

**PETITION TO AMEND THE
BOUNDARIES OF THE
GREENEWAY IMPROVEMENT
DISTRICT
(2016)**

BEFORE THE CITY OF ORLANDO

**PETITION TO AMEND THE BOUNDARIES OF
THE GREENEWAY IMPROVEMENT DISTRICT**

Petitioner, the Greenway Improvement District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of Orlando Ordinance No. 030224701, and located entirely within the boundaries of the City of Orlando, Florida (hereafter "District"), hereby petitions the City of Orlando City Council, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and specifically section 190.046, *Florida Statutes*, to adopt an amendment to Ordinance Nos. 030224701, 0602131004, and 0805191001 to amend the boundaries of the District. This is the third boundary amendment for the District. In support of this petition, the District states:

1. Basis for Petition. This boundary amendment is necessitated by changes in the development plan, including but not limited to locating the development of similar, adjacent residential products within one community development district instead of two.

2. Location and Size. The District is located entirely within the City of Orlando, Florida ("City"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,201.69 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The general location of and the metes and bounds descriptions for the lands to be added to the District (the "Expansion Parcels"), consisting of approximately 4.639 acres, are set forth in **Exhibit 3**. The amendment will result in a net addition of approximately 4.639 acres. A sketch and metes and bounds description of the external boundaries of the District incorporating the requested

amendment is set forth in **Exhibit 4** (the “Amended District”). The Amended District meets the acreage requirements of section 190.046(1)(f)2., *Florida Statutes*. After amendment, the District will encompass a total of approximately 1,206.329 acres. There are no parcels within the Amended District that are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District’s Resolution 2016-03, and submission of this Petition. Resolution 2016-03 is attached hereto as **Exhibit 6**.

4. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan element of the local Comprehensive Plan and the Southeast Orlando Sector Plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local Comprehensive Plan.

5. District facilities and services. The District presently intends to construct, acquire or install the improvements or provide facilities or services to the Expansion Parcels described in more detail in **Exhibit 8** which sets forth, based on available data, the estimated construction costs of the facilities that the District presently plans to provide from approximately 2016 through 2025. Actual construction timetables and expenditures may vary, due in part to the

effects of future changes in economic conditions upon costs such as labor, services, materials, interests rates and market conditions.

6. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. This petition to amend the Greenway Improvement District should be granted for the following reasons:

a. Amendment of the District's boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the effective local Comprehensive Plan.

b. The area of land within the Amended District is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The District is the best alternative for delivering community development services and facilities to the Expansion Parcels without imposing an additional burden on the general population of the local general-purpose government. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District as amended is amenable to separate special-district government.

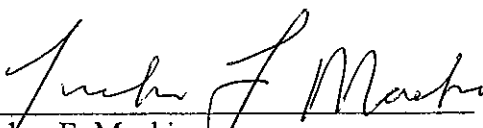
WHEREFORE, Petitioner respectfully requests the City Council of the City of Orlando, Florida to:

a. schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;

b. grant the petition and amend Ordinance Nos. 030224701, 0602131004, and 0805191001 to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, as of the 22ND day of July, 2016.

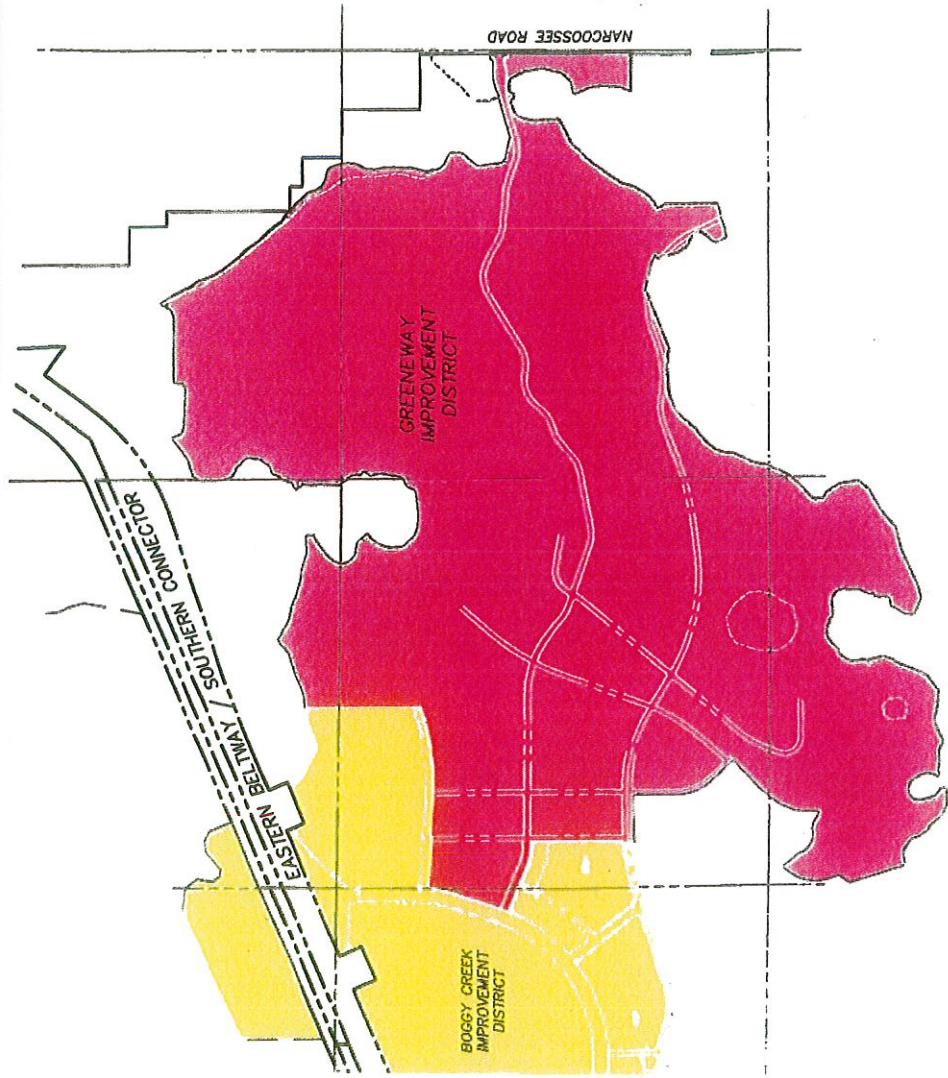
HOPPING GREEN & SAMS, P.A.

By: 
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(850) 222-7500 (telephone)

District Counsel for Petitioner
Greenway Improvement District

EXHIBIT 1

GREENWAY IMPROVEMENT DISTRICT
2008 REVISION



April 4, 2008



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NO. L9868

Project: F:\04-Apr-2008 - 04.500.dwg
P:\proj\04157\04157.dwg (2008-Greenway-Revision.dwg)

EXHIBIT 2

GREENEWAY IMPROVEMENT DISTRICT
(2008 Revision)

DESCRIPTION:

That part of Sections 24, 25, 26 and 36, Township 24 South, Range 30 East, and that part of Sections 19, 30 and 31, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of said Section 30; thence N89°41'45"E along the South line of said Section 30, for a distance of 123.21 feet to POINT OF BEGINNING; thence S28°50'48"W, 52.51 feet to a point on a non-tangent curve concave Northwesterly having a radius of 920.00 feet and a chord bearing of S35°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 34°00'31" for a distance of 546.08 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 275.00 feet and a chord bearing of S37°59'44"W; thence Southwesterly along the arc of said curve through a central angle of 29°41'01" for a distance of 142.47 feet to a non-tangent line; thence S75°10'32"E, 31.76 feet; thence S36°44'38"W, 6.51 feet; thence S09°34'25"W, 67.02 feet; thence S56°19'29"E, 97.94 feet; thence S41°07'42"E, 87.61 feet; thence S22°15'07"E, 39.95 feet; thence S34°49'48"E, 57.69 feet; thence S09°07'26"E, 220.42 feet; thence S11°39'06"W, 11.76 feet; thence S38°08'56"W, 164.48 feet; thence S59°38'07"W, 287.25 feet; thence S49°50'28"W, 285.59 feet; thence S75°26'15"W, 288.50 feet; thence S65°10'50"W, 225.46 feet; thence S77°11'00"W, 39.87 feet; thence S32°34'55"W, 15.39 feet; thence S65°10'50"W, 181.16 feet; thence S72°48'44"W, 177.66 feet; thence N66°47'13"W, 216.81 feet; thence N09°19'15"E, 104.24 feet; thence N30°54'21"E, 71.75 feet; thence N41°16'47"E, 6.90 feet; thence N29°55'11"E, 72.19 feet; thence N30°54'21"E, 31.78 feet; thence N77°34'29"E, 100.81 feet; thence N84°40'14"E, 9.01 feet; thence N09°34'01"E, 111.01 feet; thence N39°41'16"W, 24.93 feet; thence N14°18'04"E, 65.82 feet; thence N75°33'01"E, 37.45 feet; thence N09°09'54"W, 69.21 feet; thence N23°14'19"E, 155.63 feet; thence N03°48'34"W, 94.76 feet; thence N05°49'55"E, 102.06 feet; thence N23°26'33"W, 79.23 feet; thence N55°42'18"W, 97.71 feet; thence N72°12'04"W, 55.64 feet; thence S79°42'05"W, 83.59 feet; thence S87°53'18"W, 96.45 feet; thence N38°22'02"W, 40.98 feet; thence N85°11'55"W, 56.72 feet; thence N66°45'46"W, 84.20 feet; thence S86°55'36"W, 100.94 feet; thence S59°33'33"W, 70.07 feet; thence S49°19'47"W, 86.43 feet; thence S36°05'06"W, 51.00 feet; thence S76°50'39"W, 61.11 feet; thence S45°51'36"W, 76.08 feet; thence S30°39'05"W, 97.29 feet; thence S01°39'50"W, 81.86 feet; thence S10°16'48"E, 65.61 feet; thence S01°05'33"E, 66.41 feet; thence S54°09'23"W, 67.53 feet; thence S79°57'07"E, 60.63 feet; thence S12°37'41"E, 172.41 feet; thence S18°33'28"W, 102.88 feet; thence S33°49'43"W, 95.56 feet; thence S20°53'00"W, 300.31 feet; thence S28°21'54"W, 89.55 feet; thence S52°16'33"W, 229.73 feet; thence N86°07'44"W, 176.32 feet; thence N78°33'26"W, 163.25 feet; thence N79°53'41"W, 44.27 feet; thence S65°45'53"W, 259.68 feet; thence S59°57'20"W, 16.69 feet; thence N60°42'39"W, 17.11 feet; thence N44°13'16"W, 7.71 feet; thence N89°59'22"W, 4.47 feet; thence N60°42'39"W, 79.03 feet; thence N33°06'00"W, 17.38 feet; thence S71°14'48"W, 23.87 feet; thence S84°30'08"W, 116.44 feet; thence N82°43'19"W, 136.16 feet; thence S59°05'17"W, 25.05 feet; thence N73°21'51"W, 25.49 feet; thence N32°28'42"E, 52.82 feet; thence N10°16'50"E, 87.54 feet; thence N07°07'09"W, 60.13 feet; thence N29°30'05"W, 109.34 feet; thence N36°02'35"W, 64.56 feet; thence N57°20'33"W, 80.15 feet; thence N89°43'05"W, 91.88 feet; thence S53°06'58"W, 121.97 feet; thence S02°40'17"W, 96.40 feet; thence S11°23'45"E, 109.80 feet; thence S19°46'44"E, 87.39 feet; thence

