

ORDINANCE NO. 2916-13

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA GRANTING PETITION OF BENJAMIN PARTNERS, LTD.; ESTABLISHING AND NAMING THE RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING AND PROVIDING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Benjamin Partners, Ltd. ("Petitioner"), having obtained written consent to the establishment of the Ravaudage Park Community Development District (the "District") by the owners of 100 percent of the real property to be included in the District, petitioned the City Commission of the City of Winter Park (the "City") to enact an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Petitioner is a Florida limited partnership authorized to conduct business in the State of Florida, and Petitioner's principal place of business is 558 W. New England Avenue, Winter Park, Florida 32789; and

WHEREAS, a public hearing has been conducted by the City on April 8, 2013 at the Winter Park City Hall in accordance with the requirements and procedures of Section 190.005(1)(d) and (2)(b), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; all interested persons and affected units of general-

purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing; and

WHEREAS, upon consideration of the Petition, the record and hearing, the City determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City’s comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, establishment of the District satisfies the requirements of Chapter 190, Florida Statutes, and will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described, thereby providing a solution to the City’s planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 2. FINDINGS. The foregoing recitals and findings are true and correct and are incorporated herein, adopted, and made a part hereof.

SECTION 3. GRANT OF PETITION. The Petition to establish the Ravaudage Community Development District, a copy of which is attached hereto as Exhibit "A" and incorporated herein, over the real property described in Exhibit "B" attached hereto, is hereby granted; said Petition having been initially filed by Petitioner with the Office of the City Clerk on February 25, 2013 and a revised version re-filed on March 13, 2013,.

SECTION 4. DISTRICT NAME. There is hereby created a community development district situated entirely within incorporated Winter Park, Florida, which District shall be known as the "Ravaudage Community Development District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit "B" attached hereto. The District, overall, contains 45.8 acres, more or less.

SECTION 6. FUNCTIONS AND POWERS. The functions and powers of the District are described as the general powers in Section 190.011, and as the special powers in Section 190.012(1), Section 190.012(2)(a), Section 190.012(2)(d), and Section 190.012(2)(f), Florida Statutes, and such special powers and related statutory provisions are more fully set forth in Exhibit "C" attached hereto and incorporated herein.

SECTION 7. EMINENT DOMAIN; EXCLUDED PARCELS. Notwithstanding anything contained herein, the District, in accordance with Section 190.011(11), Florida Statutes, shall not exercise the power of eminent over the real property designated as the "Excluded Parcels" within Exhibit 2 of the Petition attached hereto without prior approval by resolution of the City.

SECTION 8. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
a) Daniel B. Bellows	P.O. Box 350 Winter Park, Florida 32790-0350
b) Robert P. Saltsman	P.O. Box 2146 Winter Park, Florida 32790-2146
c) Patrick J. Knight	1900 E. Adams Drive Maitland, Florida 32751
d) Javier Omana	1027 Stetson Street Orlando, Florida 32804
e) Glen S. Jaffee	391 W. Trotters Drive Maitland, Florida 32751

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 9. OBLIGATIONS OF DISTRICT. No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation or burden of the City.

SECTION 10. SEVERABILITY. If any provision of this Ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 11. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

[Signature page to follow.]

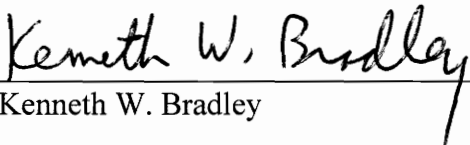
CITY OF WINTER PARK, FLORIDA
SIGNATURE PAGE TO ORDINANCE 2916-13

READ FIRST TIME: March 25, 2013.

READ SECOND TIME AND PUBLIC HEARING HELD: April 8, 2013.

PASSED and ENACTED this 8th day of April, 2013.

CITY OF WINTER PARK, FLORIDA



Mayor Kenneth W. Bradley

ATTEST:



City Clerk Cynthia Bonham

EXHIBIT "A"

PETITION

PETITION BY

BENJAMIN PARTNERS, LTD.

FOR THE
ESTABLISHMENT OF THE

**RAVAUDAGE
COMMUNITY DEVELOPMENT DISTRICT**

IN

THE CITY OF WINTER PARK, FLORIDA

SUBMITTED FEBRUARY 25, 2013
UPDATED MARCH 13, 2013

**RAVAUDAGE
COMMUNITY DEVELOPMENT DISTRICT**

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Development District

BEFORE THE CITY COMMISSION
OF THE CITY OF WINTER PARK, FLORIDA

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

PETITION

Benjamin Partners, Ltd., a Florida limited partnership (the "Petitioner"), hereby petitions the City Commission of the City of Winter Park, Florida pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act") to adopt an ordinance establishing the Ravaudage Community Development District (the "District") on the property described herein. In support of the Petition, Petitioner states:

1. The lands within the proposed District (as described below) was annexed into the City of Winter Park, Florida (the "City") on November 12, 2012 pursuant to that certain Annexation Agreement dated April 9, 2012 between the City, Benjamin Partners, Ltd., Greenhouse Partnership, Ltd. and Garmet, Ltd., and recorded in Book 10363, Page 1260 of the Official Records of Orange County, Florida (the "Annexation Agreement"). Exhibit 1A attached hereto depicts the general location of the property that will comprise the proposed District, and said property includes approximately 45.8 +/- acres of land. The real property within the boundaries of the proposed District is generally located West of Orlando Avenue (S.R. 17-92), East of Bennett Avenue, North of Lee Road (S.R. 436), and South of the City of Maitland boundary line. The metes and bounds description of the external boundaries of the District, as well as a sketch of the external boundaries, is set forth in Exhibit 1B.

2. There are several parcels of real property within the external boundaries of the proposed District that are to be excluded from the District (the "Excluded Parcels"), and such excluded parcels are both described and depicted within Exhibit 1B. The last known addresses of all the owners of such Excluded Parcels are identified on Exhibit 2.

The proposed District is not expected to impact the Excluded Parcels in any significant way, as such parcels will still be eligible for independent development; however, these parcels, by virtue of their exclusion from the boundaries of the proposed District, may not be developed as a part of the integrated community within the District, and may not receive the benefits of one or more cooperative operation and maintenance projects undertaken by the proposed District.

3. Attached to this Petition as Exhibit 3, and made a part hereof, are the executed written consents to the establishment of the District by the owners of 100% of the real property to be included in the District. The City, by virtue of the annexation of the property comprising the District, including the existing rights-of-way therein, and by virtue of their approval of this Petition, have expressed or will express its consent to the inclusion of the rights-of-way within the boundaries of the District. Certain portions of these rights-of-way will be vacated in accordance with the terms of the Annexation Agreement.

4. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as set forth below. Each individual is both a citizen of the United States and a resident of the state of Florida with an address as listed in Exhibit 4 attached hereto.

Daniel B. Bellows

Robert P. Saltsman

Patrick J. Knight

Javier Omana

Glen S. Jaffee

5. The proposed name of the District to be established is Ravaudage Community Development District.

6. A location map of the proposed District showing current major trunk water mains and sewer interceptors and outfalls is attached hereto as Exhibit 5.

7. Based on available data and the current assumptions of the Petitioner, the proposed timetable for the construction of District improvements is shown in Exhibit 6A. The estimated cost of constructing the proposed public improvements is shown in Exhibit 6B. The information presented in both exhibits are good faith estimates and are not binding on the Petitioner or the District and are subject to change.

8. The future general distribution, location and extent of public and private land uses within the District are shown on Exhibit 7A attached hereto, and such uses are consistent with the planned development land use category. The proposed uses are also consistent with the future land use plan element of the Orange County (the "County") Comprehensive Plan, which was adopted by the City of Winter Park as to the lands within the boundaries of the proposed District by virtue of the November 12, 2012 annexation of these lands. The portion of the Orange County future land use map applicable to the subject property is shown as Exhibit 7B. The land within the proposed District is anticipated to be developed with 489 residential units, 320 hotel rooms, approximately 323,000 square feet of retail uses, and approximately 891,000 square feet of office uses. The Petitioner currently intends for the District to finance (i) water distribution and wastewater collection and transmission utilities, (ii) surface water management, (iii) public roads, (iv) lighting, (v) landscaping, (vi) public parking and (vii) parks and other recreational facilities (collectively, the "Public Infrastructure"). Upon the District's completion of the water distribution and wastewater collection and transmission facilities, roads and surface water management facilities, it is anticipated the District will dedicate such facilities to the City of Winter Park, Florida.

The establishment of the District is based upon the assumption that an Interlocal Agreement between the City and the District, pertaining to the generation, allocation and payment of certain economic incentive payments ("EIP") from the City to the District, will be entered into immediately subsequent to the formation of the District by City ordinance. The current projected plan for financing, construction, operation and maintenance of the Public Infrastructure is dependent on such EIP as a necessary funding source.

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

10. Exhibit 9 attaches a proposed form of ordinance establishing the Ravaudage Community Development District.

11. Petitioner hereby requests that the proposed District be granted the right to exercise all powers provided for in Sections 190.011 and 190.012(1), Florida Statutes, as well as the additional powers listed in Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

12. The Petitioner is Benjamin Partners, Ltd., a Florida limited partnership, with its principal place of business at 558 W. New England Avenue, Winter Park, Florida 32789. The Petitioner, together with the other consenting owners identified in Exhibit 3 hereto, are the owners of 100% of the real property to be included in the proposed District. The Petitioner and/or its affiliates or assigns will develop the lands within the District and may construct the Public Infrastructure, which would thereafter be acquired by the District. Alternatively, the District may construct the Public Infrastructure. It is contemplated that the private vertical improvements on the developed lots will be constructed by the Petitioner, its affiliates and possibly other builders. Copies of all correspondence and official notices should also be sent to: George Flint, c/o Governmental Management Services – Central Florida, LLC; 13574 Village Park Drive, Suite 265, Orlando, Florida 32837; Phone (407) 841-5524; e-mail: gflint@govmgtsvc.com, and to Jan Albanese Carpenter, Esq., Latham, Shuker, Eden & Beaudine, LLP, 111 N. Magnolia Avenue, Suite 1400, Orlando, Florida 32801; Phone (407) 481-5800; e-mail: jcarpenter@lseblaw.com

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

(a) All statements contained within this Petition are true and correct.

