



MEMORANDUM

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA
Agenda Item No. 4(L)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE:

(Public Hearing 12-3-02
November 19, 2002

FROM: Steve Shiver
County Manager

SUBJECT: Ordinance Creating the
Stonegate Community
Development District

02-258

RECOMMENDATION

It is recommended that the Board adopt the attached ordinance creating the Stonegate Community Development District (CDD) in the City of Homestead pursuant to Chapter 190, Florida Statutes. The City of Homestead has, by authorizing Resolution No. R-2002-09-58, approved the creation of the Stonegate Community Development District (Exhibit I).

BACKGROUND

The Landstar Development Corporation, owner of the Stonegate Development, has filed an application to create the Stonegate CDD in connection with said development. Stonegate is a 138.62-acre residential development lying wholly within the municipal boundaries of the City of Homestead, in the area bounded by theoretical S.W. 143 Avenue on the east, the Homestead Extension of the Florida Turnpike on the north, theoretical SW 148th Avenue on the west, and S.W. 312 Street on the south. The CDD is designed to provide a financing mechanism for community infrastructure, services and facilities, along with certain ongoing operations and maintenance, for the Stonegate Development. The development plan for the lands within the proposed CDD includes construction of approximately 520 single family units and 535 villa/townhouse units, with associated roadway, storm drainage and water and sewer facilities estimated to cost approximately \$6.826 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 Landstar. The City approved the proposed CDD on September 3, 2002 by adoption of Resolution R-2002-09-58. In accordance with Florida Statute 190, the Landstar Development Corporation has paid a filing fee of \$15,000 to the County.

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

FISCAL IMPACT


The creation of the Stonegate Community Development District will have no fiscal impact on Miami-Dade County.



MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: December 3, 2002

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(L)

02-258

Please note any items checked.

- "4-Day Rule" (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
- Statement of private business sector impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- "Sunset" provision required
- Legislative findings necessary

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(L)
12-3-02

ORDINANCE NO. 02-258

ORDINANCE GRANTING PETITION OF LANDSTAR DEVELOPMENT CORPORATION ("LANDSTAR" OR "PETITIONER") FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING STONEGATE 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 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, Landstar Development Corporation ("Landstar" or "Petitioner") has petitioned for the establishment of the Stonegate Community Development District (the "District"); and

WHEREAS, a public hearing will be 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 services and facilities to the area that will be served by the District; and

WHEREAS, the proposed services and facilities to be provided by the District will be compatible 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 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, because the proposed District is located wholly within the municipal boundaries of the City of Homestead, the City by adoption of Resolution R-2002-09-58 has approved the creation of the community development district; 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 Stonegate Community Development District over the real property described in Exhibit 1 attached hereto, which was filed by Landstar Development Corporation, a Florida corporation, on September 30, 2002, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition, attached as Exhibit "B", is set forth in its entirety and incorporated herein.

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

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

- Manuel M. Mato
- E. Daniel Lopez
- Virginia Cepero
- Eduardo Stern
- David Serviansky

Section 5. The name of the District shall be the “Stonegate Community Development District.”

Section 6. The Stonegate 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 Stonegate 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 Stonegate 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 Stonegate 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 Stonegate 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 Stonegate 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 Stonegate 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, 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 Stonegate 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. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may

be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 16. 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 City of Homestead shall provide all water and wastewater service to the District and all lands within the District boundaries.

(c) The Stonegate 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 provision shall contain examples of such agencies and programs. The Stonegate 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 Stonegate 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 Stonegate 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 Stonegate 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.

(f) In addition to notice required under Section 190.048 of the Florida Statutes, the Stonegate Community Development District shall provide a separate notice to each

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.

Section 17. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: DEC - 3 2002

Approved by County Attorney as
to form and legal sufficiency:

RA6

Prepared by:

JAC

Joni Armstrong Coffey

RESOLUTION NO. R2002-09-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA; EXPRESSING SUPPORT FOR THE CREATION OF THE STONEGATE COMMUNITY DEVELOPMENT DISTRICT BY THE MIAMI-DADE COUNTY COMMISSION, FOR THE LANDS DESCRIBED ON EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County plans to hold public hearings on November 7 and November 21, 2002, to consider the adoption of an ordinance granting the petition of Landstar Development Corporation ("Petitioner") to establish the Stonegate 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 City will be providing water and wastewater services to the CDD and all lands within its boundaries; and

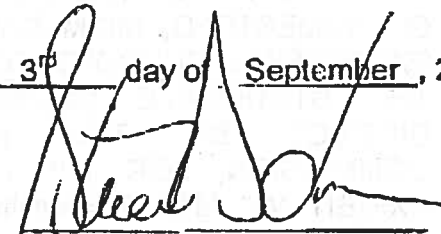
WHEREAS, the City Council finds that the creation of the CDD is not inconsistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD:


Section 1. City Support. The City Council hereby expresses its support for the creation of the Stonegate Community Development District, contingent on the City providing the water and wastewater services for the District and all lands within its boundaries.

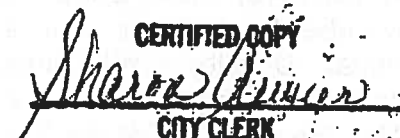
Section 2. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of September, 2002.


STEVEN D. LOSNER
Vice Mayor

ATTEST:


