

**AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Orlando SED Partners, LLC (the "Petitioner") petitioned the City Council of the City of Orlando, Florida (the "Orlando City Council"), to enact an ordinance establishing the Orlando SED Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, over the real property described in Exhibit 2 of the Petition to Establish the Orlando SED Community Development District; and

**WHEREAS**, Petitioner has provided written consent to the establishment of the District from the entity owning 100 percent of the real property to be included in the District; and

**WHEREAS**, Petitioner is a company authorized to conduct business in the State of Florida, Petitioner's principal place of business is 5 Third Street, Suite 900, San Francisco, CA 94103; and

**WHEREAS**, a public hearing has been conducted by the Orlando City Council on January 13, 2025, in accordance with the requirements and procedures of section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing; and

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

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

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

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

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

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

**SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office of the City Clerk on October 29, 2024, and a copy of which is attached hereto as **Exhibit "A"** and incorporated herein, is hereby granted.

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

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in Exhibit 2 of the Petition. The District, overall, contains 8.424 acres, more or less.

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

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

<u>Name</u>	<u>Address</u>
Paul Faries	189 South Orange Avenue, 17th Floor, Orlando, FL 32801



Michael McManus	189 South Orange Avenue, 17 <sup>th</sup> Floor, Orlando, FL 32801
Paul Batt	189 South Orange Avenue, 17 <sup>th</sup> Floor, Orlando, FL 32801
Tim Baker	189 South Orange Avenue, 17 <sup>th</sup> Floor, Orlando, FL 32801
Wayne Dunkelberger	189 South Orange Avenue, 17 <sup>th</sup> Floor, Orlando, FL 32801

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

**SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation of the District, nor any default thereon, shall constitute a debt or obligation or burden of the City.

**SECTION 9. SCRIVENER'S ERROR.** The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

**SECTION 10. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

**SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.

**DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida, at a regular meeting, this 9 day of December, 2024.

**DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City of Orlando, Florida, by the Petitioner, commencing the 16 day of December, 2024, and running once each week for four consecutive weeks ending on the 6 day of January, 2025.

**DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 13 day of January, 2025.

BY THE MAYOR OF THE CITY OF  
ORLANDO, FLORIDA:

  
\_\_\_\_\_  
Mayor

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

  
\_\_\_\_\_  
City Clerk

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

  
\_\_\_\_\_  
Assistant City Attorney

\*\*[Remainder of page intentionally left blank.]\*\*



**BEFORE THE CITY COUNCIL  
CITY OF ORLANDO, FLORIDA**

**PETITION TO ESTABLISH ORLANDO SED  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Orlando SED Partners LLC (hereafter “***Petitioner***”), hereby petitions the City Council of the City of Orlando pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed Orlando SED Community Development District (the “***District***”) is located entirely within the City of Orlando, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 8.424 acres of land, and is generally located between West Central Boulevard and West Church Street and between South Hughey Avenue and South Division Avenue. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 3**.

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

Name: Paul Faries

Address: 189 South Orange, 17<sup>th</sup> Floor, Orlando, FL 32801

Name: Michael McManus  
Address: 189 South Orange, 17<sup>th</sup> Floor, Orlando, FL 32801

Name: Paul Batt  
Address: 189 South Orange, 17<sup>th</sup> Floor, Orlando, FL 32801

Name: Tim Baker  
Address: 189 South Orange, 17<sup>th</sup> Floor, Orlando, FL 32801

Name: Wayne Dunkelberger  
Address: 189 South Orange, 17<sup>th</sup> Floor, Orlando, FL 32801

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

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

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan.

7. Major Water and Wastewater Facilities and Outfalls. **Exhibit 5** shows the proposed major trunk water mains, reclaim lines, sewer interceptors and outfalls for the lands to be included within the District. There are no existing major trunk water mains, reclaim lines, sewer interceptors and outfalls for the lands to be included within the District.

