

**BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA**

ORDINANCE NO. 05-27

AN ORDINANCE EXPANDING THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE AREA ADDED TO THE DISTRICT AND DESCRIBING THE EXTERNAL BOUNDARIES OF THE EXPANDED DISTRICT; PROVIDING THAT THE COUNTY MAY NOT AND SHALL NOT MODIFY OR DELETE ANY PROVISION OF THE DISTRICT CHARTER SET FORTH IN SECTIONS 190.006 - 190.041, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ("Petitioner"), a community development district established by Ordinance No. 01-32 of the Board of County Commissioners of Osceola County, Florida enacted on September 24, 2001 and effective on October 3, 2001 (the "County Ordinance") has petitioned the Board of County Commissioners of Osceola County, Florida ("Board"), through its Petition to Expand the Reunion West Community Development District ("Petition"), to expand, by non-emergency ordinance, the Reunion West Community Development District ("District"); and

WHEREAS, the Board, after proper published notice, conducted a local, public, legislative and information-gathering ordinance hearing as required by law and hereby finds as follows:

1. The Petition is complete in that it meets the requirements of Section 190.046(1), Florida Statutes (2004 as amended and hereafter), and all statements contained within the Petition are true and correct.

2. The appropriate administrative and legislative staff persons of Osceola County have reviewed and approved the Petition and it is complete and sufficient.

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

4. Expansion of the District by this Ordinance, whose uniform general law charter is Sections 190.006 - 190.041, Florida Statutes, is subject to and not inconsistent with the local Comprehensive Plan of Osceola County and with the State Comprehensive Plan.

5. The area of land within the District as expanded will be of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community.

6. The District is the best alternative available for delivering community development services and facilities to the area proposed to be serviced by the District as expanded.

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7. The community development systems, facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

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

9. Upon the effective date of this Ordinance, the Reunion West Community Development District will be duly and legally authorized to exist on the proposed expansion property and to exercise all of its general and special powers, in accordance with, and as granted by, its uniform community development district charter as provided in Sections 190.006 - 190.041, Florida Statutes.

10. All notice requirements of law were met and complete notice was timely given.

NOW, THEREFORE, BE IT ORDAINED by the Board that:

SECTION ONE: DISTRICT NAME:

The Community Development District as herein expanded will be known as the "Reunion West Community Development District."

SECTION TWO: AUTHORITY FOR ORDINANCE:

This Ordinance is adopted pursuant to Section 190.046(1)(a) and (1)(b), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION THREE: EXPANSION OF DISTRICT:

The Reunion West Community Development District, as created by general law, is hereby expanded to include the expansion property and is within the boundaries of the real property described in Exhibit "1" attached hereto and incorporated by reference herein. The District, upon the effective date of this Ordinance, shall be duly and legally authorized to exist on

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the real property described in Exhibit "1" and to exercise all of its general and special powers, in accordance with, and as granted by, its uniform community development district charter as provided in Sections 190.006 - 190.041, Florida Statutes, without question as to the District's expansion, and its continued rights, authority and power to exercise its limited powers under law.

SECTION FOUR: STATUTORY PROVISIONS CONSTITUTING THE UNIFORM CHARTER DISTRICT:

The Reunion West Community Development District shall continue to be governed by the provisions of Chapter 190, Florida Statutes, specifically Sections 190.006 - 190.041, Florida Statutes, which constitutes its uniform charter created by general law.

SECTION FIVE: CONFLICT AND SEVERABILITY:

In the event this Ordinance conflicts with any other ordinance or resolution of Osceola County or other applicable law, the more restrictive shall apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION SIX: EFFECTIVE DATE:

This Ordinance becomes effective upon filing with the Florida Secretary of State.

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THE FOREGOING ORDINANCE was offered by Commissioner Lane, who moved its adoption. The motion was seconded by Commissioner Smith and being put to a vote was as follows:

PAUL OWEN	<u>Aye</u>
ATLEE MERCER	<u>Absent</u>
KEN SHIPLEY	<u>Absent</u>
KENNETH SMITH	<u>Aye</u>
BILL LANE	<u>Aye</u>

DULY PASSED AND ADOPTED this 18th day of July, 2005.

