

FILED FOR RECORD
R. B. SHORE

ORDINANCE NO. 03-55

2003 OCT 21 AM 7:43

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING AND NAMING THE LEXINGTON COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING THE FUNCTIONS AND GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE ADMINISTRATION, OPERATION, MAINTENANCE, AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR ACKNOWLEDGMENT AND AGREEMENT BY THE PETITIONER; AND PROVIDING FOR AN EFFECTIVE DATE.

CLERK OF THE CIRCUIT COURT
TALLAHASSEE, FLORIDA

2003 OCT 17 AM 9:23

FILED

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

WHEREAS, Williams & Herold Communities, LLC, (Petitioner), a Florida limited liability company, has petitioned the Manatee County Board of County Commissioners (County) to adopt an ordinance establishing Lexington Community Development District (District) pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, Petitioner is the owner of the 145.11 acre, more or less, area proposed for inclusion within the District; and,

WHEREAS, a public hearing has been conducted by the Manatee County Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes, as amended; and,

WHEREAS, based on the information and representations provided by the Petitioner, the County finds all statements contained in the petition are true and correct and has relied thereon in adopting this Ordinance; and,

WHEREAS, the establishing of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan; and,

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and,

WHEREAS, the establishing of the District is found to be the best alternative available for delivering the community development services and facilities to the area that will be served by the District, as provided herein; and,

WHEREAS, the proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

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

WHEREAS, the establishing of the District as an independent special district and a local unit of special purpose government pursuant to Chapter 190, Florida Statutes, and the exercise by the District's Board of Supervisors of its powers under the Act will further the objectives and public purposes of the Act; will constitute a timely, efficient, effective, responsive and economic way to deliver basic community development services and to plan, manage and finance needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers; and is in the public interest and the best interest of the state and the County and their inhabitants; and,

WHEREAS, as provided in Chapter 190, Florida Statutes, the establishing of the District and exercise of its powers under the Act will serve a governmental and public purpose in that the District will perform essential governmental functions which would otherwise have to be performed by other state and local governments or agencies by, inter alia, providing systems and facilities for the use and enjoyment of the general public, including roads, water distribution, sewer and waste water collection systems and facilities, water management and control systems and facilities, including bridges and culverts; and,

WHEREAS, the acquisition, construction, financing and operation of such systems and facilities as set forth in the Petition will protect, promote and enhance the public health, safety and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, Be It Ordained by the Board of County Commissioners of Manatee County, Florida, as follows:

SECTION 1. Findings of Fact. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

SECTION 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION 3. Establishment. There is hereby established the Lexington Community Development District which shall be governed by the uniform community development district charter as set forth in ss190.006 through 190.041, Florida Statutes, to perform the functions contained in the Petition, attached hereto as Exhibit A.

SECTION 4. Boundaries. The boundaries of the Lexington Community Development District are those described in the metes and bounds description, attached hereto and made a part of this Ordinance as Exhibit B.

SECTION 5. Initial Board of Supervisors. The following five persons are designated as the initial members of the Board of Supervisors for the Lexington Community Development District :

- | | |
|--|--|
| (1) Frank Herold
743 Hillcrest Drive
Bradenton, Florida 34209 | (2) Bruce Reid
739 Hillcrest Drive
Bradenton, Florida 34209 |
| (3) Britt Williams
113 30 th Avenue West
Bradenton, Florida 34205 | (4) Reace Williams
207 32 nd Street West
Bradenton, Florida 34205 |
| (5) Peter Mason
1851 Oleander Street
Sarasota, Florida 34239 | |

SECTION 6. Charter. The Lexington Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, specifically its uniform general law in Sections 190.006 - 190.041, Florida Statutes, as amended. The District shall have, and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the Petition and Chapter 190, Florida Statutes, any or all of the special powers set forth in Section 190.012(1), Florida Statutes.

SECTION 7. County Comprehensive Plan and County Land Development Code Compliance. The Lexington Community Development District shall be governed by the development standards of the Manatee County Comprehensive Plan and the Manatee County Land Development Code on its construction projects in the same manner as a private developer. The Community Development District will be required to obtain all necessary federal, state, and local permits including but not limited to site plan approval and building permits for any construction it undertakes. All infrastructure shall conform to Manatee County standards.

SECTION 8. County Rights of Termination, Contraction, Expansion, and Limitation. All rights of Manatee County to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically reserved.

SECTION 9. Severability. If any section, subsection, sentence, clause, provision or part shall be held invalid for any reason by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but remain in full force and effect.

SECTION 10. Effective Date. This Ordinance shall be effective immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

SECTION 11. Petitioner Acknowledgment. Petitioner acknowledges and agrees to the statements and provisions contained herein and evidences such by execution of the acknowledgment provided below.

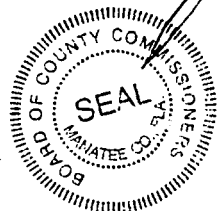
ADOPTED, with a quorum present and voting, this 7th day of October, 2003.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

ATTEST: R. B. Shore
Clerk of the Circuit Court

By: [Signature]
Jonathan Bruce, Chairman

By: [Signature]



ACKNOWLEDGMENT

The undersigned Petitioner, Williams & Herold, LLC, a Florida limited liability company, does hereby acknowledge and agree to the statements and provisions contained herein.

Williams & Herold, LLC.

By: [Signature]
Lloyd E. Williams, Jr., Managing Member

Witnesses:
[Signature]
[Signature]

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

ORDINANCE 03-55
EXHIBIT A

IN RE: A Petition to Establish)
The Lexington)
Community Development District)
_____)

PETITION TO ESTABLISH THE LEXINGTON
COMMUNITY DEVELOPMENT DISTRICT

The Petitioner, Williams & Herald Communities, LLC, a Florida limited liability corporation, (hereinafter "Petitioner"), hereby petitions the 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 unincorporated Manatee County, Florida. The site is not located within or contiguous to any municipalities. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 145 acres of land. The site is located north of Highway 301 and west of Fort Hamer Road. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

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

3. Landowner Consent. Petitioner has obtained written consent from the landowner to establish the District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in Exhibit 3.

