

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Petition to form Grande Oaks Community Development District (CDD)

DEPARTMENT: Planning & Development **DIVISION:** Administration

AUTHORIZED BY: Dan Matthys  **CONTACT:** Dan Matthys **EXT.** 7397

Agenda Date <u>5/09/06</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

1. APPROVE the Petition and authorize the Chairman to execute an Ordinance to form Grande Oaks Community Development District, consisting of 27.19 +/- acres and located on the northeast intersection of Orange Boulevard and SR 46-A, in Section 31, Township 19S, Range 30E based on staff findings and subject to an application fee of \$15,206.19, which includes all processing and administration costs associated with approval of this petition as outlined in Exhibit B; or
2. DENY the Petition to form Grande Oaks Community Development District, consisting of 27.19 +/- acres and located on the northeast intersection of Orange Boulevard and SR 46-A, in Section 31, Township 19S, Range 30E; or
3. CONTINUE to a time and date certain.

District 5 – Commissioner Carey Dan Matthys, Director

BACKGROUND:

The Applicant, Tom Cloud of Gray Robinson, PA is requesting the Board approve a Petition to form Grande Oaks Community Development District (CDD) on behalf of the petitioner, Heathrow Oaks, LLC. The subject property consists of 27.19 +/- acres and is located on the northeast intersection of Orange Boulevard and SR 46-A (Grande Oaks PUD), in Section 31, Township 19S, Range 30E. The subject property received PUD approval from the Board on May 10, 2005 and Final Master Plan approval on September 27, 2005 for 314 townhomes with associated recreational facilities.

The proposed District will provide public infrastructure through non-ad valorem assessments for such services as water and sewer utilities,

Reviewed by:	
Co Atty:	<u>KET</u>
DFS:	
Other:	<u>DX</u>
DCM:	
CM:	
File No.	<u>ph130pda01</u>

interior roadways, street lighting, stormwater management facilities, landscaping & hardscaping, recreational facilities, entry features and off-site improvements. Upon completion of construction, ownership of the water and sewer facilities and off-site improvements will be turned over to Seminole County.

CDD's are regulated by Chapter 190, Florida Statutes and are independent special-purpose units of government established to finance basic services within a development, including infrastructure construction, services and maintenance. According to Chapter 190, CDD's less than 1,000 acres in size are approved by Ordinance by the local jurisdiction. Section 190(2)(c) outlines six (6) factors that a local government should consider in making a determination to grant or deny a petition for the establishment of a CDD. These factors include the following:

- Whether all statements contained within the petition have been found to be true and correct.

All statements contained within the petition have found to be correct.

- Whether the establishment of the district is inconsistent with any applicable element or portion of the State comprehensive plan or of the effective local government comprehensive plan.

The proposed District is not inconsistent with any applicable element or portion of the Seminole County Comprehensive Plan.

- Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

The proposed District consists of 27.19 +/- acres and is located on the northeast intersection of Orange Boulevard and SR 46-A (Grande Oaks PUD) and is compact, contiguous and developable as one functional interrelated community.

- Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

The subject site is currently served by Seminole County water, wastewater and reuse services. All utilities are currently available. Other services provided by the propose District include stormwater management, landscaping, hardscaping, development amenities and off-site right-of-way improvements.

- Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.

The proposed District is not incompatible with the capacity and uses of existing local and regional community development services and facilities. The proposed District will serve the approved Grande Oaks PUD, which is designed to meet all County regulations regarding services and facilities.

- Whether the area that will be served by the district is amenable to separate special-district government.

The area that will be served by the District does not prohibit the establishment of any special-district government.

Staff has reviewed the Petition to form Grande Oaks CDD and finds it complies with Chapter 190, Florida Statutes and the Seminole County Comprehensive Plan.

Additionally, Chapter 190, Florida Statutes, does not specify an application fee for CDD's less than 1,000 acres in size. The applicant has offered, however, to reimburse the County for all costs associated with processing and advertising the petition for a total cost of \$15,206.19. A breakdown of costs associated with the processing and review of the proposed CDD is attached as Exhibit B.

STAFF RECOMMENDATION:

Staff recommends the Board APPROVE the Petition and authorize the Chairman to execute an Ordinance to form Grande Oaks Community Development District, subject to an application fee of \$15,206.19, which includes all processing and administration costs associated with approval of this petition as outlined in Exhibit B.

Attachment: Petition to form Grande Oaks Community Development District (Exhibit A)
Processing and Administration Costs Associated with Petition (Exhibit B)

PETITION TO ESTABLISH
THE
GRANDE OAKS
COMMUNITY DEVELOPMENT DISTRICT

Submitted to the
Board of County Commissioners
Seminole County, Florida

PREPARED BY:

Thomas A. Cloud
Frank Fleischer
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, FL 32801
(407) 244-5624

INDEX

PETITION FOR ESTABLISHMENT OF GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT

- Exhibit A Grande Oaks Community Development District Survey
 - Exhibit B Metes and Bounds Legal Description of the Land Comprising the Grande Oaks Community Development District
 - Exhibit C Grande Oaks Community Development District Consent of Land Owners
 - Exhibit D Grande Oaks Community Development District Board of Supervisors
 - Exhibit E Grande Oaks Community Development District Maps Showing Current Major Trunk Water Mains, Sewer Interceptors and Outfalls
 - Exhibit F Grande Oaks Community Development District Preliminary Infrastructure Cost Opinion
 - Exhibit G Statement of Estimated Regulatory Costs (SERC)
 - Exhibit H Maps (including Overall Master Plan, Site Plan, Future Land Use and Zoning)
 - Exhibit I Authorization of Agent – Thomas A. Cloud, Esquire.
 - Exhibit J Proposed Ordinance
2. Notice of Local Public Hearing to Consider the Creation of the Grande Oaks Community Development District

**BEFORE THE COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

IN RE: PROPOSED ORDINANCE PURSUANT)
TO SECTION 190.005(2), FLORIDA STATUTES,)
TO ESTABLISH THE GRANDE OAKS)
COMMUNITY DEVELOPMENT DISTRICT)

**PETITION FOR ESTABLISHMENT OF
GRANDE OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, HEATHROW OAKS, LLC, a Delaware limited liability company, files this Petition with the County Commission of the Board of County Commissioners of Seminole County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, and Florida Administrative Code 42-1 to adopt an ordinance establishing a community development district to be known as Grande Oaks Community Development District (the "District") and designating the land area for which the District would manage and finance the delivery of basic services. In support of this Petition, Petitioner states as follows:

1. **Petitioner.** Petitioner is a Delaware limited liability company with its offices located at 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401.

2. **Location and Size.** The land area to be served by the proposed District contains approximately 27.19 acres. All of the land in the proposed District lies within the territorial limits of the unincorporated area of Seminole County, Florida, located generally in the area east of Orange Boulevard, north of State Road 46-A, south of Oak Springs Place and west of International Parkway. A description of a survey of the land prepared by Kimley-Horn and Associates, Inc. is attached hereto as **Exhibit "A"** and the original of the survey is delivered to Seminole County with this Petition and incorporated herein by reference. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit "B"** and incorporated herein by reference.

3. **Land Owner Consent and Address.** Petitioner either owns, controls, or has consent to file for 100% of the real property located within the proposed District. Attached hereto as **Exhibit "C"** and incorporated herein by reference is the written consent to the establishment of the District by the land owners as defined in Section 190.003(13), Florida Statutes, of one hundred percent (100%) of the real property to be included in and served by the District.

4. **Board Members.** The five persons designated to serve as the initial members of the Board of Supervisors of the District are identified on **Exhibit "D"** attached hereto and incorporated herein by this reference. These initial Supervisors

shall serve on the Board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial Supervisors are residents of the State of Florida and citizens of the United States of America.

5. **Name.** The proposed name of the District is Grande Oaks Community Development District.

6. **Water and Sewer.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property or adjacent to the property to be served by the District are identified on **Exhibit "E"** attached hereto and incorporated herein by reference.

7. **District Facilities and Services.** The proposed District is seeking to be granted the right to exercise all the powers provided for in Section 190.011 and 190.012, Florida Statutes. Based upon available data, the proposed time tables and related estimates of cost to construct District services and facilities, based upon available data, are attached as Composite **Exhibit "F"** and incorporated herein by this reference. As provided by Chapter 190, Florida Statutes, these estimates are submitted in good faith but are not binding and may be subject to change.

8. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this Petition and the establishment of the District pursuant thereto is attached as **Exhibit "G"** and incorporated herein by this reference. Furthermore, a statement of ad valorem tax impacts is also included in Exhibit "G" hereof.

9. **Zoning and Land Uses.** The future general distribution, location and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted Seminole County Comprehensive Policy Plan. The proposed land uses and current zoning are consistent with Seminole County's Comprehensive Policy Plan. A copy of the future land use map and existing zoning district containing the pertinent portion of the Seminole County Comprehensive Land Use Plan are attached as **Exhibit "H"** and incorporated herein by reference.

10. **Address of the Petitioner and its Authorized Agent.** The address of Petitioner is:

Heathrow Oaks, LLC
1601 Forum Place, Suite 805
West Palm Beach, Florida, 33401
Attn: General Counsel

The authorized agent for the Petitioner is:

Thomas A. Cloud, Esquire
GrayRobinson, P.A.
301 East Pine St., Suite 1400

Orlando, Florida 32801

An Authorization of Agent is attached to and incorporated in this Petition as **Exhibit "I"**.

