

ORDINANCE NO. 07-29

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 01-43 RELATED TO THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FINDINGS OF FACT; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO INCLUDE APPROXIMATELY 248.484 ACRES OF ADDITIONAL REAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ACKNOWLEDGMENT AND AGREEMENT BY THE PETITIONER.

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

2007 JAN 22 AM 8:52

FILED FOR RECORD  
R. B. SHORE

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

WHEREAS, the Board of Supervisors of the Greyhawk Landing Community Development District (the "Petitioner") has filed a petition with the Manatee County Board of County Commissioners (the "Board") to adopt an ordinance expanding the boundaries of the Greyhawk Landing Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, GreyHawk Landing West, LLC, a Florida limited liability company, is the owner of approximately 248.484 acres of real property proposed for inclusion within the District and has consented to the expansion of the District's boundaries to include said real property; and

WHEREAS, Section 190.046(1)(b), Florida Statutes, authorizes the Board to adopt an ordinance expanding the boundaries of a previously established community development district; and

WHEREAS, the Board has held a public hearing in accordance with the requirements and procedures of Section 190.046(1)(b), Florida Statutes, as amended; and

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

WHEREAS, the expansion of the District to include the subject real property is not inconsistent with any applicable element or portion of the state comprehensive plan or the Manatee County Comprehensive Plan; and

FILED  
2007 JAN 16 AM 10:03  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

**WHEREAS**, the District, including the subject real property being added to the District as provided herein, is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

**WHEREAS**, the District is found to be the best alternative available for delivering community development services and facilities to the subject real property being added to the District as provided herein; and

**WHEREAS**, the proposed community development 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.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Manatee County, Florida:

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 190.046(1)(b), Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Amendment of Ordinance No. 01-43. The boundaries of the Greyhawk Landing Community Development District as provided in Ordinance No. 01-43 are hereby expanded to include such real property included within the metes and bounds description provided in Exhibit "A", attached hereto and incorporated herein. The complete legal description of the District's boundaries as herein amended is provided in Exhibit "B," attached hereto and incorporated herein.

Section 4. County Comprehensive Plan and County Land Development Code Compliance. The 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 if it were a private developer. The 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 5. No Development Rights Conferred. Adoption of this ordinance by the Board confers no development rights to any lands included within the District, and any and all development within the District must obtain all necessary approvals and conform to all applicable requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, and all other applicable laws and regulations.

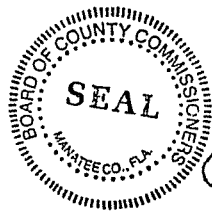
Section 6. County Rights of Termination, Contraction, Expansion, and Limitation. Manatee County reserves all rights to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, as amended.

Section 7. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

Section 9. Petitioner Acknowledgment and Agreement. Petitioner acknowledges and agrees to the statements and provisions contained in this Ordinance and evidences such by execution of the acknowledgment and agreement provided below.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 4 day of January, 2000.



BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By: 

Chairman, *FIRST VICE*

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

By: 

Deputy Clerk

ACKNOWLEDGMENT AND AGREEMENT

The undersigned Petitioner, the Board of Supervisors of the Greyhawk Landing Community Development District does hereby acknowledge and agree to the statements and provisions contained herein, including but not limited to the acknowledgment in Section 8 that no development rights have been conferred by the adoption of this Ordinance No. 07-29.

Board of Supervisors of the Greyhawk Landing  
Community Development District

By: 

Chairman

ATTEST:

By: 

Asst Secretary

Exhibit A  
to Ordinance 07-29

Added Area

Greyhawk Landing  
Community Development District  
Contraction

## DESCRIPTION

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1498.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 58.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2627.32 FEET TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE EAST HALF OF AFORESAID SECTION 29; THENCE S.00°08'06"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 248.484 ACRES, MORE OR LESS.

REVISED: 10/12/08  
DATE OF SKETCH: 10/09/08

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

*William J. McAllister*  
WILLIAM J. McALLISTER, REGISTERED SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. PSM 3203

SCALE: N/A	DATE: 10/09/06
JOB NO: 01-06-07M	SHEET 1 OF 2
<b>SKETCH &amp; DESCRIPTION OF EXPANSION PARCEL</b> IN SECTIONS 28 & 29, TWP. 34 S., RGE. 19 E., MANATEE COUNTY, FLORIDA	



**DARRELL E. GERKEN PSM, INC.**  
**PROFESSIONAL SURVEYORS & MAPPERS**  
 CERTIFICATE No. LB 6734  
 5730A JASON LEE PLACE SARASOTA, FLORIDA 34233  
 (941) 924-7465 (941) 922-3848 (FAX)



Exhibit B  
to Ordinance 07-29

Expanded Boundaries

Greyhawk Landing  
Community Development District  
Contraction



**DESCRIPTION**

GREYHAWK LANDING, PHASE 1, AS RECORDED IN PLAT BOOK 38 AT PAGE 129, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**TOGETHER WITH:**

GREYHAWK LANDING, PHASE 2 AS RECORDED IN PLAT BOOK 40 AT PAGE 121, OF SAID PUBLIC RECORDS.

**TOGETHER WITH:**

GREYHAWK LANDING, PHASE 3 AS RECORDED IN PLAT BOOK 40 AT PAGE 162, OF SAID PUBLIC RECORDS.

**TOGETHER WITH:****THE EXPANSION PARCEL**

A TRACT OF LAND IN SECTIONS 20 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF GRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1498.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.83°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°08'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 78.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.18°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2627.32 FEET TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE EAST HALF OF AFORESAID SECTION 29; THENCE S.00°08'06"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 894.594 ACRES OVERALL, MORE OR LESS.

DATE OF SKETCH: 10/12/06

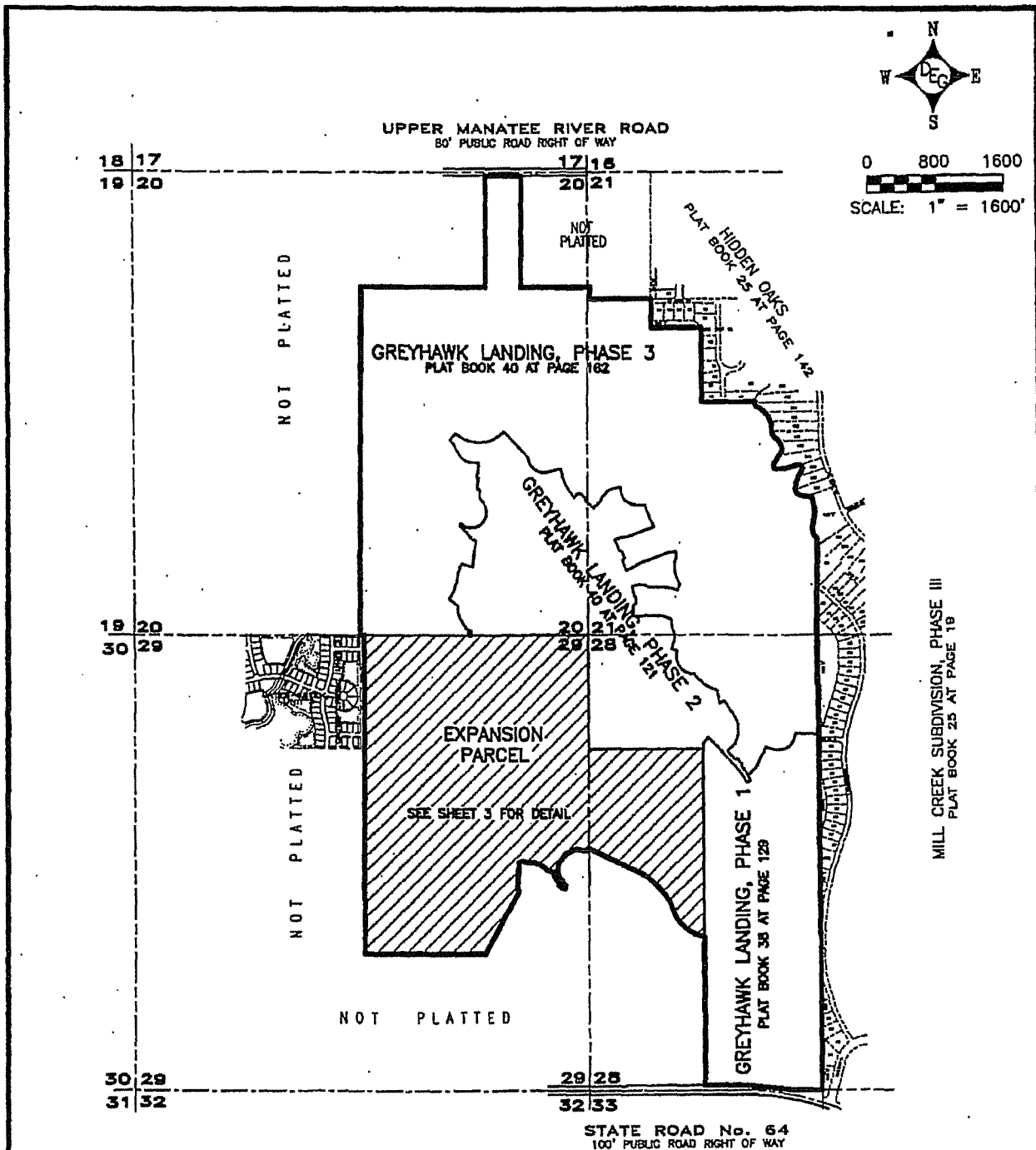
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

