



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
JULY 24, 2017
10:30 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.centurygardenstamiamicdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

Lennar Homes, LLC
730 NW 107th Avenue,
Suite 300 Meeting Room
Miami, Florida 33172

REGULAR BOARD MEETING & PUBLIC HEARING

July 24, 2017
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 21, 2017 Regular Board Meeting & Public Hearing.....Page 2
- G. **Public Hearing – Intent to Levy Non-Ad Valorem Assessments – Townhome Parcel (Tract “B”)**
 - 1. Proof of Publication.....Page 11
 - 2. Receive Public Comments Regarding Intent to Levy of Non-Ad Valorem Assessments
 - 3. Consider Approval of Project (Townhome Parcel) and Levying of Special Assessments Based Upon Comments from the Public
 - 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
 - 5. Consider Resolution No. 2017-09 – Authorizes the 2017 Project, Equalization of Special Assessments, Levying of Non-Ad Valorem Assessments, Utilization of Chapter 197, F.S. for the Levy, Collection and Enforcement of Special Assessments and the Adoption of a Final Assessment Roll.....Page 12
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Discussion Regarding Bond Validation and Appeal Period
- J. Administrative & Operational Matters
 - 1. Reminder of Public Hearing on August 16, 2017 Regarding Uniform Method of Collection
 - 2. Staff Report: As Required
- K. Board Members & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS AT TAMAMI COMMUNITY
DEVELOPMENT DISTRICT - FISCAL YEAR 2016/2017
REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
3 day of OCTOBER, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Gardens at Tamiami Community Development District will hold Regular Meetings in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172 at 10:30 a.m. on the following dates:

October 19, 2016
November 16, 2016
December 21, 2016
January 18, 2017
February 15, 2017
March 15, 2017
April 19, 2017
May 17, 2017
June 21, 2017
July 19, 2017
August 16, 2017
September 20, 2017

The purpose of the meetings is to conduct any business that comes before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CENTURY GARDENS AT TAMAMI COMMUNITY DEVELOPMENT DISTRICT

www.centurygardentamiamicdd.org
10/3

16-37/0000156956M

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

A. CALL TO ORDER

District Manager Neil Kalin called the June 21, 2017, Regular Board Meeting of the Century Gardens at Tamiami Community Development District to order at 10:49 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Maria C. Herrera, Vice Chairperson Yadira Monzon and Supervisor Ramon Javier constituted a quorum and it was in order to proceed with the meeting

Staff in attendance: District Managers Neil Kalin & Armando Silva of Special District Services, Inc.; General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; Bond Counsel Steve Sanford of Greenberg Traurig – via speaker conference phone); and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

Also in attendance was Raisa Krause of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions of deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 19, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the April 19, 2017, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Monzon, seconded by Mr. Javier and unanimously passed to approve the minutes of the April 19, 2017, Regular Board Meeting, *as presented*.

Note: At approximately 10:51 a.m., Mr. Kalin recessed the Regular Meeting and simultaneously opened the Public Hearing.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

G. PUBLIC HEARING

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 1, 2017, and June 8, 2017, as legally required.

2. Receive Public Comment on Fiscal Year 2017/2018 Final Budget

Mr. Kalin opened the public comment portion of the public hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments. There being no public in attendance or comments on the fiscal year 2017/2018 budget and assessments, Mr. Kalin closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Kalin presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and the non-ad valorem special assessment tax roll. For review purposes, a copy of the tax roll was provided at the meeting. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Mr. Javier and passed unanimously to approve and adopt Resolution No. 2017-03, *as presented*; thereby setting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 10:54 a.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There were no old business items for discussion at this time.

I. NEW BUSINESS

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. Kalin presented Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin explained the purpose for the document and meeting schedule for the fiscal year 2017/2018. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Mr. Javier and passed unanimously to approve and adopt Resolution No. 2017-04, *as presented*; thereby setting the fiscal year 2017/2018 regular meeting schedule and authorizes publication of the schedule, as required by law.

