

This space reserved for use
Clerk of the Circuit Court

This Instrument Prepared by
and return to:

Cheryl G. Stuart, Esq.
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Florida 32314

**NOTICE OF ESTABLISHMENT OF THE
OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

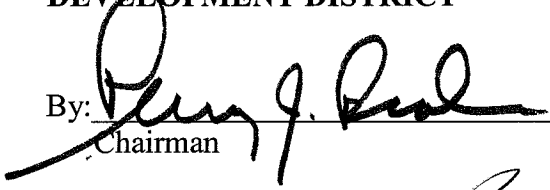
PLEASE TAKE NOTICE that on March 23, 2004, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 04-10, which became effective on March 30, 2004, establishing the Oak Creek Community Development District. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with section 189.416, Florida Statutes.

THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN

ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

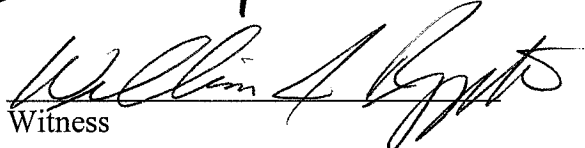
IN WITNESS WHEREOF, this Notice has been executed on the 13th day of April, 2004, and recorded in the Official Records of Pasco County, Florida.

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

By: 
Chairman


Witness

MARY K. SLIPPY
Print Name


Witness

William J. Rizzetta
Print Name

**STATE OF FLORIDA
COUNTY OF PASCO**

The foregoing instrument was acknowledged and sworn before me this 13th
day of April, 2004, by Perry Reader, Chairman of the Oak Creek Community
Development District, who is personally known to me or who has produced
_____ as identification.



Mary K. Slippy
Print Name: MARY K. SLIPPY
Notary Public, State of Florida
Commission No.: DD 022595
My Commission Expires: 8-11-05

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE BOUNDARIES OF THE OAK CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTERS 189 AND 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2004 MAR 30 PM 3:36

FILED

WHEREAS, representatives for Mark Maconi, owner/petitioner (the Petitioner) has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the boundaries of the Oak Creek Community Development District (the District) pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the County, in determining whether to establish the district boundaries, has considered and finds that all statements contained in the Petition to Establish the Oak Creek Community Development District (the Petition) are true and correct; and,

WHEREAS, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the State of Florida Comprehensive Plan or the Pasco County Comprehensive Plan; and,

WHEREAS, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and,

WHEREAS, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and,

WHEREAS, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

WHEREAS, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and,

WHEREAS, a duly noticed public hearing on the Petition was held prior to the adoption of this ordinance establishing the boundaries of the District.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY AND POWER OF THE DISTRICT

- a. There is hereby established the Oak Creek Community Development District, the external boundaries of which is described in Attachment A and incorporated herein, which shall operate in

accordance with the Uniform Community Development District Act of 1980 and those requirements as set forth in Florida Statutes, Chapters 189 and 190.

- b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Any Development of Regional Impact requirements and all State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.
- c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners.
- d. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.415, Florida Statutes.

SECTION 2. POWERS AND DUTIES OF THE DISTRICT

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

- a. The District shall provide financial reports to the Department of Banking and Finance in the same form and in the same manner as all other political subdivisions, including the County.
- b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the Community Development District and the County.
- c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.
- d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's short-term indebtedness.
- e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.
- f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.
- g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District.

Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. Within thirty (30) days after the effective date of this ordinance, the District shall record a Notice of Establishment in the property records of the County, which the said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

SECTION 3. BOARD OF SUPERVISORS OF THE DISTRICT

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as supplied in the Petition is attached hereto as Attachment B and incorporated herein.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall be held a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

SECTION 4. DISTRICT BUDGET

- a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.
- b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

SECTION 5. FUNCTIONS OF THE DISTRICT

- a. The District may exercise the general powers provided for in Sections 190.011, Florida Statutes.
- b. The District may exercise the special powers provided for in Sections 190.012(1) and (3), Florida Statutes.
- c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Attachment A, and as the said District might be expanded or contracted.

SECTION 6. MISCELLANEOUS PROVISIONS

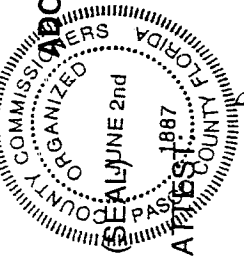
- a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.
- b. The County, at its option, may adopt a nonemergency ordinance providing for a plan for the transfer of a specific community development service from the District to the County. The plan shall provide for the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District as provided for in Chapter 190, Florida Statutes, as amended.
- c. The Petition to Establish the Oak Creek Community Development District is attached hereto in its entirety as Attachment C.

