

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Orange County Housing Finance Authority Multi-Family Mortgage Revenue Bonds – Covington Club Apartments

DEPARTMENT: Fiscal Services **DIVISION:** Administration

AUTHORIZED BY: Lisa H. Spriggs **CONTACT:** Lisa H. Spriggs **EXT.** 7172

Agenda Date <u>3/22/05</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Request approval and execution of the authorizing resolution to ratify issuance by the Orange County Housing Finance Authority of multi-family mortgage revenue bonds for the proposed multi-family development, Covington Club Apartments, in Seminole County.

BACKGROUND:

On March 2, 2005, the Orange County Housing Finance Authority's Board of Directors approved the inducement in the amount of \$8,200,000 of tax-exempt financing for the Covington Club Apartments located in Seminole County. The proposed project meets the Authority's threshold criteria for approval and the Authority is asking that the County execute the authorizing resolution to ratify the issuance.

The Tax Equity and Fiscal Responsibility Act of 1982, "TEFRA", requires that all industrial development bonds issued for the purpose of financing multi-family housing developments be approved by the governmental unit having jurisdiction over the area in which the bond finance facility will be located. A TEFRA hearing is scheduled for Thursday, March 17, 2005, at the Seminole County Services Building, Room 3026 at 10:00am. Public comments will be provided to the Board following the meeting.

The following items are inclusive:

1. Authorizing Resolution of the Board
2. TEFRA Hearing Notice and proof of publication
3. OCHFA Staff report of March 2, 2005
4. Evidence of zoning.

OCHFA contact information:

W.D. Morris, Executive Director, 407-894-0014, Ext 303

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>SS</u>
CM: <u>KB</u>
File No. <u>CFS 01</u>

The TEFRA hearing will be held on Thursday, March 17, 2005 at the Seminole County Services Building, Room 3026 (third floor) at 10:00 am. The purpose of the hearing is to receive public comments regarding the issuance of multi-family mortgage revenue bonds. Comments, if any, will be provided prior to the Boards' meeting on March 22, 2005.

The Orange County Housing Finance Authority hereby submits a package for your review and subsequent consideration by the Board of County Commissioners at its meeting on **Tuesday, March 22, 2005.**

The following items are enclosed:

1. Three (3) originals of the Authorizing Resolutions for the proposed project to be executed by the Seminole County Board of County Commissioners.
2. TEFRA Hearing Notice and proof of publication.
3. Staff Report of March 2, 2005 OCHFA Board of Directors meeting.
4. Evidence of Zoning.

ACTION REQUESTED:

APPROVAL AND EXECUTION OF THE AUTHORIZING RESOLUTION TO RATIFY ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR COVINGTON CLUB APARTMENTS.

Please return two ³(2) originals of each of the executed and sealed Authorizing Resolutions to:

**W.D. Morris, Executive Director
Orange County Housing Finance Authority
2211 E. Hillcrest Street
Orlando, Florida 32803**

If you need additional information, please call me at 894-0014, ext. 303.

Sincerely,



W.D. Morris
Executive Director

WDM:mg
Enclosures

2005-R-
RESOLUTION

WHEREAS, the ORANGE COUNTY HOUSING FINANCE AUTHORITY (the "Authority") was created pursuant to Ordinance 78-18, codified in the Code of Orange County at Section 2-151 *et seq*; and

WHEREAS, the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") has created a requirement that all industrial development bonds issued after December 31, 1982, for the purpose of financing multifamily housing developments require approval by the Authority, and each governmental unit having jurisdiction over the area in which the bond financed facility is located; and

WHEREAS, such approval is to be given after a public hearing for which reasonable notice has been given; and

WHEREAS, the Authority is contemplating the issuance of its Multifamily Housing Revenue Bonds, 2005 Series [to be designated] (Covington Club Apartments) in one or more series in an aggregate principal amount of tax-exempt bonds not to exceed \$8,200,000 (the "Bonds") to finance the acquisition, construction and equipping of a residential rental project to be owned by Covington Club Partners, Ltd., a Florida limited partnership, for persons of low and moderate income (the "Project").