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

Name: Frank Herold
Address: 743 Hillcrest Drive, Bradenton, FL 34209

Name: Bruce Reid
Address: 739 Hillcrest Drive, Bradenton, FL 34209

Name: Britt Williams
Address: 113 30th Avenue West, Bradenton, FL 34205

Name: Reace Williams
Address: 207 32nd Street West, Bradenton, FL 34205

Name: Peter Mason
Address: 851 Oleander Drive, Sarasota, FL

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

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

6. Future Land Uses. The future general distribution, location and extent of the public and private land uses proposed for the District by the Future Land Use Element of the County's

Comprehensive Plan is identified on Exhibit 4. The proposed land uses for lands within the proposed District are consistent with the adopted applicable Comprehensive Plan.

7. Major Water and Wastewater Facilities. The existing major trunk water mains and wastewater interceptors are shown on Exhibit 5. Exhibit 5 also indicates the major outfall canals and drainage basins for the lands within the proposed District.

8. District facilities and services. The Petitioner presently intends for the District to participate in the acquisition, construction and/or installation of certain systems, facilities and basic infrastructure within the ambit of Section 190.012, Florida Statutes. Exhibit 6 describes the facilities that the Petitioner presently expects the District to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, extend, equip, operate and/or maintain. The estimated costs are also described in Exhibit 6. Actual 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. Statement of Estimated Regulatory Costs. Exhibit 7 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.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314
Phone: (850) 222-7500
Fax: (850) 224-8551

-and-

Carol Masio McGuire
HOLLAND & KNIGHT LLP
Bradenton Financial Center
1401 Manatee Avenue West Suite 1200
Bradenton, FL 34205
Phone: (941) 748-7076
Fax: (941) 747-9774

11. This petition to establish the Lexington Community Development District should be granted for reasons that include the following:

a. Establishment of the 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 local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is

sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The 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 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 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 District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the 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 Board of County Commissioners to:

- a. Schedule a public hearing in accordance with the requirements of Section 190.005, Florida Statutes (2002);
- b. Grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of May, 2003.

HOPPING GREEN & SAMS, P.A.

BY: 

Jonathan T. Johnson
Florida Bar No. 986460
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314

HOLLAND & KNIGHT LLP

Carol Masio McGuire
Florida Bar No. 508070
1401 Manatee Avenue West
Suite 1200
Bradenton, FL 34205

Attorneys for Petitioner

AFFIDAVIT OF PROOF

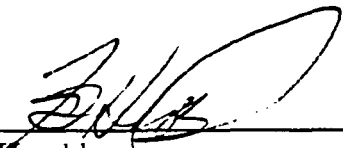
STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, appeared Affiant, Frank Herold,
and having taken an oath, Affiant, based on personal knowledge, deposes and says:

1. I am over 18 years of age and competent to make affirmation as to the matters contained herein.
2. My name is Frank Herold.
3. I am the owner of 50% of the interest in Williams and Herold Communities, LLC.
4. I have reviewed the Petition to Establish the Lexington Community Development District ("Petition") dated May 6, 2003. and, to the best of my knowledge, the statements in the Petition are true and correct pursuant to section 190.005(1)(e), Florida Statutes (2002).

I declare that the foregoing is true and correct to the best of my knowledge.

Dated this 8 day of September, 2003.



Frank Herold

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 8th day of September, 2003, by Frank Herold, who is personally known to me [] or who has produced _____ (type of identification) as identification.

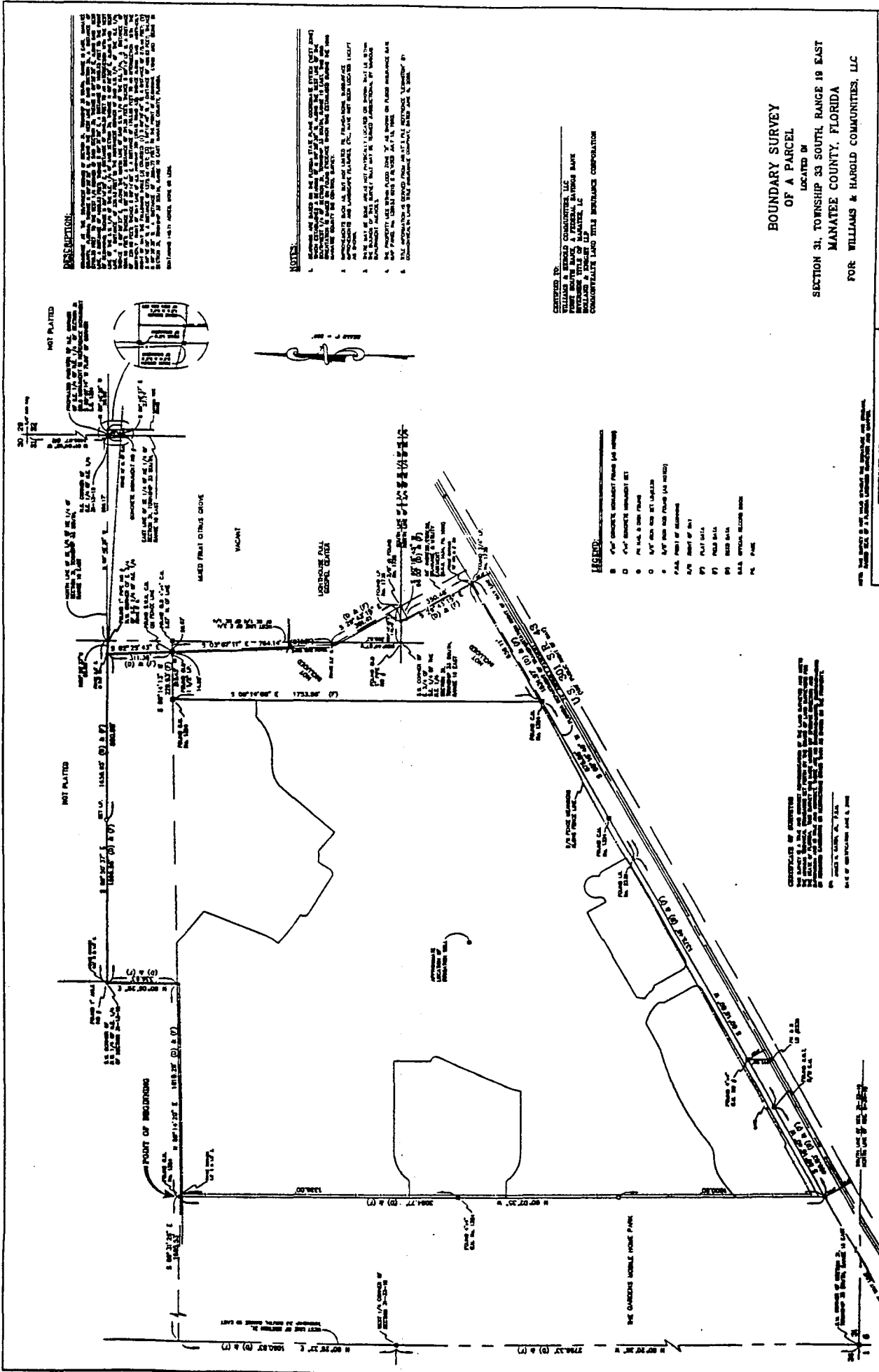
NOTARY PUBLIC:

Signature: Robin L. Neidert
State of Florida at Large (Notary Seal)

BRD1 #48503 v1



Robin L. Neidert
Commission # DD 070141
Expires Nov. 5, 2005
Bonded Thru
Atlantic Bonding Co., Inc.