*William J. McAllister*  
WILLIAM J. McALLISTER, REGISTERED SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. PSM 5263

SCALE: N/A	DATE: 10/11/06
JOB NO: 01-06-07M	SHEET 1 OF 3
<b>SKETCH &amp; DESCRIPTION OF EXPANDED DISTRICT</b> IN SECTIONS 20, 21, 28 & 29, TWP. 34 S., RGE. 19 E., MANATEE COUNTY, FLORIDA	



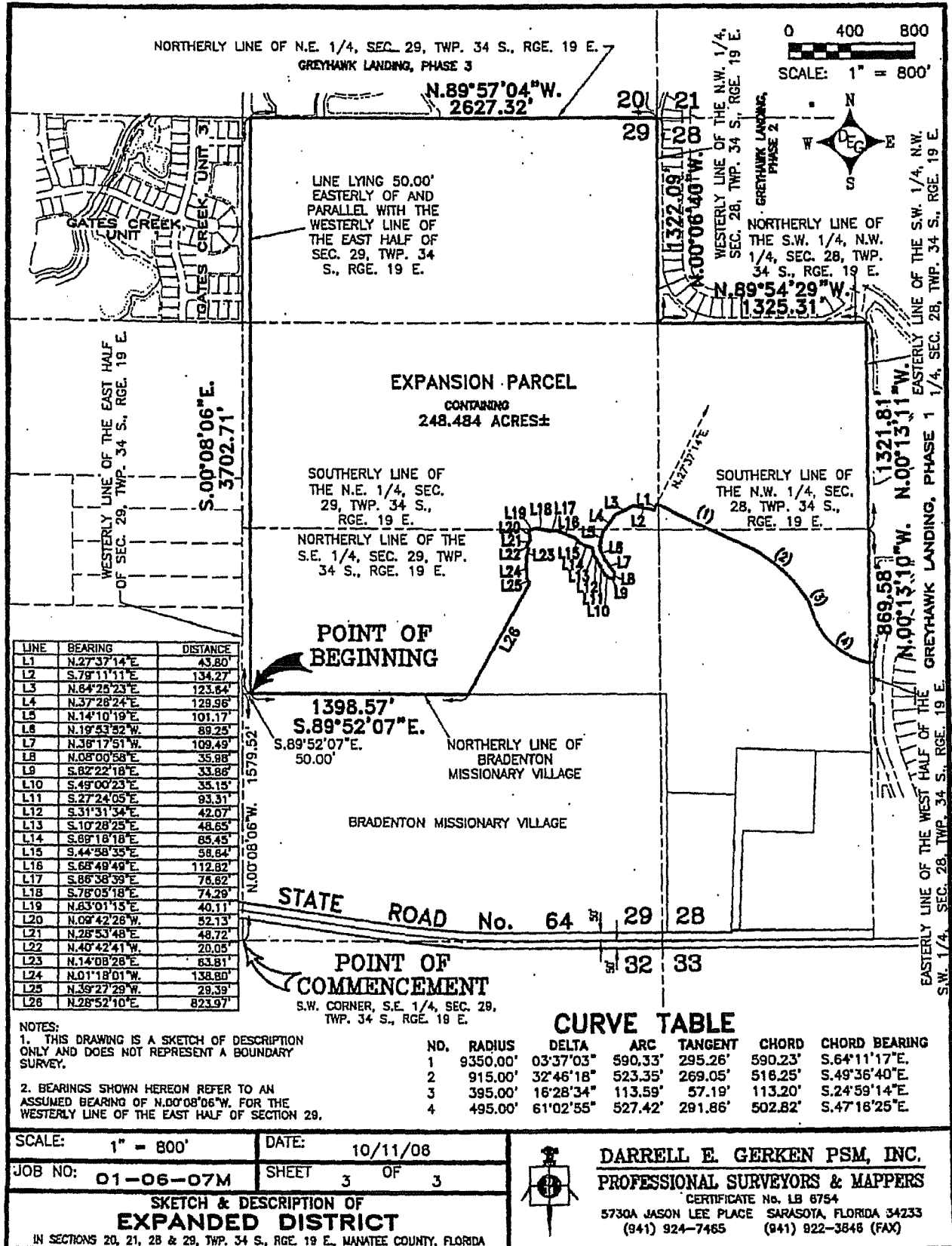
**DARRELL E. GERKEN PSM, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
CERTIFICATE No. LB 6754  
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233  
(941) 924-7465 (941) 922-3848 (FAX)



SCALE: 1" = 1600'	DATE: 10/11/06
JOB NO: 01-06-07M	SHEET 2 OF 3
<b>SKETCH &amp; DESCRIPTION OF EXPANDED DISTRICT</b> IN SECTIONS 20, 21, 28 & 29, TWP. 34 S., RGE. 19 E., MANATEE COUNTY, FLORIDA	



**DARRELL E. GERKEN PSM, INC.**  
**PROFESSIONAL SURVEYORS & MAPPERS**  
 CERTIFICATE No. LB 6754  
 5730A JASON LEE PLACE SARASOTA, FLORIDA 34233  
 (941) 924-7485 (941) 922-3848 (FAX)



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

IN RE: A Petition to Amend the Boundary )  
of the Greyhawk Landing Community )  
Development District )  
\_\_\_\_\_ )

**AMENDED AND RESTATED  
PETITION TO EXPAND THE GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Greyhawk Landing Community Development District, a unit of special purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Manatee County Ordinance No. 2001-43, and located entirely within unincorporated Manatee County, Florida (hereafter "District"), hereby petitions the Manatee County Board of County Commissioners, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to adopt an amendment to Manatee County Ordinance No. 2001-43, to add approximately 248.484 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within unincorporated Manatee County, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently comprises approximately 646 +/- acres of land. The District is located on State Road 64 approximately 3.5 miles East of I-75. The metes and bounds description of the external boundary of the original District is set forth in **Exhibit 2**. The metes and bounds description for the lands to be added to the District are set forth in **Exhibit 3** (the "Expansion Parcel"). The Expansion Parcel

meets the acreage requirements of Section 190.046(1)(f)2, Florida Statutes. Subsequent to expansion, the District will encompass a total of approximately 894.594 acres. The metes and bounds description of the proposed District boundary is set forth in **Exhibit 4**. There are no parcels within the Expansion Parcel that are to be excluded from the District.

2. **Landowner Consent.** Petitioner has written consent to amend the boundary of the District from the owners of one hundred percent of the lands comprising the Expansion Parcel. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all of the lands within the District pursuant to Section 190.046(1)(e), Florida Statutes, as is evidenced by the District's Resolution 2006-02 and submission of this Petition. (See **Exhibit 6** - Resolution 2006-02).

3. **Future Land Uses.** The designation of future general distribution, location and extent of the public and private land uses proposed for the area to be added to the District by the future land use plan element of the Manatee County Comprehensive Plan are shown on **Exhibit 7**. Expansion of the District in the manner proposed is consistent with the adopted Manatee County Comprehensive Plan.

4. **District Facilities and Services.** The District presently intends to construct, acquire or install certain systems, facilities and basic infrastructure necessary for the expansion parcel as described in **Exhibit 8A**. The estimated costs of construction are also set forth in **Exhibit 8B**. These estimates are based on currently available data and the District's currently projected construction schedules. At present, these improvements are estimated to be made, constructed or installed in over the time period from 2007 through 2010. Actual construction timetables and costs may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interests rates and market conditions.

5. 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. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

6. Authorized Agent. The Petitioner is authorized to do business in Florida. Copies of all correspondence should also be sent to District Counsel at the following address:

Jonathan T. Johnson  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, FL 32314

7. Filing Fee. The District has submitted a copy of this petition with Exhibits 1 through 9 to Manatee County, along with a \$5,192 filing fee as required.

8. This petition to expand the Greyhawk Landing Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.

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

c. The amendment to the District will prevent the general body of taxpayers in Manatee County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Expansion Parcel. The District is the best alternative for delivering community development services and facilities to the Expansion Parcel

without imposing an additional burden on the general population of the local general-purpose government. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

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

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

a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes; and

b. grant this Petition and amend Manatee Ordinance No. 2001-43, to expand the boundary of the District pursuant to Chapter 190, Florida Statutes.

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RESPECTFULLY SUBMITTED, this 13<sup>th</sup> day of October, 2006.

HOPPING GREEN & SAMS, P.A.