The acquisition, construction and equipping of the following residential rental project will be financed with a portion of the proceeds of the Bonds:

PROJECT/LOCATION

NO OF UNITS

Covington Club Apartments

north side of Chapman Road west of the
intersection of Chapman Road and State Road
434 in Oviedo, Seminole County, Florida

128

WHEREAS, a public hearing was held at 10:00 a.m. on March 17, 2005, with regard to financing this qualified housing development, at the place and at the time described in the Notice of Public Hearing attached hereto as Exhibit A, which Notice was published a reasonable time in advance of the hearing date in a newspaper of general circulation in Seminole County; and

WHEREAS, the Authority has presented the issue in an aggregate principal amount not to exceed \$8,200,000 for approval to the Board of County Commissioners of Seminole County;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY:

SECTION 1. Authority. This Resolution is adopted pursuant to the Constitution of the State of Florida, Chapters 125 and 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. Findings. The Board hereby finds, determines and declares as follows:

A. The Project and the issuance of the Bonds to finance the Project will have a substantial public benefit.

B. The Board is the elected legislative body of Seminole County and has jurisdiction over the Project.

C. Seminole County has entered into an Interlocal Agreement with the Authority dated February 1, 1982, pursuant to which Seminole County has permitted the Authority to operate within its boundaries.

SECTION 3. Ratification and Approval. The Board hereby finds that financing the Project located in Seminole County will help alleviate the shortage of housing for persons and families of low and moderate income in Seminole County.

Solely for the purpose of Section 147(f) of the Internal Revenue Code of 1986, as amended, the Board hereby approves the issuance and sale of the Bonds in an aggregate principal amount not to exceed \$8,200,000 for the purpose of making a loan to Covington Club Partners, Ltd., a Florida limited partnership (the "Owner"), for the financing of the cost of acquisition, construction and equipping of a residential rental project for persons and families of low and moderate income. The Bonds shall be issued on such terms and in such manner as shall be established by subsequent proceedings of the Authority.

SECTION 4. Limited Obligations. The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of Seminole County, the State of Florida or any political subdivision or agency thereof but shall be payable solely from the revenues pledged therefor pursuant to a loan agreement or other financing agreement entered into by and between the Authority and the Owner prior to or contemporaneously with the issuance of the Bonds.

SECTION 5. Limited Approval. The approval given herein shall not be construed as an approval of any necessary rezoning applications nor for any other regulatory permits relating to the Project and the Board shall not be construed by reason of its adoption of this resolution to (i) attest to the Owner's ability to repay the indebtedness represented by the Bonds, (ii) recommend to prospective purchasers of the Bonds to purchase the same, or (iii) have waived any right of Seminole County or estopping Seminole County from asserting any rights or responsibilities it may have in that regard. Further, the approval by the Board of the issuance of the Bonds by the Authority shall not be construed to obligate the County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the Project, and the Authority shall so provide in the financing documents setting forth the details of the Bonds.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 22nd day of March, 2005.

SEMINOLE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Chairman

Attest:

By: _____
Clerk

**NOTICE OF PUBLIC HEARING
ORANGE COUNTY HOUSING FINANCE AUTHORITY
RESIDENTIAL RENTAL PROJECTS**

Notice is hereby given that the Orange County Housing Finance Authority (the "Authority") will conduct a public hearing concerning the proposed issuance by the Authority of its not to exceed \$8,200,000 Multifamily Housing Revenue Bonds, 2005 Series [to be designated] (Covington Club Apartments), (the "Bonds"). The proceeds of the Bonds would be used to finance the acquisition, construction and equipping of the following residential rental project:

PROJECT/LOCATION	NO. OF UNITS	OWNER
<u>Covington Club Apartments</u> north side of Chapman Road west of the intersection of Chapman Road and State Road 434 in Oviedo, Seminole County, Florida	128	Covington Club Partners, Ltd., a Florida limited partnership

The public hearing will be held at the following time and location:

TIME	LOCATION
10:00 A.M. to 10:30 A.M. Thursday, March 17, 2005	Seminole County Services Building 1101 East First Street Third Floor, Room 3026 Sanford, Florida 32771

Interested persons are invited to submit written comments or present oral comments at the hearing regarding the proposed issuance of the Bonds. Written comments should be received by the Authority on or before March 13, 2005. Oral comments will be limited to no more than 10 minutes per person. Written comments or notice of intent to present oral comments should be directed to:

Orange County Housing Finance Authority
2211 E. Hillcrest Street
Orlando, Florida 32803
Attention: Executive Director

SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Orlando Sentinel

Published Daily

State of Florida } S.S.
COUNTY OF ORANGE

RECEIVED

MAR 07 2005

BEVERLY C. SIMMONS

Before the undersigned authority personally appeared _____, who on oath says that he/she is the Legal Advertising Representative of Orlando Sentinel, a daily newspaper published at ORLANDO in ORANGE/SEMINOLE County, Florida; that the attached copy of advertisement, being a NOTICE OF PUBLIC RENTAL PROJECTS in the ORANGE/SEMINOLE Court, was published in said newspaper in the issue; of 03/03/05

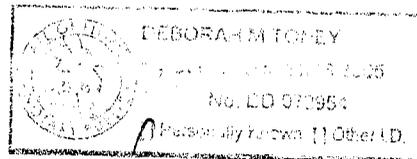
Affiant further says that the said Orlando Sentinel is a newspaper published at ORLANDO in said ORANGE/SEMINOLE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE/SEMINOLE County, Florida, each Week Day and has been entered as second-class mail matter at the post office in ORLANDO in said ORANGE/SEMINOLE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Beverly C. Simmons

[Signature]

The foregoing instrument was acknowledged before me this 4th day of MARCH, 2005, by BEVERLY C. SIMMONS, who is personally known to me and who did take an oath.

(SEAL)



**NOTICE OF PUBLIC HEARING
ORANGE COUNTY HOUSING
FINANCE AUTHORITY
RESIDENTIAL RENTAL PROJECTS**

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PROJECT/LOCATION
Covington Club Apartments, north side of Chapman Road west of the intersection of Chapman Road and State Road 434 in Oviedo, Seminole County, Florida

NO. OF UNITS
128

OWNER
Covington Club Partners, Ltd., a Florida limited partnership

The public hearing will be held at the following time and location:

TIME
10:00 A.M. to 10:30 A.M.
Thursday, March 17, 2005

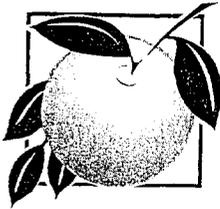
LOCATION
Seminole County Services Building
1101 East First Street
Third Floor, Room 3026
Sanford, Florida 32771

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OLS6071353 3/3/05



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

2211 EAST HILLCREST STREET ORLANDO, FLORIDA 32803
TELEPHONE: 407-894-0014 FAX: 407-897-6679

W.D. Morris
Executive Director

APPROVED
BY ORANGE COUNTY HOUSING FINANCE
AUTHORITY BOARD OF DIRECTORS
3/2/05 O'Keefe

MEMORANDUM

TO: OCHFHA Board of Directors

FROM: W.D. Morris, Executive Director
[Signature]
Orange County Housing Finance Authority

DATE: Wednesday, February 23, 2005

RE: **CONSIDER APPROVAL TO INDUCE COVINGTON CLUB APARTMENTS PROJECT SUBMITTED UNDER THE 2005 SUPPLEMENTAL VOLUME CAP APPLICATION PROCESS.**
March 2, 2005 Regular Board of Directors' Meeting

BACKGROUND

At its meeting of December 1, 2004, the Board authorized staff to distribute the Supplemental Volume Cap Application, so that the Authority could receive any applications from the industry prior to December 31, 2004. December 31, 2004 was the date of expiration for the Difficult Development Areas (DDA's) designation related to the Housing Tax Credit Program for the Orlando MSA. The DDA's designation allows developers of affordable housing developments to receive 130% valuation for the sell of Housing Tax Credits to generate equity for project financing.