(b) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the effective Orange County Comprehensive Plan, as amended, which was adopted by the City of Winter Park as to the lands within the boundaries of the proposed District by virtue of the November 12, 2012 annexation of these lands, and is not inconsistent with any applicable element or portion of the state comprehensive plan.

(c) The land within the boundaries of the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(d) The proposed District is the best alternative available for delivering community development services to the area to be served by the District because (i) the District provides a governmental entity responsible for delivering public services and facilities in a manner that does not financially impact persons or entities residing outside the District, (ii) the landowners within the District, and not other local governments, will bear the cost of funding the public improvements necessary to develop the lands within the District, (iii) the Act authorizes a community development district to acquire infrastructure improvements previously constructed by the Petitioner or other parties, and allows for a community development district to, in the first instance, construct such infrastructure improvements, (iv) the timing for the establishment of the proposed District and the issuance of special assessment bonds to fund such improvements is compatible with the timing for

the construction and acquisition of such infrastructure improvements, which results in direct benefit to the landowners and their assigns within the District, (v) establishment of a community development district in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources as well as providing the opportunity for new growth to pay for itself, and (vi) establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of many of the District services and facilities.

(e) The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

(f) The area and lands to be served by the District is readily amenable to being served by a separate special district government.

14. The District, or the Petitioner on behalf of the District, will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009 and Section 190.048, Florida Statutes, as amended.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Winter Park, Florida to:

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

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

**SIGNATURE PAGE TO PETITION TO ESTABLISH
THE RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 22nd day of February, 2013.

PETITIONER

Benjamin Partners, Ltd.,
a Florida limited partnership

By: Bennett Ave. Company, Inc.,
a Florida corporation and the sole
general partner of Benjamin Partners, Ltd.

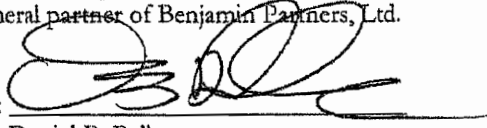
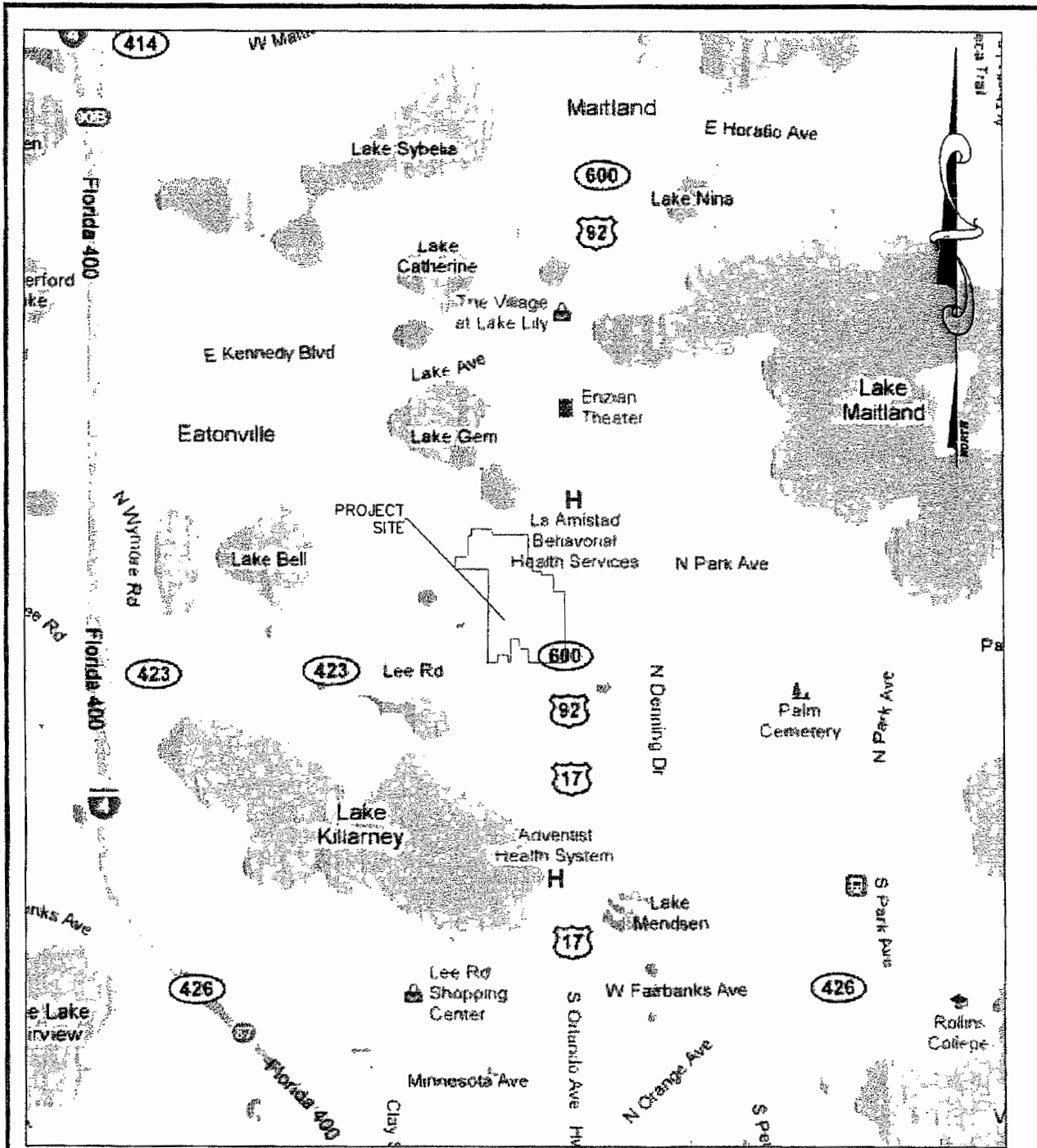
By: 
Daniel B. Bellows
President

EXHIBIT 1A

GENERAL LOCATION MAP



MADDEN
 ENGINEERING & CONSULTING, INC.
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 • (407) 629-8330

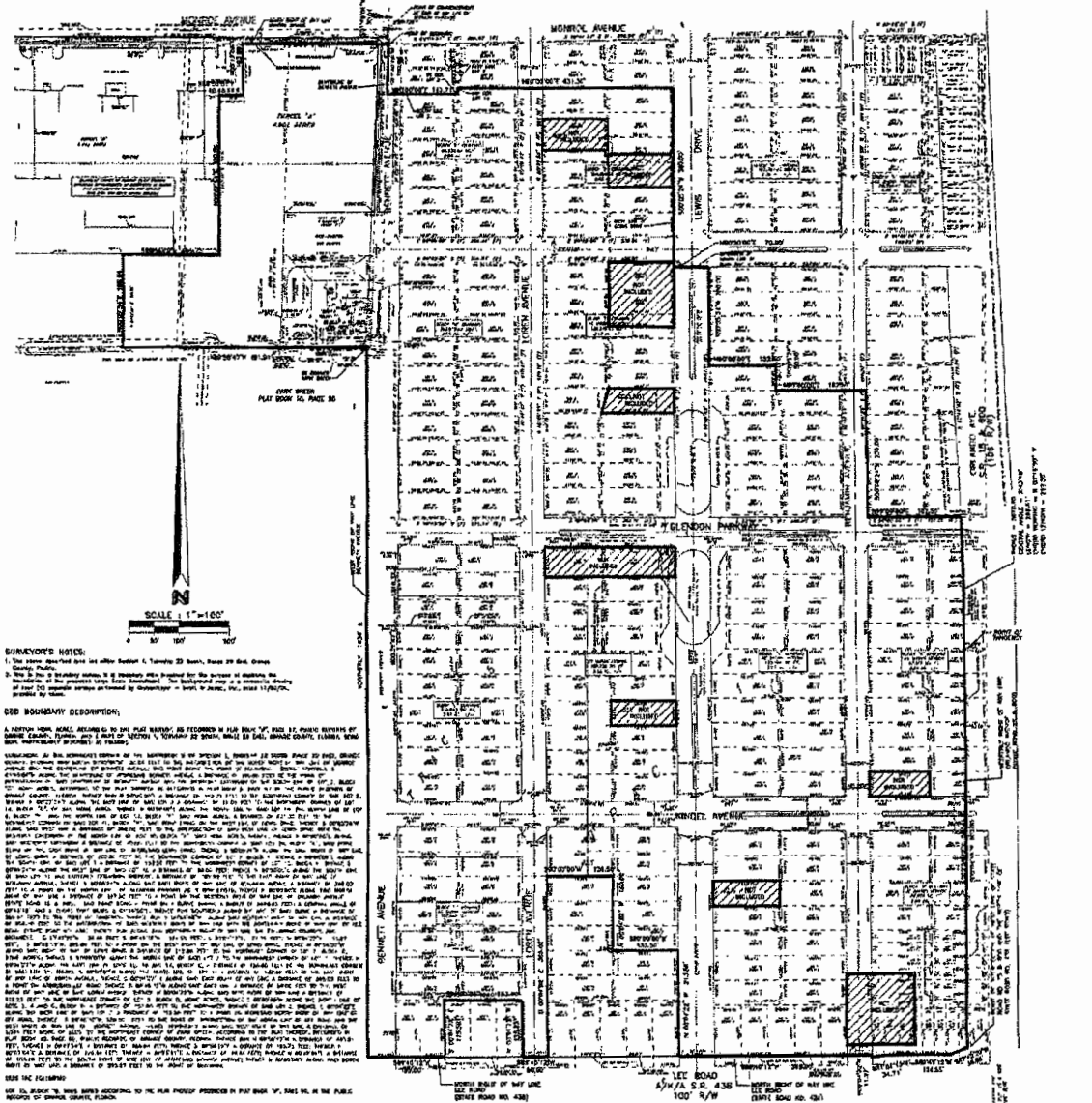
JOB NO.	11009
SEC. 1, TWP. 22S, RANGE 29E	
DRAWN BY:	DAS
APPROVED BY:	CHM
DATE:	08/12/11
SCALE:	1" = 2000'

RAVAUDAGE
 LOCATION MAP

EXHIBIT 1B

LEGAL DESCRIPTION AND SKETCH OF DISTRICT BOUNDARIES
(includes description of Excluded Parcels)

CDD BOUNDARY



DRAWER'S NOTES:

- 1. The owner described here in other location 1, Volume 23 Book, Page 29 of the County Public Records.
- 2. This is the CDD boundary as it is necessary to be shown for the purpose of defining the boundaries of the proposed development.