S51°37'26"E, 68.02 feet; thence S54°30'22"E, 46.11 feet; thence S04°32'52"E, 59.17 feet; thence S89°42'52"W, 185.93 feet; thence N69°30'26"W, 109.89 feet; thence N51°44'25"W, 69.46 feet; thence N36°55'24"W, 121.60 feet; thence N52°21'08"W, 97.10 feet; thence N43°20'03"W, 23.83 feet; thence N34°59'07"W, 105.83 feet; thence N17°17'57"W, 113.96 feet; thence N56°30'42"W, 185.13 feet; thence S83°49'40"W, 154.66 feet; thence N65°18'19"W, 26.65 feet; thence N17°06'48"W, 690.78 feet; thence N36°36'20"E, 165.23 feet; thence N20°09'42"W, 123.43 feet to the point of curvature of a curve concave Easterly having a radius of 500.00 feet and a chord bearing of N07°20'00"E; thence Northerly along the arc of said curve through a central angle of 54°59'24" for a distance of 479.88 feet to the point of tangency; thence N34°49'42"E, 123.13 feet; thence S38°52'49"E, 231.96 feet to the point of curvature of a curve concave Southwesterly having a radius of 155.00 feet and a chord bearing of S27°44'15"E; thence Southeasterly along the arc of said curve through a central angle of 22°17'07" for a distance of 60.29 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 125.00 feet and a chord bearing of S27°23'22"E; thence Southeasterly along the arc of said curve through a central angle of 21°35'21" for a distance of 47.10 feet to the point of compound curvature of a curve concave Northerly having a radius of 255.00 feet and a chord bearing of S69°08'41"E; thence Easterly along the arc of said curve through a central angle of 61°55'15" for a distance of 275.58 feet to the point of reverse curvature of a curve concave Southerly having a radius of 195.00 feet and a chord bearing of S77°53'34"E; thence Easterly along the arc of said curve through a central angle of 44°25'27" for a distance of 151.19 feet to the point of reverse curvature of a curve concave Northerly having a radius of 280.00 feet and a chord bearing of S69°41'43"E; thence Easterly along the arc of said curve through a central angle of 28°01'44" for a distance of 136.97 feet to a non-tangent line; thence N01°05'49"E, 300.87 feet; thence N22°01'12"E, 213.17 feet; thence N38°07'59"E, 313.37 feet; thence N48°04'02"E, 488.55 feet; thence N41°55'58"W, 386.47 feet to the point of curvature of a curve concave Easterly having a radius of 650.00 feet and a chord bearing of N20°57'59"W; thence Northerly along the arc of said curve through a central angle of 41°55'58" for a distance of 475.71 feet to the point of tangency; thence N00°00'00"E, 511.27 feet to the point of curvature of a curve concave Southwesterly having a radius of 40.00 feet and a chord bearing of N45°24'16"W; thence Northwesterly along the arc of said curve through a central angle of 90°48'32" for a distance of 63.40 feet to the point of tangency; thence S89°11'28"W, 324.39 feet to the point of curvature of a curve concave Southerly having a radius of 3190.00 feet and a chord bearing of S87°07'30"W; thence Westerly along the arc of said curve through a central angle of 04°07'55" for a distance of 230.06 feet to a non-tangent line; thence N04°56'27"W, 120.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of N42°31'46"E; thence Northeasterly along the arc of said curve through a central angle of 85°03'33" for a distance of 59.38 feet to the point of tangency; thence N00°00'00"E, 1096.59 feet; thence S90°00'00"W, 33.30 feet to the point of curvature of a curve concave Northerly having a radius of 846.00 feet and a chord bearing of N79°08'29"W; thence Westerly along the arc of said curve through a central angle of 21°43'02" for a distance of 320.67 feet to the point of tangency; thence N68°16'58"W, 532.64 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S67°41'48"W; thence Westerly along the arc of said curve through a central angle of 88°02'28" for a distance of 61.46 feet to the point of cusp with a curve concave Westerly having a radius of 1976.87 feet and a chord bearing of N20°42'03"E; thence Northerly along the arc of said curve through a central angle of 05°57'03" for a distance of 205.33 feet to the point of tangency; thence N17°43'31"E, 499.71 feet to the point of curvature of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of N12°31'09"E; thence Northerly along the arc of said curve through a central angle of 10°24'44" for a distance of 331.65 feet to the point

reverse curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of N50°44'40"E; thence Northeasterly along the arc of said curve through a central angle of 86°51'45" for a distance of 60.64 feet to the point of tangency; thence S85°49'28"E, 615.18 feet; thence N00°00'00"E, 30.08 feet; thence S85°49'28"E, 410.79 feet to the point of curvature of a curve concave Northerly having a radius of 3030.00 feet and a chord bearing of N83°10'38"E; thence Easterly along the arc of said curve through a central angle of 21°59'50" for a distance of 1163.29 feet to the point of tangency; thence N72°10'43"E, 55.07 feet; thence N00°00'00"W, 1439.13 feet; thence N83°01'49"E, 16.70 feet; thence N85°54'26"E, 118.58 feet; thence N69°38'44"E, 149.46 feet; thence N62°47'02"E, 119.87 feet; thence N70°31'25"E, 161.91 feet; thence N73°18'30"E, 145.03 feet; thence N48°13'19"E, 141.51 feet; thence N63°38'42"E, 60.94 feet; thence S52°05'07"E, 14.75 feet; thence S62°10'30"E, 141.53 feet; thence S63°16'12"E, 108.40 feet; thence S79°51'58"E, 175.23 feet; thence S66°22'54"E, 156.94 feet; thence S73°05'17"E, 176.34 feet; thence S82°56'33"E, 147.33 feet; thence S72°18'12"E, 103.55 feet; thence S70°06'51"E, 114.63 feet; thence N85°47'06"E, 196.23 feet; thence S04°12'54"E, 80.00 feet; thence S85°47'06"W, 20.57 feet; thence S55°47'57"W, 107.97 feet; thence S51°23'47"W, 212.20 feet; thence S34°21'05"W, 107.66 feet; thence S13°00'36"W, 71.19 feet; thence S15°46'22"E, 95.70 feet; thence S44°13'53"E, 123.44 feet; thence S80°30'02"E, 150.30 feet; thence S56°04'08"E, 20.12 feet; thence S41°06'12"E, 137.10 feet; thence S47°56'40"W, 91.02 feet; thence S35°41'32"W, 92.96 feet; thence S21°47'24"W, 119.76 feet; thence S01°44'03"E, 154.22 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet and a chord bearing of S22°33'50"E; thence Southeasterly along the arc of said curve through a central angle of 41°39'34" for a distance of 72.71 feet to the point of tangency; thence S43°23'37"E, 172.14 feet; thence S70°14'10"E, 113.00 feet; thence S84°56'21"E, 107.26 feet; thence N87°39'05"E, 108.65 feet; thence N83°49'24"E, 222.00 feet; thence N60°43'21"E, 66.09 feet to a point on a non-tangent curve concave Southeasterly having a radius of 105.00 feet and a chord bearing of N43°53'50"E; thence Northeasterly along the arc of said curve through a central angle of 97°47'24" for a distance of 179.21 feet to a non-tangent line; thence N34°38'48"E, 58.72 feet; thence N17°49'56"E, 58.50 feet; thence N08°19'19"E, 113.19 feet; thence N08°02'42"E, 104.47 feet; thence N12°40'34"W, 103.91 feet; thence N33°14'05"E, 114.61 feet to a point on a non-tangent curve concave Northeasterly having a radius of 300.00 feet and a chord bearing of N58°23'47"W; thence Northwesterly along the arc of said curve through a central angle of 12°28'45" for a distance of 65.34 feet to a non-tangent line; thence N03°17'59"E, 57.01 feet; thence N11°55'37"W, 69.47 feet; thence N36°06'26"W, 195.19 feet; thence N02°36'39"E, 244.27 feet; thence N07°07'05"W, 85.12 feet; thence N07°23'29"E, 156.70 feet; thence S61°18'27"W, 33.32 feet; thence N28°41'33"W, 80.00 feet; thence N61°18'27"E, 112.38 feet; thence N11°04'46"W, 37.04 feet; thence N24°27'51"E, 63.71 feet; thence N32°35'14"E, 110.40 feet; thence N11°54'00"E, 27.49 feet; thence N54°34'47"E, 37.99 feet; thence S79°59'13"E, 15.01 feet; thence N66°20'53"E, 53.00 feet; thence N39°17'56"E, 77.51 feet; thence N34°56'34"E, 87.61 feet; thence N02°03'41"E, 71.27 feet; thence N13°06'51"E, 40.73 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet and a chord bearing of N15°00'22"W; thence Northerly along the arc of said curve through a central angle of 56°14'26" for a distance of 98.16 feet to the point of tangency; thence N43°07'36"W, 58.98 feet; thence N52°43'14"W, 23.05 feet; thence N35°30'54"W, 58.63 feet; thence N70°41'54"W, 72.78 feet; thence N63°30'54"W, 33.47 feet; thence N38°53'21"W, 37.46 feet; thence N26°33'34"W, 45.36 feet; thence N08°11'15"W, 124.50 feet; thence N01°17'16"E, 190.55 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet and a chord bearing of N36°20'35"E; thence Northeasterly along the arc of said curve through a central angle of 70°06'38" for a distance of 122.37 feet to the