The Chairman asked the Program Committee to be responsible for reviewing the proposals to determine completion, so that the proposed projects would be eligible to receive the DDA's Certification of Completion, thus 130% valuation, enhancing projects financial feasibility.

The Program Committee was composed of Jeff Stueve, Program Chairman and Barbara Ashley-Jones, Committee Member. The Committee, with staff and professional support met on Wednesday, December 29, 2004 at 10:00 a.m. and reviewed the six (6) proposals received on Tuesday, December 21, 2004. The six (6) proposals were received from the CED Companies; five for Region 6 (3-Lake County and 2-Seminole County) and one (1) in Region 14.

The Committee reviewed the proposal and determined that all submissions met the Authority's threshold criteria and thus the Certificate of Completion were issued and signed by Jeff Stueve, Committee Chairman for the six proposed projects. The Certificates of Completion were presented to and discussed with the Board of Directors at their meeting of January 2, 2005.

Board of Directors:

- *David A. Johnston, Chairman*
- *Ann Brown Payne, Vice-Chairman*
- *Anna D. Díaz*
- *Jeffery A. Stueve*
- *Barbara Ashley-Jones*

CURRENT

The developer has requested that only one (Covington Club Apartments) of six proposed projects be Induced by the Board of Directors at its meeting on March 2, 2005, which will allow the developer time to go through the application process a SAIL Loan as part of the financing package.

The Ad Hoc Committee composed of David Johnston, Chairman and Ann Brown-Payne, Vice Chairman met and reviewed the proposed projects on Tuesday, February 22, 2005 and recommended inducement by the Board at its meeting of March 2, 2005 of Covington Club Apartments. The Covington Club Apartments consist of 128 units, located in Seminole County. The developer is requesting \$8,200,000 in tax-exempt bonds. A copy of the Inducement Resolution is included for your review, along with a project spreadsheet.

ACTION REQUESTED

Board approval of Covington Club Apartments request for Inducement in the amount of \$8,200,000 of tax-exempt bond financing; authorization for the Chairman to execute the Resolution and authorization for Staff, and Bond Counsel to prepare notices, conduct TEFRA hearing; and submit application to the Division of Bond Finance.

RESOLUTION NO. 2005-03

BY ORANGE COUNTY HOUSING FINANCE
AUTHORITY BOARD OF DIRECTORS
O. Yaman 3/2/05

A RESOLUTION DECLARING THE OFFICIAL INTENT OF ORANGE COUNTY HOUSING FINANCE AUTHORITY TO REIMBURSE ITSELF AND/OR COVINGTON CLUB PARTNERS, LTD. FROM THE PROCEEDS OF DEBT FOR CERTAIN EXPENSES TO BE INCURRED WITH RESPECT TO A CERTAIN MULTIFAMILY HOUSING PROJECT; AND AUTHORIZING CERTAIN INCIDENTAL ACTIONS.

WHEREAS, in connection with the acquisition, construction and improvement of a certain multifamily housing residential rental facility described herein by Orange County Housing Finance Authority (the "Issuer") through a loan to Covington Club Partners, Ltd., a Florida limited partnership (the "Owner"), the Issuer and the Owner expect to incur expenses for which the Issuer and/or the Owner will advance internal funds; and

WHEREAS, the Issuer intends to reimburse itself and the Owner for all or a portion of such expenses from the proceeds of debt to be issued by the Issuer and loaned to the Owner.