8. District Facilities and Services. **Exhibit 6** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install and identifies the costs associated with the same. At present, these improvements are estimated to be made, constructed and installed in three (3) phases over the time period from 2025 through 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of

future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agents for the Petitioner are Jonathan Johnson and Wesley Haber. See **Exhibit 8 - Authorization of Agent**. Copies of all correspondence and official notices should also be sent to:

Jonathan T. Johnson  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

11. This petition to establish Orlando SED Community Development District should be granted for the following reasons:

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

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

c. The establishment of the District will prevent the general body of taxpayers in the City of Orlando from bearing the burden for installation of the infrastructure and the



maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

WHEREFORE, Petitioner respectfully requests the City Council of the City of Orlando to:

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

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

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to, guardhouses, walls, fences and gates, electronic

intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Section 190.012(2), *Florida Statutes*.

- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 25th day of October, 2024.

KUTAK ROCK LLP



---

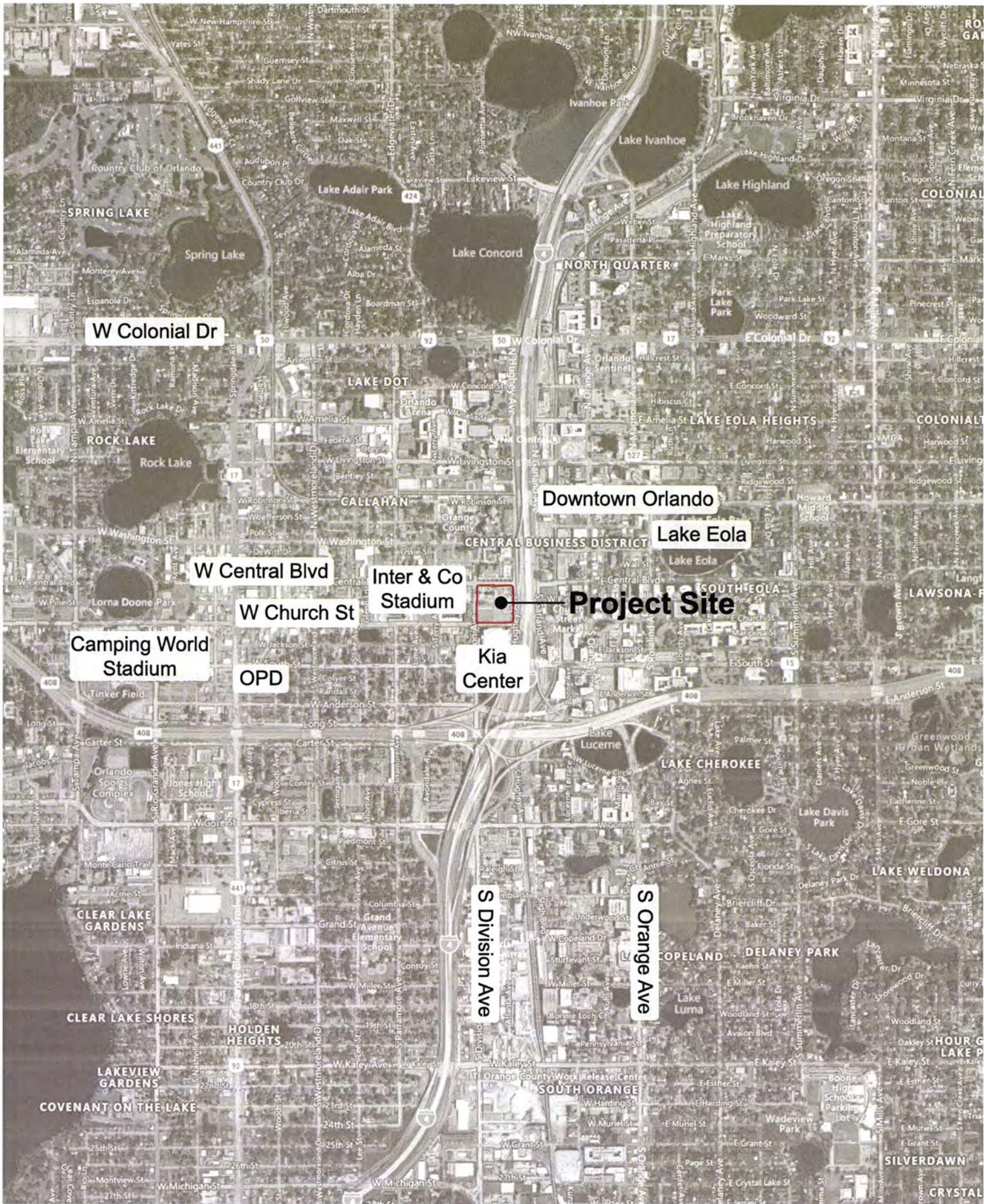
Jonathan T. Johnson  
Florida Bar No. 986460  
[Jonathan.Johnson@kutakrock.com](mailto:Jonathan.Johnson@kutakrock.com)  
Wesley S. Haber  
Florida Bar No. 0420069  
[Wesley.Haber@kutakrock.com](mailto:Wesley.Haber@kutakrock.com)  
107 West College Avenue  
Tallahassee, Florida 32301  
(850) 692-7300 (telephone)  
(850) 692-7319 (facsimile)  
Attorneys for Petitioner