DESCRIPTIONS:

1. THE PARCEL OF LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE DEED OF CONVEYANCE TO WILLIAMS & HAROLD COMMUNITIES, L.C. DATED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MANATEE, FLORIDA, AT THE PLACE WHERE SAID DEED IS RECORDED.

2. THE PARCEL OF LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE DEED OF CONVEYANCE TO WILLIAMS & HAROLD COMMUNITIES, L.C. DATED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MANATEE, FLORIDA, AT THE PLACE WHERE SAID DEED IS RECORDED.

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NOTES:

1. ALL CORNERS AND POINTS OF BEGINNING ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.

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CERTIFICATE TO:

WILLIAMS & HAROLD COMMUNITIES, L.C.
 10000 SUNSHINE AVENUE
 MANATEE, FLORIDA 34450

BOUNDARY SURVEY
OF A PARCEL
 LOCATED IN
 SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA
 FOR WILLIAMS & HAROLD COMMUNITIES, L.C.

Palmer, McJannet & Shroyer, L.C.
 Surveyors, Planners, Engineers & Landscapers
 2811 WEST AVENUE, SUITE 100
 TAMPA, FLORIDA 33609
 PHONE (813) 744-1010
 TELEFAX (813) 744-1000
 DATE: 1-2-84
 SHEET NO. 1 OF 1

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 - 164. 81" IRON PIPE (81" DIA.)
 - 165. 81 1/2" IRON PIPE (81 1/2" DIA.)
 - 166. 82" IRON PIPE (82" DIA.)
 - 167. 82 1/2" IRON PIPE (82 1/2" DIA.)
 - 168. 83" IRON PIPE (83" DIA.)
 - 169. 83 1/2" IRON PIPE (83 1/2" DIA.)
 - 170. 84" IRON PIPE (84" DIA.)
 - 171. 84 1/2" IRON PIPE (84 1/2" DIA.)
 - 172. 85" IRON PIPE (85" DIA.)
 - 173. 85 1/2" IRON PIPE (85 1/2" DIA.)
 - 174. 86" IRON PIPE (86" DIA.)
 - 175. 86 1/2" IRON PIPE (86 1/2" DIA.)
 - 176. 87" IRON PIPE (87" DIA.)
 - 177. 87 1/2" IRON PIPE (87 1/2" DIA.)
 - 178. 88" IRON PIPE (88" DIA.)
 - 179. 88 1/2" IRON PIPE (88 1/2" DIA.)
 - 180. 89" IRON PIPE (89" DIA.)
 - 181. 89 1/2" IRON PIPE (89 1/2" DIA.)
 - 182. 90" IRON PIPE (90" DIA.)
 - 183. 90 1/2" IRON PIPE (90 1/2" DIA.)
 - 184. 91" IRON PIPE (91" DIA.)
 - 185. 91 1/2" IRON PIPE (91 1/2" DIA.)
 - 186. 92" IRON PIPE (92" DIA.)
 - 187. 92 1/2" IRON PIPE (92 1/2" DIA.)
 - 188. 93" IRON PIPE (93" DIA.)
 - 189. 93 1/2" IRON PIPE (93 1/2" DIA.)
 - 190. 94" IRON PIPE (94" DIA.)
 - 191. 94 1/2" IRON PIPE (94 1/2" DIA.)
 - 192. 95" IRON PIPE (95" DIA.)
 - 193. 95 1/2" IRON PIPE (95 1/2" DIA.)
 - 194. 96" IRON PIPE (96" DIA.)
 - 195. 96 1/2" IRON PIPE (96 1/2" DIA.)
 - 196. 97" IRON PIPE (97" DIA.)
 - 197. 97 1/2" IRON PIPE (97 1/2" DIA.)
 - 198. 98" IRON PIPE (98" DIA.)
 - 199. 98 1/2" IRON PIPE (98 1/2" DIA.)
 - 200. 99" IRON PIPE (99" DIA.)
 - 201. 99 1/2" IRON PIPE (99 1/2" DIA.)
 - 202. 100" IRON PIPE (100" DIA.)

CERTIFICATE OF SURVEY

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described in the foregoing, and that the same is in accordance with the laws of the State of Florida, and that the same is in accordance with the laws of the State of Florida.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 1st DAY OF JANUARY, 1984.

 Surveyor

CERTIFICATE OF SURVEY

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described in the foregoing, and that the same is in accordance with the laws of the State of Florida, and that the same is in accordance with the laws of the State of Florida.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 1st DAY OF JANUARY, 1984.

 Surveyor

AFFIDAVIT OF PROOF

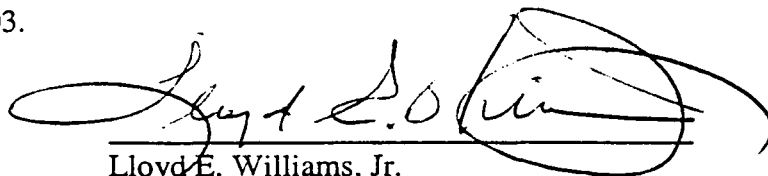
STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, appeared Affiant, Lloyd E. Williams, Jr., and having taken an oath, Affiant, based on personal knowledge, deposes and says:

- 1. I am over 18 years of age and competent to make affirmation as to the matters contained herein.
- 2. My name is Lloyd E. Williams, Jr.
- 3. I am the owner of 50% of the interest in Williams and Herold Communities, LLC.
- 4. I have reviewed the Petition to Establish the Lexington Community Development District ("Petition") dated May 6, 2003, and, to the best of my knowledge, the statements in the Petition are true and correct pursuant to section 190.005(1)(e), Florida Statutes (2002).