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTY HOUSING FINANCE AUTHORITY:

1. **Findings.** It is hereby found, ascertained, determined and resolved that:

(a) There is a shortage of low, middle and moderate housing available as rentals in Seminole County, Florida;

(b) This shortage of housing cannot be relieved except through the encouragement of investment by private enterprise;

(c) The financing, acquisition and construction of rental housing for low, middle, and moderate income persons and families in Seminole County, Florida, constitutes a public purpose;

(d) An apartment complex to be developed by the Owner on a site located on the north side of Chapman Road west of the intersection of Chapman Road and State Road 434 in Oviedo, Seminole County, Florida, to be known as "Covington Club Apartments" (the "Development"), is a multi-family housing project which will assist in alleviating the shortage of rental housing for low, middle and moderate income residents of Seminole County;

(e) The Owner has requested the Issuer to issue revenue bonds (the "Bonds") in an amount which, together with other available funds, will be sufficient to finance the cost of the acquisition and construction of the Development and to pay other costs and fees incidental to the issuance of the Bonds. The Bonds are to be secured by certain assets, revenues and moneys described in the trust indenture securing such bonds. By virtue of the provisions of Section 142 of the Internal Revenue Code of 1986, as amended (the "Code") and the Treasury regulations in effect thereunder or under the 1954 Code, the interest on the Bonds will be excludable from

gross income for federal income tax purposes if certain criteria fixed by said provisions (the "Tax Requirements") are met;

(f) The Tax Requirements provide, among other things, that if, as in the case of the Development, the original use of a development commences (or the acquisition of a development occurs) on or after the date that obligations are issued to provide such development, an official intent with respect to such obligations must be adopted by the issuer of such obligations within 60 days after the commencement of the construction or acquisition of such development;

(g) The Owner has agreed or will agree (i) to make all units available for rental by members of the general public and (ii) not to rent any unit to the owner of the Development or to any person related (as defined in said Treasury regulations) to such owner.

2. **Declaration of Official Intent.** The Issuer hereby declares its official intent to reimburse itself and the Owner from the proceeds of tax-exempt debt to be incurred by the Issuer for expenses incurred with respect to the Development within 60 days prior to the date of this Resolution and subsequent to the date of this Resolution. This Resolution is intended as a declaration of official intent under Treasury Regulation § 1.150-2. The tax-exempt debt to be issued to finance the Development is expected not to exceed an aggregate principal amount of \$8,200,000.

3. **Further Authorization.** The Issuer hereby authorizes Staff, General Counsel and Bond Counsel to negotiate and prepare a plan of financing and to commence the structuring of a debt instrument or instruments to provide up to \$8,200,000 in tax-exempt financing for the aforescribed 128 unit apartment complex to be developed in Seminole County, Florida, in order to provide one, two, three and four bedroom apartment units to low, middle, or moderate income persons and families in a qualifying housing development, including reimbursement for qualified costs incurred pursuant to Treasury Regulation § 1.150-2. The financing of the qualifying housing development shall, however, be conditioned upon the following:

(a) The plan of financing for the development shall include a rent schedule to be approved by the Issuer.

(b) The plan of financing shall include tenant income restriction provisions in compliance with section 142(d) of the Code.

(c) The Owner shall not discriminate in the use, occupancy or rental of the units against persons or families with children.

(d) Any non-revenue units for Owner use, such as models and manager apartments, must be financed at Owner's expense from other than Bond proceeds.

4. **Conditions.** In the event that the Issuer and the Owner are unable to reach an agreement with respect to the terms and details of the Bonds or the contracts therefor, or if other circumstances prevent the issuance of the Bonds, there shall be no resultant liability on either the Issuer or the Owner nor shall any third party have any rights against either the Issuer or the

Owner by virtue of this resolution. The obligation of the Issuer to issue the Bonds pursuant to this Resolution is further conditioned upon the following:

(a) The information contained in the application of the Owner and now on file with the Issuer shall not change in any material respect. Any such material change shall be brought to the attention of the Issuer immediately in writing for further consideration by the Issuer and its General Counsel and Bond Counsel.

(b) A public hearing shall have been conducted as required by Section 147(f) of the Code.

(c) Upon issuance and delivery of the Bonds there shall be delivered to the Issuer an opinion of Bond Counsel to the effect that the Bonds are valid and binding obligations of the Issuer and that interest on the Bonds is excludable from gross income for federal income tax purposes.

(d) The Bonds shall be issued and delivered within 12 months from the date of adoption of this Resolution, unless such date is extended by resolution of the Issuer.