CDD BOUNDARY DESCRIPTION:

A portion of the CDD boundary, as shown in the plan sheet, is defined by the following: ... (Detailed text describing the boundary lines, bearings, and distances, including references to public records and specific lot numbers.)

REVISIONS

NO.	DATE	DESCRIPTION
1	11-11-2009	As Shown
2	11-11-2009	As Shown
3	11-11-2009	As Shown
4	11-11-2009	As Shown
5	11-11-2009	As Shown
6	11-11-2009	As Shown
7	11-11-2009	As Shown
8	11-11-2009	As Shown
9	11-11-2009	As Shown
10	11-11-2009	As Shown

CDD BOUNDARY SKETCH AND DESCRIPTION
FOR
BENJAMIN PARTNERS, LTD

HENNRICH-LUKE & SWAGGERTY, LLC
Professional Engineers
1000 N. W. 11th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 754.546.1111
Fax: 754.546.1112
www.henrichluke.com

EXHIBIT 2

ADDRESSES OF OWNERS OF EXCLUDED PARCELS

**DESCRIPTION OF PROPERTIES EXCLUDED FROM THE RAVAUDAGE
COMMUNITY DEVELOPMENT DISTRICT**

Parcel ID	Owner	Mailing Address
01-22-29-3712-16-131	SLAPPEY, JERALDINE	PO BOX 2901 WINTER PARK, FL 32790
01-22-29-3712-16-051	TORRES, BERNARDINO JR TORRES, ANA MARIE	1308 LOREN AVE WINTER PARK, FL 32789
01-22-29-3712-12-110	PHAM, THU THUY DANG	3017 CALUMET DR ORLANDO, FL 32810
01-22-29-3712-12-120	HESS, KENNETH ROBERT	1251 LEWIS DR WINTER PARK, FL 32789
01-22-29-3712-12-160	FLOYD, LARRY FLOYD, DEBORAH	1211 LEWIS DR WINTER PARK, FL 32789
01-22-29-3712-06-100	FLOYD, LARRY	1211 LEWIS DR WINTER PARK, FL 32789
01-22-29-3712-06-170	NAFFKE, RAYMOND C	PO BOX 654 GENEVA, FL 32732
01-22-29-3712-08-010	JARRICCO PROPERTIES LC	1231 KINDEL AVE WINTER PARK, FL 32789
01-22-29-3712-02-150	BRANNON CONSTRUCTION CO	1006 LEWIS DR STE 1 WINTER PARK, FL 32789
01-22-29-3712-01-010	1792 LEE AH INVESTORS, LLC	5555 S. KIRKMAN RD. SUITE 201 ORLANDO, FL 32819

EXHIBIT 3

**CONSENT OF LANDOWNERS
TO THE ESTABLISHMENT OF THE
RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

The land described in Exhibit 1B to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Ravaudage Community Development District. Such land is depicted graphically in the sketch attached as Exhibit 1B to this Petition and the specific parcels to be included within the boundaries of the proposed Ravaudage Community Development District are as follows:

Property Control Number	Owner / Contract Purchaser
01-22-29-3712-01-050	Benjamin Partners, Ltd.
01-22-29-3712-01-131	Benjamin Partners, Ltd.
01-22-29-3712-02-010	Benjamin Partners, Ltd.
01-22-29-3712-03-080	Benjamin Partners, Ltd.
01-22-29-3712-04-010	Benjamin Partners, Ltd.
01-22-29-3712-05-010	Benjamin Partners, Ltd.
01-22-29-3712-06-010	Benjamin Partners, Ltd.
01-22-29-3712-07-011	Benjamin Partners, Ltd.
01-22-29-3712-08-021	Benjamin Partners, Ltd.
01-22-29-3712-08-031	Benjamin Partners, Ltd.
01-22-29-3712-08-050	Benjamin Partners, Ltd.
01-22-29-3712-08-070	Benjamin Partners, Ltd.
01-22-29-3712-08-080	Benjamin Partners, Ltd.
01-22-29-3712-11-010	Benjamin Partners, Ltd.
01-22-29-3712-11-170	Benjamin Partners, Ltd.
01-22-29-3712-12-010	Benjamin Partners, Ltd.
01-22-29-3712-13-010	Benjamin Partners, Ltd.
01-22-29-3712-15-030	Benjamin Partners, Ltd.
01-22-29-3712-16-010	Benjamin Partners, Ltd.
01-22-29-3712-16-020	Benjamin Partners, Ltd.
01-22-29-3712-16-052	Benjamin Partners, Ltd.
01-22-29-3712-16-121	Benjamin Partners, Ltd.
01-22-29-3712-16-151	Benjamin Partners, Ltd.
01-22-29-3712-16-152	Benjamin Partners, Ltd.
01-22-29-0000-00-094	Benjamin Partners, Ltd.
01-22-29-3712-06-200	Benjamin Partners, Ltd.
01-22-29-3712-16-110	Garmet, Ltd.
01-22-29-3712-07-190	Benjamin Partners, Ltd.
01-22-29-3712-07-200	Benjamin Partners, Ltd.
01-22-29-3712-07-180	Stephen S. Stoll
01-22-29-3712-16-041	Terry E. Humphrey

EXHIBIT

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF ORANGE)

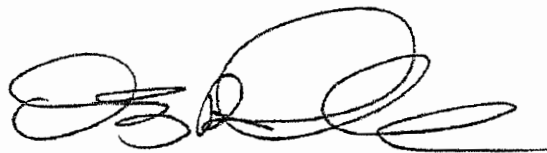
On this 22nd day of February, 2013, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Daniel B. Bellows** who, after being duly sworn, deposes and says:

1. Affiant, **Daniel B. Bellows**, an individual, is the President of Bennett Ave. Company, Inc., a Florida Corporation, the sole general partner of Benjamin Partners, Ltd. a Florida Limited partnership (herein, the "Partnership");
2. The Partnership is the owner of the following described property, located in Orange County, Florida:

Property Control Number	Property Control Number
01-22-29-3712-01-050	01-22-29-3712-08-080
01-22-29-3712-01-131	01-22-29-3712-11-010
01-22-29-3712-02-010	01-22-29-3712-11-170
01-22-29-3712-03-080	01-22-29-3712-12-010
01-22-29-3712-04-010	01-22-29-3712-13-010
01-22-29-3712-05-010	01-22-29-3712-15-030
01-22-29-3712-06-010	01-22-29-3712-16-010
01-22-29-3712-06-200	01-22-29-3712-16-020
01-22-29-3712-07-011	01-22-29-3712-16-052
01-22-29-3712-07-190	01-22-29-3712-16-121
01-22-29-3712-07-200	01-22-29-3712-16-151
01-22-29-3712-08-021	01-22-29-3712-16-152
01-22-29-3712-08-031	01-22-29-0000-00-094
01-22-29-3712-08-050	01-22-29-3712-06-200
01-22-29-3712-08-070	

3. Affiant, **Daniel B. Bellows**, hereby represents that he has full authority to execute all documents and instruments on behalf of the Partnership, relating to the Petition before the City Commission of the City of Winter Park, Orange County, Florida, to enact an ordinance to establish the Ravaudage Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, **Daniel B. Bellows** on behalf of the Partnership, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.



Bennett Ave. Company, Inc.
sole general partner of Benjamin Partners, Ltd.
Daniel B. Bellows, President

Subscribed and sworn to before me this 23rd day of February 2013, by Daniel B. Bellows, the President of Bennett Ave. Company, Inc., the sole general partner of Benjamin Partners, Ltd., a Florida Limited Partnership, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: Jessica L. Robertson
Print Name: Jessica L. Robertson
Notary Public, State of Florida
My Commission Expires: 1-23-16

EXHIBIT 3B

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF ORANGE)

On this 2nd day of October 2012, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert P. Saltsman, who, after being duly sworn, deposes and says:

1. Affiant, Robert P. Saltsman, an individual, is the President of Welbourne Ave. Corp., a Florida Corporation, the sole general partner of Garnet Ltd., a Florida Limited Partnership (herein, the "Partnership");
2. The Partnership is the owner of the following described property, located in Orange County, Florida: Property Control Number 01-22-29-3712-16-110
3. Affiant, Robert P. Saltsman, hereby represents that he has full authority to execute all documents and instruments on behalf of the Partnership, relating to the Petition before the City Commission of the City of Winter Park, Orange County, Florida, to enact an ordinance to establish the Ravaudage Community Development District (the "Proposed CDD").
4. The Property described above represents a portion of the real property to be included in the Proposed CDD.
5. Affiant, Robert P. Saltsman, on behalf of the Partnership, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

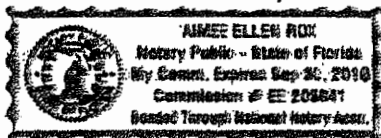
FURTHER, AFFIANT SAYETH NOT.

Robert Saltsman

Welbourne Ave. Corp.
sole general partner of Garnet Ltd.
Robert P. Saltsman, President

Subscribed and sworn to before me this 2nd day of October 2012, by Robert P. Saltsman, the President of Welbourne Ave. Corp., the sole general partner of Garnet Ltd., a Florida Limited Partnership, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: Aimee Ellen Roy
Print Name: AIMEE ELLEN ROY
Notary Public, State of Florida
My Commission Expires: ~~09/20/2010~~ 09/30/2016

EXHIBIT

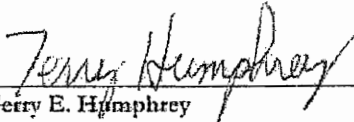
**AFFIDAVIT OF OWNERSHIP AND CONSENT
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RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
COUNTY OF ORANGE)

On this 1st day of November 2012, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Terry E. Humphrey, individual, who, after being duly sworn, deposes and says:

1. Affiant, Terry E. Humphrey is the owner of the following described property, located in Orange County, Florida: Property Control Numbers 01-22-29-3712-16-041.
2. Affiant, Terry E. Humphrey, hereby represents that he has full authority to execute all documents and instruments relating to the Petition before the City Commission of the City of Winter Park, Orange County, Florida, to enact an ordinance to establish the Ravaudage Community Development District (the "Proposed CDD").
3. The Property described above represents a portion of the real property to be included in the Proposed CDD.
4. Affiant, Terry E. Humphrey, as the sole owners of the Property hereby consent to the establishment of the Proposed CDD.