I declare that the foregoing is true and correct to the best of my knowledge.

Dated this 4th day of September, 2003.



Lloyd E. Williams, Jr.

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4th day of September, 2003, by Lloyd E. Williams, Jr., who is personally known to me [] or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC:

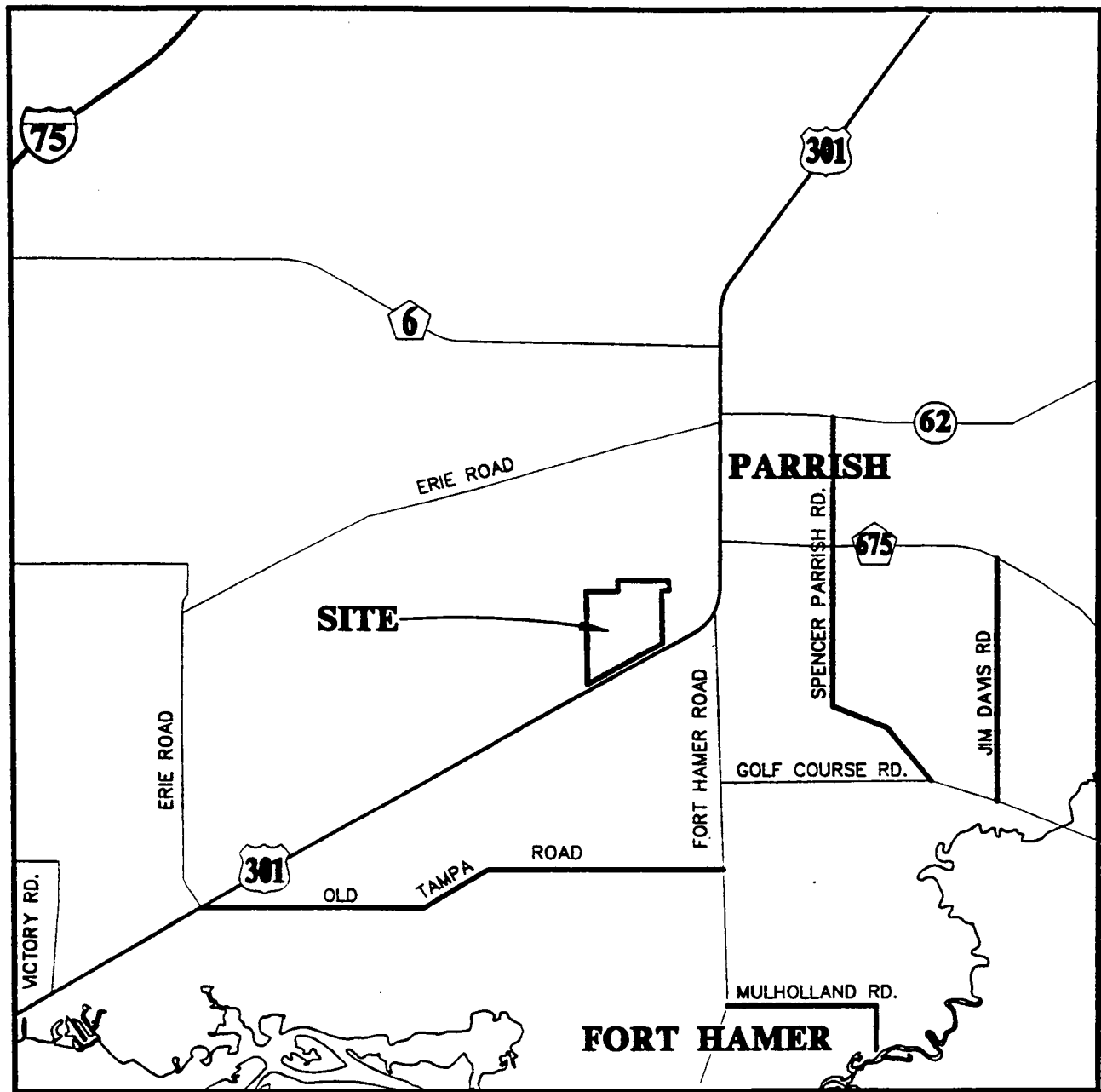
Signature: Robin L. Neidert
State of Florida at Large (Notary Seal)

BRD1 #48502 v1



Robin L. Neidert
Commission # DD 070141
Expires Nov. 5, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT 1



CAD file name: V:\acad\DEREL\CDD\CDD LocMap.dwg
Plot date and time: 20030425.1035

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GENERAL LOCATION MAP

FOR
LEXINGTON
A PLANNED RESIDENTIAL COMMUNITY
LOCATED IN
SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

Zoller, Majar & Shroyer, L.C.





201 5th Avenue Drive East, Bradenton, Florida 34208
Post Office Box 9448, Bradenton, Florida 34206

(941) 748-8080
Fax (941) 748-3316
Survey Fax (941) 748-3747
E-mail: zns@znseng.com
Web Page: www.znseng.com

MAY 24, 2002

PARCEL OF LAND
(PROPOSED LEXINGTON, A SUBDIVISION)

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°20'38" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2759.33 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE N 00°28'32" E, ALONG SAID WEST LINE, A DISTANCE OF 1060.83 FEET; THENCE S 89°31'28" E, A DISTANCE OF 1685.53 FEET TO THE POINT OF BEGINNING; THENCE N 89°14'20" E, A DISTANCE OF 1019.29 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 31; THENCE N 00°06'28" E, ALONG SAID WEST LINE, A DISTANCE OF 336.93 FEET TO THE NORTHWEST CORNER OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE S 89°50'37" E, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4, A DISTANCE OF 1596.95 FEET; THENCE S 02°25'43" E, A DISTANCE OF 311.36 FEET; THENCE S 89°14'13" W, A DISTANCE OF 229.93 FEET; THENCE S 00°14'08" E, A DISTANCE OF 1753.56 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSED: (1) S 60°16'45" W, A DISTANCE OF 875.86 FEET; (2) S 60°18'00" W, A DISTANCE OF 1375.48 FEET; (3) S 60°16'40" W, A DISTANCE OF 499.03 FEET; THENCE N 00°20'35" W, A DISTANCE OF 3084.77 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 145.11 ACRES, MORE OR LESS.