By: Jonathan T. Johnson 4200 69  
Jonathan T. Johnson  
Florida Bar No. 986460  
HOPPING GREEN & SAMS, P.A.  
Post Office Box 6526  
Tallahassee, Florida 6526  
Telephone: (850) 222-7500  
Fax: (850) 224-8551  
Attorney for Petitioner



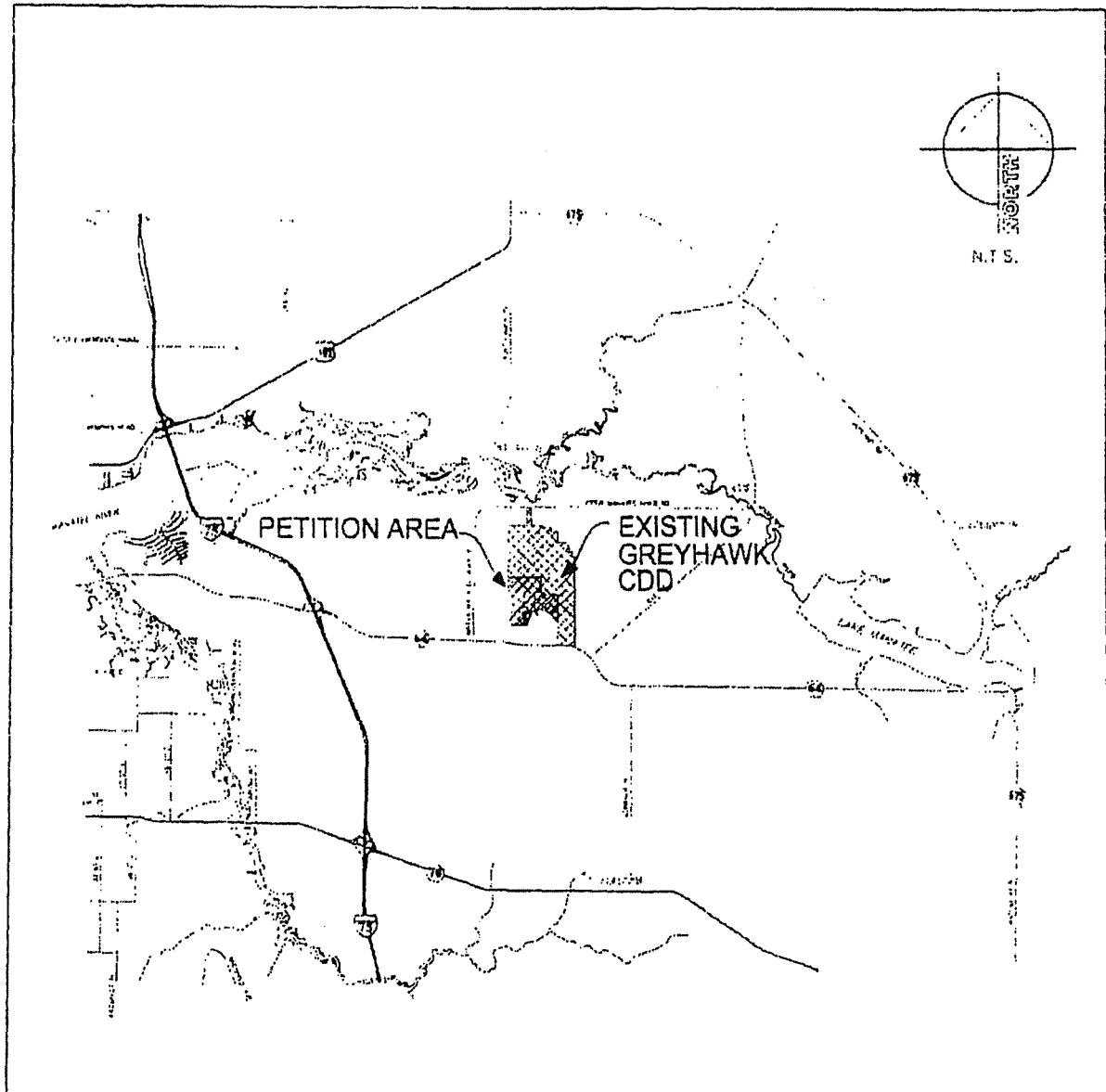
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### **List of Exhibits**

<u>Exhibit Number</u>	<u>Description</u>
1	Map showing general location of District.
2	Current metes and bounds description of the external boundary of District.
3	General location of and the metes and bounds description for Expansion Parcel.
4	Metes and bounds description of proposed District boundary.
5	Consent of landowners.
6	Resolution 2006-02
7	Future distribution, location and extent of public and private land uses for the Expansion Parcel by land use plan element.
8	List of facilities and services proposed to be provided within Expansion Parcel and estimated construction costs associated with those facilities.
9	Statement of Estimated Regulatory Costs (SERC).

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# EXHIBIT 1



SCALE 1" = 1 MILE 1" = 1 KILOMETER 1" = 1 KILOMETER 1" = 1 KILOMETER	 <b>Kimley-Horn and Associates, Inc.</b> 5100 KIMLEY-HORN ROAD 2001 COLUMBIA ROAD, SUITE 100, COLUMBIA, SC 29202 PHONE: (803) 733-4100 FAX: (803) 733-4101 WWW.KIMLEY-HORN.COM	DATE APRIL 2006 PROJECT NO. 718033048	<b>GREYHAWK LANDING WEST GENERAL LOCATION MAP</b>	DESIGN ENGINEER FLORIDA P.E. LICENSE NUMBER	SHEET NUMBER <b>EXHIBIT A</b>
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# EXHIBIT 2

LEGAL DESCRIPTION: (AS PREPARED BY BOB CROSS PROFESSIONAL  
LAND SURVEYING P.A.)

A PARCEL OF LAND SITUATED IN SECTION 20, 21 AND 28, TOWNSHIP  
34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE: AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF  
SAID SECTION 20; THENCE N.89°53'30"W., ALONG THE NORTH LINE  
OF SAID SECTION 20, A DISTANCE OF 790.08 FEET; THENCE  
S.00°06'57"W., A DISTANCE OF 40.00 FEET TO A POINT ON THE  
SOUTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD FOR A  
POINT OF BEGINNING; THENCE S.00°06'57"W., A DISTANCE OF  
1320.16 FEET; THENCE S.89°51'44"E., A DISTANCE OF 825.00  
FEET; THENCE S.00°01'27"W., A DISTANCE OF 141.88 FEET;  
THENCE S89°58'30"E., A DISTANCE OF 715.75 FEET TO A POINT OF  
THE WEST BOUNDARY LINE OF HIDDEN OAKS, A SUBDIVISION, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 142 THROUGH  
151; THENCE SOUTHERLY AND EASTERLY ALONG THE BOUNDARY OF  
SAID HIDDEN OAKS, THE FOLLOWING 4 COURSES AND DISTANCES,  
S.00°05'16"W., A DISTANCE OF 338.80 FEET; THENCE  
S.89°59'42"E., A DISTANCE OF 585.00 FEET; THENCE  
S.00°21'54"W., A DISTANCE OF 860.98 FEET; THENCE  
S.89°54'00"E., A DISTANCE OF 615 FEET MORE OR LESS TO THE  
THREAD OF MILL CREEK; THENCE LEAVING THE BOUNDARY LINE OF  
SAID HIDDEN OAK, SOUTHERLY AND SOUTHEASTERLY ALONG THE  
THREAD OF SAID MILL CREEK 1348.4 FEET MORE OR LESS TO A  
POINT OF THE WESTERLY BOUNDARY LINE OF MILL CREEK, A  
SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN THE PLAT BOOK  
25, PAGES 19 THROUGH 26, PUBLIC RECORDS OF MANATEE COUNTY;  
SAID POINT ALSO BEING ON THE WEST LINE OF SOUTHEAST 1/4 OF  
THE AFOREMENTIONED SECTION 21; THENCE S.00°18'30"W., ALONG  
THE WEST LINE OF SAID MILL CREEK SUBDIVISION AND THE WEST  
LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1520.00 FEET TO THE  
SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, ALSO BEING THE  
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED  
SECTION 28; THENCE S.00°19'14"E., ALONG SAID WEST LINE AND  
THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28, A DISTANCE  
OF 5274.61 FEET TO THE SOUTHEAST CORNER OF WEST 1/2 OF SAID  
SECTION 28; THENCE 89°59'53"W., ALONG THE SOUTH LINE OF SAID  
WEST 1/2, A DISTANCE OF 373.55 FEET TO A POINT ON A CURVE  
WHOSE RADIUS BEARS S.10°44'21"W., A DISTANCE OF 2914.79  
FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY  
LINE OF STATE ROAD #64; THENCE NORTHWESTERLY ALONG THE ARC  
OF SAID CURVE AND NORTHERLY RIGHT OF WAY LINE THROUGH A  
CENTRAL ANGLE OF 10°44'28", A DISTANCE OF 546.43 FEET TO THE  
POINT OF TANGENCY OF SAID CURVE; THENCE S.89°59'53"W., ALONG  
SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 432.15 FEET  
TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID WEST 1/2 OF  
SECTION 28; THENCE N.00°01'08"E., LEAVING SAID NORTHERLY  
RIGHT OF WAY LINE, ALONG THE WESTERLY LINE OF SAID EAST 1/2  
OF THE WEST 1/2, A DISTANCE OF 3911.02 FEET TO THE SOUTHEAST  
CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID  
SECTION 28; THENCE S.89°48'49"W., ALONG THE SOUTH LINE OF  
SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF  
1328.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE  
N.00°12'36"E., ALONG THE WEST LINE OF SAID SECTION 28, A  
DISTANCE OF 1320.19 FEET TO THE NORTHWEST CORNER OF SAID  
SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF THE  
AFOREMENTIONED SECTION 20 AND THE SOUTHWEST CORNER OF THE  
AFOREMENTIONED SECTION 21; THENCE N.89°56'20"W., ALONG THE  
SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2677.44 FEET TO  
THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION  
20; THENCE N.00°13'47"E., ALONG THE WEST LINE OF THE EAST  
1/2 OF SAID SECTION 20, A DISTANCE OF 4039.79 FEET TO THE  
SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4  
OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE  
N.89°58'41"E., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST  
EXTENSION THEREOF, A DISTANCE OF 1452.00 FEET; THENCE  
N.00°13'16"E., A DISTANCE OF 1319.64 FEET TO A POINT ON THE  
AFOREMENTIONED SOUTH RIGHT OF WAY LINE UPPER MANATEE RIVER  
ROAD; THENCE S.89°51'44"E., ALONG SAID SOUTH RIGHT OF WAY LINE  
A DISTANCE OF 419.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 647.6 ACRES MORE OR LESS

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND  
RESTRICTIONS OF RECORD, IF ANY.

