitted this 28th day of MARCH, 2003.

CENTURY PRESTIGE I, II, III, L.L.C.


By: Sergio Pino, Manager
7270 N.W. 12th Street, Suite 401
Miami, Florida 33126

DISTRICT BOUNDARIES



CENTURY GARDENS

COMMUNITY DEVELOPMENT DISTRICT



(COMM. 0012)

SECTION: 9-52-40

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EXHIBIT "C"