

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.**

11
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
15

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
21

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
30

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
37

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

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 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; and

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

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 (2014).

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, which was filed with the Office of the City Clerk on December 11, 2014, and a copy of which is attached hereto as **Exhibit "A"** and incorporated herein, is hereby granted.

SECTION 4. DISTRICT NAME. There is hereby created a community development district situated entirely within the incorporated boundaries of the City of Orlando, Florida, named the "Storey Park Community Development District."

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

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

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>
Laura Coffey	4600 West Cypress Street, Suite 200 Tampa, FL 33607
Theresa Bowley	5220 Alleman Drive

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Orlando, FL 32809

Rob Bonin

1483 Lake Baldwin Lane, Apt. B
Orlando, FL 32814

Bennett Ruedas

6036 Jessica Drive
Apopka, FL 32703

Karen Morgan

239 Hunters Point Trail
Longwood, FL 32779

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. SCRIVENER'S ERROR. The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

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

SECTION 11. EFFECTIVE DATE. This ordinance is effective upon adoption.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

DONE, THE PUBLIC NOTICES, in a newspaper of general circulation in the City of Orlando, Florida, by the Petitioner, commencing the _____ day of _____, 2015, and running once each week for four consecutive weeks ending on the _____ day of _____, 2015 .

DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2015.

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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

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