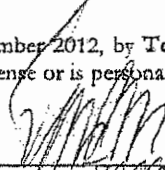
FURTHER, AFFIANTS SAYETH NOT.



Terry E. Humphrey

Subscribed and sworn to before me this 1 day of November 2012, by Terry E. Humphrey, an individual, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: 
Print Name: Thomas P. Olsen
Notary Public, State of Florida
My Commission Expires: _____



EXHIBIT

AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA)
COUNTY OF ORANGE)

On this 21st day of December 2012, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Stephen S. Stoll**, individual, who, after being duly sworn, deposes and says:

1. Affiant, **Stephen S. Stoll** is the owner of the following described property, located in Orange County, Florida: Property Control Numbers 01-22-29-3712-07-180.
2. Affiant, **Stephen S. Stoll**, hereby represents that he has full authority to execute all documents and instruments relating to the Petition before the City Commission of the City of Winter Park, Orange County, Florida, to enact an ordinance to establish the Ravaudage Community Development District (the "Proposed CDD").
3. The Property described above represents a portion of the real property to be included in the Proposed CDD.
4. Affiant, **Stephen S. Stoll**, as the sole owners of the Property hereby consent to the establishment of the Proposed CDD.

FURTHER, AFFLIANT SAYS NOTHING.

Stephen S. Stoll
Stephen S. Stoll

Subscribed and sworn to before me this 21st day of December, 2012, by Stephen S. Stoll, an individual, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: *Dinelia I. Cominsky*
Print Name: *Dinelia I. Cominsky*
Notary Public, State of Florida
My Commission Expires: _____

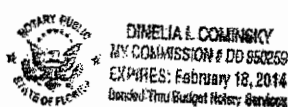


EXHIBIT 4

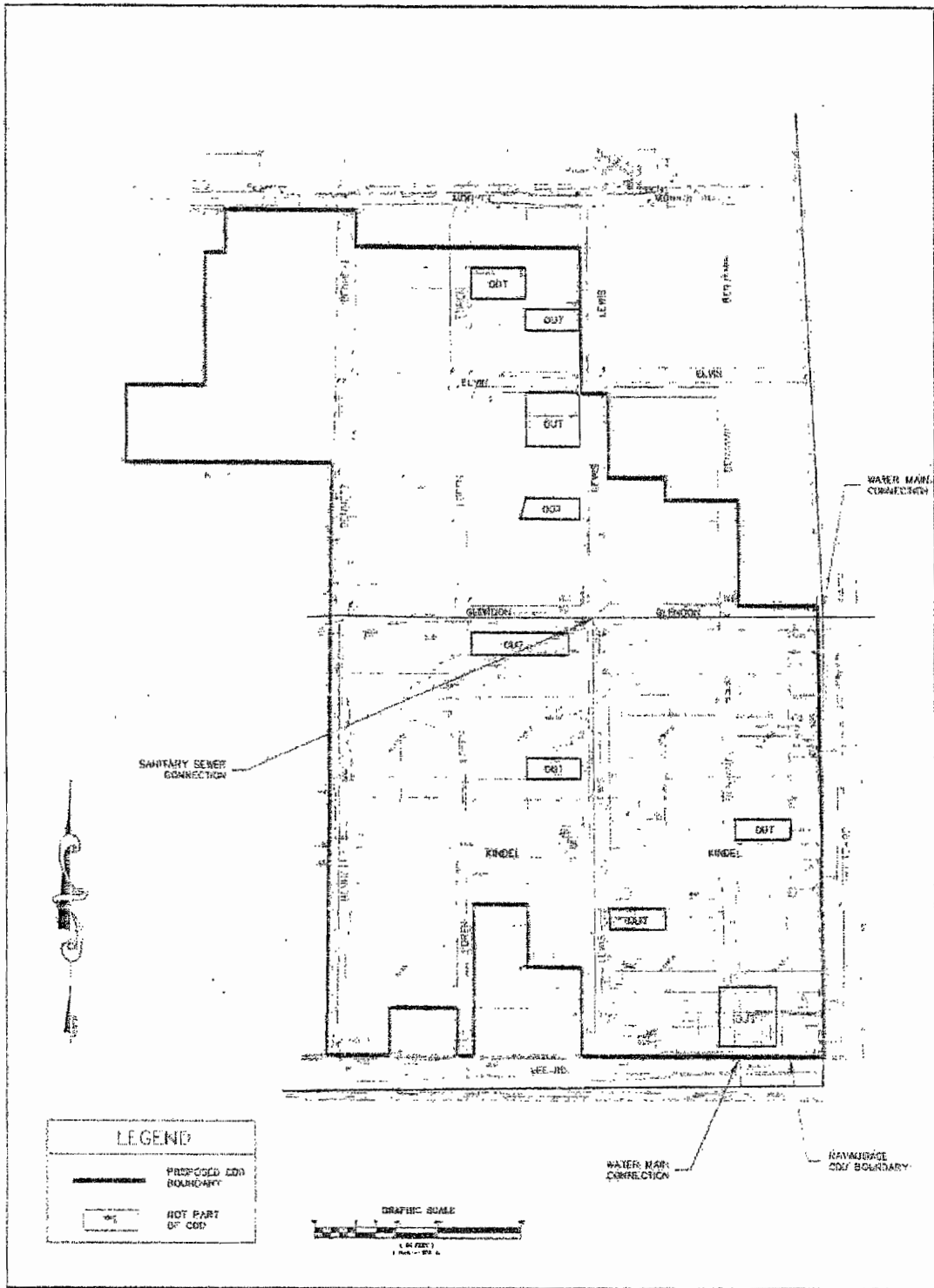
ADDRESSES OF INITIAL BOARD MEMBERS

EXHIBIT 4

<u>Name</u>	<u>Address</u>
a) Daniel B. Bellows	P.O. Box 350 Winter Park, Florida 32790-0350
b) Robert P. Saltsman	PO Box 2146 Winter Park, Florida 32790-2146
c) Patrick J. Knight	1900 E. Adams Drive Maitland, Florida 32751
d) Javier Omana	1027 Stetson Street Orlando, Florida 32804
e) Glen S. Jaffee	391 W. Trotters Drive Maitland, Florida 32751

EXHIBIT 5

LOCATION MAP WITH CURRENT MAJOR TRUNK WATER MAINS
AND SEWER INTERCEPTORS AND OUTFALLS



<p>DATE: 11/15/1950 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>PROJECT: [Name] SHEET NO. [Number] TOTAL SHEETS [Number]</p>	<p>ENGINEER: [Name] LICENSE NO. [Number]</p>	<p>RAVAUDAGE CORPORATION 1111 N. W. 1st St. MIAMI, FLORIDA</p>	<p>WATER AND SEWER EXHIBIT THE RAVAUDAGE SYSTEM</p>	<p>MAIDEN ENGINEERING 1111 N. W. 1st St. MIAMI, FLORIDA</p> 
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EXHIBIT 6A

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIMETABLE

EXHIBIT 6A

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE

RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT

PHASE 1

IMPROVEMENT	START DATE	COMPLETE DATE
CLEARING AND GRUBBING	09/10/12	04/01/13
EARTHWORK	09/10/12	06/01/13
ELECTRICAL UNDERGROUND	09/10/12	08//01/13
WASTEWATER SYSTEM	11/01/12	04/01/13
WATER SUPPLY SYSTEM	11/01/12	04/01/13
SURFACE WATER MANAGEMENT	10/01/12	04/01/13
ROADS, PAVING AND LIGHTING	11/01/12	08/15/13
LANDSCAPE / HARDSCAPE	12/01/12	11/15/13

PHASE 2

IMPROVEMENT	START DATE	COMPLETE DATE
CLEARING AND GRUBBING	03/01/13	05/01/13
EARTHWORK	05/01/13	08/01/13
ELECTRICAL UNDERGROUND	07/01/13	09/01/13
WASTEWATER SYSTEM, FORCE MAIN	06/01/13	08/01/13
WATER SUPPLY SYSTEM	06/01/13	08/01/13
SURFACE WATER MANAGEMENT	.06/01/13	08/01/13
ROADS, PAVING AND LIGHTING	06/01/13	10/01/13
LANDSCAPE / HARDSCAPE	10/01/13	01/15/14
PUBLIC STRUCTURED PARKING - 1	03/01/13	01/15/14
PUBLIC STRUCTURED PARKING - 2	09/01/13	06/15/14

EXHIBIT 6B

CONSTRUCTION COSTS ESTIMATES

**Ravaudage CDD Exhibit 6 B
Estimated Development Costs**

Phase I

Clearing and Grubbing	\$325,000
Earthwork	\$325,000
Electrical Underground	\$625,000
Wastewater Sytem, Lift Station	\$1,350,000
Water Supply System	\$315,000
Surface Water Management	\$5,250,000
Roads, Paving and Lighting	\$7,200,000
Landscaping/Hardscape	\$1,630,000
Sub Total Phase I	\$17,021,000
Soft Costs (Engineering, etc.)	\$1,021,260
Contingency @ 10%	<u>\$1,702,100</u>
Total Phase I Costs	\$19,744,360

Phase II

Clearing and Grubbing	\$375,000
Earthwork	\$650,000
Electrical Underground	\$1,100,000
Wastewater Sytem, Lift Station	\$1,000,000
Water Supply System	\$775,000
Surface Water Management	\$5,000,000
Roads, Paving and Lighting	\$8,500,000
Landscaping/Hardscape	\$5,000,000
Public Parking	\$26,000,000
Sub Total Phase II	\$48,400,000
Soft Costs (Engineering, etc.)	\$4,389,000
Contingency @ 10%	<u>\$4,840,000</u>
Total Phase II Costs	\$57,629,000

Total Phase I & II Costs \$77,373,360

Source: Benjamin Partners, Ltd.