Handwritten mark

EXHIBIT 3

Consent and Joinder of Landowners
for Establishment of a Community Development District

The undersigned is the owner of certain lands portions of which are more fully described in Exhibit 2 to the Petition (the "Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

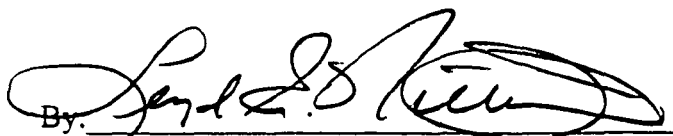
The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

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

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

Executed this 4th day of May, 2003

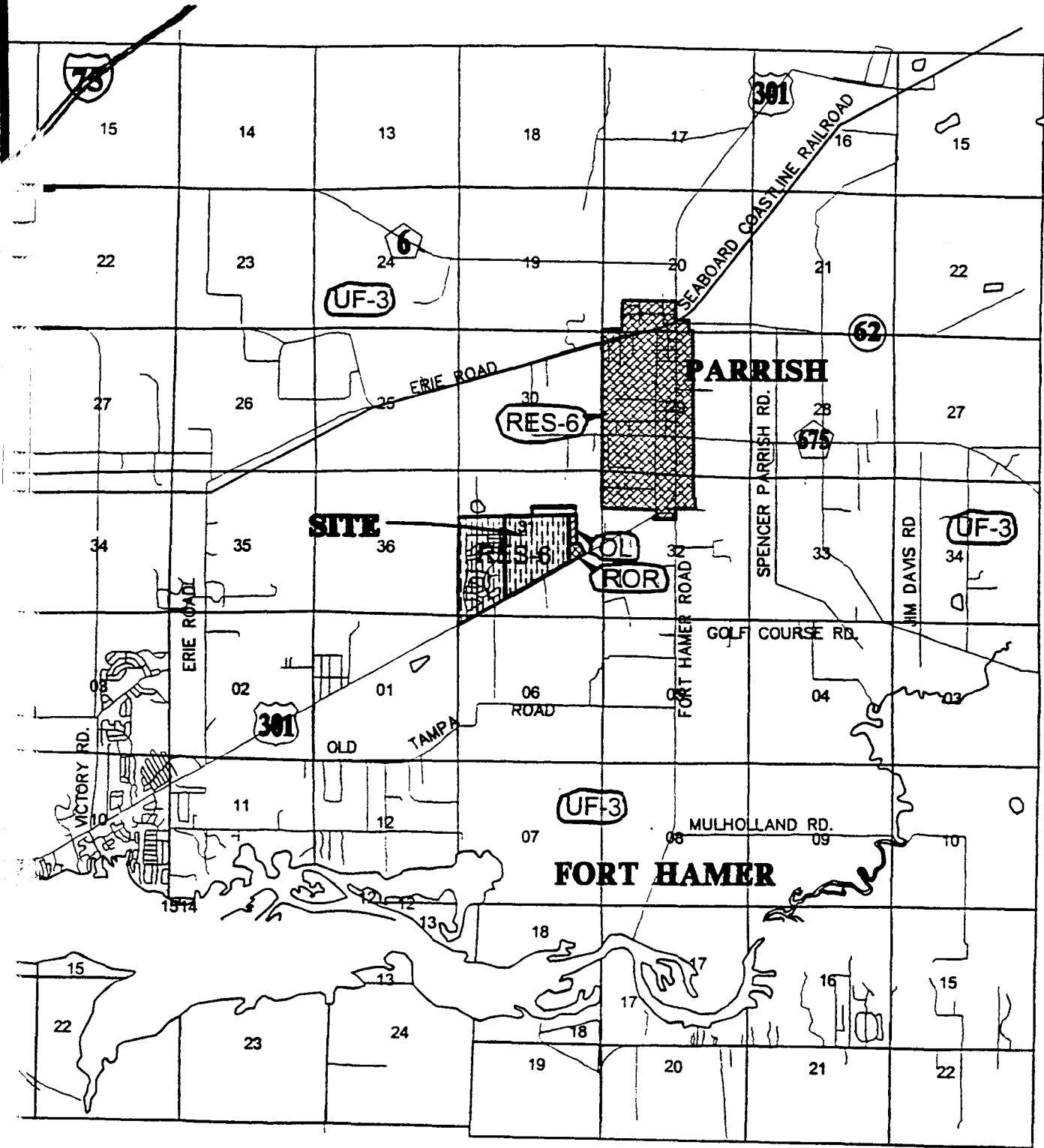
Williams & Herald Communities, LLC

By: 

Its Authorized Signator

Lloyd E. Williams, Jr., Managing Member

EXHIBIT 4



CAD file name: V:\acad\DEREL\CDD\CDD LandUse.dwg
 Plot date and time: 20030428.1045

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FUTURE LAND USE EXHIBIT

FOR
LEXINGTON
 A PLANNED RESIDENTIAL COMMUNITY
 LOCATED IN
SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

Zoller, Malar & Shroyer, L.C.