SHARON AUXIER, CMC
City Clerk

CERTIFIED COPY

CITY CLERK
CITY OF HOMESTEAD
DATE: 9-11-02

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


WEISS, SEROTA, HELFMAN, PASTORIZA & GUEDES, P.A
City Attorney

Offered by Mr. Berrones

Motion to adopt by Mr. Berrones seconded by Mr. Bateman

FINAL VOTE AT ADOPTION

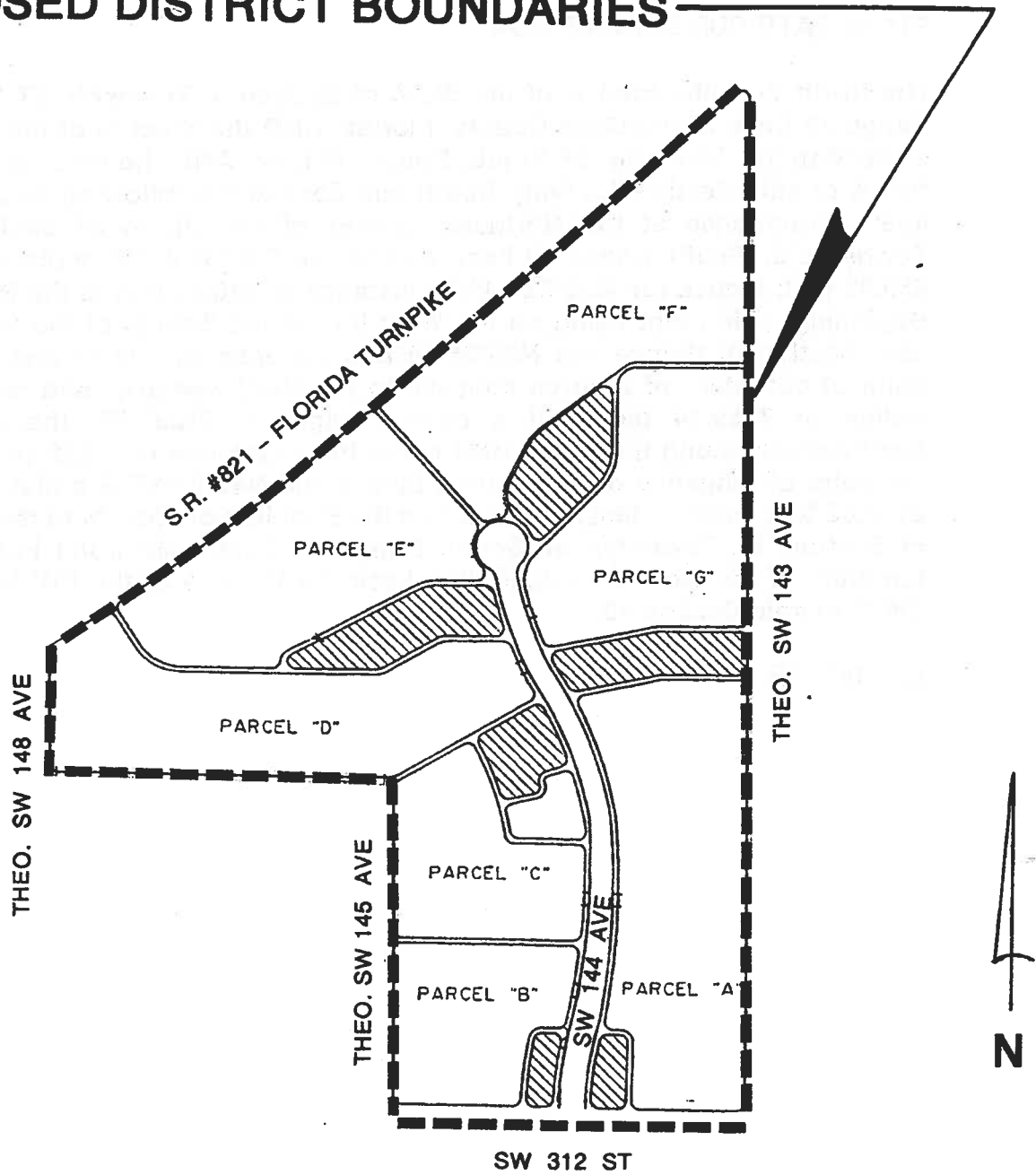
Mayor Roscoe Warren	<u>ABSENT</u>
Vice Mayor Steven D. Losner	<u>YES</u>
Councilman Steven C. Bateman	<u>YES</u>
Councilman Eddie Berrones	<u>YES</u>
Councilman Jeffrey D. Porter	<u>ABSENT</u>
Councilman Nicholas R. Sincore	<u>YES</u>
Councilwoman Judy Waldman	<u>YES</u>

STONEGATE CDD DESCRIPTION:

The North $\frac{1}{2}$ of the East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida, AND the West $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 57 South, Range 39 East, AND the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 10, lying South and East of the following described line: Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 9, Township 57 South, Range 39 East; thence run S88°33'41"W, a distance of 659.93 feet; thence run S02°22'24"E a distance of 828.79 feet to the Point of Beginning, said point being on the West line of the East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 9; thence run N55°35'29"E a distance of 124.91 feet to the point of curvature of a curve concave to the Northwesterly, and having a radius of 7789.44 feet and a central angle of 9°03'55"; thence run Northeasterly along the arc of said curve for a distance of 1232.44 feet to the point of tangency of said curve; thence run N46°31'35"E a distance of 2153.82 feet, more or less, to a point on the East line of West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 57 South, Range 39 East, said point being the terminus of the afore described line, Less the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10.

02-6182P1R

PROPOSED DISTRICT BOUNDARIES



STONEGATE COMMUNITY DEVELOPMENT DISTRICT

(COMM. 0009)

SECTION: 9-57-39 & 10-57-39

14
EXHIBIT "A"

**PETITION TO ESTABLISH STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, petitions Miami-Dade County (hereinafter referred to as "County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and the Miami-Dade Home Rule Charter, to adopt an ordinance to establish a Uniform Community Development District and to designate the land area for which the District would manage and finance basic service delivery and states as follows:

1. **Petitioner:** Petitioner is a Florida corporation with its principal place of business at 550 Biltmore Way, Suite 1110, Coral Gables, FL 33134.
2. **District Location and Description:** The land area to be included in the District comprises approximately 138.6 acres. A map showing the location of the land area to be included in the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City of Homestead ("City") and Miami-Dade County, Florida. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**. (Section 190.005(2)(a) and (1)(a)(1), Florida Statutes.)
3. **District Impact:** There is no area within the external boundaries of the District which is to be excluded from the District. The impact of creating the District on these parcels should be positive, in that the facilities provided by the District and maintenance of same should result in an aesthetically pleasing surrounding area with beneficial infrastructure while not detrimentally affecting anyone outside the District. In addition, any potential establishment costs to the City, the establishing entity, will be nominal.

4. **Property Owner Consent:** Attached as **Exhibit 3** is documentation constituting written consent to the establishment of the District by the owners of the real property to be included in and serviced by the District. (Section 190.005(2)(a) and (1)(a)(2), Florida Statutes.)

5. **Initial Governing Board:** The five (5) persons designated to serve as the initial members of the board of supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section 190.006, Florida Statutes Amended, are named in **Exhibit 4** attached hereto. (Section 190.005(2)(a) and (1)(a)(3).)

6. **District Name:** The proposed name of the District is Stonegate Community Development District. (Section 190.005(2)(a) and (1)(a)(4), Florida Statutes.)

7. **Water and Sewer Lines:** The major trunk water mains, sewer interceptors and outfalls currently in existence to serve the District are identified on **Exhibit 5** attached hereto. (Section 190.005(2)(a) and (1)(a)(5), Florida Statutes.) Water and sewer lines must be extended by the District to serve the District.

8. **Timetables and Construction Costs:** The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**. (Sections 190.005(2)(a) and (1)(a)(6), Florida Statutes.)

9. **Zoning Designation:** All of the property in the District is designated PUD (Planned Unit Development), pursuant to zoning approved by City and under City Ordinance, which is attached as **Exhibit 7**.

10. **Statement of Estimated Regulatory Costs:** The statement of estimated regulatory costs of the granting of this Petition and the establishment of the District pursuant thereto is attached as **Exhibit 8**. (Sections 190.005(2)(a) and (1)(a)(8), Florida Statutes.)

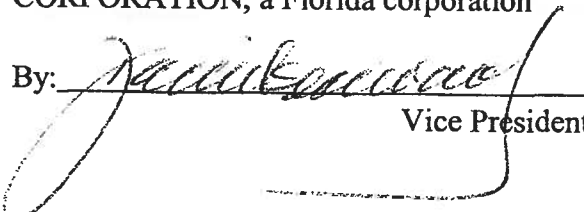
WHEREFORE, Petitioner respectfully requests Miami-Dade County to:

A. Schedule a public hearing to consider this Petition within forty-five (45) days after the date of filing pursuant to the uniform procedures set forth in Section 190.005(2)(b) and (1)(d), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the land area to be serviced by the District, pursuant to Sections 190.005(2), Florida Statutes.

Respectfully submitted this ___ day of August, 2002.

LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation

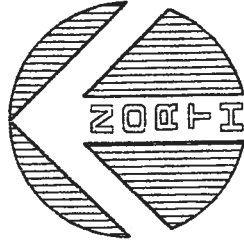
By:  Vice President

**STONEGATE
COMMUNITY DEVELOPMENT DISTRICT**

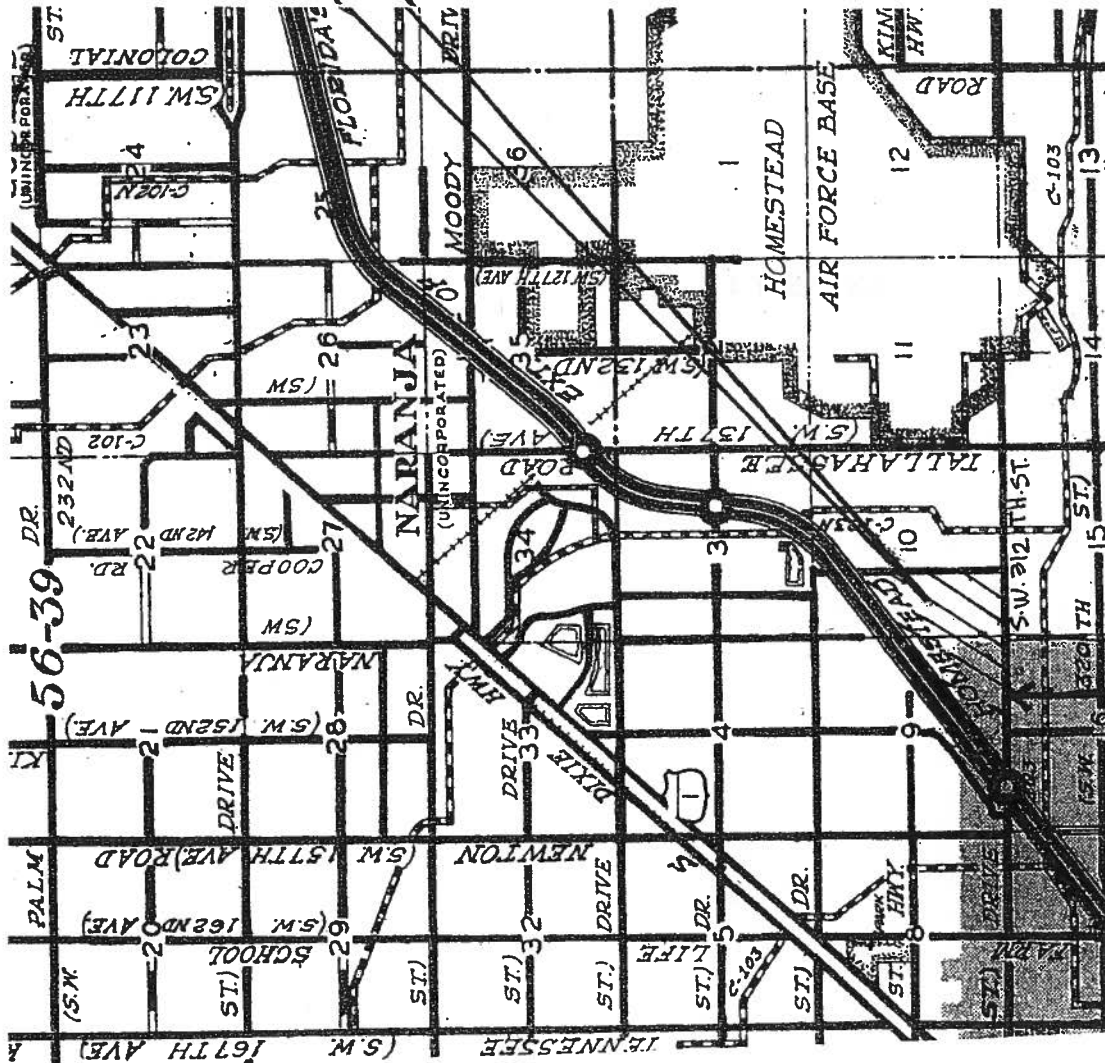
Exhibit List

- | | |
|-----------|--|
| Exhibit 1 | Location Map |
| Exhibit 2 | Sketch and Description |
| Exhibit 3 | Property Owners' Consent |
| Exhibit 4 | Initial Governing Board |
| Exhibit 5 | Location of Water and Sewer Lines |
| Exhibit 6 | Proposed Development Timetables |
| Exhibit 7 | Zoning Ordinance |
| Exhibit 8 | Statement of Estimated Regulatory Costs |
| Exhibit 9 | Resolution of Support from City of Homestead |

EXHIBIT 1

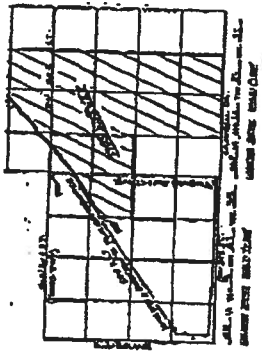
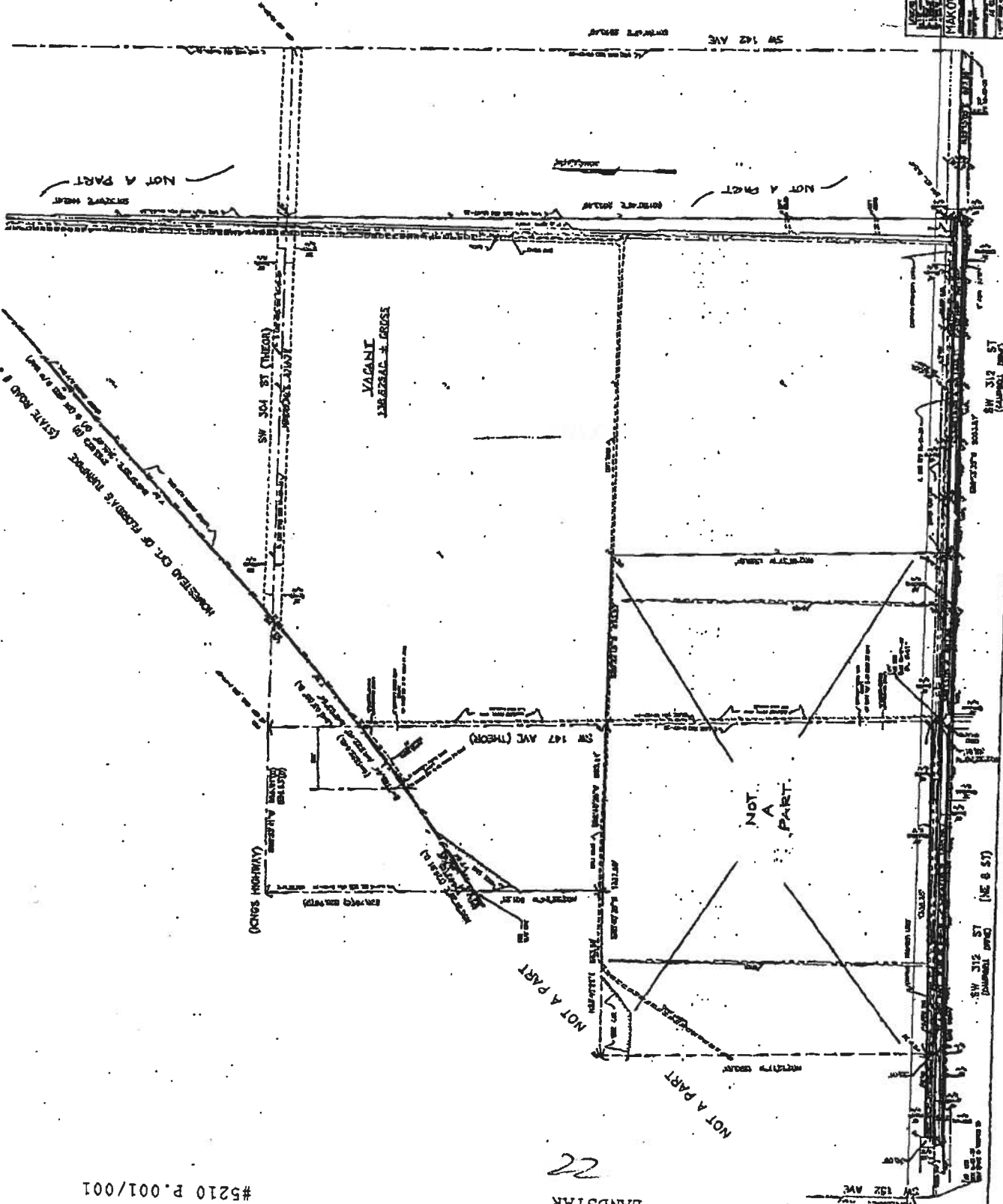