11. **Justification Statement.** This Petition to establish the Grande Oaks Community Development District includes property within the proposed District which is amenable to operating as a community development district and, therefore, should be granted, for the following reasons:

(a) The area of land within the proposed District is part of a planned community, for which planned unit development approval has been received from the County. The property to be included in the District is of sufficient size and is sufficiently contiguous and compact to be developed as one functional and interrelated community and the District is planned to be developed as such. The area to be served by the proposed District is amenable to separate special district government.

(b) Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with the applicable elements or portions of the Seminole County Comprehensive Plan or the State Comprehensive Plan.

(c) The proposed District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the proposed District and provides a responsible perpetual entity capable of making reasonable provisions for the operation and maintenance of District services and facilities in the future. The establishment of the District will prevent the general body of taxpayers in Seminole County from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the proposed District.

(d) The community development services of the proposed District will be compatible with the capacity and use of existing local and regional services and facilities, allows for a more efficient use of resources, provides the opportunity for new growth to pay for itself, and provides a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. **Supplemental Petition.** A later supplemental petition containing prefiled testimony for the public hearing, and any other pertinent information, data, or analysis requested by Seminole County will be filed.

13. **Ordinance.** A copy of a proposed ordinance creating the Grande Oaks Community Development District is attached to and incorporated in this Petition as **Exhibit "J"**.

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of Seminole County to:

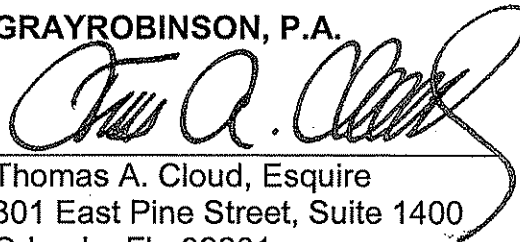
(a) Schedule a public hearing in accordance with the requirements of Chapter 190, Florida Statutes, to consider the establishment of the Grande Oaks Community Development District;

(b) Grant the petition and adopt an ordinance pursuant to Chapter 190, Florida Statutes, establishing the Grande Oaks Community Development District; and

(c) Consent to the District's exercise of its statutory powers which includes all powers set forth in Sections 190.011 and 190.012, Florida Statutes.

RESPECTFULLY SUBMITTED, this 24th day of February, 2006.

GRAYROBINSON, P.A.

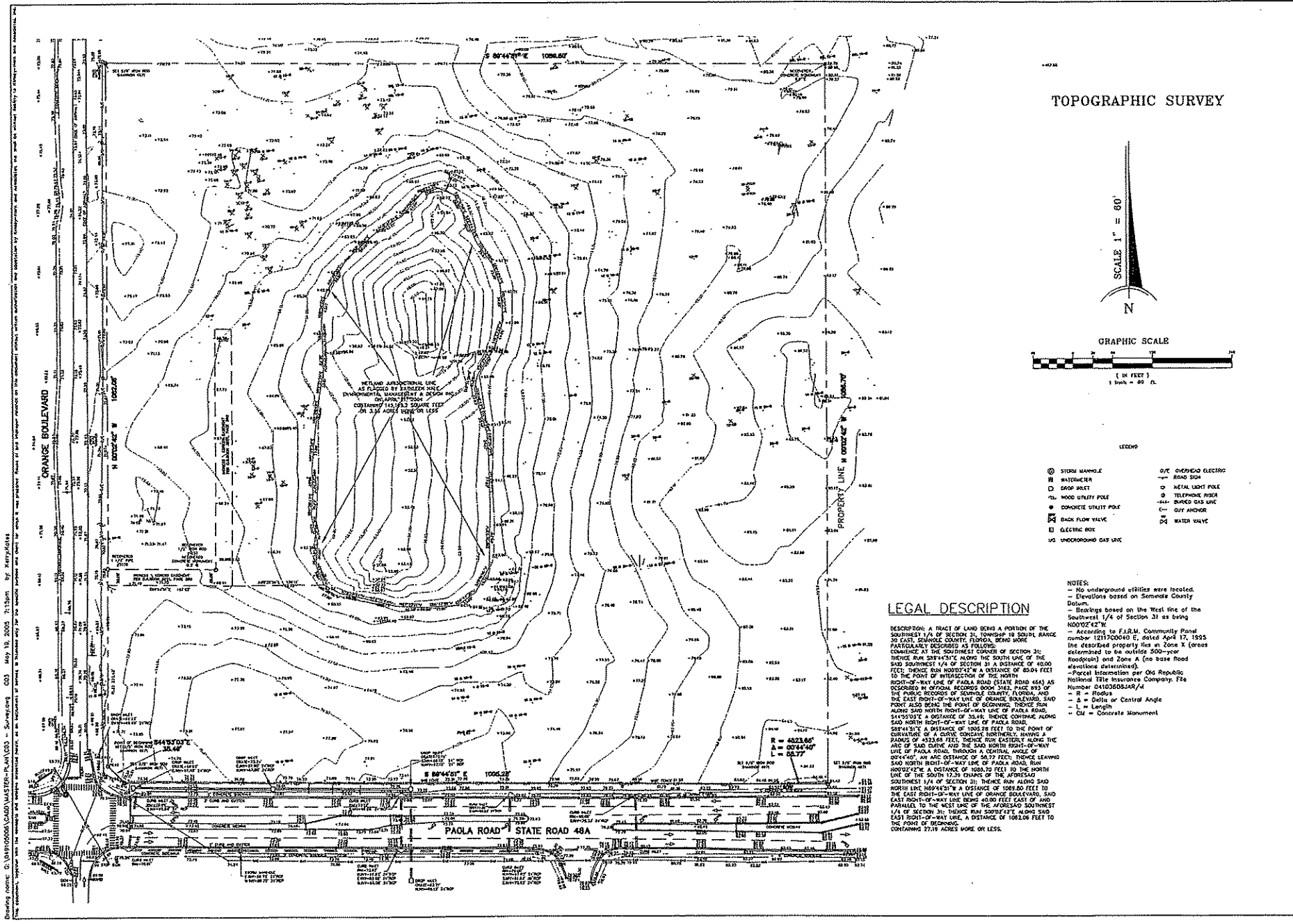
A handwritten signature in black ink, appearing to read "Thomas A. Cloud", written over a horizontal line.

Thomas A. Cloud, Esquire
301 East Pine Street, Suite 1400
Orlando, FL 32801
407-843-8880

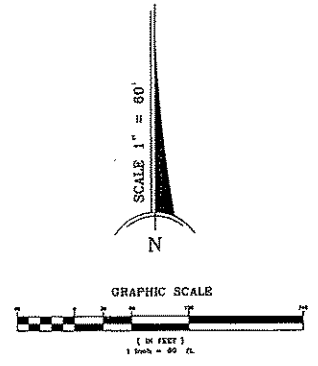
EXHIBIT "A"

GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT SURVEY

The survey is attached and has been submitted to Seminole County.



TOPOGRAPHIC SURVEY



- LEGEND
- STORM MANHOLE
 - WATERCOURSE
 - DROP INLET
 - WOOD UTILITY POLE
 - CONCRETE UTILITY POLE
 - ⊗ BACK FLOW VALVE
 - ⊖ ELECTRICAL BOX
 - UNDERGROUND GAS LINE
 - /○ OVERHEAD ELECTRIC
 - ROAD SIGN
 - METAL LIGHT POLE
 - TELEPHONE RISER
 - BURIED GAS LINE
 - OFF ANCHOR
 - ⊖ WATER VALVE

LEGAL DESCRIPTION

NOTES:
 - No underground utilities were located.
 - Elevations based on Semeco County Datum.
 - Bearings based on the West line of the Southwest 1/4 of Section 31 as being N80°02'42"W.
 - According to F.J.R.M. Community Panel number 121770040 E, dated April 17, 1995 the described property lies in Zone X (areas determined to be outside 500-year floodplain) and Zone A (no base flood elevation restrictions).
 - Parcel Information per Old Republic National Title Insurance Company File Number 04183608149/d.
 - R = Radius
 - Δ = Delta or Central Angle
 - L = Length
 - CM = Concrete Monument

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 30 EAST, SEMEKO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN N80°02'42"W A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 48A) AS SHOWN ON OFFICIAL RECORDING BOOK 3165, PAGE 893 OF THE PUBLIC RECORDS OF SEMEKO COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S14°52'03"E A DISTANCE OF 33.48 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S84°43'13"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 4573.68 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 62°23'40", AN ARC DISTANCE OF 540.72 FEET; THENCE LEAVES SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N80°02'42"W A DISTANCE OF 1050.70 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE APPROXIMATE SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N80°02'42"W A DISTANCE OF 1085.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE FORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°01'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1002.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 22.19 ACRES MORE OR LESS.

Drawing Name: C:\US105050\CA04\1\STATE-PLAN\1033 - Surveying 003 May 10, 2005 2:15pm By: Keryll@stc
 The electronic signature and the associated digital certificate are not intended to be used in lieu of a physical signature and seal. The electronic signature and the associated digital certificate are not intended to be used in lieu of a physical signature and seal.

DATE: 05/02/05 PROJECT NO: 049105006 SHEET NUMBER: C03	GRANDE OAKS SEMEKO COUNTY FLORIDA	EXISTING CONDITIONS MAP	SCALE(S) LISTED: 1"=80' (AS SHOWN) DRAWN BY: JONATHAN MARTIN, P.E. CHECKED BY: JONATHAN MARTIN, P.E. PROJECT NO: 54055	Kinley-Horn and Associates, Inc. 1000 N. W. 10th St., Suite 200 Ft. Lauderdale, FL 33304 (954) 545-3311 www.kh-engineers.com	REGISTERED PROFESSIONAL ENGINEER DATE: 1/1/05
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Blumberg No. 5119

EXHIBIT

A

EXHIBIT "B"

**LEGAL DESCRIPTION OF THE LAND COMPRISING THE
GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT**

LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE
SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE
30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31;
THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE
SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00
FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET
TO THE POINT OF INTERSECTION OF THE NORTH
RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS
DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF
THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND
THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID
POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN
ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD,
S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG
SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD,
S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A
RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE
ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY
LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF
00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING
SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN
N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH
LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID
SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID
NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO
THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID
EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND
PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST
1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID
EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO
THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.