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# AMENDED & RESTATED EXHIBIT 3

**AMENDED & RESTATED  
EXHIBIT 3**

**DESCRIPTION**

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1498.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2627.32 FEET TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE EAST HALF OF AFORESAID SECTION 29; THENCE S.00°08'06"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 248.484 ACRES, MORE OR LESS.

REVISED: 10/12/08  
DATE OF SKETCH: 10/09/06

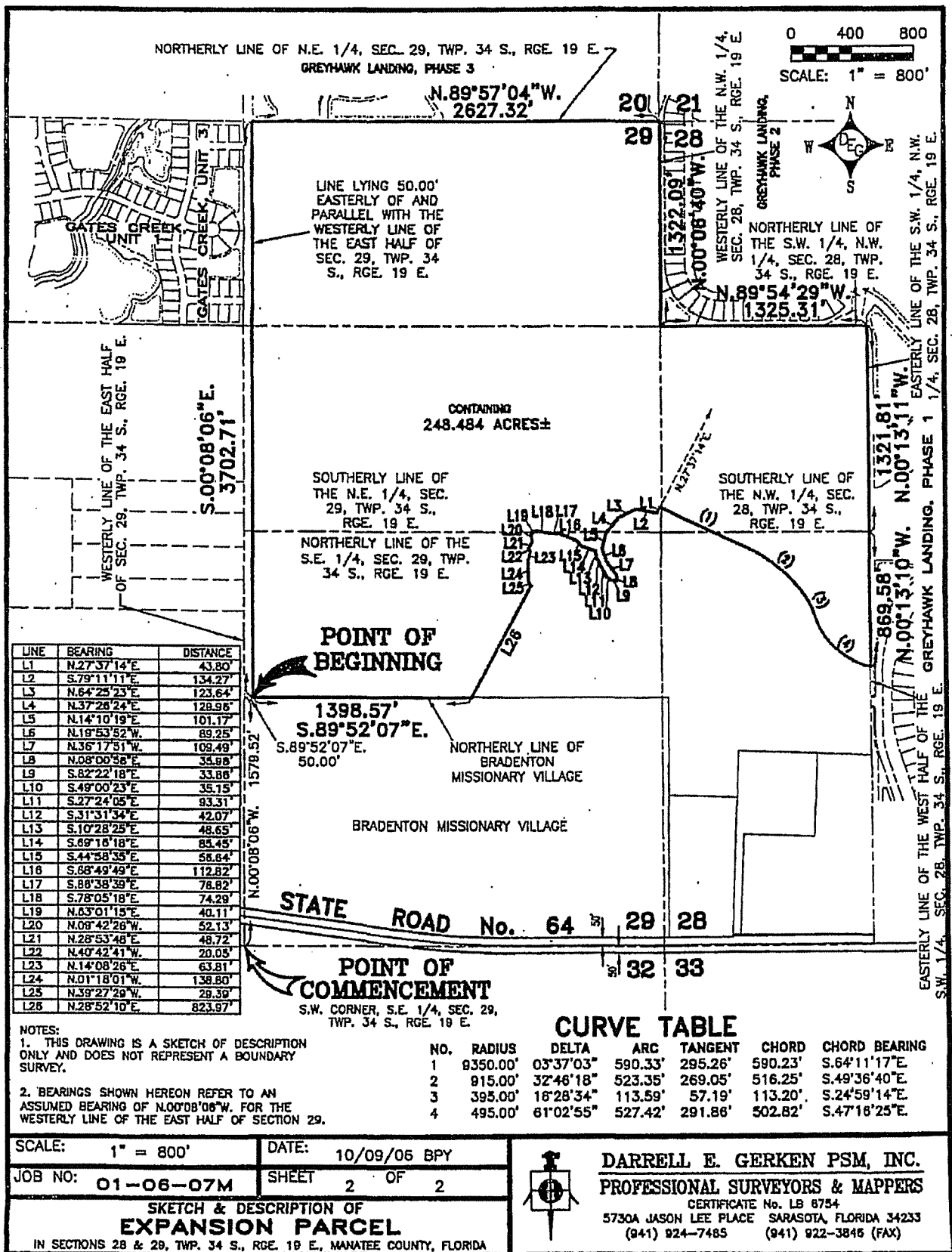
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR & MAPPER

*William J. McAllister*  
WILLIAM J. McALLISTER, REGISTERED SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. PSM 5283

SCALE: N/A	DATE: 10/09/06
JOB NO: 01-06-07M	SHEET 1 OF 2
<p align="center"><b>SKETCH &amp; DESCRIPTION OF EXPANSION PARCEL</b></p> <p align="center">IN SECTIONS 28 &amp; 29, TWP. 34 S., RGE. 19 E., MANATEE COUNTY, FLORIDA</p>	



**DARRELL E. GERKEN PSM, INC.**  
**PROFESSIONAL SURVEYORS & MAPPERS**  
CERTIFICATE No. LB 8754  
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233  
(941) 924-7465 (941) 922-3846 (FAX)





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# AMENDED & RESTATED EXHIBIT 4

**AMENDED & RESTATED  
EXHIBIT 4**

**DESCRIPTION**

GREYHAWK LANDING, PHASE 1, AS RECORDED IN PLAT BOOK 38 AT PAGE 129, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

GREYHAWK LANDING, PHASE 2 AS RECORDED IN PLAT BOOK 40 AT PAGE 121, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

GREYHAWK LANDING, PHASE 3 AS RECORDED IN PLAT BOOK 40 AT PAGE 162, OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE EXPANSION PARCEL

A TRACT OF LAND IN SECTIONS 20 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1498.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.96 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2627.32 FEET TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE EAST HALF OF AFORESAID SECTION 29; THENCE S.00°08'06"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 894.594 ACRES OVERALL, MORE OR LESS.

DATE OF SKETCH: 10/12/06

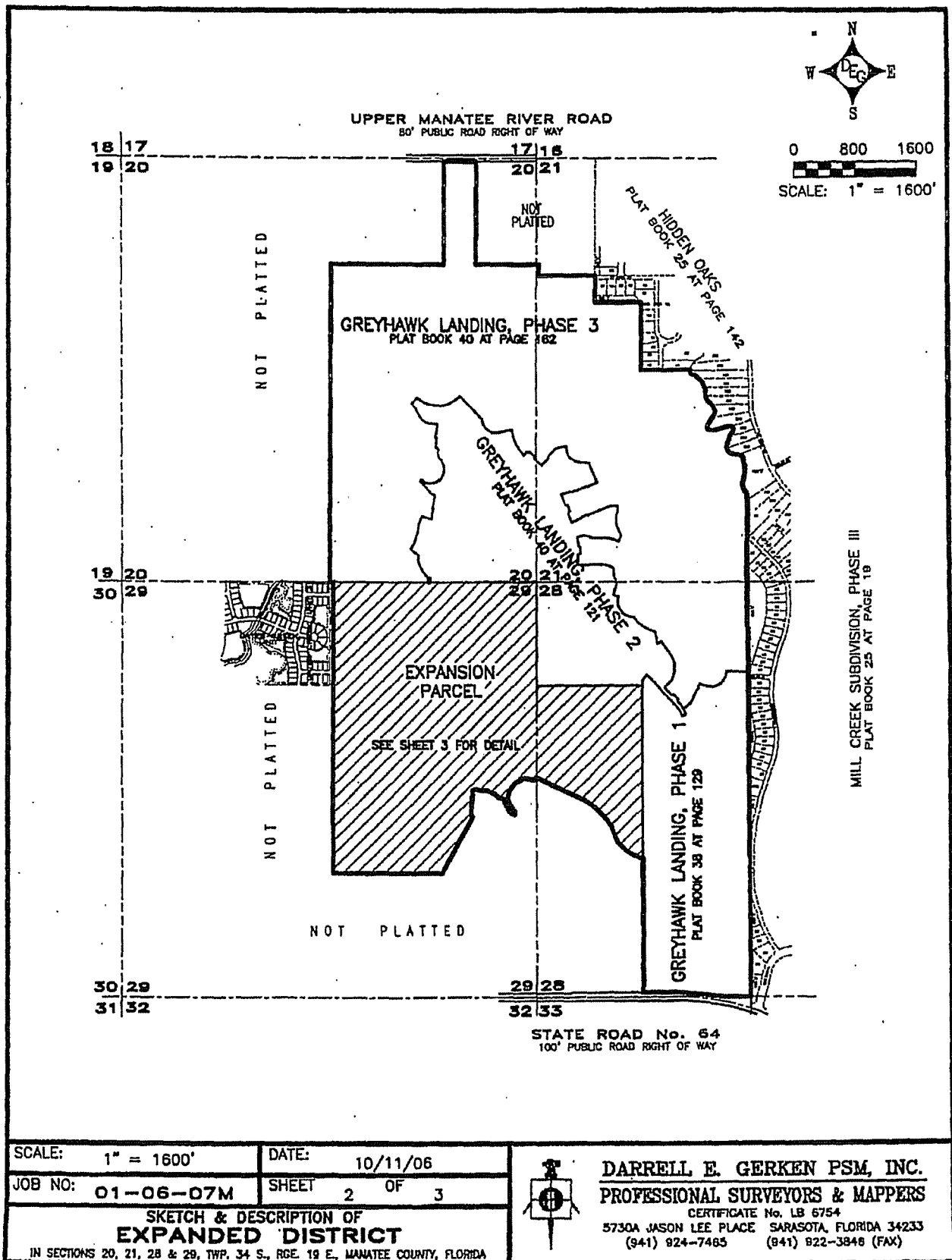
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR & MAPPER