SECTION 7. SEVERABILITY

- a. To the extent that any portion of this ordinance is in conflict with Chapter 190, Florida Statutes, Chapter 190 shall govern, and the remainder of this ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 8. EFFECTIVE DATE.

A certified copy of this ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance and shall take effect upon filing.



ADOPTED this 23rd day of March, 2004.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

PETER A. ALTMAN, CHAIRMAN

JED PITTMAN, CLERK

APPROVED
APPROVED AS TO LEGAL FORM AND SUFFICIENCY **MAR 23 2004**
Office of the Pasco County Attorney

ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING
IS A TRUE AND CORRECT COPY OF
PAGE(S) 11 OF 17 PAGES
OF THE ORIGINAL OF RECORD IN MY
OFFICE. WITNESS MY HAND AND THE
COUNTY'S OFFICIAL SEAL THIS

MARCH 23 2004
JED PITTMAN, CLERK TO THE BOARD
BY KAROL M. CONNICK D.C.

REVISED EXHIBIT 2
METES AND BOUNDS LEGAL DESCRIPTION

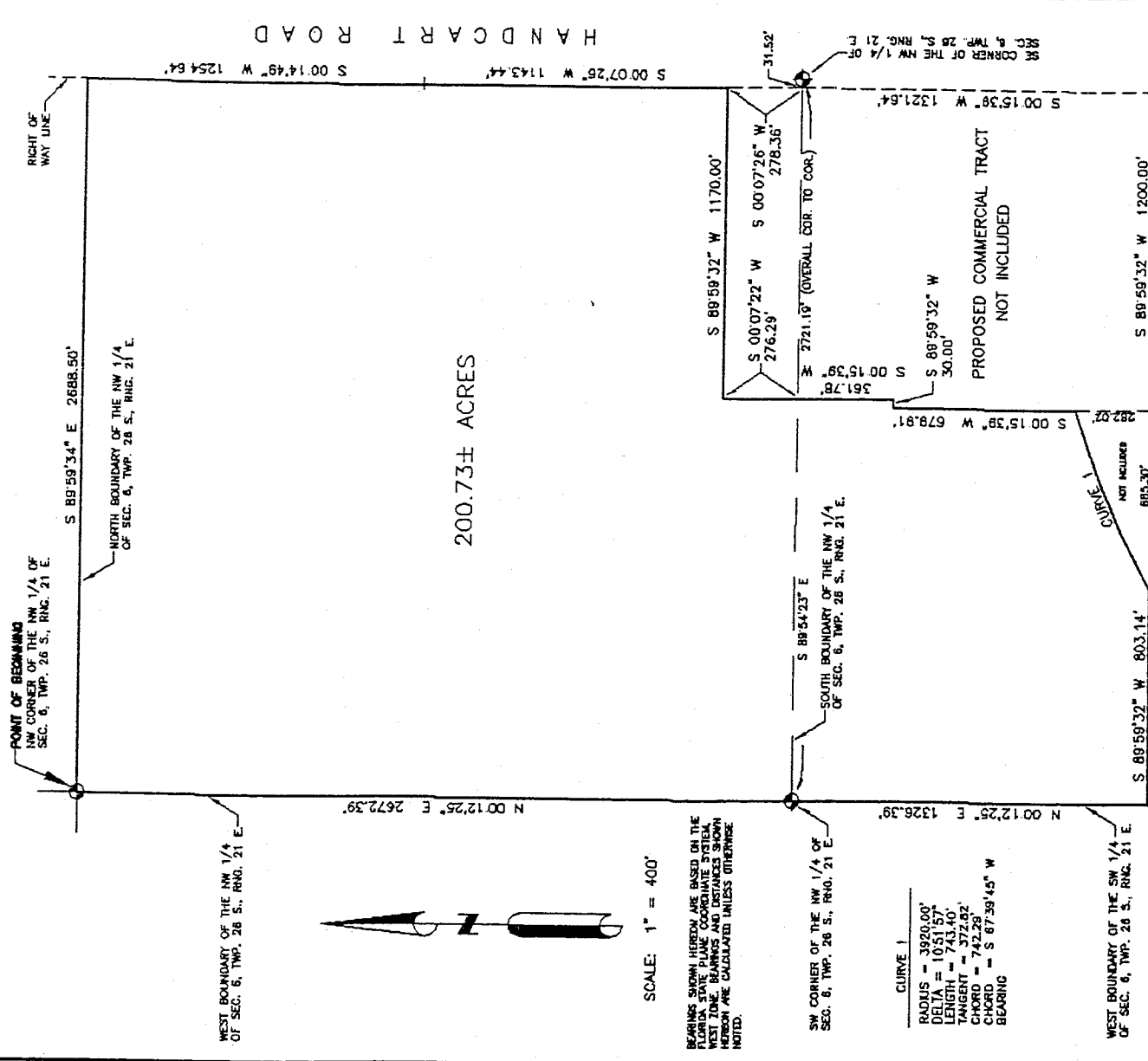
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, S 89° 59' 34" E A DISTANCE OF 2688.50 FEET; THENCE S 00° 14' 49" W A DISTANCE OF 1254.64 FEET; THENCE S 00° 07' 26" W A DISTANCE OF 1143.44 FEET; THENCE S 89° 59' 32" W A DISTANCE OF 1170.00 FEET; THENCE S 00° 07' 22" W A DISTANCE OF 276.29 FEET TO THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4; THENCE S 00° 15' 39" W A DISTANCE OF 361.78 FEET; THENCE S 89° 59' 32" W A DISTANCE OF 30.00 FEET; THENCE S 0° 15' 39" W A DISTANCE OF 679.91 FEET; THENCE ALONG THE ARC OF A CURVE A DISTANCE OF 743.40 FEET, SAID CURVING BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 3920.00 FEET, A DELTA ANGLE OF 10° 51' 57", A CHORD OF 742.29 FEET, AND A CHORD BEARING OF S 67° 39' 45" W; THENCE S 89° 59' 32" W A DISTANCE OF 803.14 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID WEST BOUNDARY N 00° 12' 25" E A DISTANCE OF 1326.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 N 00° 12' 25" E A DISTANCE OF 2672.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.73 ACRES, MORE OR LESS.