point of tangency; thence N71°23'54"E, 205.02 feet; thence N51°09'16"E, 312.30 feet; thence S20°49'44"E, 112.49 feet; thence S67°21'44"E, 117.69 feet; thence S87°45'57"E, 460.60 feet; thence N63°42'25"E, 88.93 feet; thence N06°03'59"E, 116.63 feet; thence N89°54'58"E, 792.45 feet; thence N65°53'44"E, 118.85 feet; thence N25°49'42"E, 124.27 feet; thence S34°20'19"E, 113.71 feet; thence S27°32'14"E, 212.08 feet; thence S20°09'12"E, 72.85 feet; thence S37°37'59"E, 109.74 feet; thence S19°43'42"E, 196.16 feet; thence S28°32'37"E, 156.97 feet; thence S38°44'11"E, 261.93 feet; thence S44°35'40"E, 103.59 feet; thence S33°50'05"E, 216.01 feet; thence S45°11'46"E, 134.21 feet; thence S41°31'02"E, 98.29 feet; thence S35°50'24"E, 122.38 feet; thence S58°12'41"E, 91.87 feet; thence S46°31'19"E, 218.73 feet; thence S34°01'23"E, 44.39 feet; thence S40°34'02"E, 146.61 feet; thence S13°14'18"E, 81.64 feet; thence S31°11'54"E, 84.08 feet; thence S51°25'50"E, 38.84 feet; thence S61°07'21"E, 74.68 feet; thence S76°24'56"E, 104.56 feet; thence S54°43'47"E, 40.85 feet; thence S29°28'13"E, 42.97 feet; thence S17°22'51"E, 97.98 feet; thence S05°22'25"E, 95.57 feet; thence S10°36'27"W, 26.73 feet; thence S04°21'56"W, 70.72 feet; thence S26°20'58"W, 157.88 feet; thence S07°34'52"E, 52.20 feet; thence S11°24'39"W, 48.35 feet; thence S12°16'02"E, 89.85 feet; thence S03°12'30"E, 143.93 feet; thence S04°09'42"W, 134.23 feet; thence S07°49'49"E, 59.38 feet; thence S13°42'37"W, 170.99 feet; thence S20°12'16"W, 37.58 feet; thence S04°42'14"E, 46.15 feet; thence S33°10'39"E, 39.61 feet; thence S07°24'15"W, 52.15 feet; thence S23°18'15"E, 69.83 feet; thence S46°55'37"E, 71.95 feet; thence S66°09'19"E, 93.29 feet; thence S55°29'13"E, 58.80 feet; thence S01°58'09"W, 112.26 feet; thence S20°33'16"W, 36.22 feet; thence S40°18'50"W, 216.89 feet; thence S15°20'49"W, 50.53 feet; thence S08°15'31"E, 287.33 feet; thence S47°03'36"E, 75.15 feet; thence S83°29'29"E, 49.46 feet; thence S79°08'34"E, 153.88 feet; thence S70°02'09"E, 66.88 feet; thence N73°38'47"E, 494.53 feet to the point of curvature of a curve concave Southerly having a radius of 850.00 feet and a chord bearing of N74°48'13"E; thence Easterly along the arc of said curve through a central angle of 02°18'51" for a distance of 34.33 feet to a non-tangent line; thence S22°20'37"E, 14.85 feet to a point on a non-tangent curve concave Northwesterly having a radius of 373.50 feet and a chord bearing of N63°30'53"E; thence Northeasterly along the arc of said curve through a central angle of 08°17'00" for a distance of 54.00 feet to the point of reverse curvature of a curve concave Southerly having a radius of 428.00 feet and a chord bearing of N74°51'15"E; thence Easterly along the arc of said curve through a central angle of 30°57'43" for a distance of 231.29 feet to the point of tangency; thence S89°39'53"E, 151.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of N45°20'07"E; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 62.83 feet to a non-tangent line; thence S89°39'53"E, 60.05 feet to the West right-of-way line of Narcoossee Road, according to Road Plat Book 1, Page 45, of the Public Records of Orange County, Florida; thence run the following courses and distances along said West right-of-way line: S00°32'47"W, 170.92 feet; S00°00'09"E, 82.82 feet; S00°02'22"E, 119.73 feet; S00°48'06"W, 200.07 feet; S00°20'36"W, 800.23 feet; S00°29'12"W, 200.06 feet; S00°12'00"W, 137.95 feet; thence departing said West right-of-way line run N90°00'00"W, 441.24 feet; thence N22°31'41"E, 119.24 feet; thence N04°49'06"E, 214.28 feet; thence N05°45'42"W, 169.61 feet; thence N22°55'58"W, 193.39 feet; thence N15°14'23"E, 15.00 feet; thence N78°51'32"E, 130.63 feet; thence N44°56'41"E, 175.05 feet; thence N12°48'58"E, 260.94 feet; thence N12°15'28"W, 171.72 feet; thence N77°44'13"E, 21.60 feet; thence N27°18'34"W, 251.46 feet to a point on a non-tangent curve concave Southerly having a radius of 488.00 feet and a chord bearing of N82°02'38"W; thence Westerly along the arc of said curve through a central angle of 18°00'31" for a distance of 153.38 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 47.50 feet and a chord bearing of S50°05'05"W; thence

Southwesterly along the arc of said curve through a central angle of 77°44'03" for a distance of 64.44 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of S44°02'13"W; thence Southwesterly along the arc of said curve through a central angle of 65°38'18" for a distance of 45.82 feet to the point of reverse curvature of a curve concave Southerly having a radius of 103.25 feet and a chord bearing of S76°02'10"W; thence Westerly along the arc of said curve through a central angle of 01°38'25" for a distance of 2.96 feet to a non-tangent line; thence N48°19'54"W, 71.94 feet; thence S73°38'47"W, 66.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 265.00 feet and a chord bearing of S50°41'43"W; thence Southwesterly along the arc of said curve through a central angle of 45°54'10" for a distance of 212.31 feet to a non-tangent line; thence S12°57'35"W, 147.15 feet; thence S03°05'38"E, 317.95 feet; thence S63°21'19"W, 306.24 feet; thence S53°44'31"W, 58.47 feet; thence S39°51'25"W, 85.25 feet; thence S46°57'21"W, 69.88 feet; thence S45°00'48"W, 110.41 feet; thence S36°47'20"W, 119.53 feet; thence S34°28'14"W, 301.98 feet; thence S31°59'20"W, 82.30 feet; thence S15°30'27"W, 149.65 feet; thence S29°44'19"W, 136.71 feet to the point of curvature of a curve concave Northwesterly having a radius of 400.00 feet and a chord bearing of S48°50'37"W; thence Southwesterly along the arc of said curve through a central angle of 38°12'35" for a distance of 266.75 feet to the point of tangency; thence S67°56'54"W, 5.77 feet; thence S24°45'46"E, 143.79 feet; thence S00°00'00"W, 380.75 feet; thence S00°50'14"W, 241.05 feet; thence S69°47'32"W, 64.79 feet; thence S75°24'27"W, 103.69 feet; thence S69°43'48"W, 170.79 feet; thence N88°58'39"W, 31.44 feet; thence S70°30'29"W, 37.67 feet; thence N28°40'54"W, 113.21 feet; thence N06°10'29"E, 55.77 feet; thence N37°37'46"E, 190.96 feet; thence N09°01'49"E, 78.37 feet; thence N45°29'21"W, 59.36 feet; thence N18°16'31"W, 8.91 feet; thence N68°11'10"W, 22.03 feet; thence N65°34'19"W, 117.90 feet; thence N36°45'39"W, 147.49 feet; thence N13°25'31"W, 127.43 feet; thence N03°49'01"E, 53.02 feet; thence N34°52'15"W, 80.11 feet; thence N54°07'58"E, 69.19 feet; thence N61°22'55"W, 28.46 feet; thence N66°11'20"W, 61.97 feet; thence N74°33'15"W, 137.35 feet; thence N81°32'09"W, 75.15 feet; thence N70°41'24"W, 119.59 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S77°05'50"W; thence Westerly along the arc of said curve through a central angle of 64°25'32" for a distance of 112.44 feet to the point of tangency; thence S44°53'04"W, 5.30 feet; thence S67°56'54"W, 112.50 feet; thence S83°54'49"W, 9.41 feet; thence S68°00'37"W, 86.50 feet; thence S56°31'40"W, 13.54 feet; thence S67°56'54"W, 108.42 feet; thence S86°16'38"W, 2.24 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet and a chord bearing of S67°19'39"W; thence Southwesterly along the arc of said curve through a central angle of 37°53'57" for a distance of 66.15 feet to a non-tangent line; thence S67°56'54"W, 311.83 feet; thence N80°39'51"W, 104.65 feet; thence S85°07'23"W, 65.16 feet; thence N73°11'42"W, 46.48 feet; thence S84°47'15"W, 166.26 feet; thence S86°24'03"W, 95.31 feet; thence S83°57'21"W, 100.12 feet; thence S69°10'07"W, 189.71 feet; thence S52°30'41"W, 135.03 feet; thence S34°56'43"W, 103.75 feet; thence S45°41'58"W, 93.87 feet; thence S23°52'33"W, 32.05 feet; thence S59°55'35"W, 77.37 feet; thence S45°11'14"W, 68.54 feet; thence S50°42'53"W, 83.82 feet; thence S37°04'17"W, 150.06 feet; thence S17°51'37"W, 128.74 feet; thence S04°33'25"W, 127.98 feet; thence S25°55'22"W, 275.00 feet; thence S08°03'15"W, 143.10 feet; thence S28°50'48"W, 39.55 feet to the POINT OF BEGINNING.

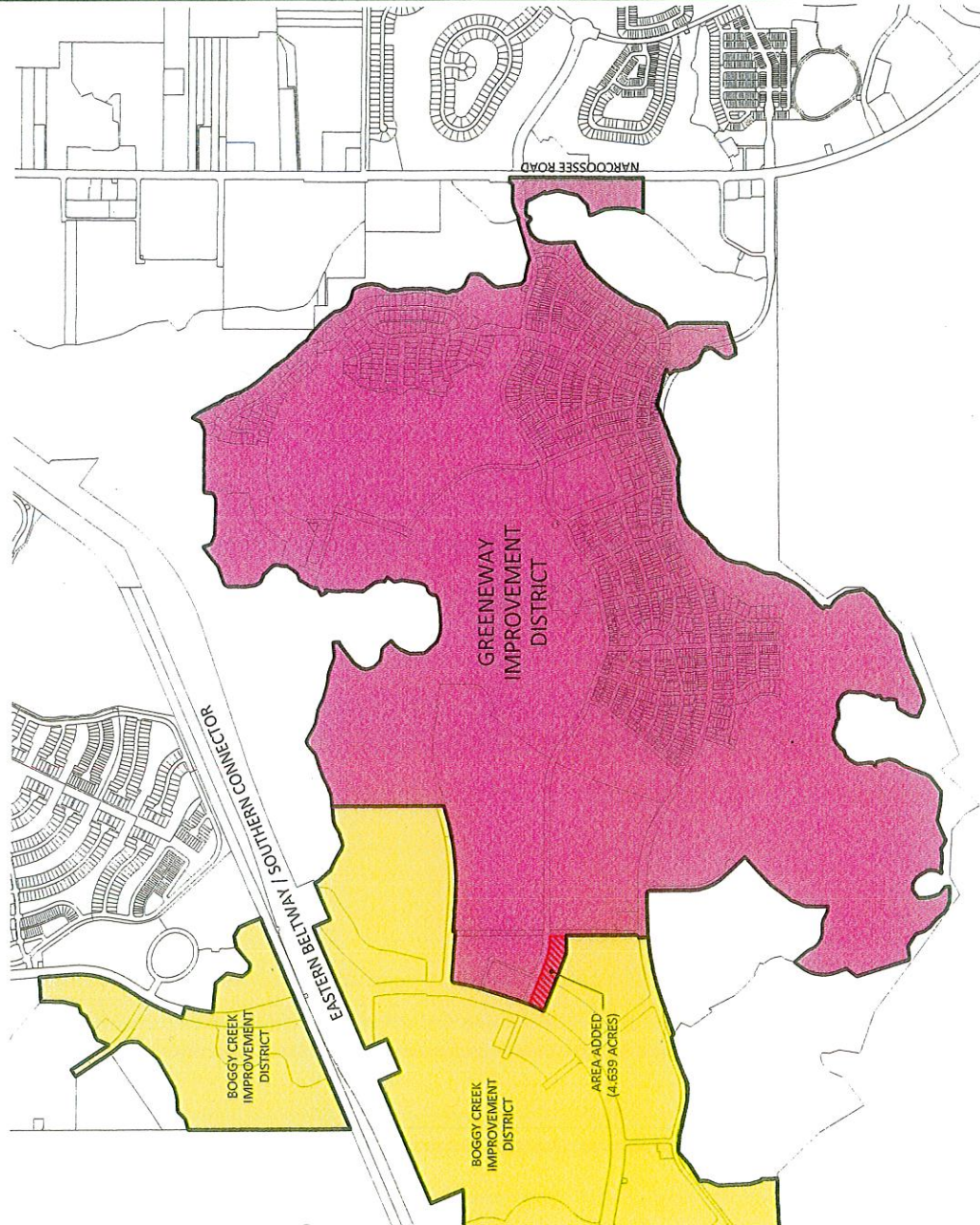
Containing 1201.685 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