*William J. McAllister*  
WILLIAM J. McALLISTER, REGISTERED SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. PSM 5283

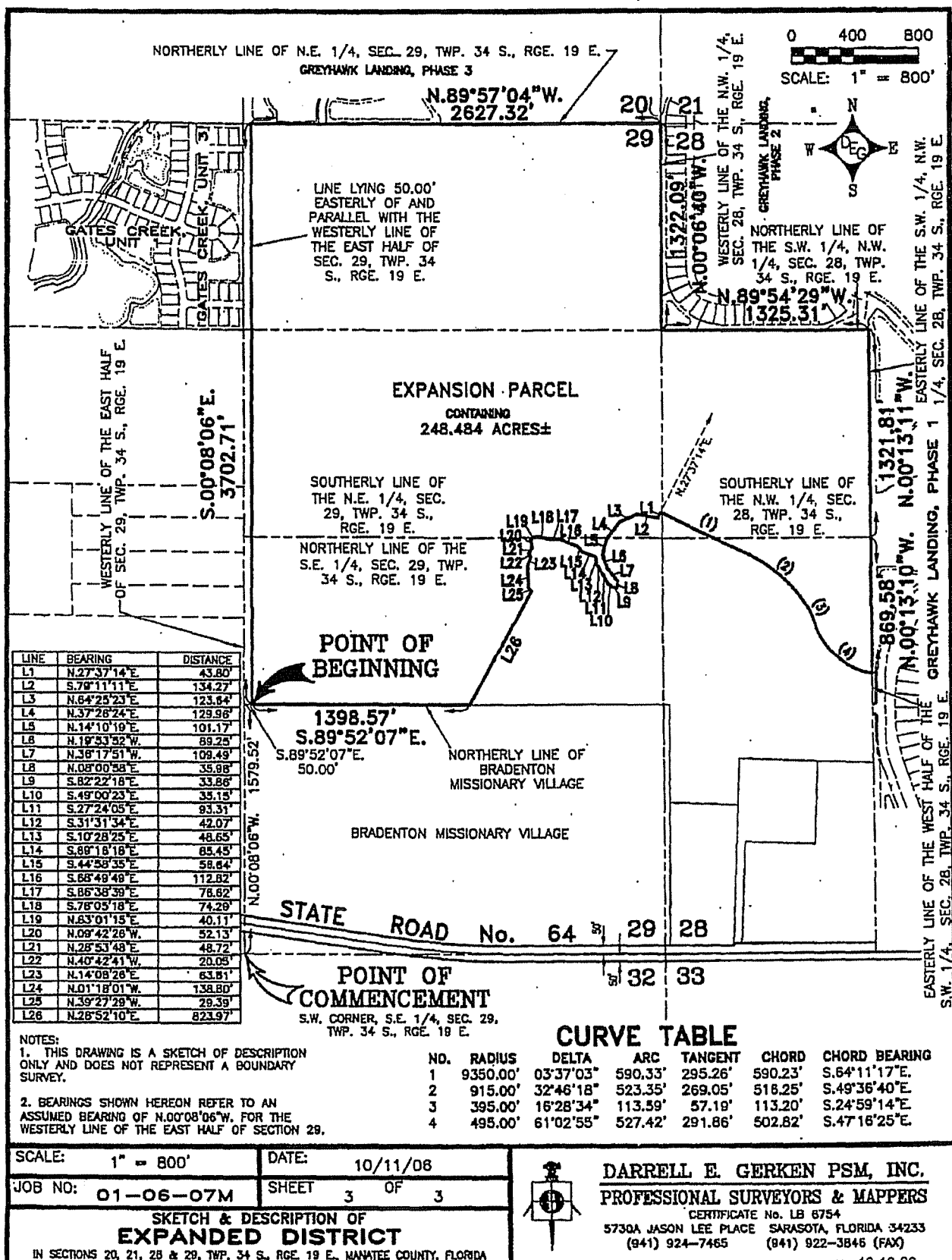
SCALE: N/A	DATE: 10/11/06
JOB NO: 01-06-07M	SHEET 1 OF 3
SKETCH & DESCRIPTION OF <b>EXPANDED DISTRICT</b> IN SECTIONS 20, 21, 28 & 29, TWP. 34 S., RGE. 19 E., MANATEE COUNTY, FLORIDA	



**DARRELL E. GERKEN PSM, INC.**  
**PROFESSIONAL SURVEYORS & MAPPERS**  
CERTIFICATE NO. LB 8754  
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233  
(841) 924-7485 (841) 922-3846 (FAX)



G:\Greyhawk\GREYHAWK WEST\010607m\Aurora Foundation\010607m\1AF\SD\NUGL.dwg, 10/12/2006 6:17:18 AM



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# EXHIBIT 5

**Consent and Joinder of Landowners  
for the Addition of Lands to the  
Greyhawk Landing Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that the Greyhawk Landing Community Development District ("District" or "Petitioner"), intends to submit a petition to amend its boundaries in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to be added to the Petitioner, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046, Florida Statutes, Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby consents to the amendment of the boundaries of the District in the manner set forth in the Petition and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended 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, consent to amendment of the District's boundaries 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 5<sup>th</sup> day of May, 2006.

Witnessed:

GreyHawk Landing West, LLC

Kathleen Sue Dixon  
Print Name: Kathleen Sue Dixon

Catherine Meyer  
Print Name: Catherine Meyer

Sam R. Rodgers  
Print Name: Sam R. Rodgers  
Its: Manager

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 5 day of May,  
2006, by Sam R. Rodgers, of GreyHawk Landing West, LLC

He/she is known personally to me, and did/did not take an oath.

Kathleen Sue Dixon  
Signature of person taking acknowledgment

Kathleen Sue Dixon  
Name of officer taking acknowledgment  
(typed, printed or stamped)

\_\_\_\_\_  
Title or rank

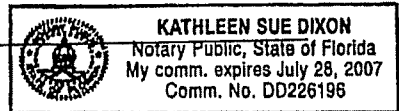


Exhibit "A"

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'06"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED FOR THE POINT OF BEGINNING; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1448.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.39°27'29"W., A DISTANCE OF 29.39 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'26"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'26"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.62 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 56.64 FEET; THENCE S.69°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'05"E., A DISTANCE OF 93.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'51"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.98 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.64 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°46'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 15°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.59 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 61°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 889.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°06'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.08 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2677.32 FEET TO THE AFOREMENTIONED WESTERLY LINE OF THE EAST HALF OF SECTION 28; THENCE S.00°08'06"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.



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# EXHIBIT 6

**RESOLUTION 2006-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH MANATEE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Greyhawk Landing Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), by Manatee County, Florida ("County"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, recreation facilities, roadway systems, a storm water system, a water distribution system, a water collection system, and landscaping; and

**WHEREAS**, the primary landowner within the District, and its affiliates are presently developing real property within and adjacent to the District ("Developer"); and

**WHEREAS**, the Developer has approached the District and requested the District petition to amend its boundaries to include the area described in the attached **Exhibit A**, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of the lands sought to be added to the District; and

**WHEREAS**, the proposed amendment to the District's boundaries by the addition would result in a net addition of 252.734 acres, more or less, and is within the amendment size restrictions contained within Section 190.046, Florida Statutes; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

**WHEREAS**, the Board has determined that the proposed addition would increase the developable/assessable acreage of the District and would therefore spread costs and expenses associated with the construction, acquisition, and maintenance of planned infrastructure improvements and services, thereby reducing the cost to future individual homeowners; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District Staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the County, the holding of a local hearing in accordance with Section 190.046, Florida Statutes, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE  
BOARD OF SUPERVISORS OF THE GREYHAWK  
LANDING COMMUNITY DEVELOPMENT  
DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the County to seek the amendment of the District's boundaries to include the lands described in Exhibit A, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

**SECTION 3.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 29 day of November, 2005.

ATTEST:

GREYHAWK LANDING  
COMMUNITY DEVELOPMENT  
DISTRICT

*Karen Hartman*  
*assn* Secretary

*[Signature]*  
Chairman, Board of Supervisors

EXHIBIT "A"