PROJECT
LOCATION



STONEGATE CDD
LOCATION MAP

EXHIBIT 2



On the 10th day of July, 1987, the undersigned, a duly qualified Surveyor in and for the State of Florida, having been sworn to the truth and correctness of the foregoing, do hereby certify that the same is a true and correct copy of the original as the same appears in the office of the undersigned.

MAKOWSKI & WRIGHT, INC.
 1101 N. W. 10th St., Ft. Lauderdale, FL 33304
 Telephone: (305) 561-1111
 Telex: 511111
 Cable: MAKOWSKI
 Faxed: (305) 561-1111

DATE	7/21/85
PROJECT	SW 312 ST (GENERAL ROAD)
CLIENT	MAKOWSKI & WRIGHT, INC.
DESCRIPTION	PLAT OF A SUBDIVISION OF LAND
PREPARED BY	MAKOWSKI & WRIGHT, INC.
CHECKED BY	MAKOWSKI & WRIGHT, INC.
DATE	7/21/85
SCALE	AS SHOWN
BY	MAKOWSKI & WRIGHT, INC.
DATE	7/21/85
BY	MAKOWSKI & WRIGHT, INC.

Post-it® Fax Note 7671

Date 7/21/85 # of pages 1

From M. MATO

To DICK COKER

To/Dept. COLANDREA

SW 312 ST.	CAMPBELL DR.
SE 1/4 SEC. 9 TWP. 57 RGE. 39	1/4 SEC. 10 TWP. 57 RGE. 39
<u>LOCATION SKETCH</u> SCALE: 1" = 800'	<u>LOCATION SKETCH</u> SCALE: 1" = 800'

DESCRIPTION: (Parcel 1)

The North 1/2 of the East 1/4 of the SE 1/4 of Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida, AND the West 1/4 of the SW 1/4 of Section 10, Township 57 South, Range 39 East, AND the West 3/4 of the NW 1/4 of said Section 10, lying South and East of the following described line: Commence at the Northeast corner of the SE 1/4 of Section 9, Township 57 South, Range 39 East; thence run S88°33'41"W, a distance of 659.93 feet; thence run S02°22'24"E a distance of 828.79 feet to the Point of Beginning, said point being on the West line of the East 1/4 of the SE 1/4 of said Section 9; thence run N55°35'29"E a distance of 124.91 feet to the point of curvature of a curve concave to the Northwesterly, and having a radius of 7789.44 feet and a central angle of 9°03'55"; thence run Northeasterly along the arc of said curve for a distance of 1232.44 feet to the point of tangency of said curve; thence run N46°31'35"E a distance of 2153.82 feet, more or less, to a point on the East line of the West 3/4 of the NW 1/4 of Section 10, Township 57 South, Range 39 East, said point being the terminus of the afore described line, Less the West 1/2 of the SW 1/4 of the SW 1/4 of said Section 10.

02-6182P1R

EXHIBIT 3

STONEGATE CDD
LIST OF PROPERTY OWNERS

1. The Coconut Grove Bank as Trustee of the Pearl A. Cox Trust
2. Charlotte P. Individually and as Trustee of the Pearl A. Cox Trust
3. Cox Enterprises Partnership, Ltd.

CONSENT TO ESTABLISHMENT OF
STONEGATE COMMUNITY
DEVELOPMENT DISTRICT

The undersigned, as an owner of property within the boundaries of the proposed Stonegate Community Development District, hereby consents to the establishment of the Stonegate Community Development District pursuant to the requirements of Chapter 190, Florida Statutes.

Property Owner:

THE COCONUT GROVE BANK AS TRUSTEE
OF THE PEARL A. COX TRUST

By: [Signature]
Name: Richard Conger
Title: Sr VP + Sr Tu

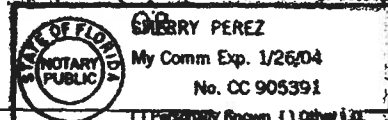
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Richard Conger, who is personally known to me or has produced _____ as identification, who, after being duly sworn according to law, deposes and states that the foregoing is true and correct.

SWORN AND SUBSCRIBED to before me this 5th day of September, 2002.

[Signature: Sherry Perez]
Signature of Notary or Officer

Notarial Seal (stamped in black ink)



Printed Name of Notary Public _____
State of Florida Commission Number: _____

CONSENT TO ESTABLISHMENT OF:
STONEGATE COMMUNITY
DEVELOPMENT DISTRICT

The undersigned, as an owner of property within the boundaries of the proposed Stonegate Community Development District, hereby consents to the establishment of the Stonegate Community Development District pursuant to the requirements of Chapter 190, Florida Statutes.

Property Owner:

By: Charlotte P. Cox
CHARLOTTE P. COX AS TRUSTEE
OF THE PEARL A. COX TRUST

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Charlotte P. Cox as Trustee of the Pearl A. Cox Trust, who is personally known to me or has produced _____ as identification, who, after being duly sworn according to law, deposes and states that the foregoing is true and correct.

SWORN AND SUBSCRIBED to before me this 3 day or Sept, 2002.

Theresa Sutter
Signature of Notary or Officer

Notarial Seal (stamped in black ink)
OR

Printed Name of Notary Public
State of Florida Commission Number:



\\116KABY\KIMBSTE\CHAR-COX.CON

CONSENT TO ESTABLISHMENT OF
STONEGATE COMMUNITY
DEVELOPMENT DISTRICT

The undersigned, as an owner of property within the boundaries of the proposed Stonegate Community Development District, hereby consents to the establishment of the Stonegate Community Development District pursuant to the requirements of Chapter 190, Florida Statutes.

Property Owner:

COX ENTERPRISES PARTNERSHIP, L.T.D., a
Florida Limited Partnership

By: [Signature]
Name: Thomas L. Cox
Title: Partner

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared THOMAS L. COX, as PARTNER of Cox Enterprises Partnership, L.t.d., a Florida Limited Partnership, on behalf of the partnership, who is personally known to me or has produced _____ as identification, who, after being duly sworn according to law, deposes and states that the foregoing is true and correct.