ATTEST:

Delores T. Whaley CLERK

BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA

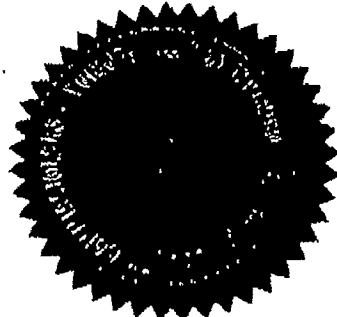
By: Delores T. Whaley

By: Paul Owen
Name: Paul Owen
Title: Chairman

APPROVED AS TO FORM:

By: Kathleen R. Stagle
Name: Kathleen R. Stagle
Title: Deputy County Attorney

NOTICE THAT THIS ORDINANCE HAS BEEN FILED WITH THE FLORIDA STATE BUREAU OF ADMINISTRATIVE CODE.



NOTICE THAT THIS ORDINANCE HAS BEEN FILED WITH THE FLORIDA STATE BUREAU OF ADMINISTRATIVE CODE.

ON July 22, 2005
BY Jara McCormick
DEPUTY CLERK OF THE BOARD

ON August 04, 2005 Refiled
BY Jara McCormick
DEPUTY CLERK OF THE BOARD

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EXHIBIT "1"
LEGAL DESCRIPTION

DESCRIPTION - REUNION. WEST

A portion of Lot 1, Block 3, Magnolia Creek, according to the Plat thereof, as recorded in Plat Book 12; Pages 70 through 79 of the public records of Osceola County, Florida, and Lots 9, 10, 11, and 12, Block C, Florida Fruit and Truck Land Company Subdivision being a portion of the West 1/2 of the West 1/2 of the southwest 1/4 of Section 22, Township 25 South, Range 27 East, Osceola County, Florida being more particularly described as follows:

Begin at the Northeastly corner of Lot 1, Block 3 of said Magnolia Creek; thence run S 00°12'22" W, a distance of 1326.57 feet; thence run S 89°58'38" E, a distance of 992.64 feet to a point on the westerly right of way of Interstate 4 (State Road 400), said point being on a non-tangent curve, concave southwesterly, having a radius of 3982.00 feet and a central angle of 04°39'35"; and a chord bearing of S 18°24'27" E, thence run 323.84 feet along the arc of said curve and said right of way line to the point of compound curvature with a curve, concave northwesterly, having a radius of 2006.00 feet and a central angle of 46°34'57"; thence run southwesterly, along the arc of said curve, a distance of 1630.91 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 9906.00 feet and a central angle of 07°38'08"; thence run southwesterly, along the arc of said curve, a distance of 1320.13 feet to a point; thence run S 40°08'26" W, a distance of 505.22 feet; thence run N 88°58'57" W, a distance of 889.31 feet; thence run S 00°12'29" W, a distance of 370.75 feet; thence run S 70°07'18" E, a distance of 187.79 feet; thence run S 89°58'57" E, a distance of 310.95 feet; thence run S 48°51'34" E, a distance of 58.10 feet; thence run S 40°08'26" W, a distance of 3179.37 feet; thence departing said right of way line run N 00°06'57" E, a distance of 246.89 feet; thence run N 89°57'27" W, a distance of 665.03 feet; thence run N 00°06'23" E, a distance of 663.43 feet; thence run N 89°58'08" W, a distance of 864.27 feet; thence run S 00°05'43" W, a distance of 576.61 feet; thence run N 89°56'47" W, a distance of 375.00 feet; thence run S 44°55'32" E, a distance of 343.31 feet; thence run N 71°45'45" W, a distance of 643.72 feet; thence run N 72°33'01" W, a distance of 439.95 feet; thence run N 18°20'04" E, a distance of 88.87 feet; thence run N 71°22'55" W, a distance of 38.44 feet; thence run N 00°05'44" E, a distance of 391.54 feet; thence run S 89°58'08" E, a distance of 509.70 feet; thence run N 00°05'04" E, a distance of 1326.35 feet; thence run N 89°58'28" W, a distance of 651.83 feet; thence run N 00°18'42" E, a distance of 1322.08 feet; thence run N 89°48'47" E, a distance of 1324.10 feet; thence run N 00°04'57" E, a distance of 2618.32 feet; thence run S 89°53'52" E, a distance of 1380.52 feet; thence run N 00°35'44" W, a distance of 1377.27 feet to the Northwestly corner of said Lot 1, Block 3; thence run N 89°56'40" W, a distance of 11.33 feet to the Southwest corner of Section 22, Township 25 South, Range 27 South and a recovered 5' x 5' Concrete Monument (Jones, Wood, & Gentry); thence run N 00°13'04" E, a distance of 2657.91 feet; thence run S 89°42'36" E, a distance of 665.88 feet; thence run S 00°13'27" W along the East line of the West 1/2 of the West 1/2 of said Section 22, a distance of 2855.19 feet to the Southeast corner of said Lot 12; thence run S 89°56'40" E, a distance of 1996.39 feet to the **POINT OF BEGINNING.**

Containing 702.4692 acres, (30,599,558.61 sq ft) more or less.