EXHIBIT 3



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. 1968

DATE: 01/23/08	CHECKED BY: PH	JOB NO. 98157	SCALE 1"=1500'	SHEET 1	OF 1
DATE: 01/23/08	CHECKED BY: PH	JOB NO. 98157	SCALE 1"=1500'	SHEET 1	OF 1
05/17/16	PH	REVISD SKETCH			
02/29/08	PH	REVISD SKETCH			
02/26/08	PH	REVISD SKETCH			
01/25/08	PH	REVISD SKETCH			



GREENWAY IMPROVEMENT DISTRICT
 2016 REVISION

1500 0 1500 3000 4500
 Scale: 1" = 1500'

AREA SUMMARY
 GREENWAY IMPROVEMENT DISTRICT
 2008 - REVISION = 1201.685 ACRES
 AREA TO BE ADDED = 4.639 ACRES
 2016 - REVISION = 1206.324 ACRES

LAKE NONA SOUTH PARCEL
CDD TRANSFER PARCEL
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENWAY IMPROVEMENT DISTRICT

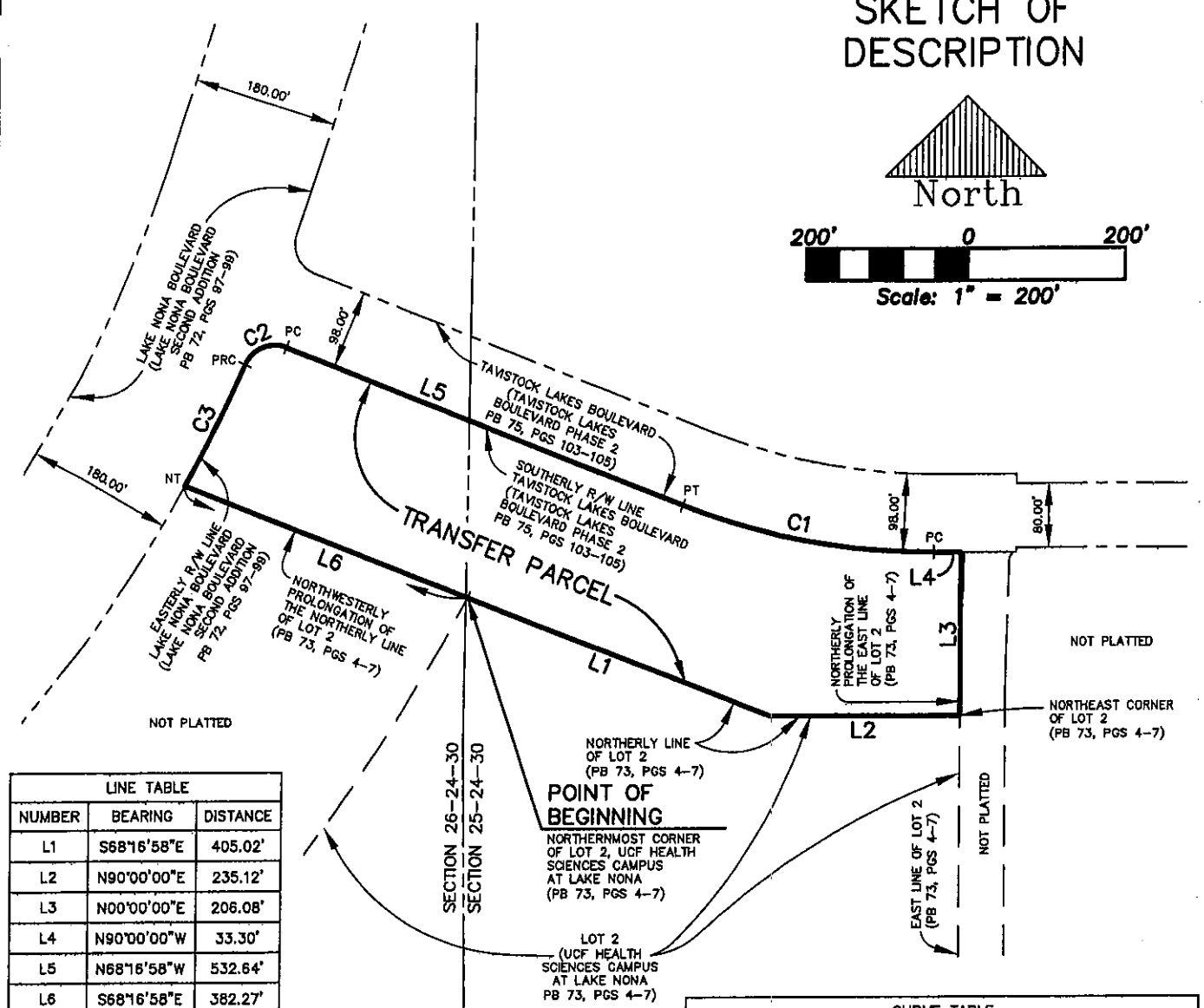
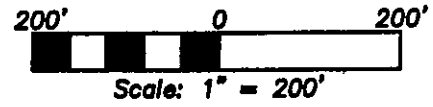
DESCRIPTION:

That part of Sections 25 and 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Lot 2, UCF HEALTH SCIENCES CAMPUS AT LAKE NONA, according to the plat thereof, as recorded in Plat Book 73, Pages 4 through 7, of the Public Records of Orange County, Florida; thence S68°16'58"E along the Northerly line of said Lot 2 for a distance of 405.02 feet; thence N90°00'00"E along said Northerly line, 235.12 feet to the Northeast corner of said Lot 2; thence N00°00'00"E along the Northerly prolongation of the East line of said Lot 2 for a distance of 206.08 feet to the Southerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 2, as recorded in Plat Book 75, Pages 103 through 105, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly right-of-way line: N90°00'00"W, 33.30 feet to the point of curvature of a curve concave Northerly having a radius of 846.00 feet and a chord bearing of N79°08'29"W; thence Westerly along the arc of said curve through a central angle of 21°43'02" for a distance of 320.67 feet to the point of tangency; N68°16'58"W, 532.64 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S67°41'48"W; thence Westerly along the arc of said curve through a central angle of 88°02'28" for a distance of 61.46 feet to the Easterly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida and the point of reverse curvature of a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of S26°06'39"W; thence departing said Southerly right-of-way line run Southwesterly along said Easterly right-of-way line and along the arc of said curve through a central angle of 04°52'08" for a distance of 168.00 feet to a non-tangent line and to the Northwesterly prolongation of the aforesaid Northerly line of Lot 2; thence departing said Easterly right-of-way line run S68°16'58"E along said Northwesterly prolongation of the aforesaid Northerly line of Lot 2 for a distance of 382.27 feet to the POINT OF BEGINNING.

Containing 4.639 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S68°16'58"E	405.02'
L2	N90°00'00"E	235.12'
L3	N00°00'00"E	206.08'
L4	N90°00'00"W	33.30'
L5	N68°16'58"W	532.64'
L6	S68°16'58"E	382.27'

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	846.00'	21°43'02"	320.67'	318.75'	N79°08'29"W
C2	40.00'	88°02'28"	61.46'	55.59'	S67°41'48"W
C3	1976.87'	4°52'08"	168.00'	167.94'	S26°08'39"W

SEE SHEET 1 FOR SKETCH
SEE SHEET 2 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

PREPARED FOR:
LAKE NONA LAND COMPANY, LLC
LAKE NONA SOUTH
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENWAY IMPROVEMENT DISTRICT

DATE	BY	DESCRIPTION
		REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
[Signature]
Scott Grossman March 16, 2016
Florida Registered Surveyor and Mapper
Certificate No. 5048
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16028.001</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u>
DATE: <u>3/2016</u>	DATE: <u>3/2016</u>			OF <u> </u>

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Sections 25 and 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Lot 2, UCF HEALTH SCIENCES CAMPUS AT LAKE NONA, according to the plat thereof, as recorded in Plat Book 73, Pages 4 through 7, of the Public Records of Orange County, Florida; thence S68°16'58"E along the Northerly line of said Lot 2 for a distance of 405.02 feet; thence N90°00'00"E along said Northerly line, 235.12 feet to the Northeast corner of said Lot 2; thence N00°00'00"E along the Northerly prolongation of the East line of said Lot 2 for a distance of 206.08 feet to the Southerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 2, as recorded in Plat Book 75, Pages 103 through 105, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly right-of-way line: N90°00'00"W, 33.30 feet to the point of curvature of a curve concave Northerly having a radius of 846.00 feet and a chord bearing of N79°08'29"W; thence Westerly along the arc of said curve through a central angle of 21°43'02" for a distance of 320.67 feet to the point of tangency; N68°16'58"W, 532.64 feet to the point of curvature of a curve concave Southerly having a radius of 40.00 feet and a chord bearing of S67°41'48"W; thence Westerly along the arc of said curve through a central angle of 88°02'28" for a distance of 61.46 feet to the Easterly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida and the point of reverse curvature of a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of S26°06'39"W; thence departing said Southerly right-of-way line run Southwesterly along said Easterly right-of-way line and along the arc of said curve through a central angle of 04°52'08" for a distance of 168.00 feet to a non-tangent line and to the Northwesterly prolongation of the aforesaid Northerly line of Lot 2; thence departing said Easterly right-of-way line run S68°16'58"E along said Northwesterly prolongation of the aforesaid Northerly line of Lot 2 for a distance of 382.27 feet to the POINT OF BEGINNING.