SWORN AND SUBSCRIBED to before me this 3 day of Sept, 2002.

[Signature]
Signature of Notary or Officer

Notarial Seal (stamped in black ink)
OR

Printed Name of Notary Public
State of Florida Commission Number:



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STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents, that _____ of the County of _____ State of _____ do hereby certify that _____ is the true and correct copy of the _____ of _____ of the County of _____ State of _____ as the same appears from the records of said County.

EXHIBIT 4

STONEGATE CDD

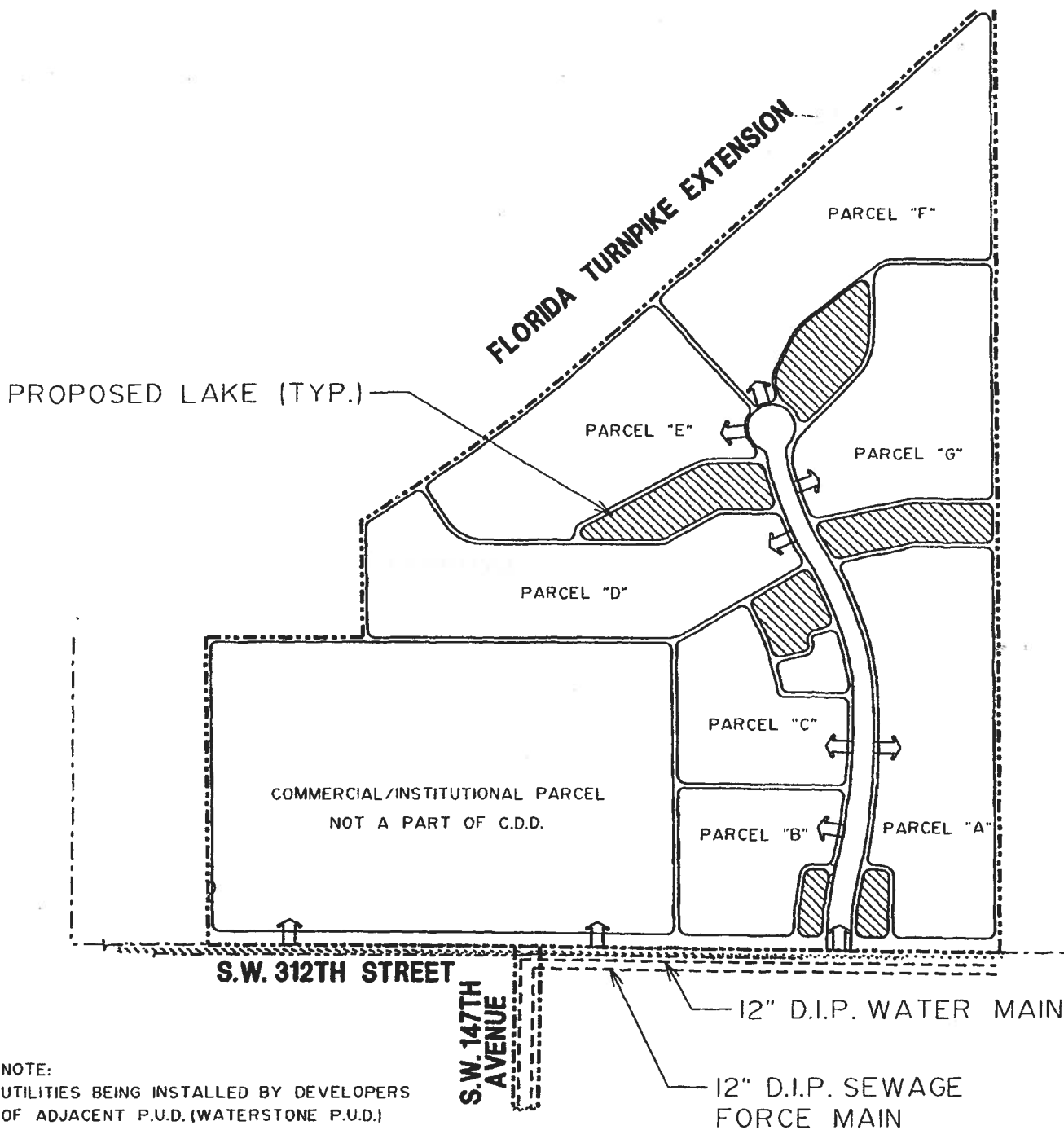
Initial Governing Board

1. Manuel M. Mato
2. E. Daniel Lopez
3. Virginia Cepero
4. Eduardo Stern
5. David Serviansky

EXHIBIT 5



N.T.S.



NOTE:
 UTILITIES BEING INSTALLED BY DEVELOPERS
 OF ADJACENT P.U.D. (WATERSTONE P.U.D.)



KEITH & BALLBE', INC.
 Consulting Engineers
 1700 Northwest, 64th Street, Suite 300
 Fort Lauderdale, Florida 33309 (954) 489-9801

**EXISTING WATER, SEWER AND
 DRAINAGE FACILITIES MAP**

STONEGATE P.U.D.

DATE	DESCRIPTION	AMOUNT	CHECK NO.
1/1/19
1/15/19
2/1/19
2/15/19
3/1/19
3/15/19
4/1/19
4/15/19
5/1/19
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9/15/19
10/1/19
10/15/19
11/1/19
11/15/19
12/1/19
12/15/19
1/1/20

EXHIBIT 6

PROPOSED DEVELOPMENT TIME TABLE

<u>ITEM</u>	<u>ANTICIPATED START DATE</u>	<u>ANTICIPATED COMPLETION DATE</u>
Master Planning	May 2002	October 2002
Spine Road Improvement and Master Water Management Engineering	October 2002	February 2003
Earthwork	February 2003	August 2003
Spine Road Improvements	April 2003	September 2003
Parcel No. 1 & No. 2	July 2003	October 2003
Parcel No. 3	September 2003	December 2003
Parcel No. 4	November 2003	February 2004
Parcel No. 5	January 2004	April 2004
Parcel No. 6	March 2004	June 2004

EXHIBIT 7

ORDINANCE NO. 2002-08-23

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA (THE "CITY"), GRANTING THE REQUEST FOR A REZONING FROM (G) GENERAL USE DISTRICT TO (PUD) PLANNED UNIT DEVELOPMENT; GRANTING A VARIANCE FROM SECTION 30-678 OF THE CITY CODE TO PERMIT MORE THAN THIRTY-FIVE (35) PERCENT OF THE PROPOSED SINGLE-FAMILY DETACHED DWELLINGS TO HAVE LESS THAN SEVEN THOUSAND AND FIVE HUNDRED (7,500) SQUARE-FEET OF LOT AREA; GRANTING A VARIANCE FROM SECTIONS 30-687(1) AND 30-702 TO ALLOW TEN (10) FEET FRONT YARD SETBACK WHERE TWENTY-FIVE (25) FEET ARE REQUIRED; A VARIANCE FROM SECTION 30-688 TO ALLOW FIFTEEN (15) FEET REAR YARD SETBACK WHERE TWENTY-FIVE (25) FEET ARE REQUIRED; APPROVING THE PROPOSED STONEGATE PUD MASTER DEVELOPMENT PLAN LOCATED ON VACANT LAND NORTH OF 312TH STREET (CAMPBELL DRIVE), WEST OF THE BUENAVENTURA LAKES PUD, AND SOUTHEAST OF THE FLORIDA TURNPIKE, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article II, Division 1, Section 30-41 and Article VI, Divisions 3 and 4 of the City Code, Cox Enterprises Partnership, Ltd. And the Pearl Cox Trust c/o Louis Stinson, Jr., P.A. (the "Applicant"), has applied to the City Council for rezoning from (G) General Use District to (PUD) Planned Unit Development on property described in Exhibit "A"; and