EXHIBIT "C"

**GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT
CONSENT OF LAND OWNERS**

**CONSENT AND JOINDER
TO PETITION TO ESTABLISH
COMMUNITY DEVELOPMENT DISTRICT**

HEATHROW OAKS, LLC, a Florida limited liability company, by and through the undersigned hereby agrees and consents with respect to the property described in the attached to the establishment of a community development district with authority to exercise all special and general powers upon the lands described below, pursuant to Chapter 190, Florida Statutes.

LEGAL DESCRIPTION ATTACHED

[ENTIRE PROJECT]

HEATHROW OAKS, LLC.

By: *H. Erbstein*

Its: *AUTHORIZED SIGNATORY*

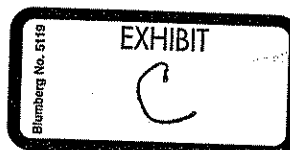
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15 day of February, 2006 by Howard Erbstein, who is personally known to me or who has produced _____ ID _____ as identification.

Janet Kind
Signature of Notary

Janet Kind
Printed Name of Notary

Commission Expires: 2/10/08



LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE
SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE
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PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST
1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID
EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO
THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.

EXHIBIT "D"

GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

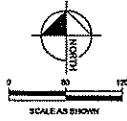
1. Joe Pease
2. Steve Bovio
3. Doug Bruk
4. Dave Zacharias
5. Steve Marcantonio

EXHIBIT "E"

**MAPS SHOWING CURRENT MAJOR TRUNK WATER MAINS, SEWER
INTERCEPTORS AND OUTFALLS**

Drawing Name: C:\Projects\0400\CONSTR\01-15\JUSTIFY.dwg C13 Jun 19, 2008 11:42am by: CHA,DKB

PLAT OF THE TOWN OF PAOLA
PLAT BOOK 2, PAGE 23



LEGEND:

- EXISTING FORCE MAIN LINE
- EXISTING SANITARY
- EXISTING WATER MAIN
- EXISTING RIDGE WATER MAIN
- EXISTING GAS LINE
- PROPOSED LOT LINE
- PROPOSED SANITARY
- PROPOSED WATER MAIN
- PROPOSED RISE WATER
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN LAY
- EXISTING STORM WATER
- PROPOSED EXISTING
- PROPOSED STORM WATER
- PROPOSED METERS END SECTION
- PROPOSED SANITARY WAREHOUSE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED RILEY
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- FOR SECTIONAL CONTROL
- DUAL WATER SERVICE AND METER ASSEMBLY W/ RPZ
- 8" DUAL SAN. SERVICE LATERALS AND ELEGRODS
- 2" DUAL WSP RVV FOR FIRE SERVICE TO BUILDING
- RPZ
- DOUBLE BACKFLOW PREVENTER
- WATER METER W/ RPZ

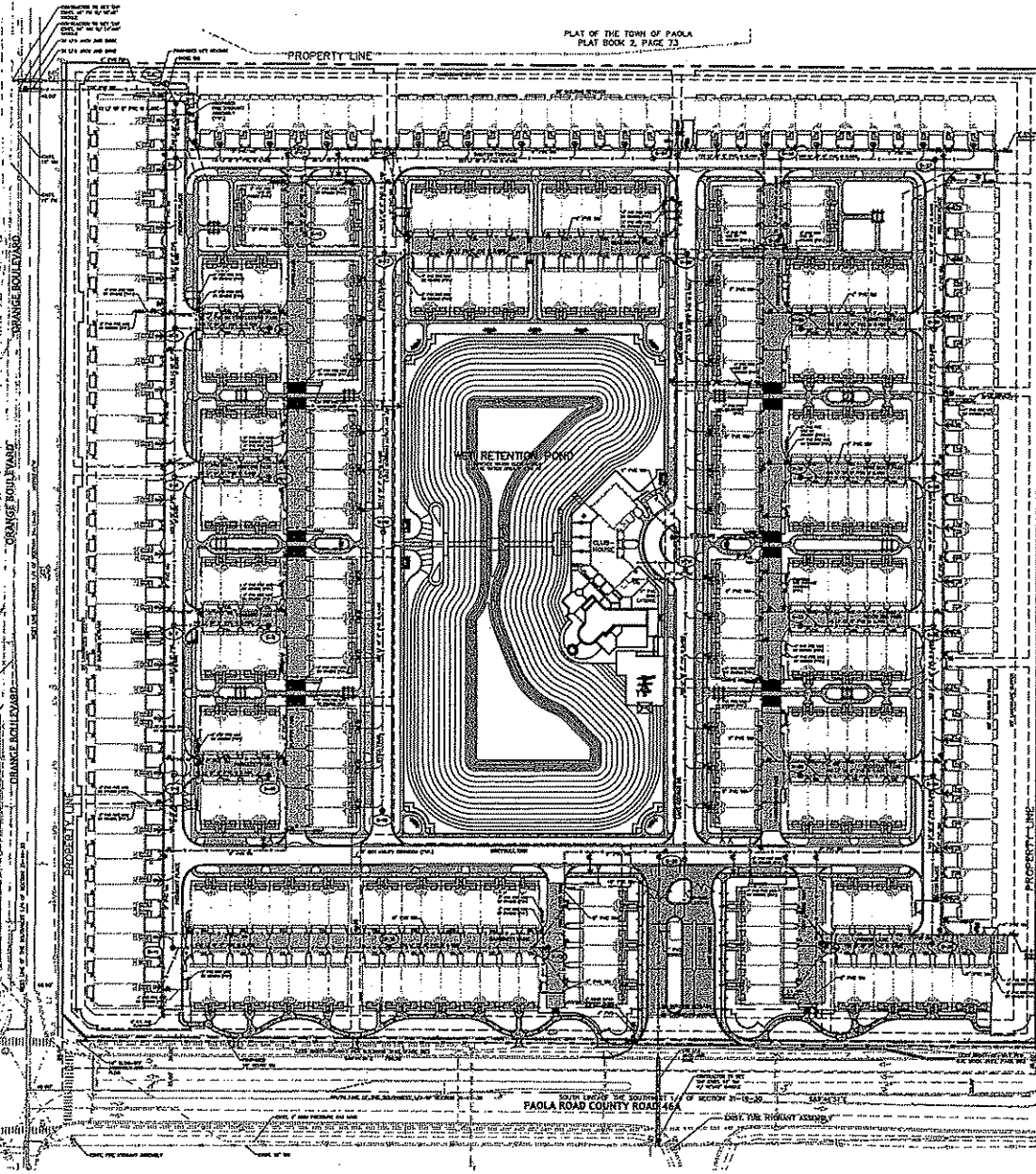
NOT PLANTED

Call 48 Hours before you dig
 1-800-432-4776
 It's the law!
 Sunshine State One Call of Florida, Inc.

NOTES:

1. This system is to be installed in accordance with the American Society of Civil Engineers (ASCE) standards and any applicable codes of the State of Florida. It shall be the responsibility of the contractor to ensure compliance with all applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for ensuring that the system is installed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that the system is tested and certified in accordance with the applicable standards. The contractor shall be responsible for ensuring that the system is maintained in accordance with the applicable standards.

Approved by: _____
 Date: _____



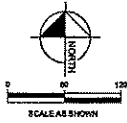
DATE	09/09/05
PROJECT NO.	049105008
SHEET NUMBER	C13
GRANDE OAKS SEMINOLE COUNTY FLORIDA	
MASTER UTILITY SERVICE AND FIRE PROTECTION PLAN	
DESIGNED BY	ASST. PROJECT ENGINEER
DRAWN BY	PROJECT ENGINEER
CHECKED BY	PROJECT ENGINEER
DATE	10-7-05
BY	REVISIONS
KNIGHT-HAM AND ASSOCIATES, INC. 3000 WALKER ROAD, SUITE 200, MIAMI, FL 33133 PH: 305-447-0000 FAX: 305-447-0001	

Blumberg No. 5119
 EXHIBIT
 E

Drawing name: D:\Projects\0408\CONV\CONV-D-PUD.dwg Date: Jun 19, 2006 1:40pm By: Chris DeWay

ZONED: PUD
FLU: PD

PLAT OF THE TOWN OF PAOLA
PLAT BOOK 2, PAGE 73



LEGEND:

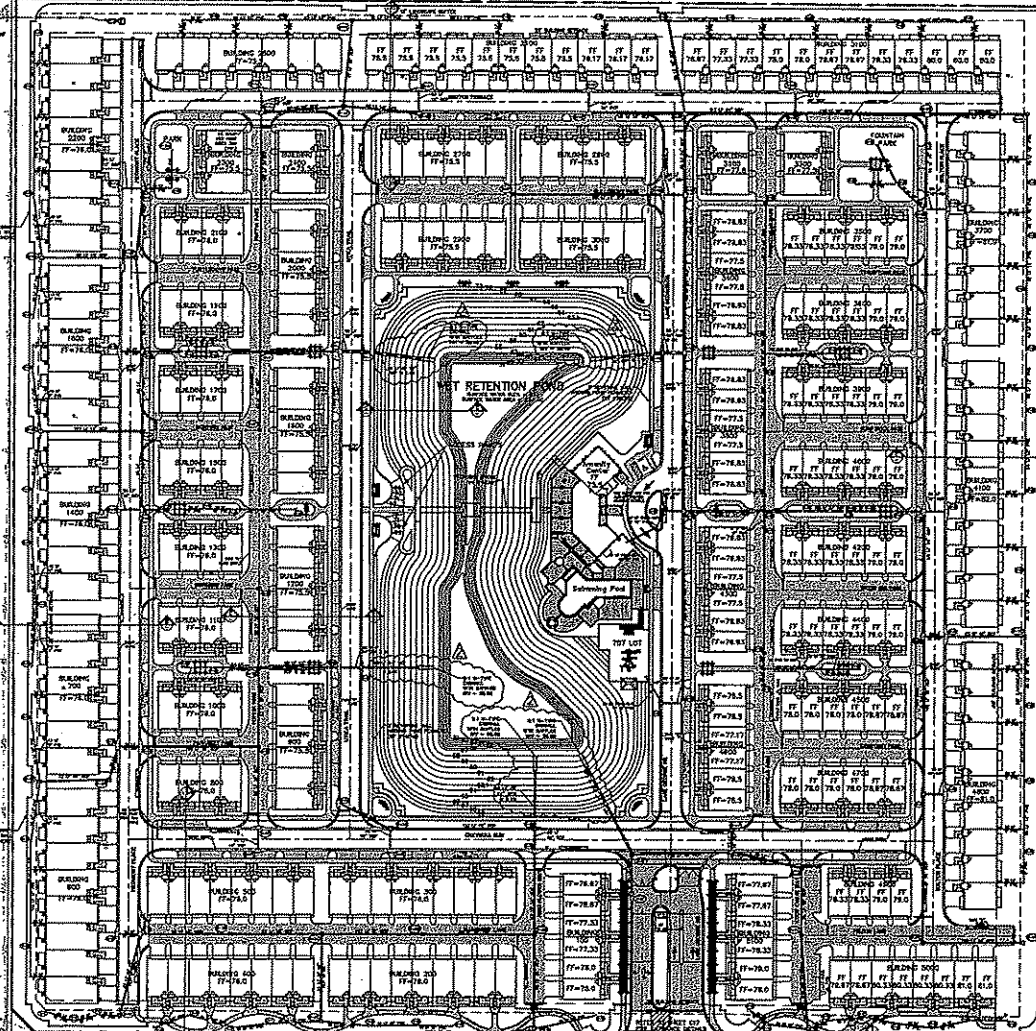
- PROPOSED STREET PAVERS (SEE LANDSCAPE PLAN FOR DETAILS)
- PROPOSED SIDEWALK PAVERS (SEE LANDSCAPE PLAN FOR DETAILS)
- PROPOSED DRAINAGE PAVERS (SEE LANDSCAPE PLAN FOR DETAILS)
- CONCRETE
- EXISTING STORM WATER
- PROPOSED STORM WATER
- PROPOSED GRAVELLED SHEET
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SET POINT LOCATION



ZONED: PUD
FLU: CONS

ZONED OPT
FLU: OFF

NOT PLANTED



ZONED A-1
FLU: SE

ZONED: PUD
FLU: PD

NO.	DATE	REVISIONS

KIMLEY-HORN
 and Associates, Inc.
 3000 BIRCHWOOD AND ASSOCIATES, INC.
 4000 HUNTER ROAD, SUITE 100, BOCA RATON, FL 33480
 PHONE: 561.437.0000

PREPARED BY: JAMES GARDNER
 CHECKED BY: JAMES GARDNER
 DATE: 02/75

**OVERALL
 PAVING, GRADING AND
 DRAINAGE PLAN**

FLORIDA
GRANDE OAKS
 SEMINOLE COUNTY

DATE: 09/09/05
 PROJECT NO.: 048105006
 SHEET NUMBER: C08

The applicant is advised by growth professionals in the Seminole County Land Development Code that any growth professional who provides a plan to the applicant is liable for the accuracy of the information provided to the applicant. The applicant is advised that the responsibility of the applicant to ensure the accuracy of the information provided to the applicant is not transferred to the growth professional. The growth professional is advised that the applicant is not responsible for the accuracy of the information provided to the applicant. The growth professional is advised that the applicant is not responsible for the accuracy of the information provided to the applicant.

Blumberg No. 5119
EXHIBIT
 E

EXHIBIT "F"

GRANDE OAKS

OPINION OF PROBABLE SITE CIVIL CONSTRUCTION COSTS FOR CDD

Job #: 049105006

KIMLEY-HORN AND ASSOCIATES, INC. FEBRUARY 2006

TOTAL COST: \$ 4,329,902

Note:

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



Kimley-Horn
and Associates, Inc.

February 20, 2006



**Grande Oaks Community Development District
Proposed Facilities and Services**

Category	Funded / Constructed	O&M	Ownership
Water Distribution & Sewer Collection Systems	CDD	Seminole County	Seminole County
Interior Roads (includes street lighting)	CDD	CDD	CDD
Stormwater Management Facilities (Includes sitework, clearing,grading,storm collection system and retaining walls)	CDD	CDD	CDD
Site Landscaping, Irrigation and Perimeter Wall	CDD	CDD	CDD
Amenity Center and Recreation Area	CDD	CDD	CDD
Entry Feature (incl. Signs and Gatehouse)	CDD	CDD	CDD
Off-site R/W Improvements	CDD	Seminole County	Seminole County
Off-site Reuse Improvements	CDD	Seminole County	Seminole County

GRANDE OAKS
SUMMARY OF
OPINION OF PROBABLE DEVELOPMENT COSTS
FOR THE SITE CIVIL
SEMINOLE COUNTY, FL

No.	Item	TOTAL
CDD-FINANCIBLE FROM JMHC CONTRACT		
A.	CR 46A IMPROVEMENTS	\$116,058
B.	POTABLE WATER	\$607,986
C.	REUSE WATER*	\$76,458
D.	SANITARY SEWER	\$431,905
E.	LIFT STATION/FORCE MAIN	\$179,120
F.	STORMWATER	\$758,376
TOTAL		\$2,169,902
* Note: Cost only includes main reuse line. Irrigation system not included in this estimate.		
ADDITIONAL CDD-FINANCIBLE EXPENSES		
G.	LAKES	\$1,000,000
H.	EXTERNAL WALL	\$200,000
I.	LANDSCAPING OUTSIDE WALL	\$100,000
J.	OFFSITE WETLAND MITIGATION	\$140,000
TOTAL		\$1,440,000
CDD-FINANCIBLE TOTAL		\$3,609,902
CONTINGENCY (20%)		\$720,000
GRAND TOTAL		\$4,329,902

GRANDE OAKS
OPINION OF PROBABLE DEVELOPMENT COSTS
FOR THE SITE CIVIL
SEMINOLE COUNTY, FL

No.	Item	Units	Quantity	Cost/Unit	Project Cost
A. CR 46A IMPROVEMENTS					
1	R/W Excavation and Grading	LS	1	\$4,675.00	\$4,675.00
2	Maintenance of Traffic	LS	1	\$12,100.00	\$12,100.00
3	3" Type S1 Asphalt	SY	760	\$19.00	\$14,440.00
4	10" Limerock Base	SY	760	\$19.50	\$14,820.00
5	1" Type FC3 w/ Rubber Friction Course	SY	760	\$8.50	\$6,460.00
6	12" Stabilized Subgrade	SY	1,025	\$11.00	\$11,275.00
7	Pavement Striping	LS	1	\$3,400.00	\$3,400.00
8	R/W Restoration	LS	1	\$3,475.00	\$3,475.00
9	24" FDOT Type "F" Curb and Gutter	LF	790	\$12.20	\$9,638.00
10	36" Valley Gutter	LF	140	\$17.50	\$2,450.00
11	Curb and Sidewalk Removal	LS	1	\$11,550.00	\$11,550.00
12	5' Concrete Sidewalk	LF	1340	\$16.25	\$21,775.00
	<i>Subtotal</i>				\$116,058.00
B. POTABLE WATER					
1	16"x10" Tapping Sleeve and Valve	LS	1	\$7,350.00	\$7,350.00
2	2" Jumper Assembly	EA	1	\$1,400.00	\$1,400.00
3	Jack and Bore Water Main (24" Steel Casing)	LF	140	\$350.00	\$49,000.00
4	4" PVC Pipe	LF	420	\$13.85	\$5,817.00
5	8" PVC Pipe	LF	7,925	\$22.75	\$180,293.75
6	10" PVC Pipe	LF	530	\$32.50	\$17,225.00
7	1 1/2" Double Water Service	EA	87	\$650.00	\$56,550.00
8	1 1/2" Single Water Service	EA	116	\$655.00	\$75,980.00
9	2" Blowoff assembly	EA	6	\$650.00	\$3,900.00
10	Gate Valve and box for 4"	EA	5	\$810.00	\$4,050.00
11	Gate Valve and box for 8"	EA	47	\$1,250.00	\$58,750.00
12	Gate Valve and box for 10"	EA	2	\$1,810.00	\$3,620.00
13	Fire Hydrant	EA	19	\$3,700.00	\$70,300.00
14	Fittings	LS	1	\$62,150.00	\$62,150.00
15	Testing and Chlorination	LS	1	\$11,600.00	\$11,600.00
	<i>Subtotal</i>				\$607,985.75
C. REUSE WATER*					
1	20" x 10" Tapping Sleeve and Valve	LS	1	\$7,350.00	\$7,350.00
2	10" PVC	LF	1,450	\$39.85	\$50,098.00
3	Gate Valve and box for 4"	EA	1	\$810.00	\$810.00
4	Gate Valve and box for 10"	EA	2	\$1,810.00	\$3,620.00
5	2" Blowoff Assembly	LS	2	\$565.00	\$1,130.00
6	ROW Restoration	LS	1	\$9,200.00	\$9,200.00
7	Fittings	LS	1	\$4,250.00	\$4,250.00
	* Note: Cost only includes main reuse line. Irrigation system not included in this estimate.				
	<i>Subtotal</i>				\$76,458.00