A portion of Lot 1, Block 4, Magnolia Creek, according to the Plat thereof as recorded in Plat Book 12, Pages 70 through 79 of the public records of Osceola County, Florida being more particularly described as follows:

Begin at the Northeast corner of said Lot 1, Block 4; thence run S 00°15'31" W, a distance of 1327.37 feet; thence run N 89°56'39" E, a distance of 809.27 feet to the Northwestly right of way line of Interstate 4 (State Road 400); thence along said right of way line run S 40°08'26" W, a distance of 607.04 feet; thence departing said right of way line run N 68°40'55" W, a distance of 441.48 feet; thence run N 57°51'13" W, a distance of 402.37 feet; thence run S 00°15'59" W, a distance of 438.41 feet; thence run S 46°55'30" E, a distance of 535.33 feet to said right of way line; thence along said right of way line run S 40°08'26" W, a distance of 565.09 feet; thence run N 49°51'58" W, a distance of 21.00 feet; thence run S 42°52'55" W, a distance of 250.29 feet;

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thence run S 40°08'02" W, a distance of 339.99 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 9897.00 feet and a central angle of 03°28'07"; thence on a chord bearing of S 41°51'08" W, run 593.39 feet along the arc of said curve to a point; thence departing said right of way line run N 45°51'18" W, a distance of 84.71 feet; thence run N 06°08'28" W, a distance of 120.61 feet; thence run N 06°08'28" W, a distance of 284.18 feet to a point on a non-tangent curve, concave easterly, having a radius of 11593.00 feet and a central angle of 02°00'13"; thence on a chord bearing of N 03°02'30" W, run 403.30 feet along the arc of said curve to a point on a non-tangent curve, concave westerly, having a radius of 11385.00 feet and a central angle of 04°11'40"; thence on a chord bearing of N 01°58'46" W, run 833.48 feet along the arc of said curve to a point; thence run N 89°44'46" W, a distance of 2.49 feet; thence run N 00°13'54" E, a distance of 1162.87 feet; thence run N 89°56'09" E, a distance of 599.81 feet; thence run N 00°15'21" E, a distance of 863.57 feet; thence run N 89°55'26" E, a distance of 665.50 feet to the POINT OF BEGINNING.

Containing 77.9236 acres, (3394350.98 sq ft) more or less.

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TOGETHER WITH :

**REUNION WEST CDD -- ANNEX INTO CDD
(K HILLS)**

A PORTION OF LOTS 1 THROUGH 16, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 907.31 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'07" EAST A DISTANCE OF 1683.83 FEET TO A POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 1450.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 545; THENCE SOUTH 00°15'06" WEST A DISTANCE OF 2589.12 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 89°57'01" WEST A DISTANCE OF 1983.62 FEET ALONG SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 35°26'45" WEST A DISTANCE OF 650.61 FEET; THENCE NORTH 34°18'00" WEST A DISTANCE OF 457.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.408 ACRES MORE OR LESS.

TOGETHER WITH

THAT PART OF:

"LOTS 4 THROUGH 9, BLOCK "D", FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

THAT PORTION OF THE ABUTTING RIGHTS-OF-WAY AS SHOWN AND DEPICTED ON FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE

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PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 5" X 5" CONCRETE MONUMENT (NO. I.D.) AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 665.69 FEET TO THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST A DISTANCE OF 1996.39 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE NORTH 00°15'07" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2591.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°15'07" EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 2622.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (OLD LAKE WILSON ROAD); THENCE SOUTH 00°15'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°54'22" WEST ALONG A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 2622.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LOTS 7 AND 8, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 2591.14 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET; THENCE NORTH 89°54'22" WEST A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.

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CONTAINING 0.95 ACRES, MORE OR LESS.

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