# **EXHIBIT 1**











# **EXHIBIT 2**



LEGAL DESCRIPTION: (PREPARED BY THE SURVEYOR)

A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71, OF SAID PUBLIC RECORDS, ALSO A PORTION OF LOT 1, AND ALL OF LOTS 2 AND 3, McLEOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 148 OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH 89°56'20" EAST, 295.44 FEET; THENCE RUN SOUTH 46°14'42" EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°43'54" EAST, 562.34 FEET; THENCE RUN NORTH 87°15'18" WEST, 3.54 FEET TO A POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 63°30'04", AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH 34°29'21" WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH 89°52'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH 89°52'42" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; BOUNDARY SURVEY, DATED 4-1979; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 168.33 FEET; THENCE RUN NORTH 03°04'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 60.12 FEET; THENCE RUN NORTH 00°44'06" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 33.96 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 24.71 FEET, A CENTRAL ANGLE OF 90°40'01", AN ARC LENGTH OF 39.10 FEET, A CHORD LENGTH OF 35.15 FEET AND A CHORD BEARING OF NORTH 44°35'58" EAST;

THENCE RUN NORTH 89°56'20" EAST, NON-TANGENT TO SAID CURVE, 7.00 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 1 OF THE PLAT OF McLEOD'S SUBDIVISION; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST LINE, 3.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE RUN NORTH 89°56'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 253.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 8.424 ACRES, MORE OR LESS.

# **EXHIBIT 3**



**CONSENT AND JOINDER TO ESTABLISHMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

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

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

As the owner of lands which are intended to constitute all or a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

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

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

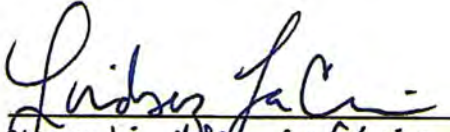
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

*[signatures on following page]*

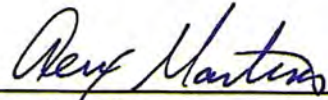
Executed this 18<sup>th</sup> day of October, 2024.

WITNESSES:

**SED Development, LLC**, a Delaware limited liability company

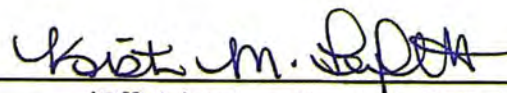
  
Name: Lindsey Cucciaro

  
Name: Trent Pennington

Name:   
Title: CEO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18<sup>th</sup> day of October, 2024, by Alex Martins as CEO/manager of SED Development LLC who is ☒ personally known to me or ☐ produced as identification.



  
(Official Notary Signature & Seal)

Print Name: Kristen m. Perfetto  
Notary Public, State of Florida

**Exhibit A: Property Description**

## Exhibit A



LEGAL DESCRIPTION: (PREPARED BY THE SURVEYOR)

A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71, OF SAID PUBLIC RECORDS, ALSO A PORTION OF LOT 1, AND ALL OF LOTS 2 AND 3, McLEOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 148 OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

