

RESOLUTION NO. 04-15

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, EXPRESSING SUPPORT FOR THE CREATION OF THE ISLANDS AT DORAL (III) COMMUNITY DEVELOPMENT DISTRICT BY THE MIAMI-DADE COUNTY COMMISSION FOR THE LANDS DESCRIBED IN EXHIBIT "A"; AUTHORIZING TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County plans to hold public hearings to consider the adoption of an ordinance granting the petition of Century Homebuilders, LLC ("Petitioner") to establish the Islands at Doral (III) Community Development District ("CDD"), pursuant to Chapter 190, Florida Statutes, Article VIII, Section 6(1) of the Florida Constitution, and the Dade County Home Rule Charter for the lands described in Exhibit "A"; and

WHEREAS, Miami-Dade County has indicated that it will not approve the CDD without the support of the City because all of the lands of the CDD are located within the City boundaries; and

WHEREAS, the City Council finds that the proposed CDD will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services in the area without overburdening the City's taxpayers; and

WHEREAS, as proposed by the Petitioner, the Miami-Dade County Water and Sewer Authority ("WASAD") will be providing water and wastewater services to the CDD and all lands within its boundaries.

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

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. City Support. The City Council hereby expresses its support for the creation of the Islands at Doral (III) Community Development District, contingent on WASAD providing the water and wastewater services for the District and all lands within its boundaries. By expressing its support of the CDD, the City is not consenting to assuming the burden of the CDD's debts and obligations.

Section 3. Reservations by City Council. The City Council reserves the right to appoint two members to the initial Board of Supervisors of the District.

Section 4. Notice to Owners. Petitioner shall prior to closing provide to all contract purchasers a notice in the form attached as Exhibit "B" to this Resolution indicating that the owner has the right to pay off his/her pro-rata share of the debt in a lump sum basis.

Section 6. Transmittal. The City Clerk is hereby authorized to transmit a copy of this Resolution to the Miami-Dade County Board of Commissioners.

Section 7. Effective Date. This resolution shall take effect immediately on its adoption.

The foregoing Resolution was offered by Councilwoman Ruiz, who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes

Councilmember Michael DiPietro	yes
Councilmember Sandra Ruiz	yes
Councilmember Robert Van Name	no

PASSED and ADOPTED this 25th day of February, 2004.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



SHEILA PAUL, CITY CLERK

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



CITY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION
ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

Tract 49, less the North and the East 35 feet of the "Florida Fruit Lands Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

And

Tracts 50 and 52, less the East 35 feet of the "Florida Fruit Lands Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

And

Tracts 51, 53, 57, 58, 59, 60, 61, 62 and 63 of the "Florida Fruit Lands Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

And

Tract 9, less the West and the South 35 feet of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

Tract 24, less the East and the South 35 feet of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

Tracts 19 and 22, less the East 35 feet of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

Tract 25, less the South 35 feet of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

Tracts 26 and 27, less the West 35 feet of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

Tracts 20, 23, 28, 30, 31 and 32 of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with:

The East ½ of Tract 48 of the "Florida Fruit Land's Company's Subdivision", in Section 7, Township 53 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B
DISCLOSURE STATEMENT
ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT

All of the residential dwelling units in the Islands at Doral III are also located within the boundaries of the Islands at Doral III Community Development District (hereinafter called the CDD). The CDD is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida. The primary purpose of the CDD is to finance, construct and maintain some or all of the public infrastructure (i.e. water system, sewer system, drainage system and roadway system) within Islands at Doral III. The water system and the sewer system will be conveyed to and maintained by the Miami-Dade County Water and Sewer Department. The surface water management system and a portion of the internal roadway system will be maintained by the Homeowners Association through an agreement with the CDD. A portion of the roads will be conveyed from the CDD to Miami-Dade County or an appropriate governmental agency who will maintain these roads. The current plan is for the CDD to issue tax-exempt bonds to construct approximately 100% of the public infrastructure identified above. Currently, it is estimated that the homes in Islands at Doral III will be assessed based on the assessments listed at the bottom of this page (*if paid in November) to retire the debt and pay for operations of the CDD. These assessments will appear on the County real estate tax bill and will be paid at the same time as the County taxes are paid.

The Board of Supervisors of the CDD is elected by the landowners in the CDD. The Board is required to advertise its meetings in advance and all Board meetings are required to be open to the public. The Board is required to prepare a budget each fiscal year and adopt same in an open, public meeting. All landowners are invited to attend Board meetings and participate in the public process.

***PROJECTED ASSESSMENTS**

3 Story Garden Units	771	\$ 80.00	\$ 960
23' Townhouses	544	\$ 90.00	\$1,080
32' Townhouses	42	\$100.00	\$1,200
35' Townhouses	134	\$110.00	\$1,320
Single Family Residential Units	227	\$145.00	\$1,740