A TRACT OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

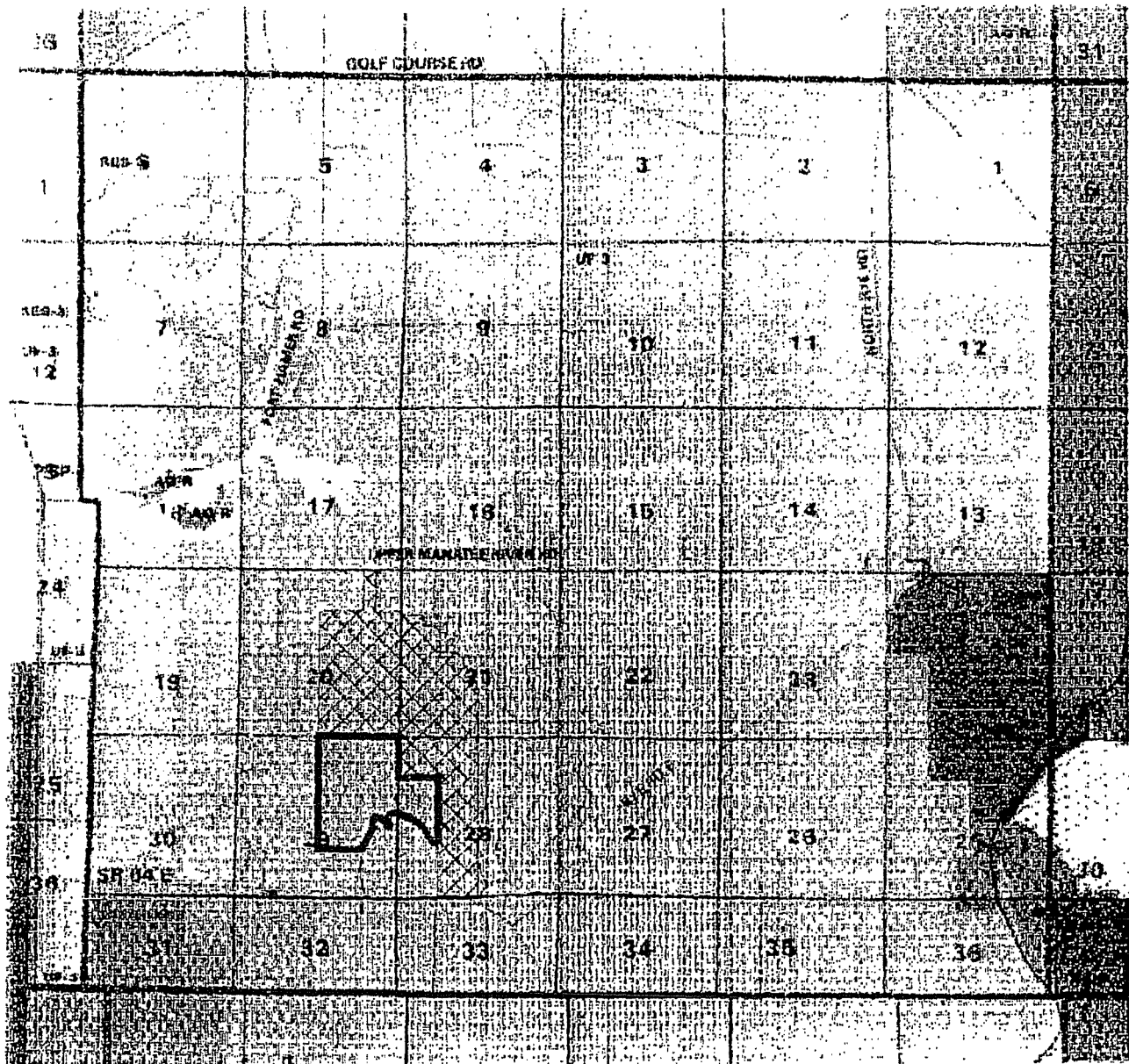
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE N.00°08'08"W., ALONG THE WESTERLY LINE OF THE EAST HALF OF SECTION 29, A DISTANCE OF 1579.52 FEET TO THE NORTHERLY LINE OF BRADENTON MISSIONARY VILLAGE SITE AS LAID OUT AND LOCATED FOR THE POINT OF BEGINNING; THENCE S.89°52'07"E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1448.57 FEET; THENCE N.28°52'10"E., A DISTANCE OF 823.97 FEET; THENCE N.38°27'29"W., A DISTANCE OF 29.38 FEET; THENCE N.01°18'01"W., A DISTANCE OF 138.80 FEET; THENCE N.14°08'28"E., A DISTANCE OF 63.81 FEET; THENCE N.40°42'41"W., A DISTANCE OF 20.05 FEET; THENCE N.28°53'48"E., A DISTANCE OF 48.72 FEET; THENCE N.09°42'28"W., A DISTANCE OF 52.13 FEET; THENCE N.63°01'15"E., A DISTANCE OF 40.11 FEET; THENCE S.78°05'18"E., A DISTANCE OF 74.29 FEET; THENCE S.86°38'39"E., A DISTANCE OF 76.82 FEET; THENCE S.68°49'49"E., A DISTANCE OF 112.82 FEET; THENCE S.44°58'35"E., A DISTANCE OF 58.84 FEET; THENCE S.89°16'18"E., A DISTANCE OF 85.45 FEET; THENCE S.10°28'25"E., A DISTANCE OF 48.65 FEET; THENCE S.31°31'34"E., A DISTANCE OF 42.07 FEET; THENCE S.27°24'06"E., A DISTANCE OF 83.31 FEET; THENCE S.49°00'23"E., A DISTANCE OF 35.15 FEET; THENCE S.82°22'18"E., A DISTANCE OF 33.86 FEET; THENCE N.08°00'58"E., A DISTANCE OF 35.98 FEET; THENCE N.36°17'31"W., A DISTANCE OF 109.49 FEET; THENCE N.19°53'52"W., A DISTANCE OF 89.25 FEET; THENCE N.14°10'19"E., A DISTANCE OF 101.17 FEET; THENCE N.37°26'24"E., A DISTANCE OF 129.98 FEET; THENCE N.64°25'23"E., A DISTANCE OF 123.84 FEET; THENCE S.79°11'11"E., A DISTANCE OF 134.27 FEET; THENCE N.27°37'14"E., A DISTANCE OF 43.80 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°37'14"E., A RADIAL DISTANCE OF 9350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°37'03", A DISTANCE OF 590.33 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 32°48'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 523.35 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 16°28'34"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.58 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF 81°02'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 527.42 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°13'10"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 869.58 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°13'11"W., ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1321.81 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.89°54'29"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1325.31 FEET TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 28; THENCE N.00°08'40"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1322.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N.89°57'04"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 2677.32 FEET TO THE AFOREMENTIONED WESTERLY LINE OF THE EAST HALF OF SECTION 29; THENCE S.00°08'08"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 3702.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 252.734 ACRES, MORE OR LESS.

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# EXHIBIT 7

# GREYHAWK LANDING CDD-EXHIBIT "B"



EX. CDD BOUNDARY



PETITION BOUNDARY



## Manatee County Future Land Use Map Series



1 inch = 1 mile



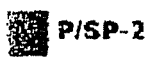
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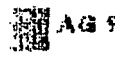
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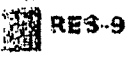
IL



P/SP-2



AG R



RES-9



IH



AT

RES-1



RES-1G

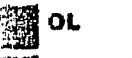


IU



R-06

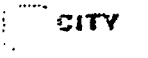
UF-3



OL



MU



CITY

RES-3



ROR



P/SP-1

36

Section Numbers



Township/Range

34/19



Historical Overlay



Watershed Overlay



Site Map

Map 18 of 29

City Printed June 25, 1988





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# EXHIBIT 8

## **EXHIBIT 8A**

### **GREYHAWK COMMUNITY DEVELOPMENT DISTRICT BOUNDARY AMENDMENT**

#### **Proposed Infrastructure Plan**

<b><u>Facility</u></b>	<b><u>Funded By</u></b>	<b><u>Constructed By</u></b>	<b><u>Maintenance Entity</u></b>	<b><u>Final Ownership</u></b>
<b>I. Clearing, Grubbing and Earthwork</b>	CDD	CDD	CDD	CDD
<b>II. Underground</b>				
- Drainage	CDD	CDD	CDD	CDD
- Water Distribution	CDD	CDD	Manatee County	Manatee County
- Sanitary Sewer	CDD	CDD	Manatee County	Manatee County
<b>III. Road Construction</b>				
- Internal Construction	CDD	CDD	CDD	CDD
- Offsite Road Construction (117 <sup>th</sup> Street West)	CDD	CDD	Manatee County	Manatee County
<b>IV. Recreation Facilities</b>	CDD	CDD	CDD	CDD
<b>V. Miscellaneous Improvements</b>	CDD	CDD	CDD	CDD

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**AMENDED AND RESTATED  
EXHIBIT 8B**

**AMENDED &  
RESTATED**

Exhibit "8B"

**GREYHAWK LANDING WEST  
COMMUNITY DEVELOPMENT DISTRICT  
TIMETABLE**

Category	Construction Estimate
Clearing, Grubbing and Earthwork	\$ 1,394,567.00
Underground Drainage	\$ 298,971.00
Water Distribution	\$ 93,854.00
Sanitary Sewer	\$ 570,517.00
Road Construction Internal Construction	\$ 774,939.00
Offsite Road Construction (117 <sup>th</sup> Street West)	\$ 2,589,419.00
Recreation Facilities	\$ 1,000,000.00
Miscellaneous	\$ 173,837.00
15% Contingency	\$ 410,426.00
<b>TOTAL</b>	<b>\$ 7,306,530.00</b>