EXHIBIT 7A

PUBLIC AND PRIVATE LAND USE MAP

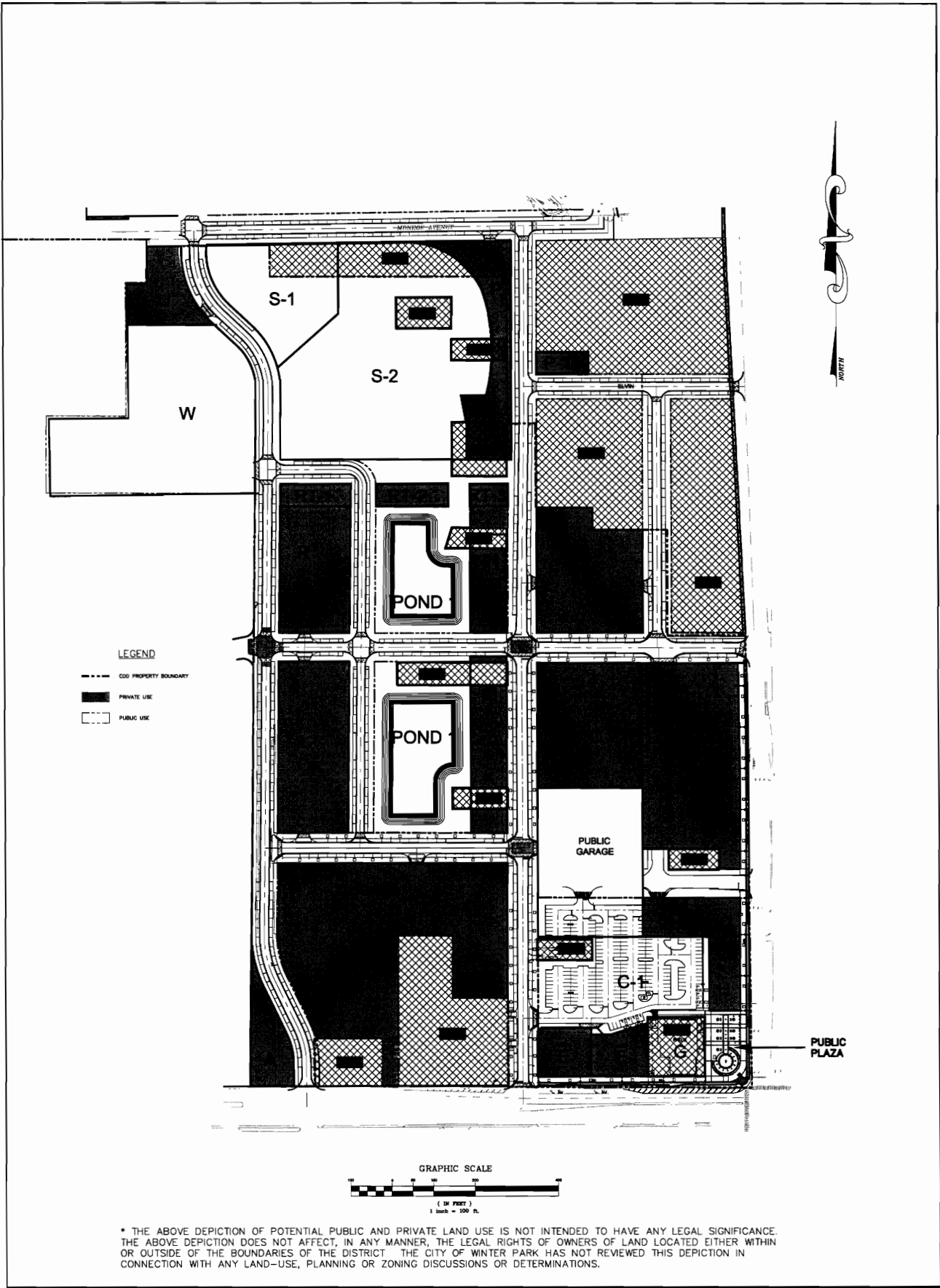


EXHIBIT 7A

JOB #	11008
DATE	JULY 1991
DESIGNED BY	IAN
DRAWN BY	IAN
CHECKED BY	IAN
APPROVED BY	IAN
DATE	
REVISIONS	

ENGINEER IN CHARGE:
CHADWYCK H. MOORHEAD, P.E. #51781
CERTIFICATE OF AUTHORIZATION NO. EB-900723

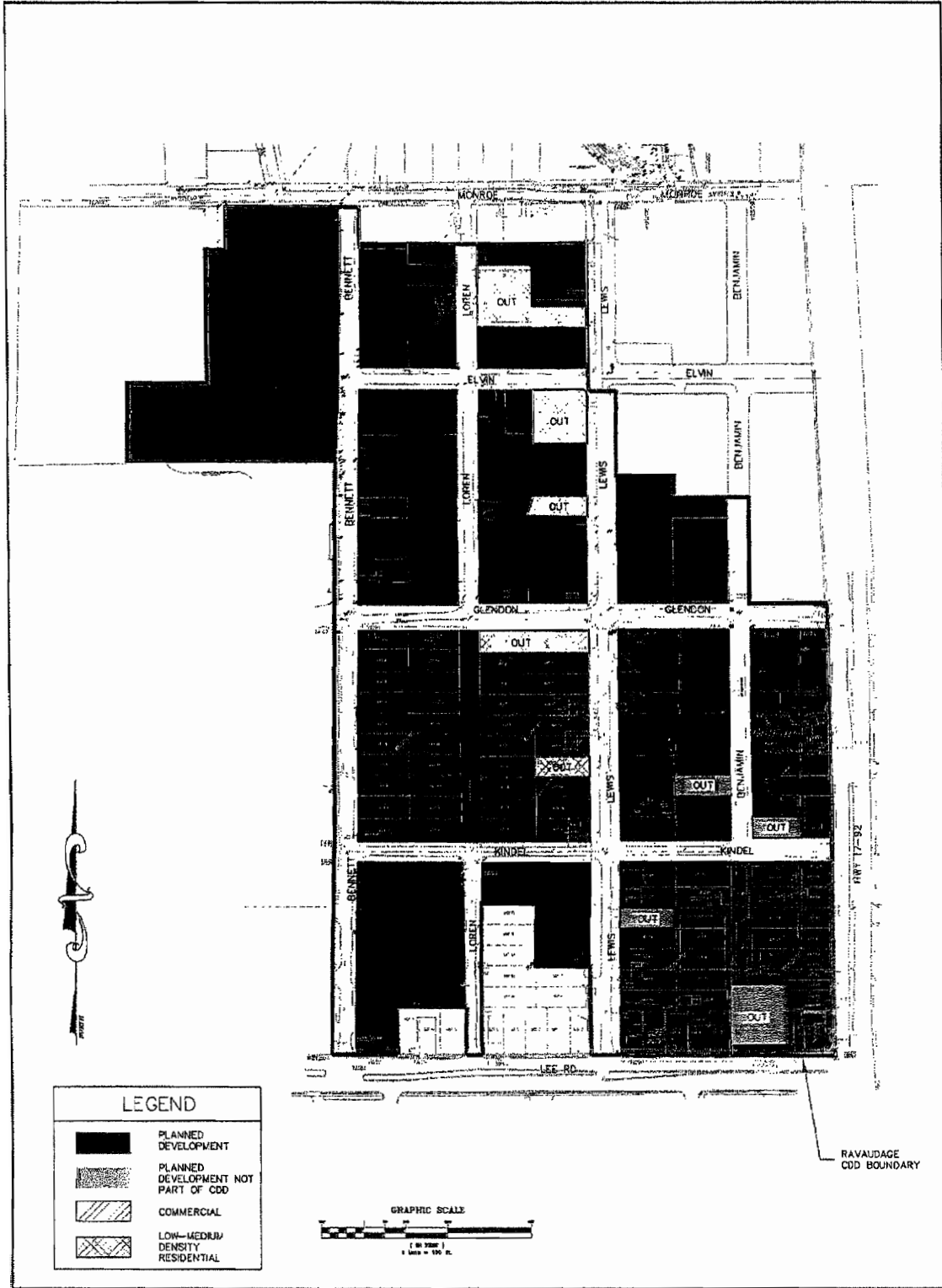
CLIENT:
BENJAMIN PARTNERS, LTD.
P.O. BOX 300
WINTER PARK, FL 32790
407-844-3151

EXHIBIT 7A
FOR
FUTURE PUBLIC AND PRIVATE USES WITHIN CDD

MADDEN
CIVIL ENGINEERING
431 E. SHILOH AVENUE
WINTER PARK, FL 32789
TEL: 407-844-3151
FAX: 407-844-3152

EXHIBIT 7B

ORANGE COUNTY FUTURE LAND USE MAP



LEGEND

	PLANNED DEVELOPMENT
	PLANNED DEVELOPMENT NOT PART OF CDD
	COMMERCIAL
	LOW-MEDIUM DENSITY RESIDENTIAL



RAVAUDAGE CDD BOUNDARY

<p>DATE OF STUDY</p> <p>DATE OF REVISION</p> <p>DATE OF APPROVAL</p> <p>DATE OF RECORDING</p> <p>DATE OF ISSUANCE</p> <p>DATE OF REVIEW</p> <p>DATE OF COMMENT</p> <p>DATE OF CORRECTIVE ACTION</p> <p>DATE OF FINAL REVIEW</p> <p>DATE OF FINAL APPROVAL</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DATE REVISIONS</p>	NO.	DATE	DESCRIPTION										<p>ENGINEER IN CHARGE</p> <p>DAVID A. STORCK P.E. 956677</p> <p>COMMERCIAL ENGINEERING AND SURVEYING, INC. 10-0001723</p>	<p>SYDGAN CORPORATION</p> <p>P.O. BOX 200</p> <p>WINTER PARK, FL 32789</p> <p>877-344-3343</p>	<p>ORANGE COUNTY FUTURE LAND USE MAP</p> <p>FOR</p> <p>RAVAUDAGE</p> <p>CITY OF WINTER PARK FLORIDA</p>	<p>MADDEN</p> <p>COMMERCIAL ENGINEERING AND SURVEYING, INC.</p> <p>10-0001723</p>
NO.	DATE	DESCRIPTION															

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

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 **Ravaudage Community Development District** (the “District”). The District comprises approximately 46 acres of land located within the City of Winter Park, Florida (“The City”). The project is planned for approximately 489 residential units, 320 hotel rooms, approximately 323,000 square feet of retail space and approximately 891,000 square feet of office space. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes 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.”

1.2 Overview of the Ravaudage Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Ravaudage Community Development District. Ravaudage Community Development District will encompass approximately 46 acres.

The Development plan for the proposed lands within the District includes the approximately 489 residential units, 320 hotel rooms, 323,000 square feet of retail space and 891,000 square feet of office space. All are authorized for inclusion within the District. A Community Development District (“CDD”) 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), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the 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 the Ravaudage CDD. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541 (2), Florida Statutes a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly; is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) 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.