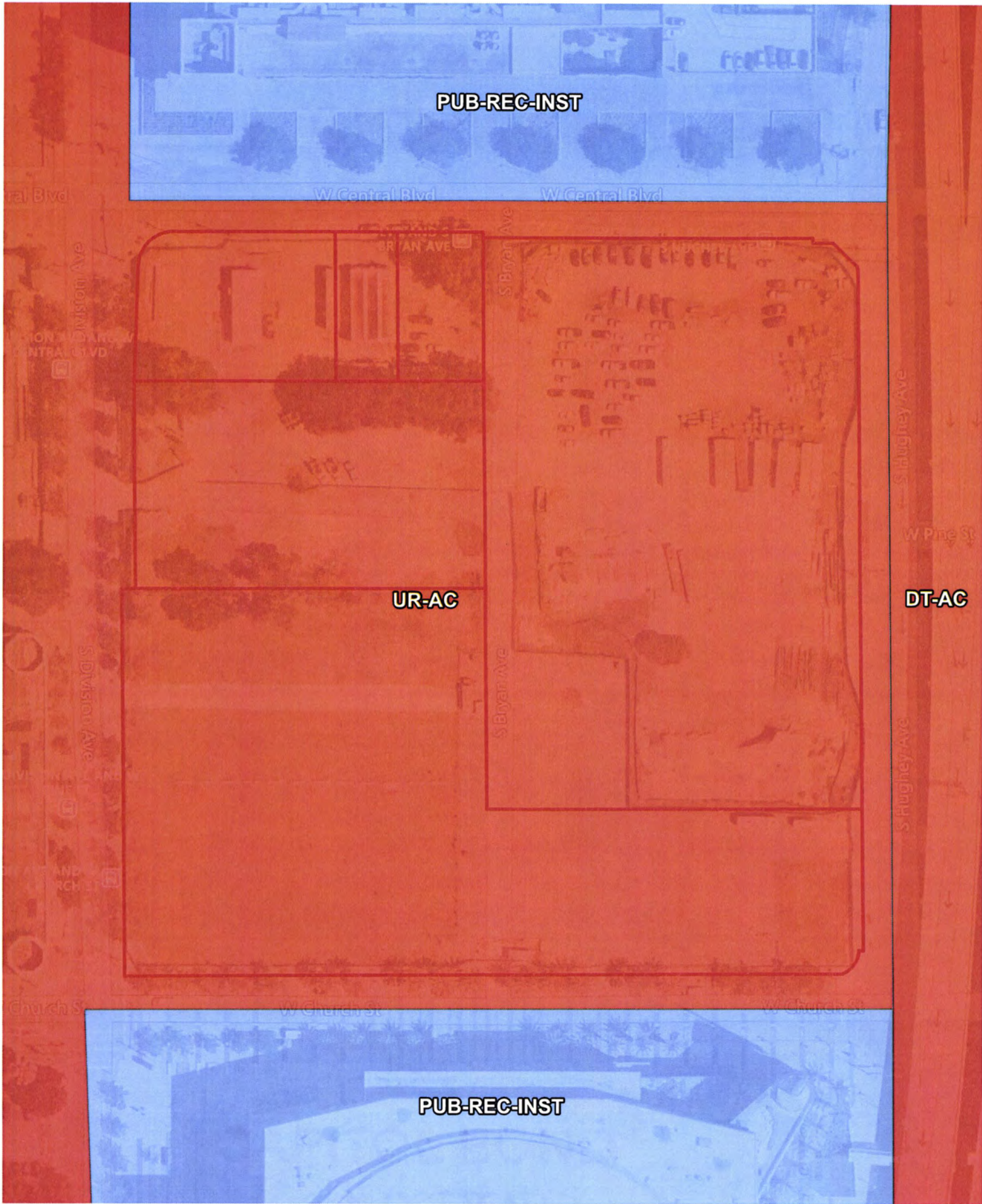
COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH 89°56'20" EAST, 295.44 FEET; THENCE RUN SOUTH 46°14'42" EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°43'54" EAST, 562.34 FEET; THENCE RUN NORTH 87°15'18" WEST, 3.54 FEET TO A POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 63°30'04", AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH 34°29'21" WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH 89°52'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH 89°52'42" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; BOUNDARY SURVEY, DATED 4-1979; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 168.33 FEET; THENCE RUN NORTH 03°04'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 60.12 FEET; THENCE RUN NORTH 00°44'06" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 33.96 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 24.71 FEET, A CENTRAL ANGLE OF 90°40'01", AN ARC LENGTH OF 39.10 FEET, A CHORD LENGTH OF 35.15 FEET AND A CHORD BEARING OF NORTH 44°35'58" EAST;



