

1                   **AN ORDINANCE GRANTING PETITION OF LENNAR**  
2                   **HOMES, LLC, ESTABLISHING AND NAMING THE**  
3                   **STOREY PARK COMMUNITY DEVELOPMENT**  
4                   **DISTRICT PURSUANT TO CHAPTER 190, FLORIDA**  
5                   **STATUTES; DESCRIBING THE EXTERNAL**  
6                   **BOUNDARIES, THE FUNCTIONS AND THE POWERS**  
7                   **OF THE DISTRICT; DESIGNATING FIVE PERSONS TO**  
8                   **SERVE AS THE INITIAL MEMBERS OF THE**  
9                   **DISTRICT’S BOARD OF SUPERVISORS; PROVIDING A**  
10                   **SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

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

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16                   **WHEREAS**, Lennar Homes, LLC (the “Petitioner”) petitioned the City Council of  
17 the City of Orlando, Florida (the “Orlando City Council”), to enact an ordinance  
18 establishing the Storey Park Community Development District (the “District”) pursuant to  
19 Chapter 190, Florida Statutes (2014), over the real property described in Exhibit 2 of the  
20 Petition to Establish the Storey Park Community Development District; and

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22                   **WHEREAS**, Petitioner has obtained written consent to the establishment of the  
23 District by the owners of 100 percent of the real property to be included in the District;  
24 and

25  
26                   **WHEREAS**, Petitioner is a company authorized to conduct business in the State  
27 of Florida, Petitioner’s principal place of business is 700 Northwest 107th Avenue, Suite  
28 400, Miami, Florida 33172, and Petitioner maintains a local office at 8390 Champions  
29 Gate Boulevard, Suite 110, Champions Gate, Florida 33896; and

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31                   **WHEREAS**, a public hearing has been conducted by the Orlando City Council on  
32 March 9, 2015 in accordance with the requirements and procedures of section  
33 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the  
34 City’s Charter and Code of Ordinances; all interested persons and affected units of  
35 general-purpose local government were afforded an opportunity to present oral and  
36 written comments on the Petition at said duly noticed public hearing; and

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38                   **WHEREAS**, upon consideration of the record established at that hearing, the  
39 Orlando City Council determined that the statements within the Petition were true and  
40 correct, that the establishment of the District is not inconsistent with any applicable  
41 element or portion of the state comprehensive plan or the City’s comprehensive plan,  
42 that the land within the District is of sufficient size, is sufficiently compact, and sufficiently  
43 contiguous to be developable as a functionally interrelated community, that the District is  
44 the best alternative available for delivering community development services and  
45 facilities to the area served by the District, that the community development services and  
46 facilities of the District will not be incompatible with the capacity and uses of existing

47 local and regional community development services and facilities, and that the area to  
48 be served by the District is amenable to separate special-district governance; and  
49

50 **WHEREAS**, establishment of the District will constitute a timely, efficient,  
51 effective, responsive, and economic way to deliver community development services in  
52 the area described, thereby providing a solution to the City’s planning, management and  
53 financing needs for delivery of capital infrastructure therein without overburdening the  
54 City and its taxpayers; and  
55

56 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**  
57 **OF ORLANDO, FLORIDA, AS FOLLOWS:**  
58

59 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and  
60 pursuant to the Uniform Community Development District Act of 1980, Chapter 190,  
61 Florida Statutes (2014).  
62

63 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct  
64 and are incorporated herein, adopted, and made a part hereof.  
65

66 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office  
67 of the City Clerk on December 11, 2014, and a copy of which is attached hereto as  
68 **Exhibit “A”** and incorporated herein, is hereby granted.  
69

70 **SECTION 4. DISTRICT NAME.** There is hereby created a community  
71 development district situated entirely within the incorporated boundaries of the City of  
72 Orlando, Florida, named the “Storey Park Community Development District.”  
73

74 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external  
75 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,  
76 contains 860.8 acres, more or less.  
77

78 **SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the  
79 District are described in section 190.011, subsection 190.012(1), paragraphs  
80 190.012(2)(a)&(d), and subsection 190.012(3), Florida Statutes (2014).  
81

82 **SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to  
83 serve as initial members of the District’s Board of Supervisors are as follows:  
84

<u>Name</u>	<u>Address</u>
Laura Coffey	4600 West Cypress Street, Suite 200 Tampa, FL 33607
Theresa Bowley	5220 Alleman Drive

ORDINANCE NO. 2015-7

91 Orlando, FL 32809  
92  
93 Rob Bonin 1483 Lake Baldwin Lane, Apt. B  
94 Orlando, FL 32814  
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96 Bennett Ruedas 6036 Jessica Drive  
97 Apopka, FL 32703  
98  
99 Karen Morgan 239 Hunters Point Trail  
100 Longwood, FL 32779  
101

102 All of the above-listed persons are residents of the State of Florida and citizens of  
103 the United States of America.  
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105 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation  
106 of the District, nor any default thereon, shall constitute a debt or obligation or burden of  
107 the City.  
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109 **SECTION 9. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's  
110 errors found in this ordinance by filing a corrected copy of this ordinance with the City  
111 Clerk.  
112

113 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its  
114 application to any person or circumstance is held invalid, the invalidity does not affect  
115 other provisions or applications of this ordinance which can be given effect without the  
116 invalid provision or application, and to this end the provisions of this ordinance are  
117 severable.  
118

119 **SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.  
120

121 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,  
122 Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
123

124 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City  
125 of Orlando, Florida, by the Petitioner, commencing the \_\_\_\_\_ day of  
126 \_\_\_\_\_, 2015, and running once each week for four consecutive  
127 weeks ending on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 .  
128

129 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**  
130 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City  
131 Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of  
132 \_\_\_\_\_, 2015.  
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ORDINANCE NO. 2015-7

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BY THE MAYOR/MAYOR PRO TEMPORE  
OF THE CITY OF ORLANDO, FLORIDA:

\_\_\_\_\_  
Mayor / Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE  
CITY COUNCIL OF THE CITY OF  
ORLANDO, FLORIDA:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF ORLANDO, FLORIDA:

\_\_\_\_\_  
City Attorney

\*\*[Remainder of page intentionally left blank.]\*\*