2. Consider 2nd Supplemental Engineer’s report (Townhome Parcel/Tract B)

Mr. Alvarez provided a purpose of the 2nd Supplemental Engineer’s Report for the Garden Estates by the Hammocks – Replat of Tract “B” (a/k/a the Townhome Parcel) dated June 21, 2017 (the “Engineer’s Report”). The Townhome Parcel/Tract “B” is approximately 5.054+/- acres and will receive benefits from the public infrastructure improvements. The public infrastructure planned for the Townhome Parcel/Tract B will include, but is not be limited to, street/roadway improvements, water/wastewater systems, including related connection charges, stormwater management system and other related improvements, all of which will service a total of 47 residential townhome units at an estimated cost of \$1,024,863. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Mr. Javier and passed unanimously to approve and accept the Engineer’s Report (Townhome Parcel/Tract “B”), *as presented*; and as may be revised from time to time as so required.

3. Consider Master Special Assessment Methodology (Townhome Parcel/Tract B)

Mr. Kalin presented the Master Special Assessment Methodology Report for the Townhome Unit Parcel Expansion Area dated June 21, 2017 (the “Master Report”) and gave a summary of the document. The total aggregate principal amount of bonds contemplated to be issued by the District for the Townhome Unit Parcel Project is approximately \$1,255,000. In order to defray the costs of construction, acquisition,

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

operation and maintenance of the public improvements, the District will impose non-ad valorem special assessments on benefitted real property in the Townhome Unit Parcel a/k/a Tract "B" and all assessments levied run with the land. The preliminary assessment roll defined on Table F of the Master Report outlines the maximum annual debt assessment for each townhome unit and par debt per acreage basis. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Monzon and passed unanimously to approve and accept the Master Report specific to the Townhome Unit Parcel (a/k/a Tract "B") *as presented* and as may be revised from time to time.

4. Consider Resolution No. 2017-05 – Authorizing Issuance of Special Assessment Bonds

Resolution No. 2017-05 was presented, entitled:

RESOLUTION NO. 2017-05

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$8,000,000 AGGREGATE PRINCIPAL AMOUNT OF CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ROADWAY IMPROVEMENTS, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER AND WASTEWATER SYSTEMS; LANDSCAPING, INCLUDING ENTRANCE FEATURES AND IRRIGATION IN PUBLIC RIGHTS OF WAY, CLUBHOUSE AND RELATED RECREATIONAL AMENITIES AND RELATED INCIDENTAL COSTS (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE USE OF THE MASTER TRUST INDENTURE DATED AS OF AUGUST 1, 2014 AND APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL TRUST INDENTURE FOR EACH SERIES OF BONDS IN SUBSTANTIALLY THE FORM ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MIAMI-DADE COUNTY, FLORIDA OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

**ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY
WITHIN THE DISTRICT BENEFITED BY THE IMPROVEMENTS
AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE
JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING
FOR OTHER RELATED MATTERS.**

Mr. Sanford presented the initial resolution that defined the authorization and authority to issue special assessment bonds not to exceed \$8,000,000 aggregate principal amount in one or more series to pay all or a portion of the design, acquisition, construction costs of public improvements, including, but not limited to, related earthwork; water and wastewater systems; landscaping, including entrance features and irrigation in public rights of way; clubhouse and related recreational amenities and related incidental costs (collectively the "Project"), as described in the adopted Engineer's Report dated June 21, 2017; and as may be revised from time to time. Mr. Sanford referred to the use of the 2014 Master Trust Indenture (April 1, 2014) and the delivery of a Supplemental Trust Indenture, a copy of the Supplemental Trust Indenture was provided by the District Manager, as Exhibit "A" to the initial resolution. The Trustee, for this bond issuance, shall be the same as for the 2014 Series Bonds, Wells Fargo Bank, National Association. In addition, Mr. Sanford stated that the resolution authorizes validation of the proposed bonds and assessments. Mr. Sanford recommended approval of the resolution. A discussion ensued after which;

A **motion** was made by Mr. Javier, seconded by Ms. Monzon and passed unanimously to approve and adopt Resolution No. 2017-05, *as presented*, authorizing the issuance of not to exceed \$8,000,000 aggregate principal amount of Century Gardens at Tamiami Community Development District Special Assessment Bonds in one or more series to pay all or a portion of the design, acquisition, construction costs of the Project, as stated above; and further authorizes District officials to execute all required documents in order to commence the validation process.

Note: At approximately 11:06 a.m., Mr. Sanford thanked the Board Members for their time and dropped off the conference call.