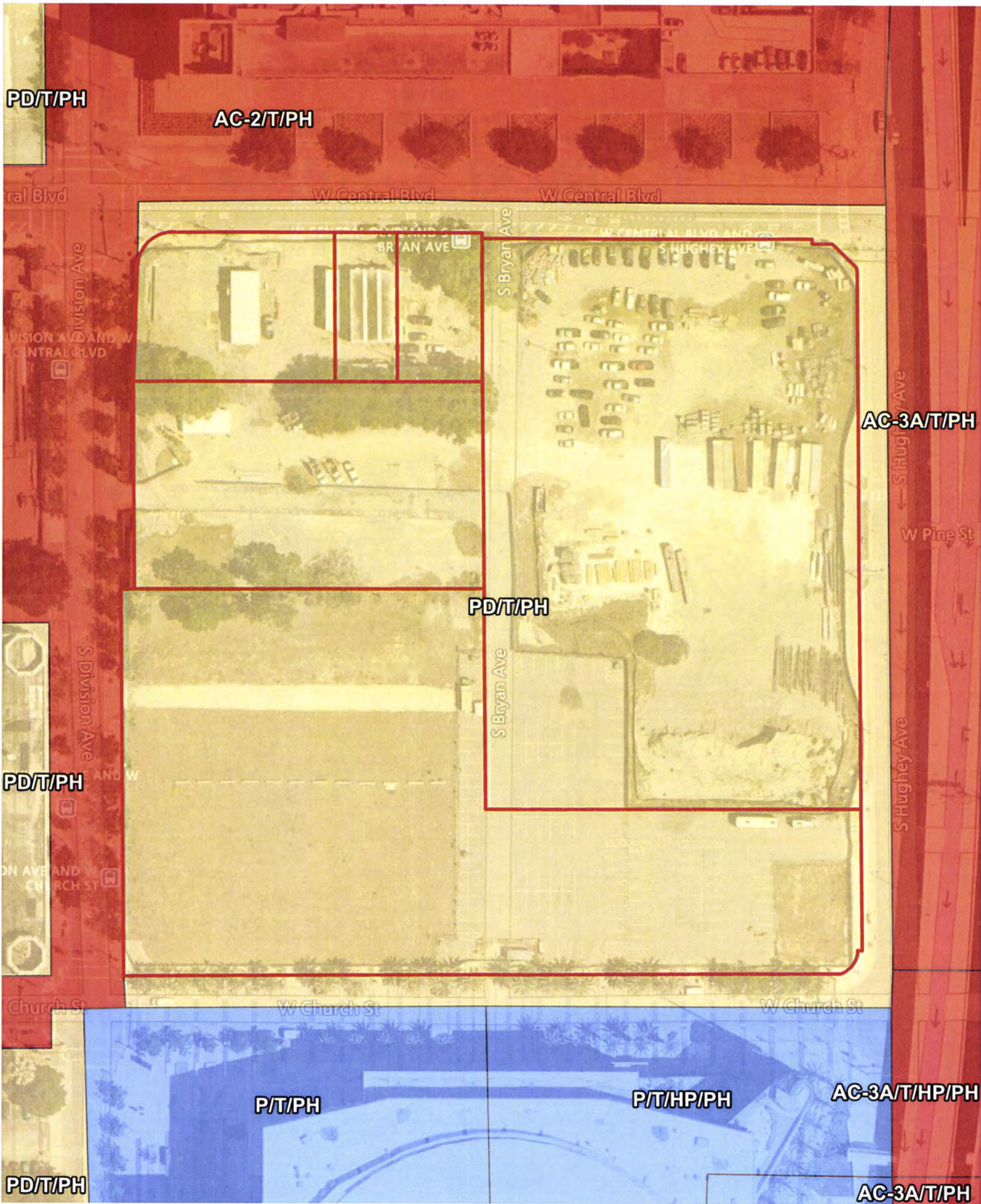
THENCE RUN NORTH 89°56'20" EAST, NON-TANGENT TO SAID CURVE, 7.00 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 1 OF THE PLAT OF McLEOD'S SUBDIVISION; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST LINE, 3.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE RUN NORTH 89°56'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 253.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 8.424 ACRES, MORE OR LESS.