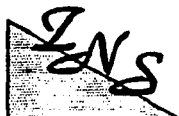
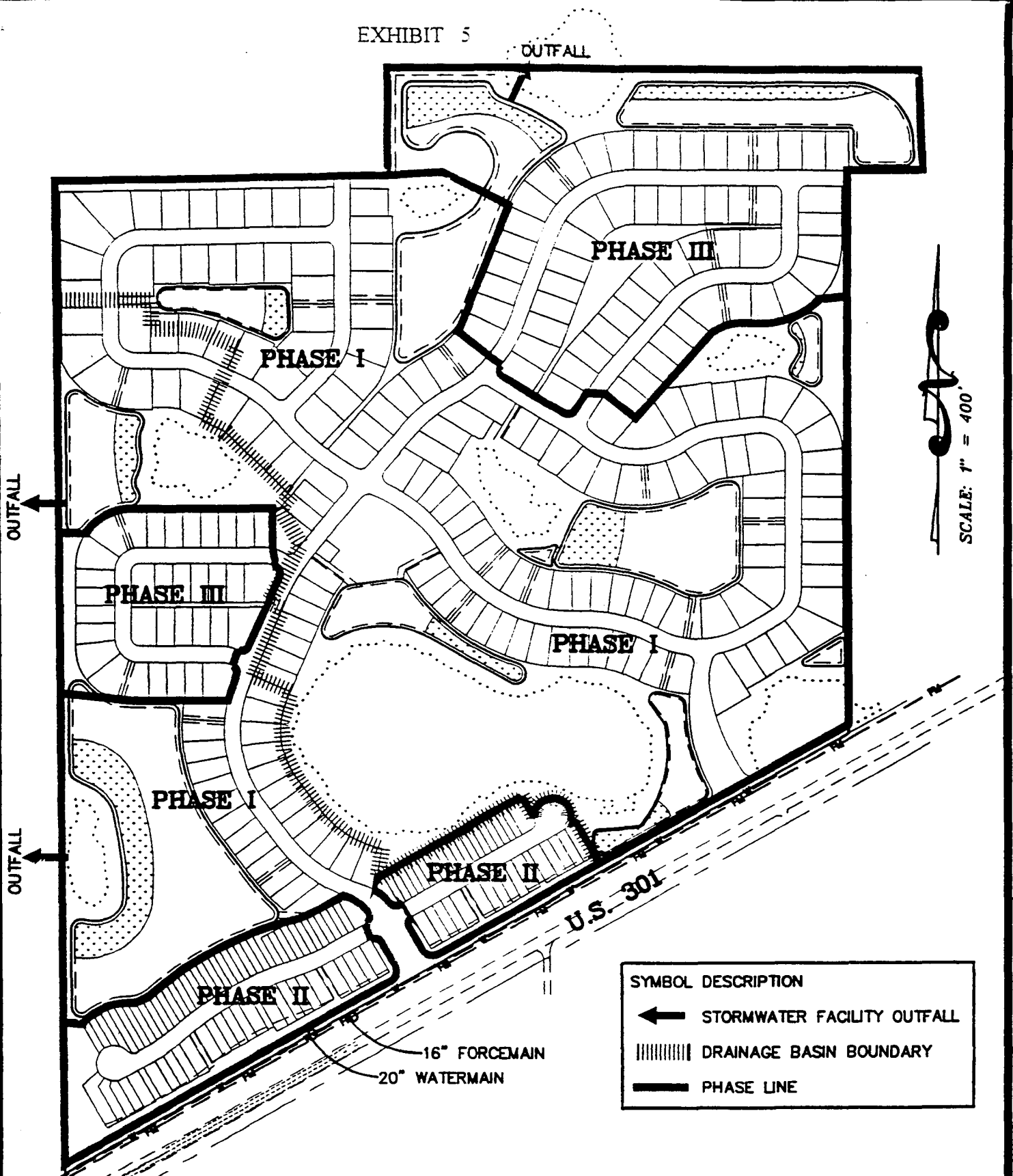


EXHIBIT 5



SCALE: 1" = 400'

SYMBOL DESCRIPTION	
←	STORMWATER FACILITY OUTFALL
	DRAINAGE BASIN BOUNDARY
—	PHASE LINE

CAD file name: V:\acad\DEREL\CDD\CDD Outfall.dwg
 Plot date and time: 20030429.1046

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MAJOR OUTFALLS, CANALS & DRAINAGE BASINS

FOR
LEXINGTON
 A PLANNED RESIDENTIAL COMMUNITY
 LOCATED IN
 SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

Zoller, Majar & Shroyer, L.C.



EXHIBIT 6

ESTIMATED CONSTRUCTION COSTS

	<u>Years Constructed</u>	<u>Total</u>
Stormwater	2003 - 2005	\$ 539,775
Water	2003 - 2005	554,206
Sewer	2003 - 2005	656,751
Roads	2003 - 2005	861, 941
		<hr/>
		<u>\$2,612,673</u>

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **Lexington Community Development District** ("District"). The proposed District will comprise approximately 145.11 acres of land located in Manatee County, Florida. 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)."

1.2 Overview of the Lexington Community Development District

The proposed District will comprise approximately 145.11 acres within Manatee County, Florida. The proposed District is designed to provide infrastructure, services, and facilities along with certain ongoing operations and maintenance to the Lexington development (the "Development"). The Development is planned for approximately 351 residential units.

A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the city in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Lexington. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

1.3 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. Manatee County is not defined as a small city 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 rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Development is designed for up to approximately 351 residential units. Formation of the District would provide storm water management services, a water distribution and wastewater collection system, and streets to all of these residences through the proposed District facilities. It is not anticipated that anyone outside the Development would be affected by the rule creating the District, although the State of Florida and the County would be required to comply with the rule.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, or in the case of Districts under 1000 acres, an ordinance of the general purpose government establishing the District, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement the proposed formation of the District. The District as proposed will encompass under 1,000 acres, therefore, the County is the establishing entity under 190.005 (1) F.S. The modest costs to various State entities to implement the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, F.S., the proposed district must pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

Manatee County

The proposed land for the District is in Manatee County (the "County") and consists of less than 1,000 acres. The County and its staff will process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general-purpose government will be offset by the filing fee required under 190.005 (1), F.S.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, F.S., review of the petition to establish the District does not include analysis of the Development itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a CDD.

The annual costs to the County, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule creating the CDD will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Lexington development project. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida, the County, or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

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.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The water management system, water and sewer distribution systems, certain roadway improvements as described in Table 1 will be funded by the District. The District will also fund the mitigation area and wildlife habitat expenses.

**Table 1. Lexington Community Development District
Proposed Facilities and Services**

FACILITY	FUNDED BY	O&M	OWNERSHIP
Stormwater and Drainage (including lakes & littoral shelves)	CDD	CDD	CDD
Sewer	CDD	County	County
Water	CDD	County	County
Streets (including related road-way drainage, drainage structures And conveyance system)	CDD	County	County

CDD=Community Development District; County=Manatee County

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$2,612,673. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the Development may be required to pay non ad valorem assessments levied by the District to secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also levy a non ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A CDD provides the property owners with the option of having higher levels of facilities and services financed through self-imposed charges. 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, City/County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the Development will receive three major classes of benefits.

First, those residents and businesses in the Development will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services will be completed concurrently with development of lands within the Development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, as applicable, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the Development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

Table 2. Cost Estimate for District Facilities

CATEGORY	COST
Stormwater and Drainage	\$ 539,775
Sewer	\$ 620,812
Water	\$ 487,748
Offsite Water	\$ 66,458
Offsite Sewer	\$ 35,939
Streets	<u>\$ 861,941</u>
Total Estimated CDD Facilities Costs	\$2,612,673

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 little impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

The County has an estimated population that is greater than 75,000 according to the Manatee County Government Website. Therefore the County is not defined as a "small county" according to Section 120.52, F.S.

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.

Prepared by: 
Severn Trent Environmental Services, Inc.