(c) A good faith estimate of the cost to the agency¹, 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.

(d) 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.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (City of Winter Park is not defined as a small city for purposes of this requirement).

(f) Any additional information that the agency determines may be useful.

(g) 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

¹ For the purposes of this SERC, the term “agency” means the City of Winter Park and the term “rule” means the ordinance(s) which the City of Winter Park will enact in connection with the creation of the District.

or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the creation of the District will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 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 Ravaudage Community Development District is a community designed for 489 residential units, 320 hotel rooms, approximately 323,000 square feet of retail space and approximately 891,000 square feet of office space. Formation of the District would put all of these areas under the jurisdiction of the District. Prior to platting, and sale of any units, all of the land owned by the Developer and any other landowner will also be under the jurisdiction of the District.

4.0 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.

4.1 Costs of 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 will encompass under 1,000 acres, therefore the The City is the establishing entity under 190.005 (1), Florida Statutes. 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), Florida Statutes. 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 189.412, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Winter Park

The proposed land for the District is within the City of Winter Park and consists of approximately 46 acres. The City and its staff may process and analyze the petition, conduct

public hearings with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources.

These costs to the City are modest for a number of reasons. First, 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, 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 the City because of the establishment of the District are also minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

4.2 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 development. It has its own sources of revenue. No state or local subsidies are required or expected as a result of the establishment of the District; however, as set forth below, development of the District's infrastructure is based in part on a revenue sharing arrangement with the City.

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 or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

Although debts of the District will never become the responsibility of the City or any other governmental entity, the establishment of the District is based upon the assumption that an Interlocal Agreement between the City and the District, pertaining to the generation, allocation and payment of certain economic incentive payments ("EIP") from the City to the District, will be entered into immediately subsequent to the formation of the District by City ordinance. The current projected plan for financing, construction, operation and maintenance of public infrastructure to be completed or conducted by the District is dependent on such EIP as a necessary funding source.

5.0 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 wastewater system, water supply system, surface water management, roads and lighting, landscaping/hardscape, public parking, and related incidental costs, as described in

Table 1, will be funded by the District.

Table 1. Ravaudage Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	OWNERSHIP	O&M
Wastewater System	CDD	CITY	CITY
Water Supply System	CDD	CITY	CITY
Surface Water Management System	CDD	CITY/CDD	CITY/CDD
Roadway and Lighting	CDD	CITY/CDD	CITY/CDD
Landscaping/Hardscape	CDD	CDD	CDD
Public Parking	CDD	CDD	CDD

Key: CDD=Community Development District, City=City of Winter Park
O&M=Operations and Maintenance

The petitioner has estimated the design and development costs for providing the capital facilities and outlined in Table 2. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$77,373,360. The District may issue special assessments 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 as 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.

Furthermore, to locate in the District by new property owners 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.

A CDD provides property owners 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, 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 property owners and businesses in the District will receive a higher level of public

services and amenities sooner than would otherwise be the case.

Second, a District 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 District 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

<u>Category</u>	<u>Cost</u>
Clearing and Grubbing	\$ 700,000
Earthwork	\$ 975,000
Electrical Underground	\$ 1, 726,000
Wastewater System	\$ 2, 350,000
Water Supply System	\$ 1, 090,000
Surface Water Management	\$10,250,000
Roads, Paving & Lighting	\$15,700,000
Landscaping/Hardscape	\$ 6, 630,000
Public Parking	\$26,000,000
Soft Cost	\$ 5, 410,260
Contingency	<u>\$ 6, 542,100</u>
Total Projected Costs of Improvements	<u>\$77,373,360</u>

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no 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 many

of its contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated population that is greater than 10,000 according to the 2010 U.S Census. Therefore the City is not defined as a “small city” according to Section 120.52 (18), Florida Statutes.

7.0 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.

8.0 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.

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), F.S.

*Prepared by:
Governmental Management Services - Central Florida, LLC
February 5, 2013, updated March 13, 2013*

**APPENDIX A
Reporting Requirements**

Florida Special District Handbook

APPENDIX A: REPORTING REQUIREMENTS AT A GLANCE

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
AUDITOR GENERAL, LOCAL GOVERNMENT SECTION Room 407, Claude Pepper Building, 111 West Madison Street, Tallahassee, Florida 32399-1450			
Annual Financial Audit Report	Section 218.39, F.S. Chapter 10.550, Rules of the Auditor General. Handbook Section 2 - 4	All special districts with either revenues or expenditures of more than \$100,000.00. All special districts with revenues or expenditures/expenses between \$50,000.00 and \$100,000.00 that have not been subjected to a financial audit for the two preceding fiscal years. A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the audit of that county or municipality. In such instances, that audit report must clearly state that the special district is a component unit of the county or municipality.	Annually within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end. Two copies of the annual financial audit report must be submitted to the Auditor General.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
<small>DEPARTMENT OF COMMUNITY AFFAIRS, SPECIAL DISTRICT MEDIATION PROGRAM 2555 Shumard Oak Boulevard, Tallahassee, Florida 32309-2100</small>			
Creation Documents and Amendments, including Codified Act, if applicable	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Written Status Statement	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval of creation document.
Dissolution Documents	Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the dissolution effective date.
Merger Documents	Section 189.418, F.S. Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the merger's effective date.
Special District Map and Amendments	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Special District Fee Invoice (\$175.00) and Update Form	Section 189.427, F.S. Rule 9B-50.003, F.A.C. Handbook Section 1 - 3	All special districts.	Annually, by the due date on the Form (sent to all special districts around October 1).
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF ACCOUNTING 200 East Gaines Street, Tallahassee, Florida 32399-0363			
Annual Financial Report with a copy of the Annual Financial Audit Report attached, if required	Section 189.418, F.S. Section 218.31, F.S. Section 218.32, F.S. Handbook Section 2 - 3	All Housing Authorities; All independent special districts; All dependent special districts that are not component units of a local governmental entity.	Annually within 12 months of fiscal year end (9/30) and 45 days of audit completion. If no audit is required, file by April 30.
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF COLLATERAL MANAGEMENT 200 East Gaines Street, Tallahassee, Florida 32399-0345			
Public Depositor Annual Report to the Chief Financial Officer (Form DFS-J1-1009)	Section 280.17, F.S. Handbook Section 3 - 5	All special districts.	Annually by November 30.
Public Deposit Identification and Acknowledgment Form (Form DFS-J1-1295)	Section 280.17, F.S. Handbook Section 3 - 5	All special districts.	Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

<small>DEPARTMENT OF MANAGEMENT SERVICES, DIVISION OF RETIREMENT</small> Bureau of Local Retirement Systems, Cedars Executive Center, Building C, 2639-C North Monroe Street, Tallahassee, Florida 32399-1560			
Actuarial Impact Statement for Proposed Plan Amendments	Section 112.63, F.S. Rule Chapter 60T-1.001, F.A.C. Handbook Section 2 - 6	Any special district proposing benefit changes to its defined benefit retirement plan.	When considering plan changes.
Defined Contribution Report	Section 112.63, F.S. Rule Chapter 60T-1.004, F.A.C. Handbook Section 2 - 6	Special districts with defined contribution plans.	Within 60 days of the reporting period's ending date.
Actuarial Valuation Report	Section 112.63, F.S. Rule Chapter 60T-1, F.A.C. Handbook Section 2 - 6	Special districts with defined benefit retirement plans.	At least every three years, within 60 days of completion.
<small>DEPARTMENT OF REVENUE, PROPERTY TAX ADMINISTRATION PROGRAM, TRIM COMPLIANCE SECTION</small> P.O. Box 3000, Tallahassee, Florida 32315-3000			
Truth-in-Millage Form DR421	Section 200.068, F.S. Handbook Section 3 - 3	Special districts that can levy taxes but will not do so during the year.	Annually by November 1.
Truth-in-Millage Compliance Package Report	Section 200.068, F.S. Handbook Section 3 - 3	Special districts levying property taxes.	No later than 30 days following the adoption of the property tax levy ordinance/resolution.
<small>COMMISSION ON ETHICS</small> P.O. Drawer 15709, Tallahassee, Florida 32317-5709			
Quarterly Gift Disclosure (Form 9)	112.3148, F.S. Handbook Section 3 - 1	Everyone required to file Form 1, receiving a gift worth over \$100.00, unless the person did not receive any gifts during the calendar quarter.	By the last day of the calendar quarter following any calendar quarter in which a reportable gift was received.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
LEGISLATURE <i>PRESIDENT OF THE SENATE (Florida Capitol, Suite 409, Tallahassee, Florida 32399-1100)</i> <i>SPEAKER OF THE HOUSE OF REPRESENTATIVES (Florida Capitol, Suite 420, Tallahassee, Florida 32399-1300) and EACH APPROPRIATE STANDING COMMITTEE OF THE LEGISLATURE</i>			
Agency Rule Report	Section 120.74, F.S. Handbook Section 1 - 4	Certain Special Districts with adopted rules (see Handbook Section 1 - 4, page 20).	Initial by October 1, 1997, then by October 1 of every other year thereafter.
SPECIAL DISTRICTS GOVERNING BOARD MEETING MINUTE RECORDER			
Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (Form 8B)	Section 112.3143, F.S. Handbook Section 3 - 1	Special District Local Officers with Voting Conflicts.	Within 15 days after the vote occurs.
SPECIAL DISTRICTS GOVERNING BOARD MEMBERS (EACH MEMBER)			
Actuarial Valuation Report	See <i>Department of Management Services, Division of Retirement.</i>		
Annual Financial Audit Report	See <i>Auditor General, Local Government Section.</i>		