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

SKETCH AND DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



CURVE 1
RADIUS = 3920.00'
DELTA = 1051°57'
LENGTH = 743.40'
TANGENT = 372.92'
CHORD = 742.29'
CURVE BEARING = S 87°39'45" W

D E S C R I P T I O N
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, S 89° 59' 34" E A DISTANCE OF 2688.50 FEET; THENCE S 00° 14' 49" W A DISTANCE OF 1254.64 FEET; THENCE S 00° 07' 26" W A DISTANCE OF 1143.44 FEET; THENCE S 89° 59' 32" W A DISTANCE OF 1170.00 FEET; THENCE S 00° 07' 26" W A DISTANCE OF 276.29 FEET TO THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4; THENCE S 00° 15' 39" W A DISTANCE OF 678.81 FEET; THENCE S 89° 59' 32" W A DISTANCE OF 30.00 FEET; SAID CURVE BEING CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 3920.00 FEET, A DELTA ANGLE OF 10° 51' 57"; A CHORD OF 742.29 FEET, AND A CHORD BEARING OF S 87° 39' 45" W; THENCE S 89° 59' 32" W A DISTANCE OF 803.14 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 N 00° 12' 25" E A DISTANCE OF 2672.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.73 ACRES, MORE OR LESS.

Coastal
Engineering
Surveying
Mapping
Environmental
Construction Management

808 Constitution Boulevard
Dunwoody, Georgia 30401
(770) 411-1147
FAX (770) 411-1147
FLORIDA LICENSE NO. 7900

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

MARCUS N. HALL JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 8278

SKETCH AND DESCRIPTION	DATE
SECTION 6 TOWNSHIP 26 SOUTH RANGE 21 EAST	11-18-03
	03414

EXHIBIT 12

OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

INITIAL BOARD OF SUPERVISORS

MARK MACONI

3111 North U.S. Highway 19
Palm Harbor, Florida 34684
Telephone: (727) 786-1605
Facsimile: (727) 786-5227

PERRY READER

3339 South Tropical Trail
Merritt Island, Florida 32952
Telephone: (321) 449-4645
Facsimile: (321) 453-5988

DREW LOCHER

873 Spring Park Loop
Celebration, Florida 34747
Telephone: (407) 566-9131
Facsimile: N/A

ROSALIND MYERS

1245 Palm Garden Place
Melbourne, Florida 32940
Telephone: (321) 255-2002
Facsimile: N/A

MARK SKOLNICK

Post Office Box 821
Crystal Beach, Florida 34681
Telephone: (727) 796-2529
Facsimile: (727) 725-0390

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Mark Maconi (hereafter "Petitioner"), hereby petitions the Pasco County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within Pasco County, Florida, and covers approximately 200 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located west of Hardcart Road and north of the Eiland Avenue (Zephyrhills Bypass). The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**. Maps matching the metes and bounds description of all lands to be included within the proposed District are provided in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundary of the proposed District that are to be excluded from the proposed District.