GRANDE OAKS
OPINION OF PROBABLE DEVELOPMENT COSTS
FOR THE SITE CIVIL
SEMINOLE COUNTY, FL

No.	Item	Units	Quantity	Cost/Unit	Project Cost
D. SANITARY SEWER					
1	8 " PVC Pipe (0-6' deep)	LF	615	\$21.00	\$12,915.00
2	8 " PVC Pipe (6-8' deep)	LF	1,665	\$27.75	\$46,203.75
3	8 " PVC Pipe (8-10' deep)	LF	2,740	\$35.00	\$95,900.00
4	8 " PVC Pipe (10-12' deep)	LF	1,245	\$37.75	\$46,998.75
5	8 " PVC Pipe (12-14' deep)	LF	45	\$56.50	\$2,542.50
6	6" PVC Sanitary Laterals w/ Cleanout	EA	10	\$430.00	\$4,300.00
7	6" PVC Double Sanitary Laterals w/ Cleanout	EA	153	\$465.00	\$71,145.00
8	Sanitary 4' Dia. Manhole (0-6' deep)	EA	6	\$2,315.00	\$13,890.00
9	Sanitary 4' Dia. Manhole (6-8' deep)	EA	8	\$2,995.00	\$23,960.00
10	Sanitary 4' Dia. Manhole (8-10' deep)	EA	16	\$3,675.00	\$58,800.00
11	Sanitary 4' Dia. Manhole (10-12' deep)	EA	5	\$4,350.00	\$21,750.00
12	Sanitary 4' Dia. Manhole (12-14' deep)	EA	1	\$5,000.00	\$5,000.00
13	TV / Air Testing Sanitary	LS	1	\$28,500.00	\$28,500.00
	<i>Subtotal</i>				\$431,905.00
E. LIFT STATION/FORCE MAIN					
1	Lift Station	LS	1	\$157,350.00	\$157,350.00
2	6" Force main C-900 DR-18	LF	160	\$24.50	\$3,920.00
3	Jack and Bore Force Main at Orange Blvd.	LF	40	\$230.00	\$9,200.00
4	16"x16" Tapping Sleeve and Valve	EA	1	\$4,850.00	\$4,850.00
5	6" Plug Valve w/ box	EA	1	\$2,300.00	\$2,300.00
6	Fittings	EA	1	\$1,300.00	\$1,300.00
7	Forcemain Testing	EA	1	\$200.00	\$200.00
	<i>Subtotal</i>				\$179,120.00
F. STORMWATER					
1	8" PVC	LF	70	\$17.40	\$1,218.00
2	12" PVC	LF	1485	\$26.50	\$39,352.50
3	18" RCP	LF	4,940	\$40.25	\$198,835.00
4	24" RCP	LF	1,830	\$55.00	\$100,650.00
5	36" RCP	LF	310	\$107.50	\$33,325.00
6	Type C Inlet	EA	26	\$2,635.00	\$68,510.00
7	FDOT Type "P3" Inlet	EA	2	\$3,975.00	\$7,950.00
8	FDOT Type "P5" Inlet	EA	1	\$3,450.00	\$3,450.00
9	FDOT Type "P6" Inlet	EA	4	\$4,975.00	\$19,900.00
10	Type V Inlet	EA	45	\$3,895.00	\$175,275.00
11	Manhole	EA	13	\$3,150.00	\$40,950.00
12	Mitered End Section 24"	EA	3	\$2,525.00	\$7,575.00
13	Mitered End Section 36"	EA	2	\$4,665.00	\$9,330.00
14	Control Structure	EA	1	\$9,225.00	\$9,225.00
15	Connection to Existing Drainage Structure	EA	2	\$2,500.00	\$5,000.00
16	18" Line Yard Drain	EA	40	\$940.00	\$37,600.00
17	6" PVC Cleanout	EA	2	\$115.00	\$230.00
	<i>Subtotal</i>				\$758,375.50

GRANDE OAKS
OPINION OF PROBABLE DEVELOPMENT COSTS
FOR THE SITE CIVIL
SEMINOLE COUNTY, FL

No.	Item	Units	Quantity	Cost/Unit	Project Cost
ADDITIONAL CDD-FINANCIBLE EXPENSES					
1	Lakes	LS	1	\$1,000,000.00	\$1,000,000.00
2	External Wall	LS	1	\$200,000.00	\$200,000.00
3	Landscaping Outside Wall	LS	1	\$100,000.00	\$100,000.00
4	Offsite Wetland Mitigation	LS	1	\$140,000.00	\$140,000.00
	<i>Subtotal</i>				\$1,440,000.00
TOTAL					
	TOTAL				\$3,609,902.25
CONTINGENCY (20%)					
					\$720,000
TOTAL					
	TOTAL				\$4,329,902.25

EXHIBIT "G"

STATEMENT OF ESTIMATED REGULATORY COSTS (SERC)

**STATEMENT OF ESTIMATED
REGULATORY COSTS FOR
THE ESTABLISHMENT OF THE
GRANDE OAKS COMMUNITY
DEVELOPMENT DISTRICT**

February 22, 2006

Prepared by

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



**STATEMENT OF ESTIMATED REGULATORY COSTS
Grande Oaks Community Development District**

February 22, 2006

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition ("Petition") to establish the proposed Grande Oaks Community Development District ("District"). The proposed District will include approximately 27.18 acres of land on which Kolter Property Company ("Petitioner") plans to develop its Grande Oaks residential development ("Development").

The District will contain a residential community containing an estimated 314 townhomes. The lands within the proposed District are located within the boundaries of unincorporated Seminole County ("County"), Florida. The District proposes to provide public infrastructure and community services to the property within the District, as described more fully below.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.3 Overview of the proposed Grande Oaks Development

As noted above, the proposed District provides community infrastructure, services and facilities along with their operation and maintenance, to the properties within the District. The land contained within the Development, and that portion located in the District, is currently planned for the land uses shown in Table 1. These are preliminary plans and are subject to change.

**Table 1. Grande Oaks Development
Planned Land Uses**

<u>Category</u>	<u>CDD No. 1</u>
Gross Acres	27.18
Townhome Units	314

Source: Petitioner

The District will provide public infrastructure that will serve all, or a substantial portion of, the land located within the District. The estimated cost of the public infrastructure serving the lands within the District's is illustrated in Section 4.0 below.

1.4 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2002), defines the elements a statement of estimated regulatory costs must contain:

(a) 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.

(b) 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.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) 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. Seminole County is not defined as a small County for purposes of this requirement.

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

(f) 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 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance

As illustrated in Table 1 above, the proposed District will provide public infrastructure and services to the properties planned to be located within the District. All of the ultimate property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for infrastructure and operations and maintenance expenses incurred by the District. Of course, prior to the sell out of the real estate, all of the undeveloped land owned by the Petitioner and any other landowner will also be under the jurisdiction of the District.

3.0 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

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 1,000 acres. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Community Affairs and other agencies of the State. The filing requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from many other similar districts.

Seminole County

The Petition to establish the District will require the County to review the Petition and its supporting exhibits. In addition, the County will hold public hearings to discuss the Petition and to take public input. These activities will absorb staff time and the time of the County's Board of Commissioners. However, these costs are very modest at most for the following reasons. First, the review of the Petition to form the District does not include an analysis of the Development itself. In fact, such a review of the Development is prohibited by statute. Second, the Petition contains all of the information necessary for its review. Third, the County currently has the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the County routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to establish the District. Finally, the filing fees paid to the County on account of the Petition are designed to offset any costs involved with the review of the position.

The County will incur negligible additional annual costs if the Petition is approved. The proposed District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the County with its budget each year, but no County action is required.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule 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. Property taxes accruing to the County from properties located within the District are not discounted on account of the fact that the property is located within the District.

It is also important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. By State law debts of the District are strictly its own responsibility.

[The balance of this page left intentionally blank.]

4.0 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

The District plans to provide various community facilities and services to the property in the District, as outlined in Table 2. The District plans to fund, construct, operate, maintain, and own the District's interior roadways, street lighting, stormwater management facilities, entry features, landscaping and irrigation, and recreation facilities. The District will fund and construct the District's water distribution and sewer collection systems and offsite right of way and reuse improvements and dedicate these systems and improvements to the County (the County will own, operate, and maintain these systems and improvements). The District's costs may include acquisition of land on which the infrastructure will be constructed.

Table 2. Proposed Facilities and Services

<u>Facility</u>	<u>Funded By</u>	<u>O&M By</u>	<u>Ownership</u>
Water and Sewer Utilities	CDD	County	County
Interior Roadways	CDD	CDD	CDD
Street Lighting	CDD	CDD	CDD
Stormwater Management Facilities	CDD	CDD	CDD
Landscaping, Irrigation, Perimeter Wall	CDD	CDD	CDD
Recreation Facilities	CDD	CDD	CDD
Entry Features	CDD	CDD	CDD
Off-Site R/W Improvements	CDD	County	County
Off-Site Reuse Improvements	CDD	County	County

Table 3 below presents the District's share of costs associated with the implementation of the Public Infrastructure outlined in Table 2.