**TIMETABLE**

Phase	Percentage Complete			
	1	2	3	4
Year	2007	2008	2009	2010
Clearing, Grubbing and Earthwork	50	0	25	25
Drainage	50	20	20	10
Water Distribution	50	20	20	10
Sanitary Sewer	50	20	20	10
Road-Internal Construction	60	15	25	0
Offsite Road Construction (117 <sup>th</sup> Street)	75	0	0	25
Recreation Facilities	50	50	0	0
Miscellaneous	61	12	11	16
15% Contingency	61	12	11	16
<b>Total</b>	<b>61</b>	<b>12</b>	<b>11</b>	<b>16</b>

WORD\GHWCDDAPPLICATIONTIMETABLE

**AMENDED &  
RESTATED**

Exhibit "8B"

**GREYHAWK LANDING WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED INFRASTRUCTURE CONSTRUCTION  
COST ESTIMATE AND TIME TABLE**

<b>Item</b>	<b>Description</b>	<b>TOTAL</b>
1.	Clearing, Grubbing and Earthwork	\$ 1,394,567.00
2.	Underground	
	Drainage	\$ 298,971.00
	Water Distribution	\$ 93,854.00
	Sanitary Sewer	\$ 570,517.00
3.	Road Construction	
	Internal Construction	\$ 774,939.00
	Offsite Road Construction (117 <sup>th</sup> Street West)	\$ 2,589,419.00
4.	Recreation Facilities	\$ 1,000,000.00
5.	Miscellaneous	\$ 173,837.00
6.	15% Contingency	\$ 410,426.00
	<b>TOTAL</b>	<b>\$ 7,306,530.00</b>

**TIMETABLE FOR CONSTRUCTION:**

<b>Year</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Infrastructure Costs</b>	<b>\$ 4,442,381</b>	<b>\$ 879,021</b>	<b>\$ 799,315</b>	<b>\$ 1,185,813</b>

WORD\AGHW CDD APPLICATION

rev 10-13-06

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# AMENDED & RESTATED EXHIBIT 9

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**AMENDED & RESTATED  
EXHIBIT 9**

**STATEMENT OF ESTIMATED REGULATORY COSTS  
FOR  
GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
EXPANSION OF DISTRICT BOUNDARIES**

**PREPARED BY:**

**RIZZETTA & COMPANY, INC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
(813) 933-5571

May 8, 2006

**RIZZETTA & COMPANY**  
INCORPORATED

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

**STATEMENT OF ESTIMATED REGULATORY COSTS**

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

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**I. INTRODUCTION**

**1. PURPOSE AND SCOPE**

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Manatee County, Florida, to expand the boundaries of the Greyhawk Landing Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and rules apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, rules, or regulations of the applicable local general-purpose government.

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STATEMENT OF ESTIMATED REGULATORY COSTS  
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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law 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.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10)(h) (the "concurrency" requirement), F.S.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or Manatee County, nor will it place any additional economic burden on those persons not residing within the District.

**2. GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Greyhawk Landing Community Development District ("Existing District") was established on August 6, 2001, and currently encompasses 646 acres. The petitioner is seeking authority, as outlined in Section 190.012 F.S., to expand the boundaries of the Existing District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS  
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control, water supply, sewer, wastewater management, bridges or culverts, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, fire prevention and control, schools, security, mosquito control, waste collection and disposal, or any other project, with or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity. The District seeks to add approximately 248.5 acres of land ("Expansion Area") into the Existing District.

If approved, the District will be authorized to finance these types of infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S. (2005), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
- (2) 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 ordinance, and any anticipated effect on state and local revenues;
- (3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
- (4) 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.;
- (5) Any additional information that the agency determines may be useful.

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STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

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The estimated regulatory impacts of the expansion of the boundaries of the District are summarized below.

1. **A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES  
LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER  
WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO  
BE AFFECTED BY THE ORDINANCE**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) The State of Florida and its residents, B) Manatee County and its residents, C) current property owners-Existing District, D) current property owners-Expansion Area and E) future property owners.

A. THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the expansion of the District boundaries and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 2 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B. MANATEE COUNTY

Manatee County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the expansion of the District boundaries and on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 1 below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

C. CURRENT PROPERTY OWNERS-EXISTING DISTRICT

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STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

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The current property owners of the lands within the boundaries of the Existing District will not be affected by the expansion of the District boundaries to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

D. CURRENT PROPERTY OWNERS-EXPANSION AREA

The current property owners of the lands within the boundaries of the Expansion Area will be affected by the expansion of the District boundaries to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

E. FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the Expansion Area. These future property owners will be affected by the proposed expansion of the District boundaries to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

2. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES

A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING THE ORDINANCE

1. Manatee County (The "Agency")

Because the CDD encompasses less than 1,000 acres, this petition is being submitted to Manatee County (i.e., the "Agency" under Section 120.541(2), Florida Statutes) for approval in accordance with Section 190.005(2) Florida Statutes. The Agency may incur certain one-time administrative costs involved with the review of this petition.

Once the District boundaries have been expanded, Manatee County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the county and

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STATEMENT OF ESTIMATED REGULATORY COSTS  
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all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, Manatee County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District boundaries have been expanded, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. This amount is currently being paid by the District and will not change if the District boundaries are expanded. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the Expansion Area benefiting from its facilities and its services. The fiscal year 2005-2006 Operations and Maintenance budget is \$775,725 and there will be an estimated increase of \$100,000 to \$200,000 once the expansion has occurred and the additional homes are developed.

**B. IMPACT ON STATE AND LOCAL REVENUES**

It is anticipated that approval of this petition will not have any negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

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STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

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Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, expanding the boundaries of the Greyhawk Landing Community Development District will not create any significant economic costs for the State of Florida or for Manatee County.

**3. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE**

The transactional costs associated with adoption of an ordinance to expand the boundaries of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of

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INCORPORATED

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

---

the amount of benefited property owned.

All persons choosing to acquire property in the Expansion Area will be responsible for such assessments in addition to the taxes or assessments imposed by Manatee County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the Districts' Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

4. **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.**

Amending the boundaries of the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating in a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Expanding the boundaries of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the development should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS  
EXPANSION OF DISTRICT BOUNDARIES

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Manatee County is not defined as a small county for purposes of this requirement.

In addition, expanding the boundaries of a CDD should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL

Certain data utilized in this report was provided by the developer/petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other Community Development Districts in various stages of existence.



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 11 day of

January, 20 07

R.B. SHORE  
Clerk of Circuit Court

By: Robin J. Liberty D.C.

RIZZETTA & COMPANY  
INCORPORATED

Emailed - B. Roy, Planning  
P: rd. files

1/22/07  
Ru

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Chapter 190, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on January 4, 2007, at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by the Board of Supervisors of the Greyhawk Landing Community Development District (Petitioners):

### ORDINANCE NO. 07 - 29

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 01-43 RELATED TO THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FINDINGS OF FACT; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO INCLUDE APPROXIMATELY 248.484 ACRES OF ADDITIONAL REAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ACKNOWLEDGMENT AND AGREEMENT BY THE PETITIONER.

The existing Greyhawk Landing Community Development District sits in the eastern area of the urbanizing portion of Manatee County, north of State Road 64 approximately 3.5 miles east of I-75. The land proposed for addition to the district consists of one parcel located adjacent to the southwestern boundary of the existing district.

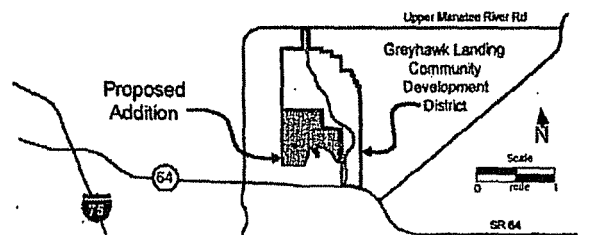
All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Planning Department will be considered by the Board of County Commissioners and entered into the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling 749-3070 during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and, for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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**SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
Manatee County Planning Department  
Manatee County, Florida



# BRADENTON HERALD

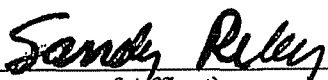
WWW.HERALDTODAY.COM  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/748-0411 ext. 7065

Bradenton Herald  
Published Daily  
Bradenton, Manatee County, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE;


Before the undersigned authority personally appeared Sandy Riley, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **NOTICE OF PUBLIC HEARING** in the Court, was published in said newspaper in the issues of, **12/23/06**

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
28th Day of Dec., 2006

DIANE S. BACRO  
Notary Public  
State of Florida  
My comm. exp. 08-15-2007  
Comm. No. DD 206531



SEAL & Notary Public

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



## FLORIDA DEPARTMENT of STATE

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

January 17, 2007

FILED FOR RECORD  
R. B. SHORE

2007 JAN 22 AM 8: 52

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

Honorable R. B. "Chips" Shore  
Clerk of Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attn: Quantana Acevedo, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated January 11, 2007, and certified copies of Manatee County Ordinance Nos. 07-28 and 07-29 which were filed in this office on January 16, 2007.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud  
Program Administrator

LC/cga  
Enclosures

### DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dls.dos.state.fl.us>

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850.245.6270 • FAX: 850.245.6282

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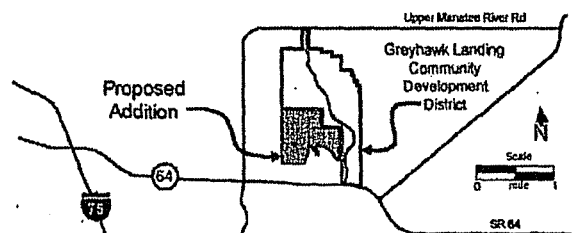
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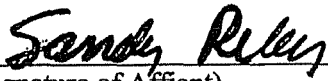
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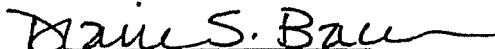


(Signature of Affiant)

Sworn to and subscribed before me this

28th Day of Dec., 2006

DIANE S. BACRO  
Notary Public  
State of Florida  
My comm. exp. 08-15-2007  
Comm. No. DD 206531



SEAL & Notary Public

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

B.O.C.C. 01/04/07

Ordinance No. 07-29  
Expansion of Boundaries of  
Greyhawk Landing Community Development District

Request

Adoption of Ordinance No. 07-29:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 01-43 RELATED TO THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FINDINGS OF FACT; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO INCLUDE APPROXIMATELY 248.484 ACRES OF ADDITIONAL REAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ACKNOWLEDGMENT AND AGREEMENT BY THE PETITIONER**

Recommended Motion

I move to adopt Ordinance No. 07-29, granting the petition to expand the boundaries of the Greyhawk Landing Community Development District.