5/05/03

APPENDIX A

APPENDICES

Florida Special District Handbook

APPENDIX A: REPORTING REQUIREMENTS AT A GLANCE

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
AUDITOR GENERAL, LOCAL GOVERNMENT SECTION Room 401, Claude Pepper Building, 111 West Madison Street, Tallahassee, Florida 32399-1450			
Annual Financial Audit Report	Section 218.39, F.S. Chapter 10.550, <i>Rules of the Auditor General</i> , Handbook Section 2 - 4	<p>All special districts with either revenues or expenditures of more than \$100,000.00.</p> <p>All special districts with revenues or expenditures/expenses between \$50,000.00 and \$100,000.00 that have not been subjected to a financial audit for the two preceding fiscal years.</p> <p>A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the audit of that county or municipality. In such instances, that audit report must clearly state that the special district is a component unit of the county or municipality.</p>	<p>Annually within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end. Two copies of the annual financial audit report must be submitted to the Auditor General.</p>

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF COMMUNITY AFFAIRS, SPECIAL DISTRICT INFORMATION PROGRAM 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100			
Creation Documents and Amendments, including Codified Act, if applicable	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Dissolution Documents	Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the dissolution effective date.
Merger Documents	Section 189.418, F.S. Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the merger's effective date.
Special District Map and Amendments	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Special District Fee Invoice (\$175.00) and Update Form	Section 189.427, F.S. Rule 9B-50.003, F.A.C. Handbook Section 1 - 3	All special districts.	Annually, by the due date on the Form (sent to all special districts around October 1).
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF ACCOUNTING 200 East Gaines Street, Tallahassee, Florida 32399-0354			
Annual Financial Report with a copy of the Annual Financial Audit Report attached, if required	Section 189.418, F.S. Section 218.31, F.S. Section 218.32, F.S. Handbook Section 2 - 3	All Housing Authorities; All independent special districts; All dependent special districts that are not component units of a local governmental entity.	Annually within 12 months of fiscal year end (9/30) and 45 days of audit completion. If no audit is required, file by April 30.
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF COLLATERAL MANAGEMENT 200 East Gaines Street, Tallahassee, Florida 32399-0345			
Public Depositor Annual Report to the Chief Financial Officer (Form DI4-1009)	Section 280.17, F.S. Section 4C-2.032, F.A.C. Handbook Section 3 - 5	All special districts.	Annually by November 30.
Proof of Authority to Execute Form DI4-1009	Section 4C-2.032, F.A.C. Handbook Section 3 - 5	All special districts.	Annually by November 30, attached to above report.
Public Deposit Identification and Acknowledgment Form (Form DI4-1295)	Section 4C-2.032, F.A.C. Handbook Section 3 - 5	All special districts.	Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

DEPARTMENT OF MANAGEMENT SERVICES, DIVISION OF RETIREMENT Bureau of Local Retirement Systems, Cedars Executive Center, Building C, 2639-C North Monroe Street, Tallahassee, Florida 32399-1560			
Actuarial Impact Statement for Proposed Plan Amendments	Section 112.63, F.S. Rule Chapter 60T-1.001, F.A.C. Handbook Section 2 - 6	Any special district proposing benefit changes to its defined benefit retirement plan.	When considering plan changes.
Defined Contribution Report	Section 112.63, F.S. Rule Chapter 60T-1.004, F.A.C. Handbook Section 2 - 6	Special districts with defined contribution plans.	Within 60 days of the reporting period's ending date.
Actuarial Valuation Report	Section 112.63, F.S. Rule Chapter 60T-1, F.A.C. Handbook Section 2 - 6	Special districts with defined benefit retirement plans.	At least every three years, within 60 days of completion.
DEPARTMENT OF REVENUE, PROPERTY TAX ADMINISTRATION PROGRAM, TRIM COMPLIANCE SECTION P.O. Box 3000, Tallahassee, Florida 32315-3000			
Truth-in-Millage Form DR421	Section 200.068, F.S. Handbook Section 3 - 3	Special districts that can levy taxes but will not do so during the year.	Annually by November 1.
Truth-in-Millage Compliance Package Report	Section 200.068, F.S. Handbook Section 3 - 3	Special districts levying property taxes.	No later than 30 days following the adoption of the property tax levy ordinance/resolution.
DEPARTMENT OF STATE Division of Elections, Room L66, Collins Building, 107 West Gaines Street, Tallahassee, Florida 32399-0250			
Quarterly Gift Disclosure (Form 9)	112.3148, F.S. Handbook Section 3 - 1	Everyone required to file Form 1, receiving a gift worth over \$100.00, unless the person did not receive any gifts during the calendar quarter.	By the last day of the calendar quarter following any calendar quarter in which a reportable gift was received.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
LEGISLATURE <i>PRESIDENT OF THE SENATE (Florida Capitol, Suite 409, Tallahassee, Florida 32399-1100)- SPEAKER OF THE HOUSE OF REPRESENTATIVES (Florida Capitol, Suite 420, Tallahassee, Florida 32399-1300) and EACH APPROPRIATE STANDING COMMITTEE OF THE LEGISLATURE</i>			
Agency Rule Report	Section 120.74, F.S. Handbook Section 1 - 4	Certain Special Districts with adopted rules (see Handbook Section 1 - 4).	Initial by October 1, 1997, then by October 1 of every other year thereafter.
SPECIAL DISTRICT'S FINANCIAL RECORDS If requested, provide a copy to the Department of Financial Services, the Auditor General, and/or the Legislative Auditing Committee.			
Annual Financial Statements	Section 218.321, F.S. Handbook Section 2 - 2	All special districts that are not component units of a municipality or county.	Complete before completing the audit. If no audit is required, complete within 12 months after the end of the fiscal year.
SPECIAL DISTRICT'S GOVERNING BOARD MEETING MINUTE RECORDER			
Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (Form 8B)	Section 112.3143, F.S. Handbook Section 3 - 1	Special District Local Officers with Voting Conflicts.	Within 15 days after the vote occurs.
SPECIAL DISTRICT'S GOVERNING BOARD MEMBERS (EACH MEMBER)			
Actuarial Valuation Report	See Department of Management Services, Division of Retirement.		
Annual Financial Audit Report	See Auditor General, Local Government Section.		