[Table 3 is found on the following page.]

**Table 3. Summary of Estimated Capital Costs for
Public Infrastructure Serving the District**

<u>Category</u>	<u>Estimated Cost</u>
CR 46A Improvements	\$116,058
Potable Water	\$607,986
Reuse Water	\$76,458
Sanitary Sewer	\$431,905
Lift Station/Force Main	\$179,120
Stormwater Management	\$1,758,376
Landscaping, Perimeter Wall	\$300,000
Offsite Wetland Mitigation	\$140,000
Estimated Contingency	<u>\$720,000</u>
Total Public Infrastructure	\$4,329,903

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Tables 3 and 4 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 costs are similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs 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, locating in the District by new residents 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 service taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special district), or through developer-bank loans.

5.0 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 impact on small businesses because of the formation of the proposed District. If anything, the impact may 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.

The District is not located within a county with a population of less than 75,000 or within a city with a population of less than 10,000. Therefore, the proposed District is not located in either a county or city that is defined as "small" by Florida Statute § 120.52.

6.0 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 Petitioner's Engineer and other professionals associated with the Petitioner.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Development. 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, F.S. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the proposed District.

However, each of these alternatives is inferior to the District. 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.

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.

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, residents and renters in 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.

Fishkind & Associates certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

We have developed over 25 SERCs. Below is a listing of some of these.

- Urban Orlando Community Development District
- Marshall Creek Community Development District
- Cedar Hammock Community Development District
- Meditera Community Development District
- Brooks Community Development District
- Pelican Marsh Community Development District
- Pelican Landing Community Development District
- Fiddler's Creek Community Development District 1
- Boggy Creek Community Development District
- Greenway Community Development District
- Myrtle Creek Community Development District

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

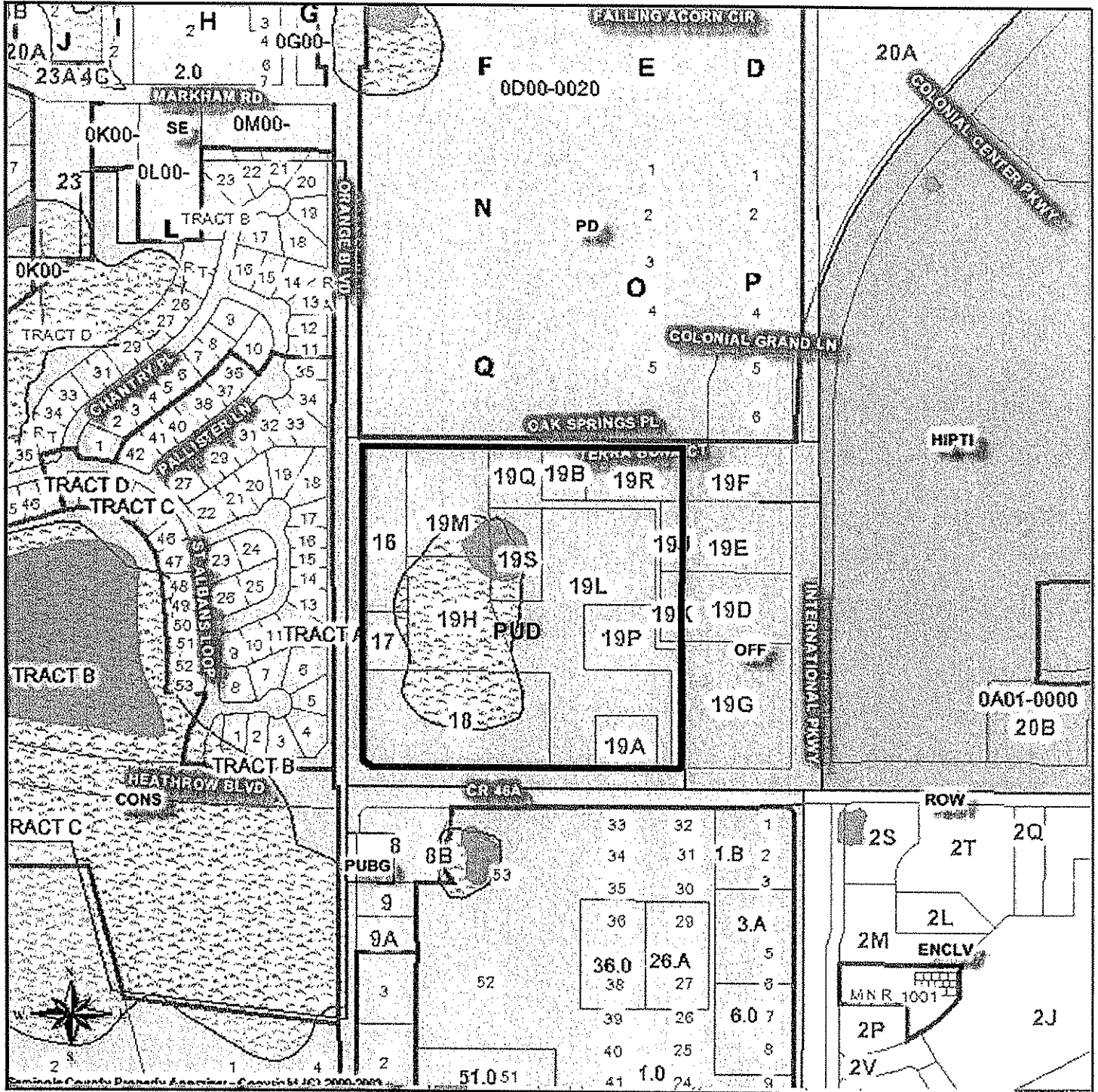
REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report (AFR)	218.32	by March 31
TRIM Compliance Report	200.068	130 days after
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor	215	by November 15
Proposed Budget	218.34	by September 1
Public Facilities Report	189.415	March 1
Public Meetings Schedule	189.417	beginning of fiscal year
Bond Report	218.38	When issued
Registered Agent	189.417	30 Days after

EXHIBIT "H"

MAPS

**(INCLUDING OVERALL MASTER PLAN, SITE PLAN, FUTURE LAND USE
AND ZONING)**

Grande Oaks Existing Future Land Use

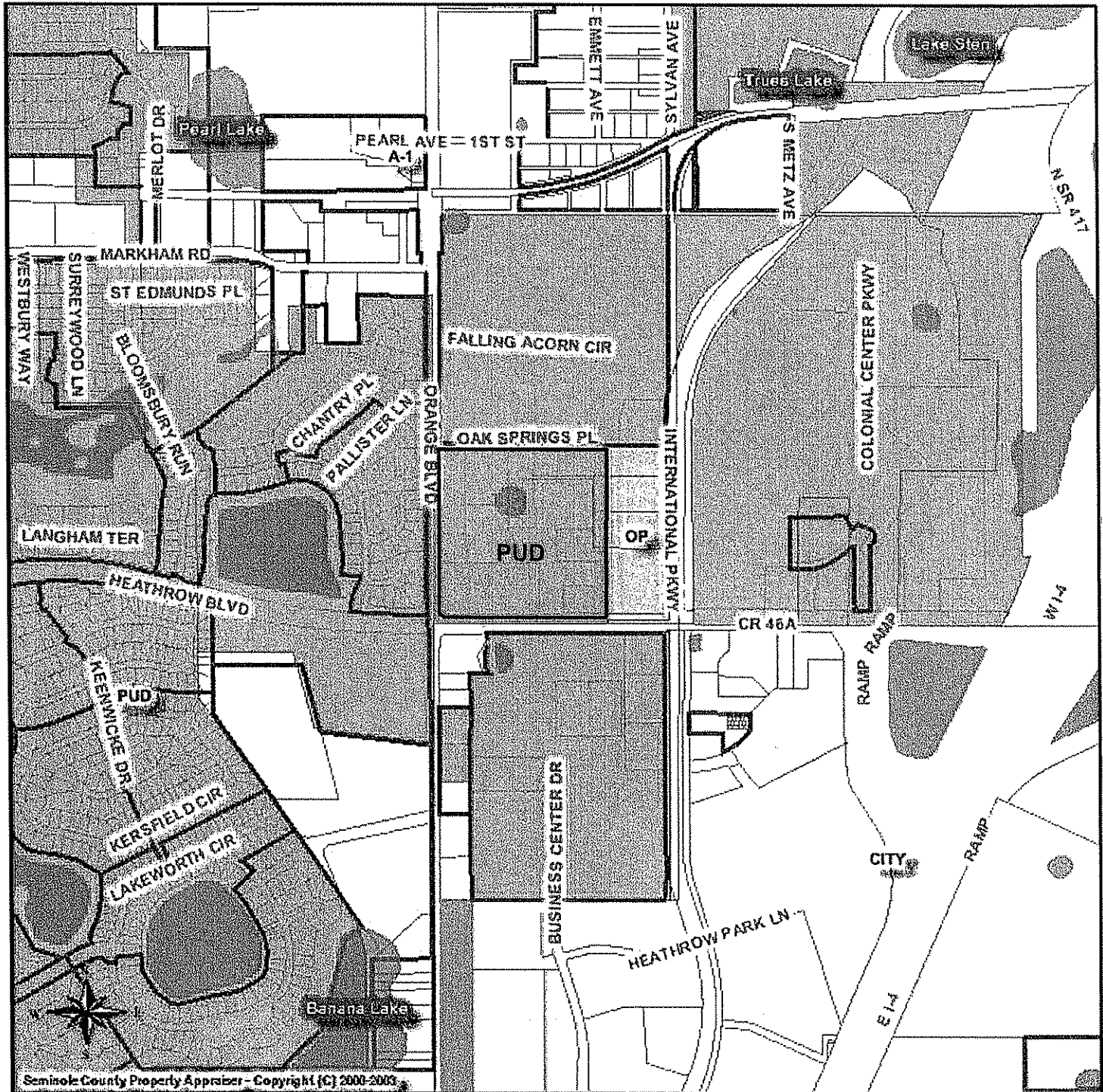


LEGEND

- Planned Development Office
- Suburban Estates



Grande Oaks Existing Zoning



LEGEND

- PUD - Planned Unit Development
- OP - Office
- A-1 Agricultural - 1 Ac



EXHIBIT "I"

AUTHORIZATION OF AGENT

THOMAS A. CLOUD, ESQUIRE

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF _____

HEATHROW OAKS, LLC, a Florida limited liability company, being first duly sworn, depose(s) and say(s):

1. That HEATHROW OAKS, LLC, is the owner and record title holder of the property described on Exhibit "A" attached hereto (the Property):
2. That this Property constitutes a portion of the land for which a request for a Community Development District is being applied for to the County Commission of Seminole County.
3. That the undersigned (has/have) appointed Thomas A. Cloud as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Seminole County, Florida, to consider and act on the above-described Property.
5. That the undersigned authority hereby certifies that the foregoing is true and correct.

