

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

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

15
16 **WHEREAS**, Lennar Homes, LLC (the "Petitioner") petitioned the City Council of
17 the City of Orlando, Florida (the "Orlando City Council"), to enact an ordinance
18 establishing the Storey Drive Community Development District (the "District") pursuant to
19 Chapter 190, Florida Statutes, over the real property described in Exhibit 2 of the
20 Petition to Establish the Storey Drive Community Development District; and

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22 **WHEREAS**, Petitioner currently owns all of the property located within the
23 boundaries of the proposed District and has provided written consent to the
24 establishment of the District as the entity owning 100 percent of the real property to be
25 included in the District; and

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27 **WHEREAS**, Petitioner is a company authorized to conduct business in the State
28 of Florida, Petitioner's principal place of business is 2300 Maitland Center Parkway,
29 Suite 320, Maitland, Florida 32751; and

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31 **WHEREAS**, a public hearing has been conducted by the Orlando City Council on
32 March 15, 2021, in accordance with the requirements and procedures of section
33 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the
34 City's Charter and Code of Ordinances; all interested persons and affected units of
35 general-purpose local government were afforded an opportunity to present oral and
36 written comments on the Petition at said duly noticed public hearing; and

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

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

49
50 **WHEREAS**, establishment of the District will constitute a timely, efficient,
51 effective, responsive, and economic way to deliver community development services in
52 the area described, thereby providing a solution to the City's planning, management and
53 financing needs for delivery of capital infrastructure therein without overburdening the
54 City and its taxpayers; and

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

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

62
63 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct
64 and are incorporated herein, adopted, and made a part hereof.

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66 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office
67 of the City Clerk on December 16, 2020, and a copy of which is attached hereto as
68 **Exhibit "A"** and incorporated herein, is hereby granted.

69
70 **SECTION 4. DISTRICT NAME.** There is hereby created a community
71 development district situated entirely within the incorporated boundaries of the City of
72 Orlando, Florida, named the "Storey Drive Community Development District."

73
74 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
75 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,
76 contains 67.84 acres, more or less.

77
78 **SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the
79 District are described in section 190.011, subsection 190.012(1), paragraphs
80 190.012(2)(a) & (d), and subsection 190.012(2)(f), Florida Statutes.

81
82 **SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to
83 serve as initial members of the District's Board of Supervisors are as follows:

	<u>Name</u>	<u>Address</u>
84 85 86 87 88	Dan La Rosa	2300 Maitland Center Parkway, Suite 320 Maitland, FL 32751
89 90	Lane Register	2300 Maitland Center Parkway, Suite 320

91 Maitland, FL 32751
92
93 Karen Morgan 2300 Maitland Center Parkway, Suite 320,
94 Maitland, FL 32751
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96 Mike Lewellen 2300 Maitland Center Parkway, Suite 320,
97 Maitland, FL 32751
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99 Adam Morgan 2300 Maitland Center Parkway, Suite 320,
100 Maitland, FL 32751
101

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

113 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its
114 application to any person or circumstance is held invalid, the invalidity does not affect
115 other provisions or applications of this ordinance which can be given effect without the
116 invalid provision or application, and to this end the provisions of this ordinance are
117 severable.
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119 **SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.
120

121 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
122 Florida, at a regular meeting, this 22 day of FEBRUARY, 2021.
123

124 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City
125 of Orlando, Florida, by the Petitioner, commencing the 24 day of
126 FEBRUARY, 2021, and running once each week for four consecutive
127 weeks ending on the 17 day of MARCH, 2021.
128

129 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**
130 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
131 Council of the City of Orlando, Florida, at a regular meeting, this 22 day of
132 MARCH, 2021.
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134

ORDINANCE NO. 2021-10

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BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA



Mayor

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



City Clerk

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



Assistant City Attorney

[Remainder of page intentionally left blank.]

City Council Meeting: 3-22-21
Item: 12-2 Documentary: 2103221202

Orlando Sentinel

MEDIA GROUP

P.O. Box 2833
Orlando, FL 32802

Account Name: Latham-Luna-Eden & Beaudine LLP
Account Number: CU00116974

To Whom It May Concern:

This is to confirm that the advertisement for Latham-Luna-Eden & Beaudine LLP published in *The Orlando Sentinel* on the following dates.

Publication Date: Feb 24, 2021; Mar 03, 2021; Mar 10, 2021; Mar 17, 2021;

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Section: Main News

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Order ID: 6877843

Cost: \$4,072.00

Should you need further information, please feel free to contact me.

Sincerely,



Rob Sahlin
Multimedia Account Executive
The Orlando Sentinel

/jmg

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
18 day of March, 2021, by Rob Sahlin,
who is personally known to me.



Notary Public
State of Florida at Large