5. Consider Resolution No. 2017-06 – Declaring Special Assessments

Mr. Kalin presented Resolution No. 2017-06 entitled:

RESOLUTION NO. 2017-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS AT TAMIAMI COMMUNITY
DEVELOPMENT DISTRICT DECLARING SPECIAL
ASSESSMENTS; INDICATING THE LOCATION, NATURE AND
ESTIMATED COST OF THOSE IMPROVEMENTS A PORTION OF
WHICH COST IS TO BE DEFRAYED BY THE SPECIAL
ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH**

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS (TOWNHOME PARCEL, A/K/A TRACT “B”) WITHIN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin outlined the purpose of the resolution, which declares special assessments (the “Assessments”) to be levied on lands within Tract “B” (townhome unit parcel) within the 2014 Expansion Area, benefitting from public infrastructure improvements being financed by the District and the preparing of a preliminary assessment roll describing the proposed assessment levy. The assessments will defray a portion of the estimated costs, plus financing related costs, capitalized interest and a debt service reserve. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Mr. Javier and passed unanimously to approve and adopt Resolution No. 2017-06, *as presented*; thereby declaring special assessments, indicating the location and estimated cost of the improvements and providing for setting a public hearing to consider the advisability and propriety of the assessments and related improvements; and authorizes publication of this resolution as required by law.

6. Consider Resolution No. 2017-07 – Setting a Public Hearing on the Levy of Special Assessments

Mr. Kalin presented Resolution No. 2017-07, entitled:

RESOLUTION NO. 2017-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JULY 24, 2017 AT 10:30 AM TO BE HELD IN THE CONFERENCE ROOM LOCATED AT 730 N.W. 107TH AVENUE, THIRD FLOOR, SUITE 300, MIAMI, FLORIDA 33172, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT, TO BE REFERRED TO AS THE “TOWNHOME PARCEL” A/K/A TRACT “B”; PURSUANT TO CHAPTERS

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

**170, 190, AND 197, FLORIDA STATUTES; AND PROVIDING
AN EFFECTIVE DATE.**

Mr. Kalin outlined the purpose of the resolution that sets a Public Hearing date for the purpose of receiving public comment on the levy of non-ad valorem special assessments on certain property in Tract "B" (a/k/a the Townhome Unit Parcel) within the 2014 Expansion Area in the District. A discussion ensued after which;

A **motion** was made by Mr. Javier, seconded by Ms. Monzon and passed unanimously to approve and adopt Resolution No. 2017-07, *as presented*; thereby setting the Public Hearing for July 24, 2017, at 10:30 a.m. in the Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300, Miami, Florida 33172; and authorizes publication of the public hearing as required by law.

7. Consider Resolution No. 2017-08 – Expressing the Intent to Use the Uniform Method

Mr. Kalin presented Resolution No. 2017-08, entitled:

RESOLUTION NO. 2017-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY (TOWNHOME PARCEL A/K/A TRACT "B") WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Ms. Herrera, seconded by Ms. Monzon and unanimously passed to approve and adopt Resolution No. 2017-08; *as presented*; thereby expressing the intent to use the uniform method of levy, collection and enforcement of non-ad valorem assessments and setting forth the legal description of the real property that may or shall be subject to the levy of District non-ad valorem assessments; and sets the public hearing on August 16, 2017 at 10:30 a.m. in the Conference Room located at Lennar Homes, LLC, Third Floor, Suite 300, 730 NW 107th Avenue, Miami, Florida 33172, for the purpose of

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

informing the public of the intent to adopt and use the uniform method pursuant to Chapter 197, Florida Statutes; and authorizes publication (4 times) of the referenced public hearing with location map, as required by law.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Risk Management Policy Review/Update – Fiscal Year 2016/2017

Mr. Kalin informed the Board members that as part of best management practices and to satisfy annual audit requirements/procedures, the District Manager (SDS, Inc.) takes certain measures and implements procedures to identify and mitigate financial mismanagement/fraud risks as follows:

- a. Each month the District's operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District's operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure; and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board, typically the Chairperson (by an electronic approval procedure), has an opportunity to review the District's expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year's financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and
- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District's Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year's budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

2. Statement of Financial Interests Disclosure – 2016 Form 1 – Filing Deadline – July 3, 2017

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections' Office within the County of residency their individual 2016 Statement of Financial Interests Form 1 ("Form"). It was noted that the deadline this year for submitting the Form is July 3, 2017.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated that the next meeting would be held on July 24, 2017, at 10:30 a.m.