WHEREAS, pursuant to Sections 30-45(b), and 30-676 of the City Code, the Applicant has applied to the City Council for a variance from Section 30-678 to allow more than thirty-five (35) percent of single family detached dwellings to have less than seven thousand five hundred (7500) square feet of lot area; and

WHEREAS, pursuant to Sections 30-45(b), 30-676 of the City Code, the Applicant has applied to the City Council for a variance from sections 30-687(1) and 30-702 to allow a 10 ft. front setback where 25 ft. are required; and

WHEREAS, pursuant to Sections 30-45(b), and 30-676 of the City Code, the Applicant has applied to the City Council for a variance from section 30-688 to allow a 15 ft. rear setback where 25 ft. are required; and

WHEREAS, pursuant to Article VI, Division 4. Master Development Plan, Sections 30-621 through 30-626 of the City Code, the Applicant has applied to the City Council for master development plan approval to allow the proposed Stonegate PUD; and

WHEREAS, the Planning and Zoning Board of the City of Homestead reviewed these requests at its August 7, 2002 meeting (Public Hearing #2002-12) and voted to recommend approval of these requests subject to the conditions stipulated in Section 5 herein; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed rezoning, variances, and master development plan are consistent with the City's comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this ordinance.

Section 2. Approval of Rezoning. Pursuant to Application No. 2002-12, a rezoning of property located in Homestead, Florida (the "Property"), legally described on

Exhibit "A," from (G) General Use District to Planned Unit Development (PUD) is hereby approved.

Section 3. Approval of Requested Variances. Pursuant to the requirements of Sections 30-45(b), and 30-676 of the City Code, the following variance requests are hereby approved:

- o A variance from section 30-678 to allow more than thirty-five (35) percent of single family detached dwelling to have less than seven thousand five hundred (7500) square feet of lot area. A 100% of the proposed master development plan would be less than 7,500 sq. ft.
- o A variance from section 30-687(1) to allow a 10 ft. front setback where 25 ft. are required (for buildings of 2 stories or less).
- o A variance from section 30-688 to allow a 15 ft. rear setback where 25 ft. are required.
- o A variance from section 30-702 to allow a 10 ft. front setback where 25 ft. are required (for buildings in excess of 2 stories).

Section 4. Approval of Master Development Plan. Pursuant to the requirements of Article VI, Division 4, Sections 30-621 through 30-626 of the City Code, the proposed master development plan is hereby approved.

Section 5. Conditions. The approvals granted by this ordinance to the proposed Stonegate PUD master development plan are subject to the Applicant's compliance with the following, to which the Applicant stipulated at the public hearing:

1. The Applicant must improve Campbell Drive (SW 312th Street) by adding two lanes for a total of four lanes to accommodate the development of the Stonegate and Buenaventura PUDs.
2. The applicant must present a traffic mitigation plan for the approval of the Development Services Department. The traffic mitigation plan shall address the recommendations made by William F. Mulhearn, PE in the traffic study dated

July 22nd, 2002. Once approved by the Development Services Department, the applicant shall be responsible for satisfying the requirements set forth in the traffic mitigation plan.

3. Non-residential permitted uses must exclude auto-repair shops and related uses.
4. The requested variance from section 30-678 to allow more than thirty-five (35) percent of single family detached dwellings to have less than seven thousand five hundred (7500) square feet of lot area will not take effect until site plan is reviewed and approved.
5. Approval of the master development plan is based upon the applicant's agreement that construction and maintenance of the improvements will not cost the City anything. Applicant is seeking a Community Development District (CDD) designation from the Miami-Dade County Commission and from the City of Homestead to fund the project. If the CDD is not approved, the developer will be responsible for the construction of the public improvements. All maintenance responsibilities will be transferred to a Homeowners Association after the proposed PUD is completed.

Section 6. Violation of Conditions. Failure to adhere to the terms and conditions of this ordinance shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of this ordinance. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this ordinance may be revoked

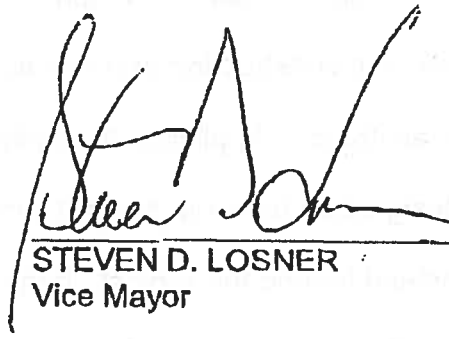
by the City Council at any time upon a determination that applicant is in non-compliance with the City Code.

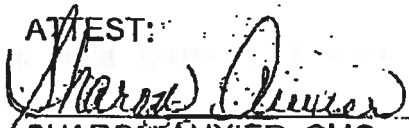
Section 7. Recording. The Applicant shall be responsible for all costs incurred in recording this Ordinance in the Public Records of Miami-Dade County, Florida.

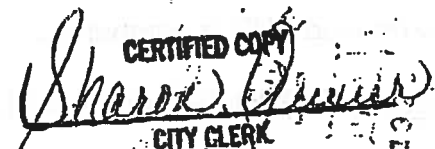
Section 8. Effective Date. This Ordinance shall be effective immediately at adoption on second reading.

PASSED on first reading this 19th day of August, 2002.

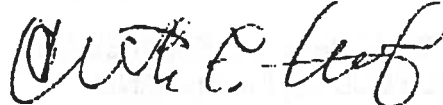
PASSED AND ADOPTED on second reading this 3rd day of September, 2002.


STEVEN D. LOSNER
Vice Mayor

ATTEST:

SHARON AUXIER, CMC
City Clerk

CERTIFIED COPY

CITY CLERK
CITY OF HOMESTEAD
DATE: 9/11/02

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS, SEROTA, HELFMAN, PASTORIZA & GUEDES, P.A.
City Attorney

Motion to adopt by Mr. Berrones seconded by Mr. Bateman.