Containing 4.639 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
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- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

- L1 LINE NUMBER (SEE TABLE)
- C1 CURVE NUMBER (SEE TABLE)
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- PRC POINT OF REVERSE CURVATURE

SEE SHEET 1 FOR SKETCH

PREPARED FOR:

LAKE NONA LAND COMPANY, LLC

LAKE NONA SOUTH
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENWAY IMPROVEMENT DISTRICT



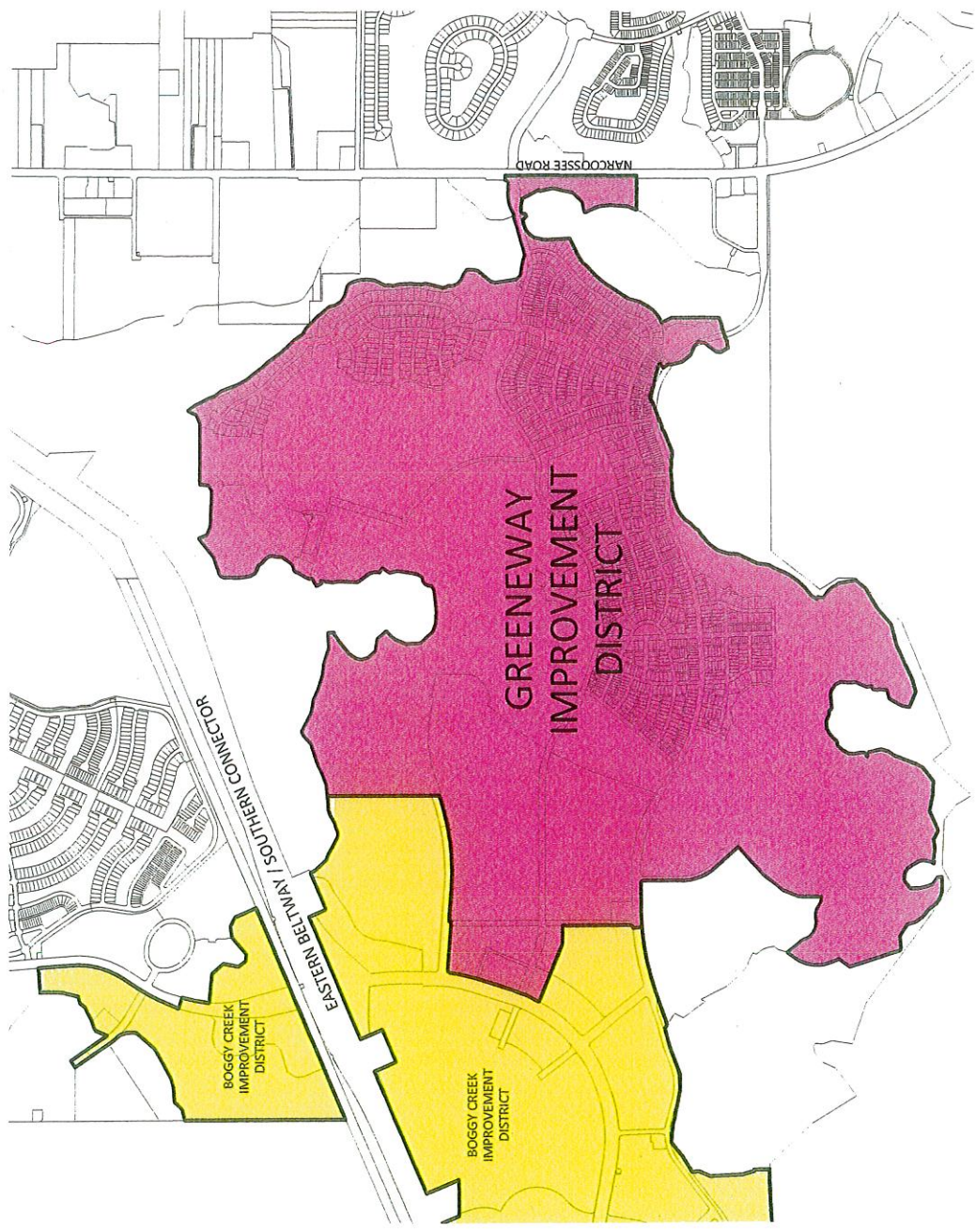
DONALD W. McINTOSH ASSOCIATES, INC.
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 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16028.001</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>3/2016</u>	DATE: <u>3/2016</u>			OF <u>2</u>

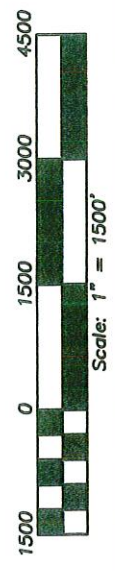
EXHIBIT 4

GREENWAY IMPROVEMENT DISTRICT

2016 REVISION



MAY 17, 2016

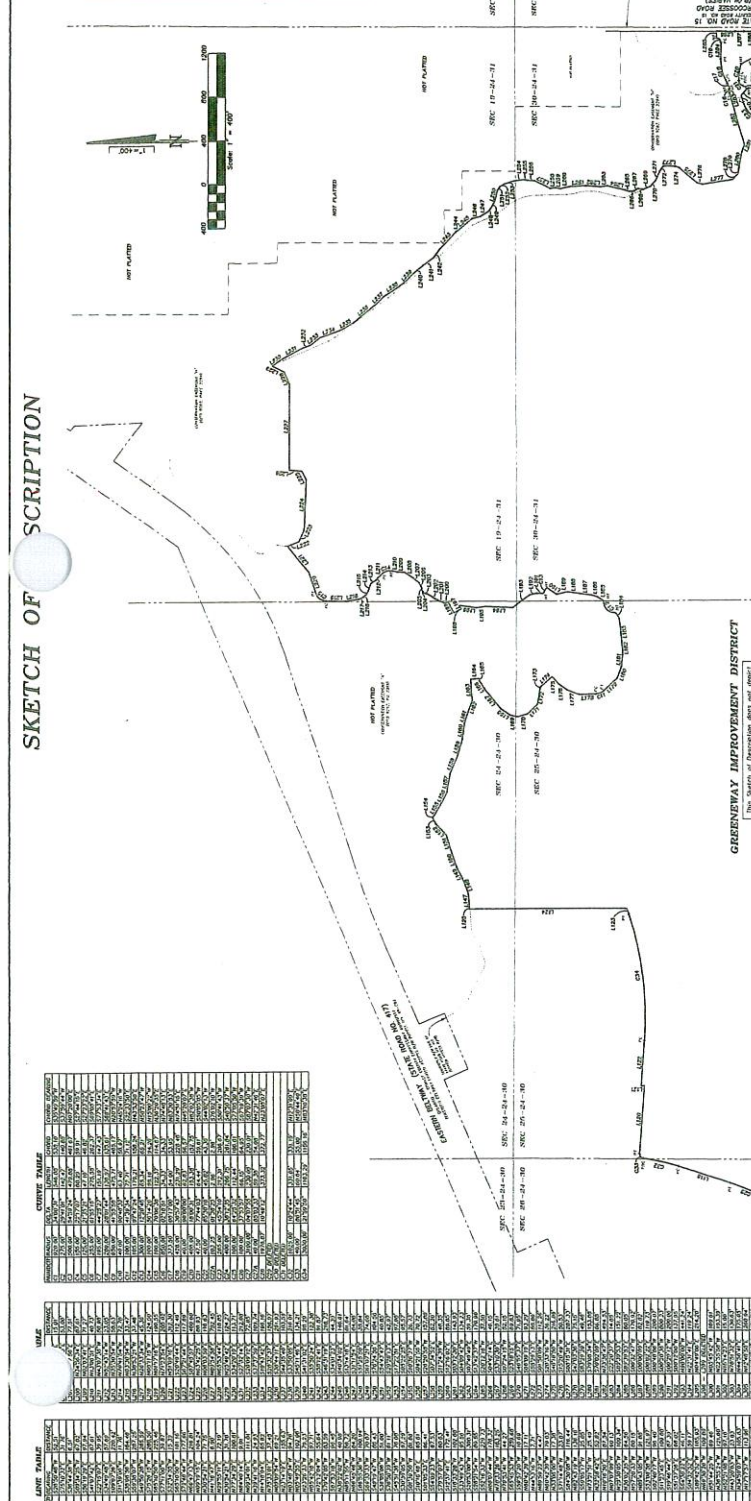


DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4066
CERTIFICATE OF AUTHORIZATION NO. 1886

LOCATION MAP
(NOT TO SCALE)

SECTION TABLE

SECTION	DESCRIPTION
1	SECTION 1
2	SECTION 2
3	SECTION 3
4	SECTION 4
5	SECTION 5
6	SECTION 6
7	SECTION 7
8	SECTION 8
9	SECTION 9
10	SECTION 10
11	SECTION 11
12	SECTION 12
13	SECTION 13
14	SECTION 14
15	SECTION 15
16	SECTION 16
17	SECTION 17
18	SECTION 18
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25	SECTION 25
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92	SECTION 92
93	SECTION 93
94	SECTION 94
95	SECTION 95
96	SECTION 96
97	SECTION 97
98	SECTION 98
99	SECTION 99
100	SECTION 100



DESCRIPTION

This plan shows the layout of the Greenway Improvement District, including the location of the Greenway, the location of the various sections, and the location of the various easements. The plan also shows the location of the various structures and the location of the various utilities. The plan is subject to the approval of the local government and the approval of the various stakeholders involved in the project.

NOTICE: This plan is a preliminary plan and is subject to change without notice. The plan is not intended to be used as a legal document. The plan is provided for informational purposes only.

DATE: 10/15/2013

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: [Scale]

SECTION TABLE: [Table with 2 columns: Section, Description]

EXHIBIT 5

**Consent of Landowner to Addition of Lands within the Greenway Improvement District,
a Community Development District**

The undersigned is the owner of certain lands more fully described on **Exhibit A**, attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the Greenway Improvement District, ("Petitioner" or "District") intends to submit a petition to amend its boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*. The District intends to amend its boundaries to add the lands described in **Exhibit A**.

As a landowner, as defined by Chapter 190, *Florida Statutes*, of lands which are intended to be added to the Greenway Improvement District, the undersigned understands and acknowledges that pursuant to the provisions of section 190.046, *Florida Statutes*, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby consents to the addition of the lands described in **Exhibit A** within the District. The undersigned further agrees to execute any documentation necessary or convenient to evidence this consent during the application process for the amendment of the boundaries of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, the same consent in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this 18th day of May, 2016.