HEATHROW OAKS, LLC, a Florida limited liability company

By: H. Erbstein

Its: AUTHORIZED SIGNATURE

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15 day of February, 2006 by Howard Erbstein, as _____ of HEATHROW OAKS, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ ID as identification.



Janet Kind
My Commission DD289633
Expires February 10, 2006

Janet Kind
Signature of Notary
Janet Kind
Printed Name of Notary

Commission Expires: 2/10/06



LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE
SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE
30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31;
THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE
SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00
FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET
TO THE POINT OF INTERSECTION OF THE NORTH
RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS
DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF
THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND
THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID
POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN
ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD,
S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG
SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD,
S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A
RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE
ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY
LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF
00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING
SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN
N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH
LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID
SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID
NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO
THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID
EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND
PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST
1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID
EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO
THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.



EXHIBIT "J"

ORDINANCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA; ESTABLISHING THE GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2005); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; CONSENTING TO THE USE OF SPECIAL POWERS BY THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Heathrow Oaks, LLC ("Petitioner"), as owner of or having the consent of the owner(s) of one hundred percent (100%) of the real property to be included in the District, has consented to the establishment of and petitioned the Board of County Commissioners of Seminole County (the "County") to adopt an ordinance establishing the Grande Oaks Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2005); and

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida and whose principal place of business is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the County on _____ 2006; and

WHEREAS, upon consideration of the record established at that hearing duly noticed, the County finds as follows:

- (1) The statements within the petition were true and correct; and
- (2) The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes (2004) and all statements contained within the petition are true and correct; and
- (3) The appropriate Board staff have reviewed and approved the petition for establishment of the District on the proposed land and it is complete and sufficient; and

(4) The costs to Seminole County and government agencies from establishment of the District are nominal. There is no adverse impact on competition or employment from District establishment. The persons affected by the establishment are the future landowners, present landowners, Seminole County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons by virtue of establishing this District as the governmental entity to manage and finance the statutory services identified. The impact of District establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the District. Methodology is as set forth in the Statement of Estimated Regulatory Costs (“SERC”) is on file with the County. The SERC of the Petitioner on District establishment is complete and adequate, and meets the requirements of Section 120.541, Florida Statutes; and

(5) Establishment of the District by this Ordinance, whose uniform general law charter consists of Sections 190.006 – 190.041, Florida Statutes, created by general law, is subject to and not inconsistent with the local Comprehensive Plan of Seminole County and with the State Comprehensive Plan; and

(6) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and

(7) The District is the best alternative available for delivering community development services and facilities to the area proposed to be serviced by the District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and

WHEREAS, the Petitioner has requested the Board for consent to exercise one or more of the special powers granted by charter in Section 190012(2), Florida Statutes, and the Board in reaching its conclusions, has considered the potential exercise by the District of all the powers set forth in Section 190012(1-3), Florida Statutes; and

WHEREAS, upon the effective date of this establishing Ordinance, the Grande Oaks Community Development District, as created by general law, will be duly and legally authorized

to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the “Grande Oaks Community Development District Establishment Ordinance.”

SECTION 2. BOARD FINDINGS. The Board findings set forth in the recitals to this Ordinance are true and correct and are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2005).

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. There is hereby created a community development district situated entirely within unincorporated Seminole County, Florida, which District shall be known as the “Grande Oaks Community Development District.” Therefore, the petition filed to create the Grande Oaks Community Development District is hereby granted and the said District shall operate in accordance with the Uniform Community Development District charter as set forth in Chapter 190, Florida Statutes.

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 27 acres, the external boundaries of the District are described in Exhibit “A” attached hereto.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, Florida Statutes. Consent is also hereby given, pursuant to Section 190.012(2), Florida Statutes, to the District Board to exercise all special powers set forth in Section 190.012, Florida Statutes. More specifically, the District is granted by its charter, so long as it is in compliance with and subject to the Seminole County Comprehensive Plan and subject to the regulatory jurisdiction and permitting authority of all applicable other ordinances and regulations of Seminole County, the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, fire prevention and control, including related buildings and equipment, school buildings and related structures, security, including but not limited to personnel and equipment,

mosquito and arthropods of public health importance control, and waste collection and disposal. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Seminole County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Joe Pease, Steve Bovio, Doug Bruk, Dave Zacharias, and Steve Marcantonio.

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

SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable; provided, however, that nothing herein and no occurrence resulting from the provisions of this Ordinance being severed shall be deemed in any way to authorize or provide for any of the obligations, indebtedness, duties, or responsibilities of the District to be assumed by the County or its taxpayers in any way unless specifically consented to, in writing, by the County; provided, further, however, that nothing herein and no occurrence resulting from the provisions of this Ordinance being severed shall result in the developer or the successor to the developer being relieved of any obligation or conditions in the development order (Seminole County Development Order #04-23000002).

SECTION 9. CODIFICATION. It is the intent of the Board of County Commissioners that the provisions of the Ordinance shall become and be made a part of the Seminole County Code and the word "ordinance" may be changed to "section," "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; provided; however, that Sections 9 and 10 shall not be codified.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been filed with the Secretary of State.

ENACTED this ____ day of May, 2006.

ATTEST:

SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS

MARYANNE MORSE, CLERK

By: _____

Deputy Clerk

CARLTON D. HENLEY, CHAIRMAN

Approved as to form and legal sufficiency:

COUNTY ATTORNEY

By: _____

Robert A. McMillan, County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
OF
LAND COMPRISING THE
GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING, CONTAINING 27.19 ACRES MORE OR LESS.

EXHIBIT "A"
LEGAL DESCRIPTION
OF
LAND COMPRISING THE
GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31;
THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.



NOTICE OF LOCAL PUBLIC HEARING
Seminole County Board of County Commissioners
To Consider the Creation of the
GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT

DATE: _____, 2006

TIME:

LOCATION: Commission Chambers
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771

Notice is hereby given that a hearing will be held on the ____ day of _____, 2006, beginning at _____, or as soon thereafter as the matter may be heard in the Commission Chambers at the Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 before the Board of County Commissioners, Seminole County, Florida ("Commission"), to consider the elements of a petition filed by Heathrow Oaks, LLC, ("Petitioner") to establish a uniform community development district to be known as the Grande Oaks Community Development District ("District") as authorized and provided for in Chapter 190, Florida Statutes (2005). The District is a statutorily created single and special-purpose local government limited to providing basic systems, facilities and services to the property within its boundaries, subject to the Seminole County Comprehensive Plan and planning and land development regulations and conditions. The information presented at this hearing will be used to afford the Petitioner, any affected units of local government, and the general public, a fair and adequate opportunity to appear and present oral and written comments regarding the creation by ordinance of this community development district. The district would be created by a proposed ordinance the title of which is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA; ESTABLISHING THE GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2005); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; CONSENTING TO THE USE OF SPECIAL POWERS BY THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed land area to be served by the District contains 27 plus or minus acres more or less, is located wholly within Seminole County, Florida ("County"). The proposed land area is generally located in the area north of Paola Road County Road 46-A, east of Orange Boulevard, west of International Parkway and south of Oak Springs Place. The boundaries of the properties to be serviced by the District are outlined in the map depicted in this notice. There is no real property within the boundaries of the District which will be excluded from the jurisdiction of the District. The metes and bounds legal description is as follows:

[SEE EXHIBIT "A"]

If adopted, the ordinance will establish a uniform community development district and designate the land to be serviced by the District. A community development district is a local government created by law and established by ordinance, on a proposed property subject to state and local regulatory requirements governing the lawful use and development of the property. Establishment of a uniform community development district pursuant to chapter 190, Florida Statutes, is not a development order under Chapter 380, Florida Statutes. All planning, permitting and other regulatory requirements pertaining to development within the land area will be in accordance with general and special law and applicable County ordinances; the processes herein set forth deal only with the factors to be considered in creating a uniform community development district by ordinance as an alternative for managing and financing certain basic services for community development, all pursuant to county permits.

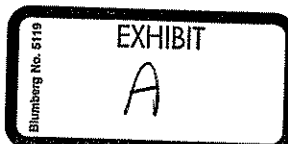
All persons appealing any decision of the Commission made at the hearing referenced herein are hereby notified they may need to ensure that a verbatim record of the proceedings, including testimony and evidence, is made, upon which an appeal is to be based. In accordance with the Americans with Disabilities Act, persons who need special accommodations to attend the meeting should contact the Seminole County Clerk of the Board of County Commissioners at (407) 665-7211 at least 24 hours in advance of the public hearing.