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICTS/LOCAL GOVERNING AUTHORITY(IES)/LOCAL GENERAL-PURPOSE GOVERNMENT(S) (if municipality, file at the place they designate; if county(ies), file with the (each) clerk of the board of county commissioners).			
Budget or Tax Levy	Section 189.418, F.S. Handbook Section 2 - 2	All special districts.	When requested, provide to the local governing authority within the district's boundaries.
Public Facilities Initial Report	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Within one year of the special district's creation.
Public Facilities Annual Notice of Any Changes	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Annually. Contact each local general-purpose government for the due date.
Public Facilities Updated Report	Section 189.415(2)(a), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6 Appendix B	Independent special districts (See Handbook Section 1 - 6, page 31).	Every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See Appendix B.
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Regular Public Meeting Schedule	Section 189.417, F.S. Section 189.418, F.S. Handbook Section 3 - 2	All special districts.	Quarterly, semiannually, or annually.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICT'S LOCAL LEGISLATIVE DELEGATION			
Draft Codified Charter as a Local Bill	Section 189.429, F.S. Handbook Section 1 - 4	All special districts with more than one Special Act.	December 1, 2004
SPECIAL DISTRICT'S RESIDENTS AND PROSPECTIVE RESIDENTS AND RESIDENTIAL DEVELOPERS (GIVE SUFFICIENT NUMBER OF COPIES TO THE DEVELOPERS FOR DISTRIBUTION TO EACH PROSPECTIVE INITIAL PURCHASER OF PROPERTY)			
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.
STATE BOARD OF ADMINISTRATION FINANCIAL OPERATIONS 1801 Hermitage Boulevard, Suite 100, Tallahassee, Florida 32308			
Investment Pool Systems Input Documentation	Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of making any changes or updates to the account.
Resolution for Investment of Surplus Funds	Section 218.407, F.S. Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of investing surplus funds.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
<small>STATE BOARD OF ADMINISTRATION, DIVISION OF BOND FINANCE 1801 Hermitage Boulevard, Suite 200, P.O. Box 13300, Tallahassee, Florida 32317-3300</small>			
Advance Notice of Bond Sale	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	Before selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments.
Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)	Section 189.418, F.S. Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable. New bond issues only.	Within 120 days after delivery of general obligation bonds and revenue bonds.
Bond Verification Form (BF2005)	Handbook Section 2 - 5	All special districts as applicable.	Within 45 days of the Division of Bond Finance's request.
Final Official Statement (Bonds)	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	Within 120 days after delivery of the bonds, if prepared.
IRS Form 8038 (Bonds)	Section 159.345(1), F.S. Section 159.475(1), F.S. Section 159.7055, F.S. Handbook Section 2 - 5	Special districts issuing Industrial Development or Research and Development Bonds.	Submit with the Bond Information Form & Official Statement, if any is published.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SUPERVISOR OF ELECTIONS (LOCAL) In the County of the Reporting Person's Permanent Residence			
Statement of Financial Interests (Form 1)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" appointed to a special district or special district's board.	Within 30 days of accepting the appointment, then every year thereafter by July 1.
		All "special district local officers" elected to a special district's board.	During the qualifying period, then every year thereafter by July 1.
Final Statement of Financial Interests (Form 1F)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" who are required to file Form 1 and are leaving a public position.	Within 60 days of leaving a public position.
Quarterly Client Disclosure (Form 2)	Section 112.3145(4), F.S. Handbook Section 3 - 1	Certain special district local officers, depending upon their position, business or interests (See Handbook Section 3 - 1).	No later than the last day of the calendar quarter following the calendar quarter during which the representation was made.
Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)	Section 112.3148, F.S. Section 112.3149, F.S. Handbook Section 3 - 1	All special district local officers who file Form 1 and who received a reportable gift or expense.	Annually by July 1.
SUPERVISOR OF ELECTIONS (LOCAL) In the County in which the Special District of the Reporting Person has its Principal Office			
Interest in Competitive Bid for Public Business (Form 3A)	Section 112.313(12)(e), F.S. Handbook Section 3 - 1	Certain special district local officers (See Handbook Section 3 - 1).	Before or at the time of the submission of the bid.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

EXHIBIT 9

**PROPOSED FORM OF ORDINANCE
TO ESTABLISH
RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT**

ORDINANCE NO. 2013-_____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA GRANTING PETITION OF BENJAMIN PARTNERS, LTD.; ESTABLISHING AND NAMING THE RAVAUDAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING AND PROVIDING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Benjamin Partners, Ltd. ("Petitioner"), having obtained written consent to the establishment of the Ravaudage Park Community Development District (the "District") by the owners of 100 percent of the real property to be included in the District, petitioned the City Commission of the City of Winter Park (the "City") to enact an ordinance establishing the District pursuant to Chapter 190, Florida Statutes (2012); and

WHEREAS, Petitioner is a Florida limited partnership authorized to conduct business in the State of Florida; Petitioner's principal place of business is 558 W. New England Avenue, Winter Park, Florida 32789; and

WHEREAS, a public hearing has been conducted by the City Commission on April 8, 2013 at the Winter Park City Hall in accordance with the requirements and procedures of Section 190.005(1)(d) and (2)(b), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; all interested persons and affected units of general-

purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing; and

WHEREAS, upon consideration of the Petition, the record and hearing, the City determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, establishment of the District satisfies the requirements of Chapter 190, Florida Statutes, and will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described, thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2012).

SECTION 2. FINDINGS. The foregoing recitals and findings are true and correct and are incorporated herein, adopted, and made a part hereof.

SECTION 3. GRANT OF PETITION. The Petition to establish the Ravaudage Community Development District over the real property described in Exhibit 1 of the Petition is hereby granted; said Petition having been filed by Petitioner with the Office of the City Clerk on February _____, 2013, a copy of which is attached hereto as Exhibit "A" and incorporated herein.

SECTION 4. DISTRICT NAME. There is hereby created a community development district situated entirely within incorporated Winter Park, Florida, which District shall be known as the "Ravaudage Community Development District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit 1 of the Petition attached hereto. The District, overall, contains 47.5 acres, more or less.

SECTION 6. FUNCTIONS AND POWERS. The functions and powers of the District are described in Section 190.011, Section 190.012(1), Section 190.12(2)(a) and 190.012(2)(d), Florida Statutes, as well as Section 190.012(2)(f), Florida Statutes.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
a) Daniel B. Bellows	P.O. Box 350 Winter Park, Florida 32790-0350
b) Robert P. Saltsman	P.O. Box 2146 Winter Park, Florida 32790-2146
c) Patrick J. Knight	1900 E. Adams Drive Maitland, Florida 32751

d) Javier Omana 1027 Stetson Street
Orlando, Florida 32804

e) Glen S. Jaffee 391 W. Trotters Drive
Maitland, Florida 32751

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 8. OBLIGATIONS OF DISTRICT. No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation or burden of the City.

SECTION 9. SEVERABILITY. If any provision of this Ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

READ FIRST TIME: _____, 2013.

READ SECOND TIME AND PUBLIC HEARING HELD: _____, 2013.

PASSED and ENACTED this ____ day of _____, 2013.

CITY OF WINTER PARK, FLORIDA

Mayor

ATTEST:

Name: _____
City Clerk

EXHIBIT "A"

PETITION

EXHIBIT "B"

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES

A PORTION HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A PART OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 01°40'06"W 30.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MONROE AVENUE AND THE CENTERLINE OF BENNETT AVENUE; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 01°40'06"W ALONG THE CENTERLINE OF AFORESAID BENNETT AVENUE A DISTANCE OF 100.96 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF BENNETT AVENUE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK "O", HOME ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 90°00'00"E A DISTANCE OF 143.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 00°22'31"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK "O", OF SAID HOME ACRES; THENCE N 90°00'00"E ALONG THE NORTH LINE OF SAID LOT 14, THE NORTH LINE OF LOT 6, BLOCK "P", AND THE NORTH LINE OF LOT 11, BLOCK "P", SAID HOME ACRES, A DISTANCE OF 431.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK "P", SAID POINT LYING ON THE WEST LINE OF LEWIS DRIVE; THENCE S 00°05'24"W ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE INTERSECTION OF SAID WEST LINE OF LEWIS DRIVE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 10, BLOCK "K", SAID HOME ACRES, THENCE, THENCE N 90°00'00"E ALONG SAID WESTERLY EXTENSION A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK "K", SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF AFORESAID LEWIS DRIVE; THENCE S 00°05'24"W ALONG THE EAST RIGHT OF WAY LINE OF LEWIS DRIVE A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK K; THENCE N 90°00'00"E ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 132.50 FEET TO THE NORTHWEST CORNER OF LOT 15, BLOCK K; THENCE S 00°05'24"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 50.00 FEET; THENCE N 90°00'00"E ALONG THE SOUTH LINE OF SAID LOT 15 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 182.50 FEET TO THE EAST RIGHT OF WAY LINE OF BENJAMIN AVENUE; THENCE S 00°05'24"W ALONG SAID EAST RIGHT OF WAY LINE OF BENJAMIN AVENUE A DISTANCE OF 255.00 FEET TO A POINT ON THE NORTH LINE OF GLENDON PARKWAY AS IT NOW EXISTS; THENCE N 90°00'00"E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 187.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ORLANDO AVENUE (STATE ROAD 15 & 600); SAID POINT BEING A POINT ON A CURVE HAVING A RADIUS OF 5676.65 FEET, A CENTRAL ANGLE OF 02°43'16" AND A CHORD THAT BEARS S 01°16'50"E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.61 FEET TO THE POINT OF TANGENCY; THENCE RUN S 00°04'48"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 803.10 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF LEE ROAD; (STATE ROAD NO. 438); THENCE RUN

ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: S 67°42'20"W, 36.68 FEET; S 89°45'12"W, 124.55 FEET; S 81°01'12"W, 34.71 FEET; N 00°04'22"W, 11.27 FEET; S 89°45'12"W, 385.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LEWIS DRIVE; THENCE N 00°04'22"W ALONG SAID RIGHT OF WAY OF LEWIS DRIVE A DISTANCE OF 213.88 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK C, HOME ACRES; THENCE S 90°00'00"W ALONG THE NORTH LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF LOT 7; THENCE N 00°04'22"W ALONG THE EAST LINE OF LOTS 15, 16 AND 17, BLOCK C, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S 90°00'00"W ALONG THE NORTH LINE OF LOT 15 A DISTANCE OF 132.50 FEET TO THE EAST RIGHT OF WAY LINE OF LOREN AVENUE; THENCE S 00°04'22" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 365.02 FEET TO A POINT ON AFORESAID LEE ROAD; THENCE S 89°45'12"W ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID LOREN AVENUE; THENCE N 00°04'22"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 115.23 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK D, HOME ACRES; THENCE S 90°00'00"W ALONG THE NORTH LINE OF LOTS 3, 4 AND 5, BLOCK D, A DISTANCE OF 153.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 00°04'22"E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 115.56 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S 89°45'12"W, 155.50 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF LEE ROAD AND THE WEST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1,534 FEET MORE OR LESS; TO THE NORTHEAST CORNER OF PARK GREEN; ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 89°58'47"W A DISTANCE OF 491.91 FEET; THENCE N 00°07'54"E A DISTANCE OF 186.84 FEET; THENCE S 89°56'22"E A DISTANCE OF 191.75 FEET; THENCE N 00°07'54"E A DISTANCE OF 320.55 FEET; THENCE N 89°53'51"E A DISTANCE OF 49.46 FEET; THENCE N 00°12'06"E A DISTANCE OF 103.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID MONROE AVENUE; THENCE N 90°00'00"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