FINAL VOTE AT ADOPTION

<i>Mayor Roscoe Warren</i>	<u>ABSENT</u>
<i>Vice Mayor Steven D. Losner</i>	<u>YES</u>
<i>Councilman Steven C. Bateman</i>	<u>YES</u>
<i>Councilman Eddie Berrones</i>	<u>YES</u>
<i>Councilman Jeffrey D. Porter</i>	<u>ABSENT</u>
<i>Councilman Nicholas R. Sincore</i>	<u>YES</u>
<i>Councilwoman Judy Waldman</i>	<u>YES</u>

2002-08-23 APPROVING REZONING & VARIANCES - STONGATE PUD

MEMO:

EXHIBIT A

The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the South 35 feet, Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida, AND

The West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the South 35 feet, Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida, AND

The East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida AND the West $\frac{3}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 57 South, Range 39 East, AND the West $\frac{3}{4}$ of the NW $\frac{1}{4}$ of said Section 10, lying South and East of the following described line: Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 9, Township 57 South, Range 39 East; thence run S88°33'41"W, a distance of 659.93 feet; thence run SO°22'24"E a distance of 828.79 feet to the Point of Beginning, said point being on the West line of the East $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 9; thence run N55°35'29"E a distance of 124.91 feet to the point of curvature of a curve concave to the Northwesterly, and having a radius of 7789.44 feet and a central angle of 9°03'55"; thence run Northeasterly along the arc of said curve to a distance of 1232.44 feet to the point of tangency of said curve; thence run N46°31'35"E a distance of 2153.82 feet, more or less, to a point of the East line of the West $\frac{3}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 57 South, Range 39 East, said point being the terminus of the afore described line.

Public Hearing 2002-12
Rezoning, Master Plan and Variances
Stonegate PUD

EXHIBIT 8

EXHIBIT "8"

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **Stonegate Community Development District** ("District"). The proposed District comprises approximately 140 acres of land located within the City of Homestead in Miami-Dade County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Stonegate Community Development District

The proposed District comprises approximately 140 acres within the City of Homestead (the "City") and within Miami-Dade County (the "County"). The District is designed to provide community infrastructure, services, and facilities along with certain ongoing operations and maintenance to the Buenaventura Lakes development (the "Development" or "Stonegate"). Stonegate will be a residential development.

The Development plan for the proposed lands within the District includes the construction of approximately 520 single-family units and 535 villa/townhouse units.

A Community Development District is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Stonegate. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the Stonegate Community Development District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), F.S. (1997), defines the elements a statement of estimated regulatory costs must contain:

- (a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
- (d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small county for purposes of this requirement. Similarly, the City of South-Dade Venture is not defined as a small city as defined by Section 120.52, F.S.
- (e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Stonegate Development is an anticipated Planned Development Project designed for up to 1055 total residential units. Formation of the District would put all of these households under the jurisdiction of the District. It is not anticipated that anyone outside the District would be affected by the rule creating the District, although the State of Florida, the City of Homestead and Miami-Dade County would be required to comply with the rule.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed is within the City of Homestead and within Miami-Dade County. Due to special language contained in the Miami-Dade County Charter, Miami-Dade County is the establishing entity under 190.005 (1) F.S. In addition, the proposed District may also be established by the City of Homestead. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 169.412, F.S., the proposed district must pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

Miami-Dade County and the City of Homestead

The proposed land for the District is in Miami-Dade County and the City of Homestead and consists of less than 1,000 acres. Miami-Dade County and the City of Homestead and their staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general-purpose government will be offset by the filing fee required under 190.005 (1)(b), F.S.

These costs to the County and the City are modest for a number of reasons. First, according to Chapter 190, F.S., review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to Miami-Dade County and to the City of Homestead, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government. The only annual costs the County or the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the local governing authorities.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Buenaventura Lakes development project. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida, Miami-Dade County, the City of Homestead, or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The storm drainage and certain roadways will be funded by the District. The District will also fund the water distribution and wastewater collection system, to be owned and maintained by the County.

**Table 1. Stonegate Community Development District
Proposed Facilities and Services**

FACILITY	FUNDED BY	O&M	OWNERSHIP
Water Management System	CDD	CDD	CDD
Spine Road Infrastructure	CDD	CDD	CDD
Off-site Improvements- 4-lane Campbell Drive	CDD	CITY	CITY
FPL Crossing	CDD	CDD	CDD
Entrance Feature & Landscaping	CDD	CDD	CDD

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$6,826,160. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides. In addition, state law requires all assessments

levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A Community Development District ("CDD") provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, City/County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

Table 2. Cost Estimate for District Facilities

CATEGORY	COST
Water Management System	\$2,990,000
Spine Road Infrastructure	\$ 955,000
Off-site Improvements- 4-lane Campbell Drive	\$ 295,000
FPL Crossing	\$ 50,000
Entrance Feature & Landscaping	\$ 750,000
Parcel Development- Water, Sewer Paving & Drainage	\$1,286,150
Engineering & Permitting	<u>\$ 500,000</u>
Total Estimated Costs	\$6,826,160

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

Miami-Dade County has an estimated population (not incarcerated) in 2000 that is greater than 75,000. Therefore the County is not defined as a "small" County according to Section 120.52, F.S. The City of Homestead has an estimated population (not incarcerated) in 2000 that is greater than 10,000. Therefore the City is not defined as a "small" City according to Section 120.52, F.S.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

Prepared by: *Richard A. Cook*
Severn Trent Environmental Services, Inc.

■ COMPREHENSIVE CHART OF REQUIRED REPORTS

1.	FILING District	I	NAME of Report	WHEN TO FILE		WHERE TO FILE		Designated agency
				Howoften	Deadline	Local Govt.	SDIP	
1.		I	Annual Financial Audit	A	within 12 months after end of fiscal year	■	■	Auditor General
2.		I	Annual Financial Report (AFR)	A	by March 31	■	■	Department of Banking and Finance
3.	D	I	Advance notice of bond sale	R	prior to bond sale			Division of Bond Finance
4.	D	I	Bond Information Form (NOTE)	R (R)	120 days after bonds issued	■	■	Division of Bond Finance (File with SDIP & local govt. annually)
5.	D	I	Bond Disclosure Form—Competitive Sale	R	120 days after delivery of bonds			Division of Bond Finance
6.	D	I	Bond Disclosure Form—Negotiated Sale	R	120 days after delivery of bonds			Division of Bond finance
7.	D	I	TRIM compliance report and certification of tax roll	A	130 days after			Division of Ad Valorem Tax
8.	D	I	Form 1—Limited Financial Disclosure	A	by July 1	■		File required Ethics' reports with county Supervisor of Elections
9.	D	I	Form 7—Gift Disclosure Elected Officers	A	by July 1	■		
10.	D	I	Form 9—Quarterly Gift Disclosure	R	1 quarter after reporting quarter	■		
11.	D	I	Gifts from Government Agencies and Direct Service Organizations (DSOs)	R	annually by July 1	■		
12.	D	I	Form 2—Quarterly Client Disclosure	R	15 days after end of applicable quarter	■		
13.	D	I	Honoraria and related expenses	R	annually by July 1	■		
14.	D	I	Actuarial Valuation Report (defined benefit plans)	R	60 days after certification			Division of Retirement
15.	D	I	Actuarial Determination Report (defined benefit plans)	R	60 days after reporting period			Division of Retirement
16.	D	I	Actuarial Impact Statement (defined benefit plans)	R	Prior to final hearing			Division of Retirement
17.	D	I	Defined Contribution Report	R	60 days after reporting period			Division of Retirement
18.	D	I	Qualified Public Depository	A	by March 31			Bureau of Collateral Security
19.	(D)	I	Proposed budget (Authority certifies compliance/ s. 11.45, F.S.)	A (R)	by September 1 (by September 1)	■		(Department of Banking & Finance)
20.	D	I	Public facilities report	A	March 1	■		File report with each county and municipality in district
21.	D	I	Public meetings schedule	A	beginning of fiscal year	■	■	
22.		I	District map	A		■	■	
23.	D	I	Registered agent	R	within 1 year of creation	■	■	
24.	D	I	Charter and amendments	R	30 days after implementation		■	
25.	D	I	Investment of surplus funds and resolution	R	at time of investment			State Board of Administration
26.	D	I	Mergers	R	30 days after merger	■	■	
27.	D	I	Dissolutions	R	30 days after dissolution	■	■	