LAKE NONA LAND COMPANY, LLC

Witnessed:

Dorothy Torres
Print Name: Dorothy Torres

Gailyn P. Anderson
Print Name: Gailyn Anderson

By: *[Signature]* **MR**
Name: James L. Zboral
Title: President

STATE OF Florida
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared James L. Zboral, President of Lake Nona Land Company, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Orange and State of Florida this 18th day of May, 2016.



Gailyn P. Anderson
Notary Public

Personally known:
Produced Identification: _____
Type of Identification: _____

Exhibit A: Legal Description of Lands to Be Added Within the District

EXHIBIT A

LAKE NONA SOUTH PARCEL
CDD TRANSFER PARCEL
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENEWAY IMPROVEMENT
DISTRICT

DESCRIPTION:

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Containing 4.639 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

EXHIBIT 6

RESOLUTION NO. 2016-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF ORLANDO, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Greenway Improvement District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by the City of Orlando, Florida ("City") by passage of an ordinance bearing document number 030224701, as amended by ordinances bearing document numbers 0602131004 and 0805191001, each effectively amending the boundaries of the District (collectively, the "Ordinance"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, roadway, drainage collection and water management systems, bridges, water supply and distribution systems, wastewater and reuse systems, recreational facilities, street-lighting systems, and open space and conservation areas; and

WHEREAS, the District presently consists of 1,201.68 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the primary landowner within the District, Lake Nona Land Company, LLC, a Florida limited liability company ("Developer"), and its affiliates are presently developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to add the property described in the attached **Exhibit A** in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of lands; and

WHEREAS, the proposed amendment to the District's boundaries would result in a net addition of 4.639 acres, more or less, and is within the amendment size restrictions contained within Section 190.046(1), *Florida Statutes*; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be

of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District Staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Orlando, the holding of a local hearing in accordance with Section 190.046(1), *Florida Statutes*, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GREENEWAY
IMPROVEMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Orlando to seek the amendment of the District's boundaries to add the property described in the attached **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. This Resolution shall become effective upon its passage.

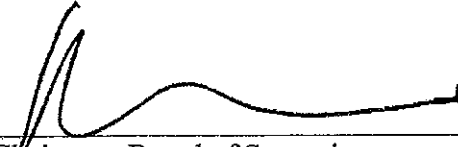
PASSED AND ADOPTED this 21st day of March, 2016.

ATTEST:

GREENEWAY IMPROVEMENT
DISTRICT



Secretary/Assistant Secretary



Chairman, Board of Supervisors

Exhibit A

**LAKE NONA SOUTH PARCEL
CDD TRANSFER PARCEL
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENEWAY IMPROVEMENT
DISTRICT**

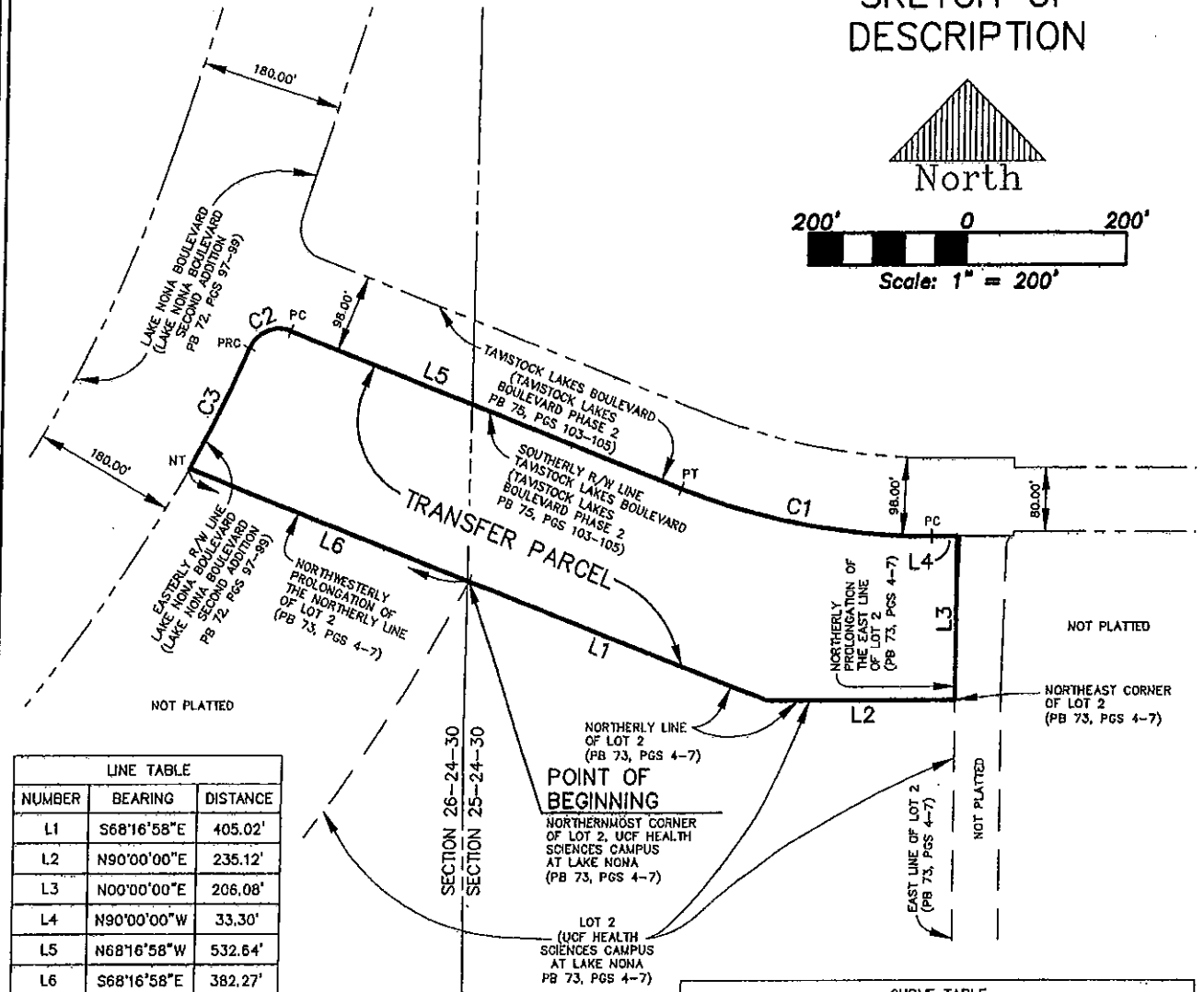
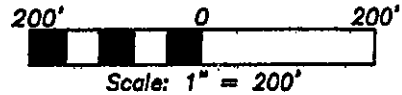
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SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S68°16'58"E	405.02'
L2	N90°00'00"E	235.12'
L3	N00°00'00"E	206.08'
L4	N90°00'00"W	33.30'
L5	N68°16'58"W	532.64'
L6	S68°16'58"E	382.27'

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SEE SHEET 2 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

PREPARED FOR:
LAKE NONA LAND COMPANY, LLC
LAKE NONA SOUTH
BOGGY CREEK IMPROVEMENT DISTRICT TO GREENWAY IMPROVEMENT DISTRICT

DATE	BY	DESCRIPTION

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
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- PC POINT OF CURVATURE
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SEE SHEET 1 FOR SKETCH

PREPARED FOR:
LAKE NONA LAND COMPANY, LLC
 LAKE NONA SOUTH
 BOGGY CREEK IMPROVEMENT DISTRICT TO GREENWAY IMPROVEMENT DISTRICT



DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16028.001</u>	SCALE <u>N/A</u>	SHEET <u>2</u> OF <u>2</u>
DATE: <u>3/2016</u>	DATE: <u>3/2016</u>			

EXHIBIT 7

City of Orlando
Economic Development Department
City Planning Division



Updated Through 15-IESR

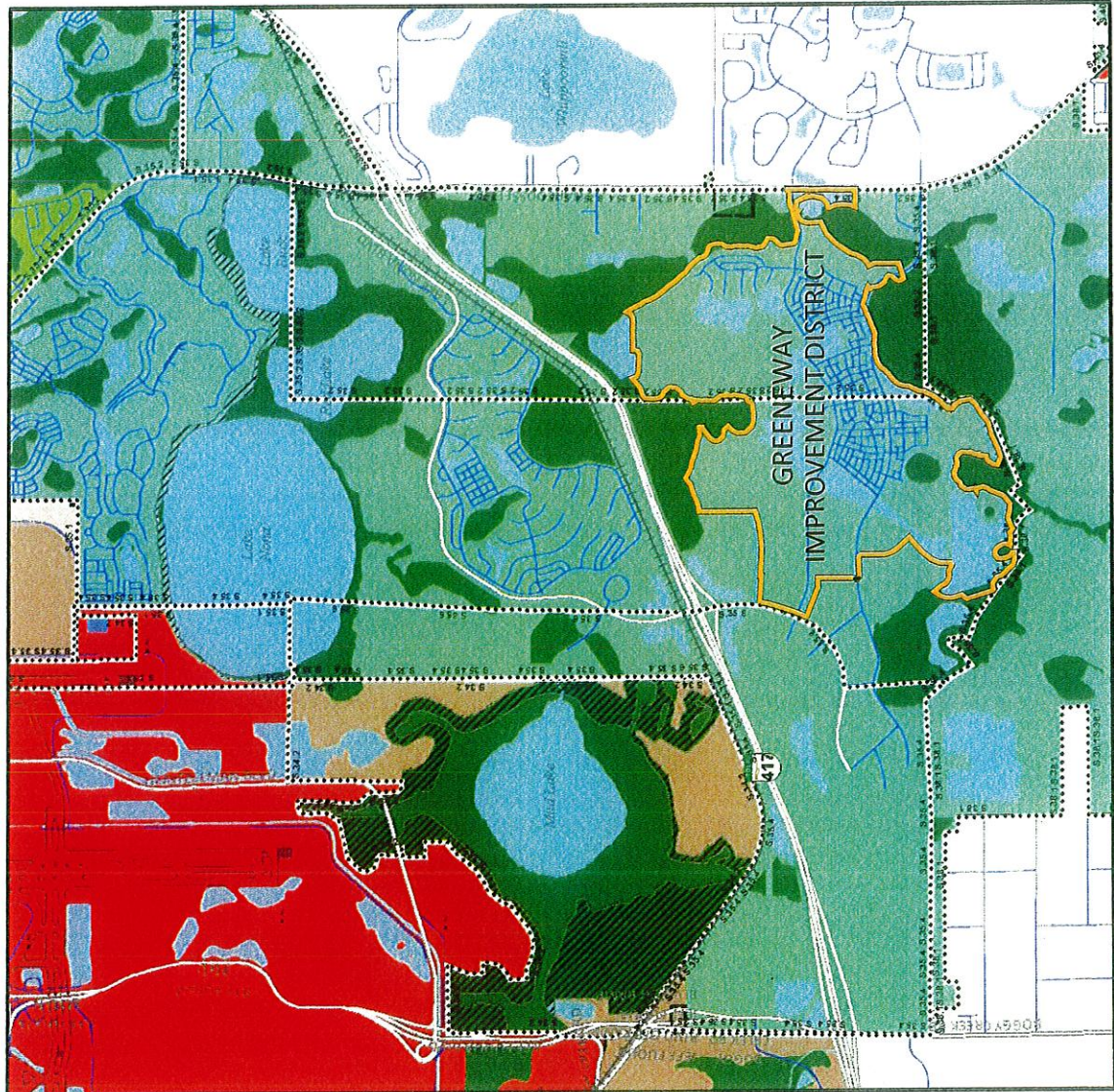
This map is not the Official Future Land Use Map and has been prepared for general information purposes only. The Official Future Land Use Map Series is available for review in the City of Orlando Economic Development Department, City Planning Division. Official Future Land Use Map Series which are not within the jurisdiction of the City of Orlando are only unadopted and do not constitute a part of the City's official future land use plan. The City of Orlando does not intend to encourage or financially assist in any way the construction of any facility or structure shown on this map. The City of Orlando does not intend to be bound by any agreement or contract for any facility or structure shown on this map. The City of Orlando does not intend to be bound by any agreement or contract for any facility or structure shown on this map.