5. **Other Conditions.** The Owner has agreed to comply with all land use restrictions relating to tax-exempt financing including but not limited to those promulgated pursuant to Section 142(d) of the Code. The Owner acknowledges that the adoption of this resolution in no way implies final approval of the proposed transaction, such transaction being subject to all policies, guidelines and procedures of the Issuer and a majority affirmative vote of its Board.

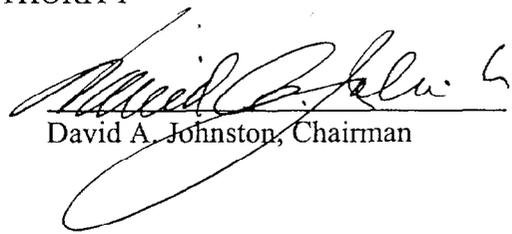
6. **Incidental Action.** Any member of the Issuer and General Counsel and Bond Counsel to the Issuer are hereby authorized to take such actions as may be necessary to carry out the purpose of this Resolution.

7. Effective Date. This Resolution shall take effect immediately upon its adoption.

Passed this 2nd day of March, 2005.

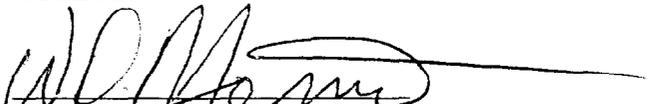
[S E A L]

ORANGE COUNTY HOUSING FINANCE
AUTHORITY

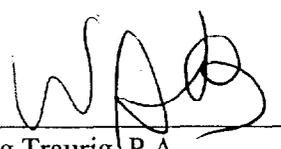
By: 

David A. Johnston, Chairman

ATTEST:


W.D. Morris, Secretary

APPROVED AS TO LEGAL SUFFICIENCY:

By: 

Greenberg Traurig, P.A.
General Counsel



CITY OF OVIEDO FLORIDA

400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765 • (407) 977-6000

V. EUGENE WILLIFORD, III
CITY MANAGER

January 15, 2003
Sandspur Housing Partners
1551 Sandspur Road
Maitland, Florida 32751

Re: NW corner of Chapman Rd. and Alafaya Blvd, Oviedo, Florida (the "Premises")
Parcel Identification Number: 22-21-31-300-0260-0000
Owned by: Speer's

Dear Sirs:

This is to advise you that the zoning and use of the above captioned Premises is governed by the laws and regulations of the city of Oviedo. The Premises have been zoned for Planned Unit Development (PUD)-R-3 as defined in the Land Development Code in Section 2-7.1, Planned Unit Developments. The aforesaid zoning is a permitted use within any zoning district upon City approval of a development agreement which complies with the land development regulations, especially all provisions of Article VII and Article III of the City of Oviedo Land Development Code. The Future Land Use of the Premises is High Density Residential (HDR) and is compatible with the existing zoning classification.

Pursuant to Section 1-1.7 of the LDC; subject to Article IX of the LDC, no person may use, occupy, or sell any land or buildings or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of the City of Oviedo Land Development Code.

Sincerely,
City of Oviedo

David Dix, Jr.
Planner

LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Covington Club Apartments

Address of Development Site: North side of Chapman Road, west of the intersection of Chapman Road and S.R 434, Oviedo, Florida 32765

Size of Development Site (include unit of measure): 26+/- acres

Number of units (not buildings) permitted for this development site (if restricted): 225
and/or

if a PUD, the number of units (not buildings) permitted per development site: 225 or
if not a PUD and development site is subject to existing special use or similar permit, number of units permitted for this development site: N/A

On or before 03/31/2003, the zoning designation for the referenced Development site is (PUD)-R-3
(month/day/year)

The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is permitted as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Oviedo has vested in me the
(Name of City/County)

authority to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is permitted as a "legally non-conforming use" and I further certify that the information above is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the local government.

Bryan J. Cobb 3-20-03
Signature Date

Bryan J. Cobb
Print or Type Name

Dir. of Planning & Zoning Dept.
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.