3. Landowner Consent. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Documentation of ownership and consent to the establishment of a community development district is contained in **Exhibit 3**. The owner of the property is Hardy H. Huntley.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Mark Maconi
Address: 31111 North U.S. Highway 19
Palm Harbor, Florida 34684

Name: Perry Reader
Address: 3339 South Tropical Trail
Merritt Island, Florida 32952

Name: Drew Locher
Address: 873 Spring Park Loop
Celebration, Florida 34747

Name: Rosalind Myers
Address: 1245 Palm Garden Place
Melbourne, Florida 32940

Name: Mark Skolnick
Address: Post Office Box 821
Crystal Beach, Florida 34681

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America. This list, along with the telephone and facsimile number of each Board member requested in the Community Development District Information Packet, is provided in **Exhibit 12**.

5. Name. The proposed name of the District is the Oak Creek Community Development District.

6. Existing Land Uses. Currently, the lands to be included within the proposed District are designated RES-3, which permits three (3) residential dwelling units per gross acre. Generally, the property comprising the proposed District is bounded by RES-3, which is described above, RES-1, which allows one (1) residential dwelling unit per acre and P/SP, which is designated for major public/semi-public land use. The existing land use designations within and adjacent to the proposed District are depicted in **Exhibit 4**.

7. Major Water and Wastewater Facilities. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands to be included within the proposed District. **Exhibit 5A** demonstrates the pre-development major outfall canals and drainage basins for the lands within the proposed District. A map illustrating the post-development drainage conditions for the lands to be included within the proposed District is provided in **Exhibit 5B**. **Exhibit 5C** demonstrates the utility service connection plan for the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The entity anticipated to own and maintain those facilities is also identified in **Exhibit 6**. The estimated costs of construction are shown in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed and installed from 2004 to 2006 in one phase. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Future Land Uses. The future general distribution, location and extent of the public and private land uses within the proposed District by land use plan element are shown in **Exhibit 8**. These proposed land uses are consistent with the Pasco County Comprehensive Plan.

10. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2002). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. Copies of all correspondence and official notices should also be sent to:
Cheryl G. Stuart
Jonathan T. Johnson
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314

12. Aerial Photograph. An aerial photograph of the property is provided in **Exhibit 10**. The overlay on the aerial photograph depicts the future distribution and location of the public and private land uses within the proposed District.

13. Warranty Deed. A copy of the warranty deed for the lands proposed to be included within the proposed District is provided in **Exhibit 11**.

14. Financial Review Information. Due to the privileged nature of some of the financial information required by the Community Development District Information Packet and referenced in **Tab 3**, Petitioner respectfully requests that a meeting be scheduled between Petitioner, its representatives and designated County staff to review financial information relevant to this Petition. Based upon this meeting, Petitioner will supply supplemental information to the County. This approach has been used in other jurisdictions with similar requirements.

15. This petition to establish the Oak Creek Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the Pasco County Comprehensive Plan.

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

c. The establishment of the proposed District will prevent the general body of taxpayers in Pasco County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

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

WHEREFORE, Petitioner respectfully requests the County Commission of Pasco County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2002);

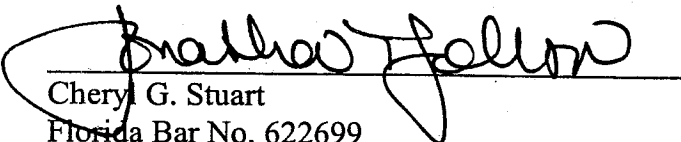
b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by Section 190.012(2), Florida Statutes.

RESPECTFULLY SUBMITTED, this 3rd day of November, 2003.

HOPPING GREEN & SAMS, P.A.

J. Ben Harrill
Florida Bar No. 275557
Figurski & Harrill
The Holiday Tower
2435 U.S. Hwy 19, Suite 350
Holiday, Florida 34691
(727) 942-0733 (telephone)
(727) 944-3711 (facsimile)


Cheryl G. Stuart
Florida Bar No. 622699
Jonathan T. Johnson
Florida Bar No. 986460
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
Attorney for Petitioner

List of Exhibits

<u>Exhibit Number</u>	<u>Description</u>
1	Map showing general location of project.
2	Metes and bounds description of external boundary of the proposed District. Map containing a metes and bounds description for all lands to be included within the proposed District.
3	Consent of landowners.
4	Map showing existing land uses within and adjacent to the proposed District.
5A	Map identifying major outfall canals and drainage basins for the lands within the proposed District.
5B	Map identifying post-development drainage conditions for lands within the proposed District.
5C	Map demonstrating the utility service connection plan for the proposed District.
6	List of facilities the proposed District will provide and identifying who will own and maintain those facilities.
7	Estimated costs of construction of the improvements.
8	Future distribution, location and extent of the public and private land uses within the proposed District by land use plan element.
9	Statement of Estimated Regulatory Costs (SERC).
10	Aerial Photograph.
11	Warranty Deed.
12	Board of Supervisors List.