City of Orlando / Orange County GIS (Private, May 1, 2015)

Future Land Use Map

LEGEND

	Residential Low Intensity Max: 12 DU/Acre (1) and/or 0.7 FAR Min: None		Mixed Use Corridor Medium Intensity Max: 20 DU/Acre and/or 0.7 FAR Min: 15 DU/Acre		Mixed Use Corridor High Intensity Max: 20 DU/Acre and/or 1.0 FAR Min: 15 DU/Acre		Neighborhood Activity Center Max: 20 DU/Acre and/or 0.7 FAR Min: 15 DU/Acre		Community Activity Center Max: 20 DU/Acre and/or 0.7 FAR Min: 15 DU/Acre		Urban Village Max: 15 DU/Acre and/or 0.5 FAR Min: 10 DU/Acre and/or 0.3 FAR		Transitional Wildlife Habitat Overlay		Resource Protection Overlay		Growth Management Plan Subarea Policy (See Future Land Use Element)		Jurisdiction Boundary	Notes/Definitions
	Residential Medium Intensity Max: 20 DU/Acre and/or 0.30 FAR		Residential High Intensity Max: 20 DU/Acre and/or 0.35 FAR		Mixed Use/Neighborhood Development Max: 12 DU/Acre and/or 0.4 FAR Min: None		Office Low Intensity Max: 21 DU/Acre and/or 0.4 FAR Min: None		Office Medium Intensity Max: 12 DU/Acre and/or 0.2 FAR Min: 12 DU/Acre and/or 0.2 FAR		Office High Intensity Max: 20 DU/Acre and/or 1.0 FAR Min: 20 DU/Acre and/or 0.7 FAR		Urban Village Max: 15 DU/Acre and/or 0.5 FAR Min: 10 DU/Acre and/or 0.3 FAR		Resource Protection Overlay		Growth Management Plan Subarea Policy (See Future Land Use Element)		Jurisdiction Boundary	Notes/Definitions
	Public/Recreational & Institutional Max: None		Urban Village Max: 15 DU/Acre and/or 0.5 FAR Min: 10 DU/Acre and/or 0.3 FAR		Urban Village Max: 15 DU/Acre and/or 0.5 FAR Min: 10 DU/Acre and/or 0.3 FAR		Transitional Wildlife Habitat Overlay		Resource Protection Overlay		Growth Management Plan Subarea Policy (See Future Land Use Element)		Jurisdiction Boundary	Notes/Definitions						
	Lake or Conservation Max: DUP Acres, 0.05 FAR Min: None		Resource Protection Overlay		Growth Management Plan Subarea Policy (See Future Land Use Element)		Jurisdiction Boundary	Notes/Definitions												



GREENWAY IMPROVEMENT DISTRICT
2016 REVISION

PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 BASED ON INFORMATION FROM THE CITY OF ORLANDO WEBSITE.

EXHIBIT 8



**DONALD W. MCINTOSH
ASSOCIATES, INC.**

May 26, 2016

Re: Greenway Improvement District
2016 Proposed Boundary Amendment

To Whom It May Concern:

We are the District Engineer for the Greenway Improvement District. Based on the boundary amendments described and proposed in the Petition to Amend the Boundaries of the Greenway Improvement District (2016), the District will not require additional or revised infrastructure from that currently existing or included in the approved *Amended and Restated Master Engineer's Report for Capital Improvements for Infrastructure* dated March 18, 2013 (the "Report"). Therefore, no additional costs to the District are anticipated in connection with the approval of the proposed boundary amendments. Enclosed herein, please find Table 1 included within the Report that identifies the components of the District's Capital Improvement Plan and the estimated cost of the provision of the same.

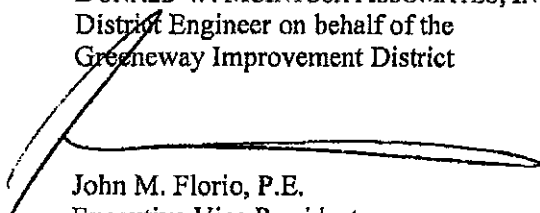
CIVIL ENGINEERS

LAND PLANNERS

SURVEYORS

If you have any questions, please let me know.

Very truly yours,
DONALD W. MCINTOSH ASSOCIATES, INC.
District Engineer on behalf of the
Greenway Improvement District


John M. Florio, P.E.
Executive Vice President

JMF/lt

Enclosure

c: Richard Levey, Chairman w/enclosure
Joe MacLaren – Fishkind & Associates w/enclosure
Tucker Mackie – Hopping, Green & Sams w/enclosure

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

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<http://www.dwrma.com>

**TABLE 1
ENGINEER'S OPINION OF PROBABLE COST
GREENWAY IMPROVEMENT DISTRICT SUMMARY SHEET
March 18, 2013**

ANTICIPATED SERIES 2013 BOND IMPROVEMENTS:

Interchange Contribution	\$ 10,900,000.00
Roadway Construction ⁽¹⁾	\$ 8,990,000.00
Roadway Right-of-Way ⁽¹⁾	\$ 3,345,000.00
Potable Water	\$ 2,505,000.00
Sanitary Sewer	\$ 3,410,000.00
Reclaimed Water	\$ 2,030,000.00
Duct Bank Undergrounding/Street Lights	\$ 3,630,000.00
Stormwater ^(1,2)	\$ 3,320,000.00
Landscape and Irrigation ^(1,3)	\$ 4,610,000.00
Regional Park	\$ 3,200,000.00
Soft Costs	\$ 2,760,000.00
SUBTOTAL SERIES 2013 BOND:	\$ 48,700,000.00

FUTURE IMPROVEMENTS:

Roadway Construction ⁽¹⁾	\$ 3,250,000.00
Roadway Right-of-Way ⁽¹⁾	\$ 1,800,000.00
Potable Water	\$ 950,000.00
Sanitary Sewer	\$ 2,250,000.00
Reclaimed Water	\$ 750,000.00
Duct Bank Undergrounding/Street Lights	\$ 1,360,000.00
Stormwater ^(1,2)	\$ 1,255,000.00
Landscape and Irrigation ^(1,3)	\$ 1,775,000.00
Contingency and Soft Costs	\$ 2,810,000.00
SUBTOTAL FUTURE IMPROVEMENTS:	\$ 16,200,000.00
TOTAL, CAPITAL IMPROVEMENT PLAN⁽⁴⁾:	\$ 64,900,000.00

⁽¹⁾ Roadway/Stormwater/Landscape components include acquisition of some right-of-ways and/or pond tracts, subject to an MAI appraisal and Board approval.

⁽²⁾ "Stormwater" portion of projects includes roadway collection and transmission systems and master system outfalls.

⁽³⁾ A series of interconnected multi-purpose trails / recreation areas are included as part of the overall project's landscape / hardscape and irrigation plans. The District intends to own and maintain all such improvements.

⁽⁴⁾ Improvements identified in the Capital Improvement Plan may be financed with proceeds of any series of Bonds or other available capital, subject to Board approval.

EXHIBIT 9



**STATEMENT OF ESTIMATED
REGULATORY COSTS
ACCOMPANYING THE
PETITION TO AMEND THE
BOUNDARIES OF THE
GREENEWAY IMPROVEMENT
DISTRICT**

March 31, 2016

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817**

STATEMENT OF ESTIMATED REGULATORY COSTS

Greenway Improvement District

March 31, 2016

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend the boundaries of the Greenway Improvement District (the "District"). The proposed boundary amendment will add an additional 4.639 acres of land ("Expansion Parcel") to the District's current boundaries. This Expansion Parcel will be removed from the boundaries of the Boggy Creek Improvement District contemporaneously with its annexation into the District. The District proposes to provide infrastructure and community services to the lands within its boundaries as described more fully below.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. as follows (emphasis added):

"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 District

Greenway is one of three Improvement Districts (also including the Boggy Creek Improvement District and the Myrtle Creek Improvement District) located within a master-planned community known as the Lake Nona Planned Development (the "Development"). The Development was initiated by Lake Nona Property Holdings, LLC (the "Developer"). The District is predominantly located to the east of Boggy Creek Road, south of State Road 417, west of Narcoossee Road, and generally north of the Osceola County/Orange County line in the City of Orlando, Orange County, Florida.

The District was established to fund public infrastructure facilities and services serving the approximately 1,201.69 acres of property currently located within the District. The land within the District is planned to be developed into a mixed-use community including single and multi-family residences, retail and office space, one or more hotels, and other land uses.

The District plans to provide localized infrastructure improvements and services to serve the land in the District and any offsite mitigation required by the Development Order. The District will fund the majority of its community Infrastructure by issuing bonds from time to time secured by, among other things, proceeds of non-ad valorem special assessments levied on land within the District. The District would also provide community infrastructure, services, and facilities, along with their operations and maintenance, to the property to be annexed into the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2015) defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. 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;
 - 2. 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
 - 3. 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 agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.
- (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 or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the amendment of the District's boundaries directly or indirectly will have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs

Section 120.541(2)(a), F.S. requires an economic analysis showing whether the proposed amendment to the District's boundaries will directly or indirectly will have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within 5 years after the boundary amendment occurs. The simple answer is that the proposed amendment to the District's boundaries will not have an adverse impact on

economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs.

The proposed amendment to the District's boundaries is overwhelmingly likely to increase economic growth, job creation, employment, private sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within and surrounding the District's boundaries, allowing for the development of the land within the District. The District's property owners will require goods and services. This new demand created by the District's property owners will increase economic growth, job creation, employment, private sector investment, and business competitiveness in the areas surrounding the District.