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICT'S LOCAL GENERAL-PURPOSE GOVERNMENTS (PLANNING DEPARTMENT) Each one in which the Special District is Located			
Public Facilities Initial Report	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6).	Within one year of the special district's creation.
Public Facilities Annual Notice of Any Changes	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6).	Annually. Contact each local general-purpose government for the due date.
Public Facilities Updated Report	Section 189.415(2)(a), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6 Appendix B	Independent special districts (See Handbook Section 1 - 6).	Every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See Appendix B.
SPECIAL DISTRICT'S LOCAL GOVERNING AUTHORITY(IES) (if municipality, file at the place they designate; if county(ies), file with the (each) clerk of the board of county commissioners)			
Budget	Section 189.418, F.S. Handbook Section 2 - 2	All special districts.	If requested, provide to the local governing authority within the district's boundaries.
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Regular Public Meeting Schedule	Section 189.417, F.S. Section 189.418, F.S. Handbook Section 3 - 2	All special districts.	Quarterly, semiannually, or annually (ask Local Governing Authority).

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICT'S LOCAL LEGISLATIVE DELEGATION			
Draft Codified Charter as a Local Bill	Section 189.429, F.S. Handbook Section 1 - 4	Those with 12 or less Special Acts.	Submit next session if not yet completed.
		Those with 13 or More Special Acts.	2003 Legislative Session.
		Special Fire Control Districts.	2004 Legislative Session.
SPECIAL DISTRICT'S RESIDENTS AND PROSPECTIVE RESIDENTS AND RESIDENTIAL DEVELOPERS (GIVE SUFFICIENT NUMBER OF COPIES TO THE DEVELOPERS FOR DISTRIBUTION TO EACH PROSPECTIVE INITIAL PURCHASER OF PROPERTY)			
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.
STATE BOARD OF ADMINISTRATION, FINANCIAL OPERATIONS 1801 Hermitage Boulevard, Suite 100, Tallahassee, Florida 32308			
Investment Pool Systems Input Documentation	Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of making any changes or updates to the account.
Resolution for Investment of Surplus Funds	Section 218.407, F.S. Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of investing surplus funds.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
STATE BOARD OF ADMINISTRATION, DIVISION OF BOND FINANCE 1801 Hermitage Boulevard, Suite 200, P.O. Box 13300, Tallahassee, Florida 32317-3300			
Advance Notice of Bond Sale	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	<u>Before</u> selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments.
Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)	Section 189.418, F.S. Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable. New bond issues only.	Within 120 days after delivery of general obligation bonds and revenue bonds.
Bond Verification Form (BF2005)	Handbook Section 2 - 5	All special districts as applicable.	Within 45 days of the Division of Bond Finance's request.
Complaint for Validation of Bonds	Section 75.05(3), F.S. Handbook Section 2 - 5	All independent special districts.	At time court issues validation order.
Final Official Statement (Bonds)	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	Within 120 days after delivery of the bonds, if prepared.
IRS Form 8038 (Bonds)	Section 159.345(1), F.S. Section 159.475(1), F.S. Section 159.7055, F.S. Handbook Section 2 - 5	Special districts issuing Industrial Development or Research and Development Bonds.	Submit with the Bond Information Form & Official Statement, if any is published.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SUPERVISOR OF ELECTIONS (LOCAL) In the County of the Reporting Person's Permanent Residence			
Statement of Financial Interests (Form 1)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" appointed to a special district or special district's board.	Within 30 days of accepting the appointment, then every year thereafter by July 1.
		All "special district local officers" elected to a special district's board.	During the qualifying period, then every year thereafter by July 1.
Final Statement of Financial Interests (Form 1F)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" who are required to file Form 1 and are leaving a public position.	Within 60 days of leaving a public position.
Quarterly Client Disclosure (Form 2)	Section 112.3145(4), F.S. Handbook Section 3 - 1	Certain special district local officers, depending upon their position, business or interests (See Handbook Section 3 - 1).	No later than the last day of the calendar quarter following the calendar quarter during which the representation was made.
Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)	Section 112.3148, F.S. Section 112.3149, F.S. Handbook Section 3 - 1	All special district local officers who file Form 1 and who received a reportable gift or expense.	Annually by July 1.
Interest in Competitive Bid for Public Business (Form 3A)	Section 112.313(12)(e), F.S. Handbook Section 3 - 1	Certain special district local officers (See Handbook Section 3 - 1).	Before or at the time of the submission of the bid.

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201 5th Avenue Drive East, Bradenton, Florida 34208
Post Office Box 9448, Bradenton, Florida 34208

(941) 748-8080
Fax (941) 748-3316
Survey Fax (941) 748-3747
E-mail: zns@znseng.com
Web Page: www.znseng.com

MAY 24, 2002

PARCEL OF LAND
(PROPOSED LEXINGTON, A SUBDIVISION)

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°20'38" W, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2759.33 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE N 00°28'32" E, ALONG SAID WEST LINE, A DISTANCE OF 1060.83 FEET; THENCE S 89°31'28" E, A DISTANCE OF 1685.53 FEET TO THE POINT OF BEGINNING; THENCE N 89°14'20" E, A DISTANCE OF 1019.29 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 31; THENCE N 00°06'28" E, ALONG SAID WEST LINE, A DISTANCE OF 336.93 FEET TO THE NORTHWEST CORNER OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE S 89°50'37" E, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4, A DISTANCE OF 1596.95 FEET; THENCE S 02°25'43" E, A DISTANCE OF 311.36 FEET; THENCE S 89°14'13" W, A DISTANCE OF 229.93 FEET; THENCE S 00°14'08" E, A DISTANCE OF 1753.56 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSED: (1) S 60°16'45" W, A DISTANCE OF 875.86 FEET; (2) S 60°18'00" W, A DISTANCE OF 1375.48 FEET; (3) S 60°16'40" W, A DISTANCE OF 499.03 FEET; THENCE N 00°20'35" W, A DISTANCE OF 3084.77 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 145.11 ACRES, MORE OR LESS.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and
correct copy of the documents on file in my office.

Witness my hand and official seal this 14th day of
October, 2003

R.B. SHORE
Clerk of Circuit Court

By: Kent Studroy D.C.

10/21/03

3, cc: Menu Code; K. Sparks, Planning; L. Kotecki, Planning

FILED FOR RECORD
R. B. SHORE



2003 OCT 21 AM 7:42

STATE OF FLORIDA
DEPARTMENT OF STATE

JEB BUSH
Governor

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

GLEND A. HOOD
Secretary of State

October 17, 2003

Honorable R. B. Shore
Clerk of the Circuit Court and Comptroller
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Diane E. Vollmer

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 14, 2003 and certified copy of Manatee County Ordinance No. 03-55, which was filed in this office on October 17, 2003.

As requested, the date stamped original is being returned for your records.

Sincerely,

Liz Cloud AK

Liz Cloud
Program Administrator

LC/mp