L. ADJOURNMENT

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2017

There being no further business to come before the Board, a **motion** was made by Ms. Herrera, seconded by Ms. Monzon and unanimously passed to adjourn the Regular Board Meeting at 11:13 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO LEVY AND PROVIDE FOR THE COLLECTION
AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS
AND
REGULAR BOARD MEETING**

Notice is hereby given that the Board of Supervisors (the “Board”) of the Century Gardens at Tamiami Community Development District (the “District”), located in Miami-Dade County, Florida, will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area where proposed public infrastructure improvements to be improved and assessed is within a tract of land in the District consisting of approximately 4.06+/- acres in an area bounded by SW 147th Avenue on the east, SW 120th Street on the south, SW 151st Court the west and SW 118th Lane on the north (“Townhome Parcel” a/k/a Tract “B”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the improvements generally consists of, but are not necessarily limited to, roadway improvements, entrance features and related road impact fees, stormwater management system, water distribution system including the payment by the District of connection charges relating thereto, sanitary sewer system including the payment by the District of connection charges relating thereto and other related improvements, all as described more particularly in the District Engineer’s 2nd Supplemental Engineer’s Report specific to the Townhome Parcel (Tract “B”), dated and accepted June 21, 2017, as may be revised, prepared by Alvarez Engineers, Inc., and the plans and specifications on file in the offices of Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Offices”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property is set forth in the Master Special Assessment Methodology Report (Townhome Parcel a/k/a Tract “B”), dated and accepted June 21, 2017, as may be revised, prepared by Special District Services, Inc., on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held in conjunction with the Regular Board Meeting on July 24, 2017, at 10:30 a.m. in the Conference Room located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
www.centurygardenstamiamicdd.org
PUBLISH: MIAMI DAILY BUSINESS REVIEW 07/05/17 & 07/12/17

RESOLUTION NO. 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS (TOWNHOME UNIT PARCEL A/K/A TRACT “B”) WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT’S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE Board of Supervisors of the Century Gardens at Tamiami Community Development District as follows:

Section 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes.

Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS The Board of Supervisors (“Board”) of the Century Gardens at Tamiami Community Development District (“District”) hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, of the State of Florida (“State”), and was established by Ordinance of Miami-Dade County, Florida; and
2. The District is authorized by Chapter 190, Florida Statutes, to construct onsite and offsite roadway improvements, water management and control facilities, water and waste water systems, acquire recreational facilities and other infrastructure improvements to serve lands in the District (the “Improvements”); and
3. The District is authorized by Chapters 170 and 190, Florida Statutes, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes (the “Special Assessment Bonds”); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the “Engineer’s Report” (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, and The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Offices”); (ii) all or a portion of the cost of the Improvements

be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
6. As set forth in Resolution No. 2017-06, adopted by the Board of Supervisors on June 21, 2017, it is the Board's intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series ("Bonds"); and
8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
9. Resolution No. 2017-06 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and prior to its adoption, the requirements of Section 170.04, Florida Statutes, had been complied with; and
10. Resolution No. 2017-06 was published as required by Section 170.05, Florida Statutes. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, Florida Statutes; and
12. Pursuant to Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2017-07, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2017-07 further provided for notice of the public hearing to be provided by publication and mail; and
13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, Florida Statutes, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and

14. At the time and place specified in Resolution No. 2017-07 the Board met as an “Equalization Board”, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and
15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
 - i. that the estimated costs of the Improvements is as specified in the Century Gardens at Tamiami Community Development District 2nd Supplemental Engineer’s Report (Townhome Parcel – Tract “B”), accepted June 21, 2017 and as may be revised from time to time (the “Engineer’s Report”), a copy of which is attached hereto and incorporated herein as Exhibit “A”, and that the amount of such costs is reasonable and proper;
 - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the Century Gardens at Tamiami Community Development District’s Master Special Assessment Methodology Report (Townhome Unit Parcel a/k/a Tract “B”), accepted June 21, 2017 and as may be revised from time to time (the “Master Report”), a copy of which is attached hereto and incorporated herein as Exhibit “B”, which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
 - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit “C”, and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
 - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
 - v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

Section 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS. The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Bonds.

Section 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all

specially benefited properties within the District are set forth in Exhibits “A” and “B”, respectively, hereto.

Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Master Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit “C”, are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), Florida Statutes.

Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS. When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, Florida Statutes. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee’s proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the “Improvement Lien Book.” Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms “special assessment”, “non-ad valorem assessment” or “non-ad valorem special assessment” shall, with respect to each parcel, mean the sum of the costs of the Improvements.

Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, Florida Statutes.
2. The District hereby elects, under its charter and Section 197.3631, Florida Statutes, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes. The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Miami-Dade County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, Florida Statutes.

3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, Florida Statutes, to collect its non-ad valorem special assessments pursuant to Chapter 170, Florida Statutes, and to foreclose its non-ad valorem special assessment lien as provided for by law.
4. All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, Florida Statutes, provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment.

Section 8. SEVERABILITY. If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

PASSED, ADOPTED and EFFECTIVE this 24th day of July, 2017.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Attachments:

Exhibit "A" – Engineer's Report

Exhibit "B" – Master Special Assessment Methodology Report

Exhibit "C" – Assessment Roll

ATTACHMENTS REFERENCED ABOVE WILL BE PROVIDED AT THE MEETING

EXHIBIT C

(Tract B - Townhome Unit Parcel)

ASSESSMENT ROLL

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

Residential Type of Use	Number of Planned Residential Townhome Units	Maximum Annual Debt Service Per Residential Townhome Unit*
Townhome Unit	47	\$1,845.36
TOTAL	47	N/A

*Grossed up to include a 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% Discount for Early Payment, if collected pursuant to the Uniform Method.

Parcel Description	Gross Acreage	Maximum Par Debt Per Acre
Tract B Folio # 30-5909-050-4000	4.06	\$309,113.00
Total Par Debt	N/A	\$1,255,000.00

EXHIBIT C

(Assessment Roll)

LEGAL DESCRIPTION – TRACT “B” (Townhome Unit Parcel):

Tract “B”, GARDEN ESTATES AT THE HAMMOCKS, according to the plat thereof as recorded in Plat Book 170, at Page 60, said plat of GARDEN ESTATES AT THE HAMMOCKS, being a re-plat of a portion of Tract “A”, AMERIFIRST PARK, according to the Plat thereof, as recorded in Plat Book 127, at Page 65, of the Public Records of Miami-Dade County, Florida, said land lying in Section 9, Township 55 South, Range 39 East, said **Tract “B”** being more particularly described as follows:

Commence at the Southwest corner of Tract “A” of the said plat of AMERIFIRST PARK, thence run North 87°26’00” East along the South line of said Tract “A”, AMERIFIRST PARK, a line which lies 40 feet North of and parallel with the centerline of SW 120th Street, for a distance of 1040.01 feet to a point; thence run North 02°20’50” West , along a line which lies 1040.00 feet Easterly of, as measured at right angles to and parallel with the Westerly line of said Tract “A”, the same being the Easterly limit of the said plat of the GARDEN ESTATES AT THE HAMMOCKS, for a distance of 6.00 feet to the Point of Beginning of the parcel hereinafter described, the same being the Southeast corner of **Tract “B”** of the said plat of GARDEN ESTATES AT THE HAMMOCKS; thence continue North 02°20’50” West , along the Easterly limit of the said plat of GARDEN ESTATES AT THE HAMMOCKS, for a distance of 375.91 feet to the Northeast corner of said **Tract “B”**; thence run South 87°39’10” West for a distance of 473.00 feet to the Northwest corner of said **Tract “B”**; thence run South 02°20’50” East, along the West line of said **Tract “B”**, for a distance of 342.63 feet to a point of curvature with a circular concave to the Northeast having a radius of 25.00 feet and a central angle of 90°13’10”; thence Southeasterly along the arc a distance of 39.37 feet to a point of tangency; thence run North 87°26’00” East along a line which lies 56 feet North of and parallel with the centerline of SW 120th Street, for a distance of 100.00 feet to a point; thence run South 81°15’24” East for a distance of 50.99 feet to a point; thence run North 87°26’00” East along a line which lies 46 feet North of and parallel with the centerline of SW 120th Street, for a distance of 297.87 feet to the Point of Beginning, (the last mentioned four (4) courses being coincident with the Southerly line of said **Tract “B”**).

Containing approximately 176,418 Square Feet or 4.06 Acres more or less.