The District will have the ability to assess its property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to the District. The infrastructure improvements to be funded by the District would be required to support development of the land within the District, regardless of the District's existence. Improvement districts such as the proposed District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned new development will not be increased due to the existence of the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance amending the District's boundaries, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the land to be annexed into the District is approximately 4.639 acres. This parcel will likely be the only land substantially affected by the proposed boundary amendment. Approval of the proposed amendment would place this parcel's landowners under the jurisdiction of the proposed District and subject them to District assessments. However, the parcel was previously located within the boundaries of, and subject to assessments imposed by, the Boggy Creek Improvement District.

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

4.1 Impact on State and Local Revenues

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The City of Orlando (the "City") is the government having jurisdiction over the proposed boundary amendment, pursuant to Section 190.005(2), F.S. The State will incur no costs in reviewing the petition to amend the District's boundaries and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the District's boundary amendment will be minimal, if any. The required annual reports the District must file with the State are outlined in the attached Appendix. However, as the District currently exists, the District must already file all of these reports. Thus, there will be no additional reporting or monitoring costs on the part of the State related to the District's boundary amendment. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.412, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

Orange County

The costs to Orange County (the "County") due to the amendment of the District's boundaries will be modest, if any. The City of Orlando (the "City") is the government having jurisdiction over the proposed boundary amendment, pursuant to Section 190.005(2), F.S. Thus, the County will incur no costs in reviewing the petition to amend the District's boundaries and the County will not be required to hold any public hearings on the matter.

City of Orlando

The City staff will process, analyze, and conduct public hearing(s) on the petition to amend the District's boundaries. These activities will absorb the

time of the City staff and City Commissioners. However, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Fifth, the petitioner may be required by the City to pay a filing fee to compensate the City for any advertising expense occurred and for the time City staff spends analyzing the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to amend the District's boundaries.

The annual costs to the City, related to the continued existence of the District, are also minimal and within the control of the City. The District will be an independent unit of local government. The only annual costs incurred by the City on behalf of the District will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City. However, as noted above, the District already exists and no new reporting activity will be required as a result of the District's boundary amendment.

4.2 Impact on State and Local Revenue

Adoption of the proposed ordinance will have no negative impact on State or 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.

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, the County, or the City. By State law, the debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance amending the District's boundaries.

The District's Board of Supervisors ("Board") has adopted a capital improvement program ("CIP"), which outlines the public infrastructure needed to serve the project. A summary of the components and costs of the District's CIP is found in Table 1, below.

Table 1. CIP Components & Estimated Costs

<u>Infrastructure Component</u>	<u>Est. Cost</u>
Interchange Contribution	\$10,900,000
Roadway Construction	\$12,240,000
Roadway Right-of-Way	\$5,145,000
Potable Water	\$3,455,000
Sanitary Sewer	\$5,660,000
Reclaimed Water	\$2,780,000
Duct Bank Undergrounding/ Street Lights	\$4,990,000
Stormwater	\$4,575,000
Landscape and Irrigation	\$6,385,000
Regional Park	\$3,200,000
Soft Costs/Contingency	\$5,570,000
Total	\$64,900,000

The District has previously issued its Series 2013 Special Assessment Revenue Bonds ("Series 2013 Bonds") to help fund its CIP. Table 2 provides a summary of the District's Series 2013 Bonds. The District's Series 2013 Bonds have currently been the only form of debt issued by the District to fund its CIP.

[Table 2 is found on the following page.]

**Table 2. Greenway Improvement District
Series 2013 Bonds Details**

<u>Bond Fund</u>	<u>Amount</u>
Construction/Acquisition Fund	\$48,700,000
Debt Service Reserve	\$3,684,807
Capitalized Interest	\$1,457,175
Underwriter's Discount	\$673,632
Costs of Issuance	\$186,285
Original Issue Discount	<u>\$1,048,100</u>
Total Par Debt	\$55,750,000
Maximum Annual Debt Service:	\$3,684,807
Average Coupon Rate:	5.125%
Bond Term (Years):	30
Capitalized Interest Period (Months):	6

To secure the repayment of the Series 2013 Bonds, the District has levied special assessments on all properties within the boundaries of the existing District. These Series 2013 Bonds assessments will likely be re-levied and extended to cover the new parcel to be annexed into the District. Thus, the District assessments for the development planned for the Expansion Parcel will likely be similar to the existing assessments, outlined in Table 3 below.

[Table 3 is found on the following page.]

Table 3. Series 2013 Bonds Assessments

<u>Product Type</u>	<u>Planned Unit Count</u>	<u>ERU/ Unit</u>	<u>Total ERUs, All Units</u>	<u>Principal Assmt., All Units</u>	<u>Principal Assmt. per Unit</u>	<u>Gross Annual Assmt.*</u>
<u>Multi-Family</u>						
<u>Residences</u>						
Condominium	258	0.45	116.10	\$2,396,865	\$9,290.17	\$642.97
Duplex/Triplex	295	0.45	132.75	\$2,740,601	\$9,290.17	\$642.97
Townhome	229	0.45	103.05	\$2,127,450	\$9,290.17	\$642.97
Subtotal, Multi-Family	782		351.90	\$7,264,916		
<u>Single-Family Residential</u>						
<u>Residences</u>						
Large House/Paired Lot	99	0.45	44.55	\$919,727	\$9,290.17	\$642.97
30' x 120' Single-Family Lot	254	0.45	114.30	\$2,359,704	\$9,290.17	\$642.97
40' x 90' Single-Family Lot	29	0.55	15.95	\$329,285	\$11,354.66	\$785.85
40' x 120' Single-Family Lot	261	0.55	143.55	\$2,963,565	\$11,354.66	\$785.85
45' x 120' Single-Family Lot	315	0.60	189.00	\$3,901,873	\$12,386.90	\$857.29
50' x 120 Single-Family Lot	277	0.80	221.60	\$4,574,895	\$16,515.86	\$1,143.06
60' x 120' Single-Family Lot	20	0.90	18.00	\$371,607	\$18,580.35	\$1,285.94
60' x 130 Single-Family Lot	96	0.90	86.40	\$1,783,713	\$18,580.35	\$1,285.94
65' x 130' Single-Family Lot	104	0.90	93.60	\$1,932,356	\$18,580.35	\$1,285.94
70' x 120' Single-Family Lot	19	1.00	19.00	\$392,252	\$20,644.83	\$1,428.82
70' x 130 Single-Family Lot	93	1.00	93.00	\$1,919,969	\$20,644.83	\$1,428.82
80' x 130' Single-Family Lot	75	1.10	82.50	\$1,703,199	\$22,709.31	\$1,571.70
90' - 100' Single-Family Lot	29	1.30	37.70	\$778,310	\$26,838.28	\$1,857.47
30' Island Single-Family Lot	29	0.90	26.10	\$538,830	\$18,580.35	\$1,285.94
Zipper Lot	236	0.65	153.40	\$3,166,917	\$13,419.14	\$928.73
Estate Home 65' Lot	95	1.20	114.0	\$2,353,511	\$24,773.80	\$1,714.59
Estate Home 80' Lot	30	1.35	40.5	\$836,116	\$27,870.52	\$1,928.91
Estate Home 110' Lot	26	1.70	44.2	\$912,502	\$35,096.21	\$2,429.00
Subtotal, Single-Family	2,087		1,537.4	\$31,738,331		
<u>Commercial Residential</u>						
<u>Residences</u>						
Apartments	3,450	0.25	862.50	\$17,806,167	\$5,161.21	\$357.21
Specialty Care	0	0.50	0.00	\$0	\$0.00	\$0.00
Subtotal, Commercial Res.	3,450		862.50	\$17,806,167		
<u>Hotel</u>						
<u>Rooms</u>						
Hotel	390	0.40	156.00	\$3,220,594	\$8,257.93	\$571.53
<u>Commercial Nonresidential</u>						
<u>Sq. Ft.</u>						
Nonmedical Office	179,884	1,500	119.92	\$2,475,783	\$13.76	\$0.95
Medical Office	505,021	950	531.60	\$10,974,814	\$21.73	\$1.50
Retail	307,297	1,500	204.86	\$4,229,396	\$13.76	\$0.95
Subtotal, Comm. Nonresidential	992,202		856.39	\$17,679,993		
Grand Total			3,764.14			

*Includes a 0.5% allowance for the fees of the Orange County Property Appraiser and Tax Collector, together with a 4.0% allowance for the statutory early payment discount, for a total 4.5% gross-up.

Landowners within the District, including the owners of the Expansion Parcel, are required to pay non-ad valorem assessments levied by the District to secure the repayment of the District's bond debt. 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.

It is important to note that the various costs outlined in Tables 2 and 3 are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer provided infrastructure and facilities. Along these same lines, District imposed assessments for operations and maintenance cost are similar to what would be charged in any event by a property owner's association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the cost and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, the decision of new purchasers to acquire property within the District is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides. 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 services taxing unit (MSTU), a neighborhood association, City provision (directly or via a dependent special district), or through developer-bank loans.



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

There will be no adverse impact on small businesses because of the amendment to the District's boundaries. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

As noted above, there will be no adverse impact on the City due to the amendment of the District's boundaries. The District will provide infrastructure facilities and services to the Expansion Parcels. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property and, consequently, increase the property taxes that accrue to the City. These increased property taxes (along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District) will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

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.

Finally, it is useful to reflect upon the question of whether the District is the best alternative to provide community facilities and services to the lands to be annexed into the District. As an alternative to the District, the County could approve a dependent special district for the area, such as an MSBU or a special taxing district under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the proposed District.

However, unlike the District, the alternatives would require the County to continue to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the

land directly benefiting from them, as the case would be with the District. With a District, residents and renters within the District would have a focused unit of government under their direct control. The District can then be more responsive to resident needs without disrupting other County responsibilities.

Another alternative to the District would be for the Developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA a District can impose and collect its assessments along with other property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations.

Fishkind & Associates, Inc. ("Fishkind") certifies that this SERC meets the requirements for a SERC as set out in Section 120.541, F.S.

Fishkind has drafted more than 100 SERCs. Below is a listing of some of the Districts for which we have prepared SERCs.

- New Port Tampa Bay Improvement District in Tampa
- Highlands Community Development District in Hillsborough County
- Lakewood Ranch Stewardship District in Manatee County
- Babcock Ranch Community Independent Special District in Charlotte County
- Urban Orlando Improvement District in Orlando
- Palazzo Del Lago Improvement District in Orange County
- Winter Garden Village at Fowler Groves Improvement District in Winter Garden
- Midtown Orlando Improvement District in Orange County
- The Tradition "Family" of Improvement Districts in Port St. Lucie

APPENDIX

LIST OF District REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.415	Initial report within 1 year of creation, updates every 7 years
Public Meetings Schedule	189.417	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.416	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.418	30 days after adoption
Notice of Public Finance	190.009	After financing