LOT 15, BLOCK "B", HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 10, 11 AND 17, BLOCK "F", AND VACATED RIGHT OF WAY NORTH OF LOTS 10 AND 11, AND EAST OF LOT 11; HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 1, BLOCK "H", HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 11, 12 AND 16, BLOCK "L", AND VACATED RIGHT OF WAY EAST OF LOT 16, BLOCK "L"; AND THE NORTH 1/2 OF LOT 13, BLOCK "L", HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 14, THE NORTH 25 FEET OF LOT 4, THE SOUTH 37.5 FEET OF LOT 5, AND THE SOUTH 16.67 FEET OF LOT 13, BLOCK "P"; HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO LESS:

A PORTION HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BENJAMIN AVENUE, WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 438 (LEE ROAD), AS SHOWN ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 75190-2502, SHEET 34 OF 42; THENCE RUN N.00°04'22"W. ALONG SAID WEST RIGHT OF WAY LINE OF BENJAMIN AVENUE, A DISTANCE OF 21.00 FEET FOR A POINT OF BEGINNING; THENCE RUN N.00°04'22"W. DISTANCE OF 143.39 FEET; THENCE RUN N.89°45'12"E. A DISTANCE OF 137.00 FEET; THENCE S.00°04'22"E. A DISTANCE OF 143.39 FEET; THENCE RUN S.89°45'12"W. A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED PROPERTY CONTAINS 45.8 ACRES MORE OR LESS.

EXHIBIT “C”

STATUTORY PROVISIONS RELATING TO SPECIAL POWERS

SECTIONS 190.012(1), 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f) – SPECIAL POWERS;
PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES.

“The district shall have, and the board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included therein, any or all of the following special powers relating to public improvements and community facilities authorized by this act:

(1) To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:

(a) Water management and control for the lands within the district and to connect some or any of such facilities with roads and bridges.

(b) Water supply, sewer, and wastewater management, reclamation, and reuse or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.

(c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut.

(d)

1. District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines. Districts may request the underground placement of utility lines by the local retail electric utility provider in accordance with the utility’s tariff on file with the Public Service Commission and may finance the required contribution.

2. Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage.

(e) Investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination.

(f) Conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property.

(g) Any other project within or without the boundaries of a district when a local government issued a development order pursuant to s. 380.06 or s. 380.061 approving or

expressly requiring the construction or funding of the project by the district, or when the project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located.

(h) Any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district.

(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses.

(b) ...

(c) ...

(d) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries.

(e) ...

(f) Waste collection and disposal.”

ALL AS SET FORTH IN SECTION 190.012, FLORIDA STATUTES (2012).

EXHIBIT "B"

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES

A PORTION HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A PART OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 01°40'06"W 30.01 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MONROE AVENUE AND THE CENTERLINE OF BENNETT AVENUE; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 01°40'06"W ALONG THE CENTERLINE OF AFORESAID BENNETT AVENUE A DISTANCE OF 100.96 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF BENNETT AVENUE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK "O", HOME ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 97 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 90°00'00"E A DISTANCE OF 143.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 00°22'31"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK "O", OF SAID HOME ACRES; THENCE N 90°00'00"E ALONG THE NORTH LINE OF SAID LOT 14, THE NORTH LINE OF LOT 6, BLOCK "P", AND THE NORTH LINE OF LOT 11, BLOCK "P", SAID HOME ACRES, A DISTANCE OF 431.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK "P", SAID POINT LYING ON THE WEST LINE OF LEWIS DRIVE; THENCE S 00°05'24"W ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE INTERSECTION OF SAID WEST LINE OF LEWIS DRIVE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 10, BLOCK "K", SAID HOME ACRES, THENCE, THENCE N 90°00'00"E ALONG SAID WESTERLY EXTENSION A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, BLOCK "K", SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF AFORESAID LEWIS DRIVE; THENCE S 00°05'24"W ALONG THE EAST RIGHT OF WAY LINE OF LEWIS DRIVE A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK K; THENCE N 90°00'00"E ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 132.50 FEET TO THE NORTHWEST CORNER OF LOT 15, BLOCK K; THENCE S 00°05'24"W ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 50.00 FEET; THENCE N 90°00'00"E ALONG THE SOUTH LINE OF SAID LOT 15 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 182.50 FEET TO THE EAST RIGHT OF WAY LINE OF BENJAMIN AVENUE; THENCE S 00°05'24"W ALONG SAID EAST RIGHT OF WAY LINE OF BENJAMIN AVENUE A DISTANCE OF 255.00 FEET TO A POINT ON THE NORTH LINE OF GLENDON PARKWAY AS IT NOW EXISTS; THENCE N 90°00'00"E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 187.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ORLANDO AVENUE (STATE ROAD 15 & 600); SAID POINT BEING A POINT ON A CURVE HAVING A RADIUS OF 5676.65 FEET, A CENTRAL ANGLE OF 02°43'16" AND A CHORD THAT BEARS S 01°16'50"E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.61 FEET TO THE POINT OF TANGENCY; THENCE RUN S 00°04'48"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 803.10 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF LEE ROAD; (STATE ROAD NO. 438); THENCE RUN

ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: S 67°42'20"W, 36.68 FEET; S 89°45'12"W, 124.55 FEET; S 81°01'12"W, 34.71 FEET; N 00°04'22"W, 11.27 FEET; S 89°45'12"W, 385.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LEWIS DRIVE; THENCE N 00°04'22"W ALONG SAID RIGHT OF WAY OF LEWIS DRIVE A DISTANCE OF 213.88 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK C, HOME ACRES; THENCE S 90°00'00"W ALONG THE NORTH LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF LOT 7; THENCE N 00°04'22"W ALONG THE EAST LINE OF LOTS 15, 16 AND 17, BLOCK C, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE S 90°00'00"W ALONG THE NORTH LINE OF LOT 15 A DISTANCE OF 132.50 FEET TO THE EAST RIGHT OF WAY LINE OF LOREN AVENUE; THENCE S 00°04'22" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 365.02 FEET TO A POINT ON AFORESAID LEE ROAD; THENCE S 89°45'12"W ALONG SAID EAST LINE A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID LOREN AVENUE; THENCE N 00°04'22"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 115.23 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK D, HOME ACRES; THENCE S 90°00'00"W ALONG THE NORTH LINE OF LOTS 3, 4 AND 5, BLOCK D, A DISTANCE OF 153.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 00°04'22"E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 115.56 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF LEE ROAD; THENCE S 89°45'12"W, 155.50 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF LEE ROAD AND THE WEST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1,534 FEET MORE OR LESS; TO THE NORTHEAST CORNER OF PARK GREEN; ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 89°58'47"W A DISTANCE OF 491.91 FEET; THENCE N 00°07'54"E A DISTANCE OF 186.84 FEET; THENCE S 89°56'22"E A DISTANCE OF 191.75 FEET; THENCE N 00°07'54"E A DISTANCE OF 320.55 FEET; THENCE N 89°53'51"E A DISTANCE OF 49.46 FEET; THENCE N 00°12'06"E A DISTANCE OF 103.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID MONROE AVENUE; THENCE N 90°00'00"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

LOT 15, BLOCK "B, HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 10, 11 AND 17, BLOCK "F", AND VACATED RIGHT OF WAY NORTH OF LOTS 10 AND 11, AND EAST OF LOT 11; HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 1, BLOCK "H", HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOTS 11, 12 AND 16, BLOCK "L", AND VACATED RIGHT OF WAY EAST OF LOT 16, BLOCK "L"; AND THE NORTH 1/2 OF LOT 13, BLOCK "L", HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 14, THE NORTH 25 FEET OF LOT 4, THE SOUTH 37.5 FEET OF LOT 5, AND THE SOUTH 16.67 FEET OF LOT 13, BLOCK "P"; HOME ACRES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 97, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO LESS:

A PORTION HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BENJAMIN AVENUE, WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 438 (LEE ROAD), AS SHOWN ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 75190-2502, SHEET 34 OF 42; THENCE RUN N.00°04'22"W. ALONG SAID WEST RIGHT OF WAY LINE OF BENJAMIN AVENUE, A DISTANCE OF 21.00 FEET FOR A POINT OF BEGINNING; THENCE RUN N.00°04'22"W. DISTANCE OF 143.39 FEET; THENCE RUN N.89°45'12"E. A DISTANCE OF 137.00 FEET; THENCE S.00°04'22"E. A DISTANCE OF 143.39 FEET; THENCE RUN S.89°45'12"W. A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED PROPERTY CONTAINS 45.8 ACRES MORE OR LESS.

EXHIBIT “C”

STATUTORY PROVISIONS RELATING TO SPECIAL POWERS

SECTIONS 190.012(1), 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f) – SPECIAL POWERS; PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES.

“The district shall have, and the board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included therein, any or all of the following special powers relating to public improvements and community facilities authorized by this act:

(1) To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:

(a) Water management and control for the lands within the district and to connect some or any of such facilities with roads and bridges.

(b) Water supply, sewer, and wastewater management, reclamation, and reuse or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.

(c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut.

(d)

1. District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines. Districts may request the underground placement of utility lines by the local retail electric utility provider in accordance with the utility’s tariff on file with the Public Service Commission and may finance the required contribution.

2. Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage.

(e) Investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination.

(f) Conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property.

(g) Any other project within or without the boundaries of a district when a local government issued a development order pursuant to s. 380.06 or s. 380.061 approving or

expressly requiring the construction or funding of the project by the district, or when the project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located.

(h) Any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district.

(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses.

(b) ...

(c) ...

(d) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries.

(e) ...

(f) Waste collection and disposal.”

ALL AS SET FORTH IN SECTION 190.012, FLORIDA STATUTES (2012).