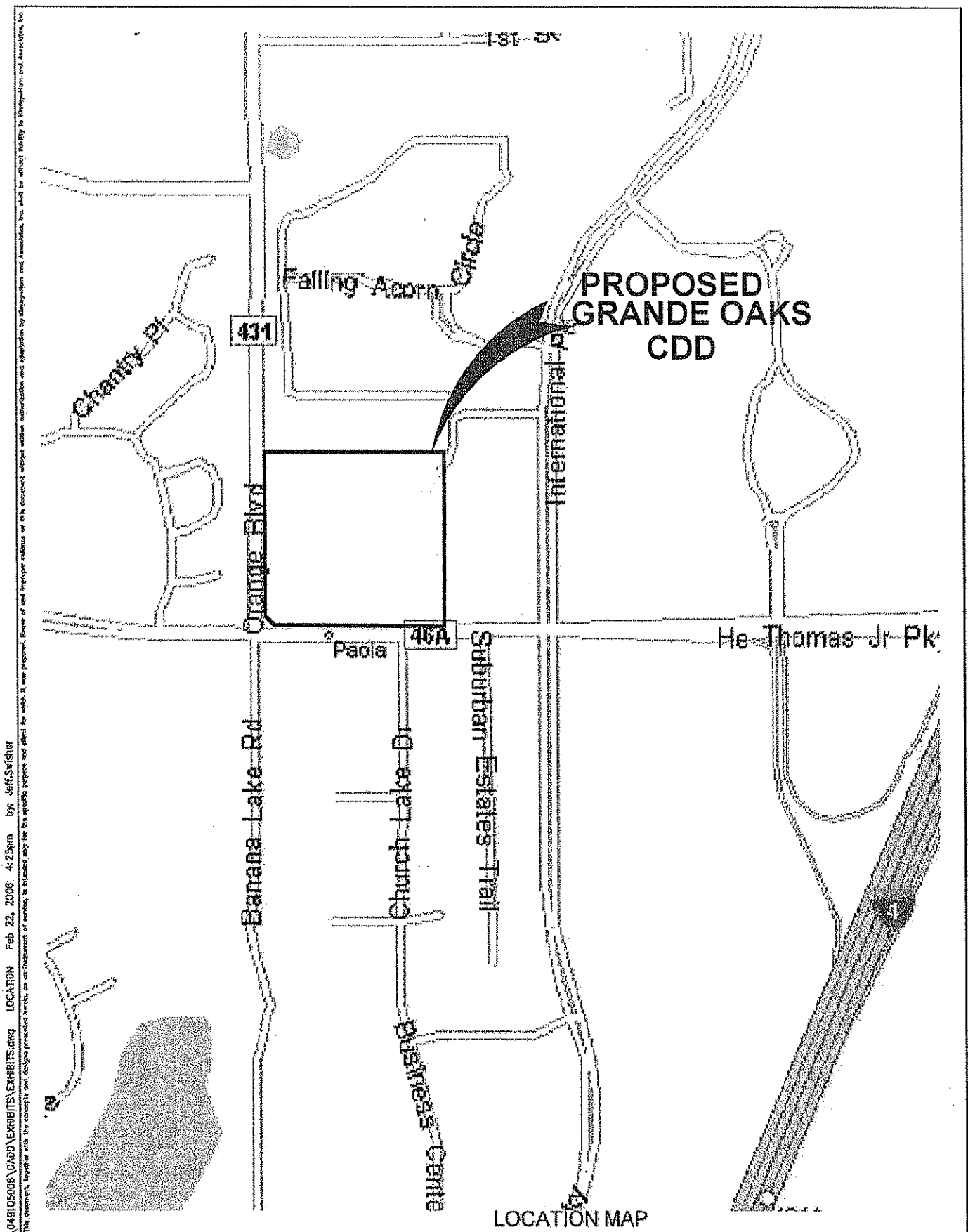
Location Map:

[SEE EXHIBIT "B"]

LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31;
THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.





Drawing name: G:\049105006\CADD\EXHIBITS\EXHIBITS.dwg LOCATION Feb 22, 2006 4:25pm by Jeff Swisher

This document, together with all concepts and design products herein, is an instrument of service, to be used only for the specific project and shall be void if not used for such. It was prepared, drawn and plotted without supervision and approval by the undersigned and Associates, Inc. shall be without liability for interpretation and Associates, Inc.

SCALE	NTS
DESIGNED BY	RL
DRAWN BY	RL
CHECKED BY	JRS

Kimley-Horn
and Associates, Inc.
© 2006 KIMLEY-HORN AND ASSOCIATES, INC.
3660 MAGNARE BLVD., SUITE 200, ORLANDO, FL 32803
(407) 658-1071
CA 00300699

DATE	02/22/2006
PROJECT NO.	049105006

GRANDE OAKS
SEMINOLE COUNTY, FL

DESIGN ENGINEER:	JEFFREY R. SWISHER
FLORIDA REGISTRATION NUMBER:	60275

SHEET NUMBER	1
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Blumberg No. 6119

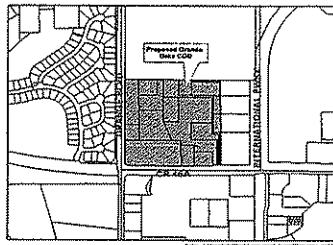
EXHIBIT

B

NOTICE OF LOCAL PUBLIC HEARING
Seminole County Board of County Commissioners
To Consider the Creation of the
GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT
May 9, 2006 at 1:30 P.M.

Notice is hereby given that the Seminole County Board of County Commissioners ("BCC") will conduct a public hearing as notice above, beginning at 1:30 p.m., or as soon thereafter as possible, in the County Services Building, 1101 East First Street, Sanford, Florida, Board Chambers (Room 1028). The purpose of this hearing is to consider the elements of a petition filed by Heathrow Oaks, LLC, ("Petitioner") to establish a uniform community development district to be known as the Grande Oaks Community Development District ("District") as authorized and provided for in Chapter 190, Florida Statutes (2005). The District is a statutorily created single and special-purpose local government limited to providing basic systems, facilities and services to the property within its boundaries, subject to the Seminole County Comprehensive Plan and planning and development regulations and conditions. The information presented at this hearing will be used to afford the Petitioner, any affected units of local government, and the general public, a fair and adequate opportunity to appear and present oral and written comments regarding the creation by ordinance of this community development district. The District will be created by a proposed ordinance the title of which is as follows: **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA; ESTABLISHING THE GRANDE OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2005); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; CONSENTING TO THE USE OF SPECIAL POWERS BY THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

The proposed land area to be served by the District contains 27 plus or minus acres more or less, and is located wholly within unincorporated Seminole County, Florida ("County"). The proposed land area is generally located at the northeast corner of County Road 46A (AKA H. E. Thomas, JR., Parkway) and Orange Boulevard, west of International Parkway, and extending north along Orange Boulevard, east along CR 46A, and south of Oak Springs Place. The boundaries of the properties to be serviced by the District are outlined in the map depicted in this notice. There is no real property within the boundaries of the District, which will be excluded from the jurisdiction of the District. The metes and bounds legal description is as follows: A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.86 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING, CONTAINING 27.19 ACRES MORE OR LESS.



If adopted, the ordinance will establish a uniform community development district and designate the land to be serviced by the District. A community development district is a local government created by law and established by ordinance, on a proposed property subject to state and local regulatory requirements governing the lawful use and development of the property. Establishment of a uniform community development district pursuant to Chapter 190, Florida Statutes, is not a development order under Chapters 163 or 380, Florida Statutes. All planning, permitting, and other regulatory requirements pertaining to development within the land area, will be in accordance with general and special law and applicable County ordinances; the processes herein set forth deal only with the factors to be considered in creating a uniform community development district by ordinance as an alternative for managing and financing certain basic services for community development, all pursuant to County permits. A copy of the proposed ordinance is available for public review in the Office of the County Commission Records, at the address above, Room 2204, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Citizens, interested organizations, local governments, and other entities are encouraged to appear at this hearing and present oral/written input regarding the proposed District in accordance with the procedures used by the BCC, or submit written comments to plandesk@seminolecountyfl.gov, at the Seminole County Planning Division Office, 1101 East First Street, Sanford, FL 32771, Room 2201, telephone 407-665-7371, FAX 407- 665-7385. Comments received prior to the day of the scheduled public hearing are forwarded to the BCC for consideration at the public hearing. Additional information regarding these matters, including the proposed ordinance, and any comments received, are available for public review at the address above, Room 2201, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Public hearings may be continued from time to time as deemed necessary. Persons are advised that if they decide to appeal any decisions made at this hearing, they will need a record of the proceedings, and for such purpose they may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Florida Statutes, Section 286.0105). In accordance with the Americans with Disabilities Act, persons who need special accommodations to attend the public hearing should contact the Seminole County Human Resources Department at 407-665-7941 at least 24 hours in advance of the public hearing.

Exhibit B
Processing and Administration Costs
Associated with Petition Approval

Costs	Hourly Rate	Hours / Ads	Total
Staff			
Principal Planner	30.51	9	\$ 274.59
P&D Director	42.07	5	\$ 210.35
Assistant County Attorney	27.65	7	\$ 193.55
Assistant County Attorney	32.46	5	\$ 162.30
Interim County Manager	61.40	1	\$ 61.40
Other Costs			
Advertising Costs		4	\$14,304
TOTAL COSTS			\$15,206.19