# Expansion of Boundaries of Greyhawk Landing Community Development District

## Staff Review Report

### 1. Request

The Board of Supervisors of Greyhawk Landing Community Development District ("District") requests approval to expand the boundaries of this District.

The existing Greyhawk Landing Community Development District sits in the eastern area of the urbanizing portion of Manatee County, north of State Road 64 approximately 3.5 miles east of I-75. The land proposed for addition to the district consists of one parcel located adjacent to the southwestern boundary of the existing district. The approximate location and configuration of the existing District and the proposed addition appear in Figure 1.

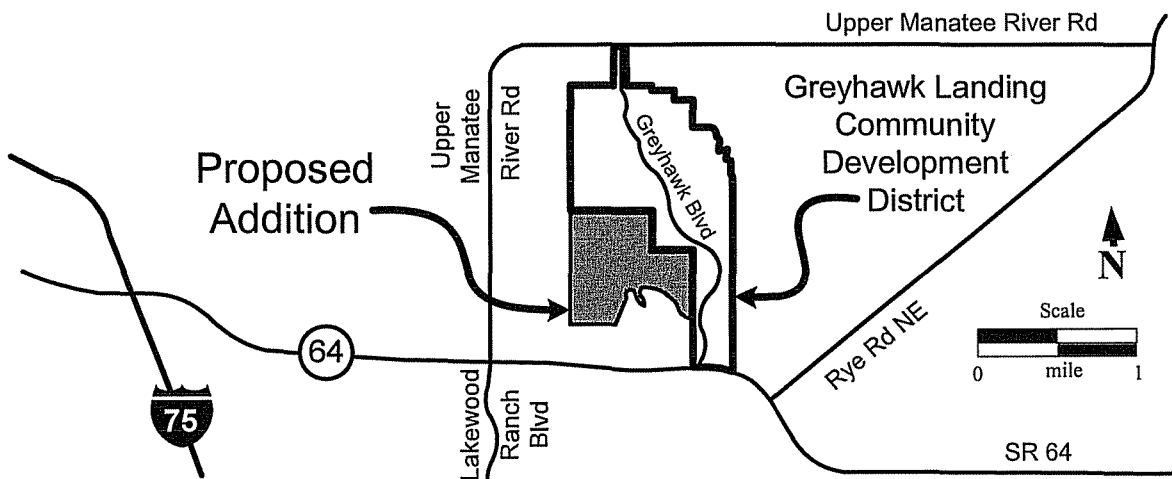


Figure 1: Location

The proposed addition covers 248.484 acres. The existing district covers 646.110 acres. When added together, the total area within the proposed expanded District boundaries will cover approximately 894.594 acres.

The legal descriptions with more detailed maps of the expansion parcels and the proposed District boundaries appear as exhibits to the Ordinance and Petition.

Pursuant to Section 190.046(1), Florida Statutes, the District Board of Supervisors submitted the current petition to expand the District boundaries. Under Section 190.046(1)(e), Florida Statutes, the filing of the petition for expansion by the District Board of Supervisors shall constitute consent of the landowners within the existing District. The petition further contains consent of the owner of the expansion parcel proposed for addition to the District.

## 2. Background

Chapter 190, Florida Statutes, authorized the establishment of the District and continues to control changes to the District's boundaries.

The Board of County Commissioners adopted Manatee County Ordinance 01-43 establishing the District on July 24, 2001. The ordinance described the District's boundaries and named the initial members of the Board of Supervisors.

On November 3, 2005, the Board of County Commissioners approved development case PDR-04-11(Z)(P) "The Aurora Foundation / Greyhawk Landing West." This rezoning with a preliminary site plan approved development of 501 lots for single-family detached residences along with related community facilities on 314 acres. The currently proposed expansion parcel will use part of that land area for development phases 1 – 4.

## 3. Discussion

Any action on the petition does not set a precedent for future community development district expansion requests. All petitions submitted to Manatee County dealing with community development districts undergo reviews on a case-by-case basis in accordance with the criteria specified in Chapter 190, Florida Statutes.

## 4. Review Factors

Section 190.046(1)(b), Florida Statutes, requires the Board of County Commissioners to hold a public hearing on the petition for amendment of the ordinance to expand the District boundaries. This statute further requires the Board of County Commissioners to consider the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the petition for ordinance amendment. A description of the factors listed in Section 190.005(1)(e), Florida Statutes, and an analysis of each factor are listed below.

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

### Analysis

The petition states true and correct references to Chapter 190, Florida Statutes.

The petition states the true and correct date of approval, approval authority, ordinance number, and size of the existing District.

The contents of the petition correspond correctly to the subject requirements of

Sections 190.046(1)(a) and 190.005(1)(a), Florida Statutes.

The petition includes true and correct legal descriptions of the District and the expansion area. The boundary descriptions follow courses and distances that return to their points of beginning, i.e., they close during calculations. The sizes of the parcels appear the same as sizes calculated using the metes and bounds descriptions. The sketch and description bears the signature of a professional surveyor and mapper with a Florida Registration.

The Manatee County Property Appraiser has information on the proposed expansion parcel that confirms the ownership indicated in the petition. The consent of property owners of the expansion parcel shows a notarized signature of the manager of the limited liability company owning the parcel.

The petition's description of the uses of land proposed for the area in the Manatee County Comprehensive Plan future land use plan element appears true and correct. The Future Land Use map shows the expansion parcel designated as the Future Land Use category UF-3 (Urban Fringe 3 Dwelling Units per Acre), the same as the existing District.

The petition's infrastructure cost estimate and construction timetable applies to the expansion area. Calculations prove the totals true and correct. Although the petitioner must submit these estimates in good faith, the district may change them later.

The District's Board of Supervisors authorized its District counsel to file the petition. This authorization came in the form of a resolution by the District's board. The board's chairman and assistant secretary signed the resolution. The District's attorney submitted the petition on behalf of the District's Board of Supervisors.

2. "Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan."

#### Analysis

The expansion of the District is not inconsistent with any applicable element or portion of the state comprehensive plan.

The expansion of the District is not inconsistent with any applicable element or portion of the Manatee County Comprehensive Plan, i.e., the effective local government comprehensive plan.

The County's prior development approval found the proposed development consistent with the comprehensive plan.

The state comprehensive plan provides a policy in Section 187.201(20)(b)2, Florida Statutes, regarding governmental efficiency that allows districts such as this CDD.

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

#### Analysis

The expanded district will maintain sufficient size, compactness, and contiguity for development as one functional interrelated community.

Efficiency use of space determines compactness. The district will not have unusually long, narrow areas or concave boundaries. The district will not create an enclave.

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

#### Analysis

The expansion parcel can best receive services from this CDD through which the area has access. The expansion extends the District to the boundary of an existing residential development to the southwest.

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

#### Analysis

The expansion will demand more services and facilities than the existing District demanded prior to expansion. The capacities of existing local and regional facilities can handle the increased demand as determined by separate development approvals and exactions.

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

#### Analysis

The expansion will make the area more amenable to separate special-district government. The size and compactness will improve efficiency in the delivery of services and facilities.

## 5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as required by Section 190.005(1)(a)8, Florida Statutes. The statement must address the expansion's impact on small businesses, the entities affected by the expansion, and the cost to governments. The statement provided with the petition includes an adequate analysis as required by state law.

The expansion will generate small costs to the state and county governments for processing this petition. The applicant paid a fee to Manatee County to compensate for these costs to the county.

Small businesses will not suffer or enjoy significant impacts from this expansion.

The ordinance expanding the District will eventually affect the owners of lots or residences planned for the District. They will pay taxes to the District for the construction, maintenance, operation, and administration of District facilities and services within the expansion areas.

Most importantly, the SERC reveals which governmental entity is intended to operate, manage, and own each of the District's facilities and services: the District or Manatee County. The expansion petition does not change the original assignments presented in the petition to establish the District.

## 6. Recommendation

Staff recommends adoption of Ordinance No. 07-29 expanding the boundaries of Greyhawk Landing Community Development District.

### Attachments:

1. Ordinance No. 07-29 with exhibits
2. Petition