KEY
 I—Independent districts file
 D—Dependent districts file

A—file Annually
 R—file only as Required

■ COMPREHENSIVE CHART OF REQUIRED REPORTS (continued)

	NAME <i>of Report</i>	GOVERNING <i>Statute, rule, or law</i>	PENALTY ROUTE <i>Initiated by</i>	REPORT <i>Compliance</i>	HANDBOOK <i>Reference</i>	INFORMATION <i>Et cetera</i>
1.	Financial Audit	s. 11.45, F.S. R. 9B-50.15, F.A.C.	← Penalties for required reports 1-6 are initiated by the following: • Joint Legislative Auditing Committee, • Designated agency, or • Local government These penalty routes are covered in chapter 21 of the handbook. ←	■	chapter 18	Must be completed by an independent CPA
2.	Financial Report	s. 218.32, F.S. R. 9B-50.014(1), F.A.C.		■	chapter 19	AFR form mailed to districts each October
3.	Advance notice	s. 218.38(1)(a), F.S. R. 13K-1.0041, F.A.C.		■	chapter 20	Published notice of sale sufficient
4.	Bond Information	s. 218.38(1), F.S. R. 13K-1.003, F.A.C.		■	chapter 20	Form BF 2003
5.	Bonds—competitive	s. 218.38(1)(b)1, F.S. R. 13K-1.0051, F.A.C.		■	chapter 20	Form BF 2004-A and Final Official Statement
6.	Bonds—negotiated	s. 213.38(1)(c)1, F.S. R. 13K-1.006, F.A.C.		■	chapter 20	Form BF 2004-B and Final Official Statement
7.	TRIM	s. 200.068, F.S. Ch. 12D-8, F.A.C.	Department of Revenue	■	chapter 22	Trim package mailed to district each June
8.	Limited Disclosure	s. 112.3145, F.S. Ch. 34, F.A.C.	Commission on Ethics	■	chapter 23	Form 1 mailed by June 1
9.	Gifts—Elected officers	s. 112.3148, F.S. Ch. 90-502, L.O.F.	Commission on Ethics	■	chapter 23	Form 7 must be filed with Form 1
10.	Quarterly Gift	s. 112.3148(6)(a), F.S. Ch. 90-502, L.O.F.	Commission on Ethics	■	chapter 23	Form 9 available from Supervisor of Elections
11.	Gifts—Agencies/DSOs	s. 112.3148, F.S. Ch. 90-502, L.O.F.	Commission on Ethics	■	chapter 23	Form will be promulgated in Fall of 1991
12.	Quarterly Client	s. 112.3145(4), F.S. Ch. 90-502, L.O.F.	Commission on Ethics	■	chapter 23	Form 2 available from Supervisor of Elections
13.	Honoraria expenses	s. 112.3149, F.S. Ch. 90-502, L.O.F.	Commission on Ethics	■	chapter 23	Form will be promulgated in Fall of 1991
14.	Actuarial Report <i>(defined benefit plans)</i>	s. 112.63, F.S. R. 22D-1.003, F.A.C.	Dept. of Administration	■	chapter 25	Must be available for inspection by public
15.	Actuarial Determination <i>(defined benefit plans)</i>	s. 112.63(1), F.S. R. 22D-1.003, F.A.C.	Dept. of Administration	■	chapter 25	File for period with no actuarial evaluation
16.	Actuarial Impact <i>(defined benefit plans)</i>	s. 112.63(3), F.S. R. 22D-1.004(2), F.A.C.	Dept. of Administration	■	chapter 25	Submit copy of Actuarial Impact Statement
17.	Defined Contribution	s. 112.63, F.S. R. 22D-1.006, F.A.C.	Dept. of Administration	■	chapter 25	Report period—fiscal year or plan anniversary
18.	Public Depository	s. 280.17, F.S. R. 4C-2.009(4), F.A.C.	Dept. of Insurance & Treasurer		chapter 27	Form 4G-17 mailed in January each year
19.	Proposed budget	s. 218.34(2), F.S. R. 9B50-014(1), F.A.C.	Local government		chapter 28	
20.	Public facilities report	s. 189.415, F.S. <i>no rule</i>	Local government		chapter 29	NOTE: Penalties for required reports 7-18 are initiated by the designated state agency, and their penalty procedures are covered in chapters 22-27 of the handbook.
21.	Public meetings	s. 189.417, F.S. R. 9B-50.01(6), F.A.C.	Local government		chapter 30	
22.	District map	s. 189.418, F.S. R. 9B-50.015(3), F.A.C.	Local government		chapter 31	
23.	Registered agent	s. 189.416, F.S. R. 9B-50.017, F.A.C.	Local government		chapter 32	
24.	Charter	s. 189.418(2), F.S. R. 9B-50.013(1), F.A.C.	<i>No penalty</i>		chapter 33	Penalties for required reports 20-23 are covered in chapter 34 of the handbook.
25.	Surplus funds	s. 218.487(1), F.S. <i>no rule</i>	<i>No penalty</i>		chapter 35	
26.	Mergers	s. 189.4042(2)(c), F.S. R. 9B-50.018, F.A.C.	<i>No penalty</i>		chapter 9	
27.	Dissolutions	s. 189.403, F.S. R. 9B-50.019, F.A.C.	<i>No penalty</i>		chapter 10	

KEY S—section R—Rules Ch—Chapter
 F.S.—Florida Statutes F.A.C.—Florida Administrative Code L.O.F.—Laws of Florida

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS
1/15/19
1/22/19
1/29/19
2/5/19
2/12/19
2/19/19
2/26/19
3/5/19
3/12/19
3/19/19
3/26/19
4/2/19
4/9/19
4/16/19
4/23/19
4/30/19
5/7/19
5/14/19
5/21/19
5/28/19
6/4/19
6/11/19
6/18/19
6/25/19
7/2/19
7/9/19
7/16/19
7/23/19
7/30/19
8/6/19
8/13/19
8/20/19
8/27/19
9/3/19
9/10/19
9/17/19
9/24/19
10/1/19
10/8/19
10/15/19
10/22/19
10/29/19
11/5/19
11/12/19
11/19/19
11/26/19
12/3/19
12/10/19
12/17/19
12/24/19
12/31/19

EXHIBIT 9

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

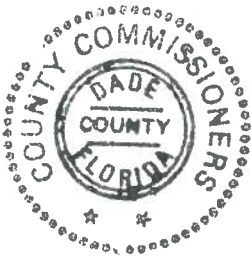
I, HARVEY RUVIN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct
COPY OF ORDINANCE 02-258, ADOPTED DECEMBER 3, 2002

_____ as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on
this 4th day of APRIL, A.D. 2003.

HARVEY RUVIN, Clerk
Board of County Commissioners
Dade County, Florida

By *[Signature]*
Deputy Clerk



SEAL

Board of County Commissioners
Dade County, Florida