# **EXHIBIT 4**







PD/T/PH

AC-2/T/PH

AC-3A/T/PH

PD/T/PH

PD/T/PH

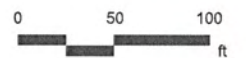
PD/T/PH

P/T/PH

P/T/HP/PH

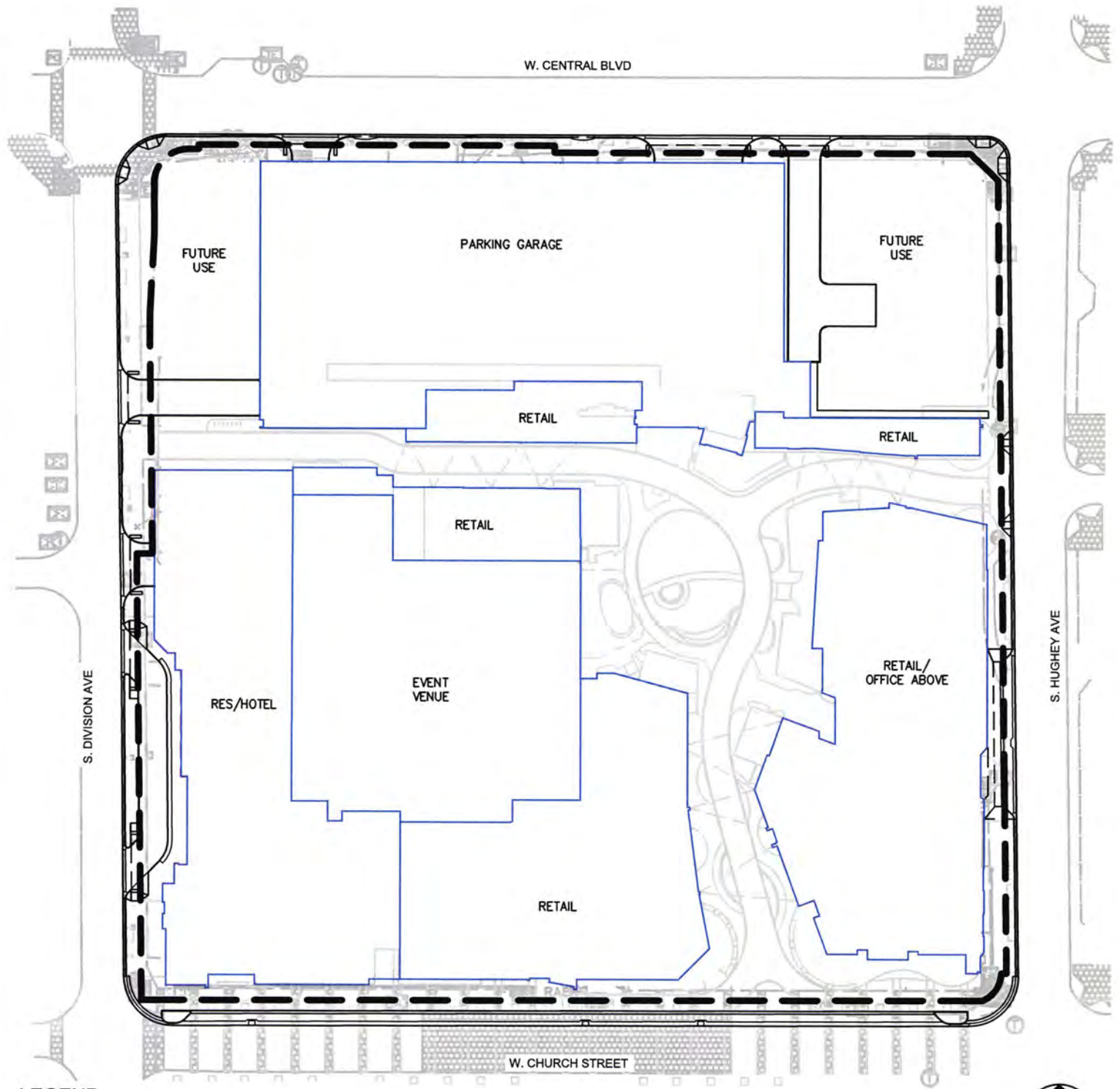
AC-3A/T/HP/PH

AC-3A/T/PH





# EXHIBIT 5



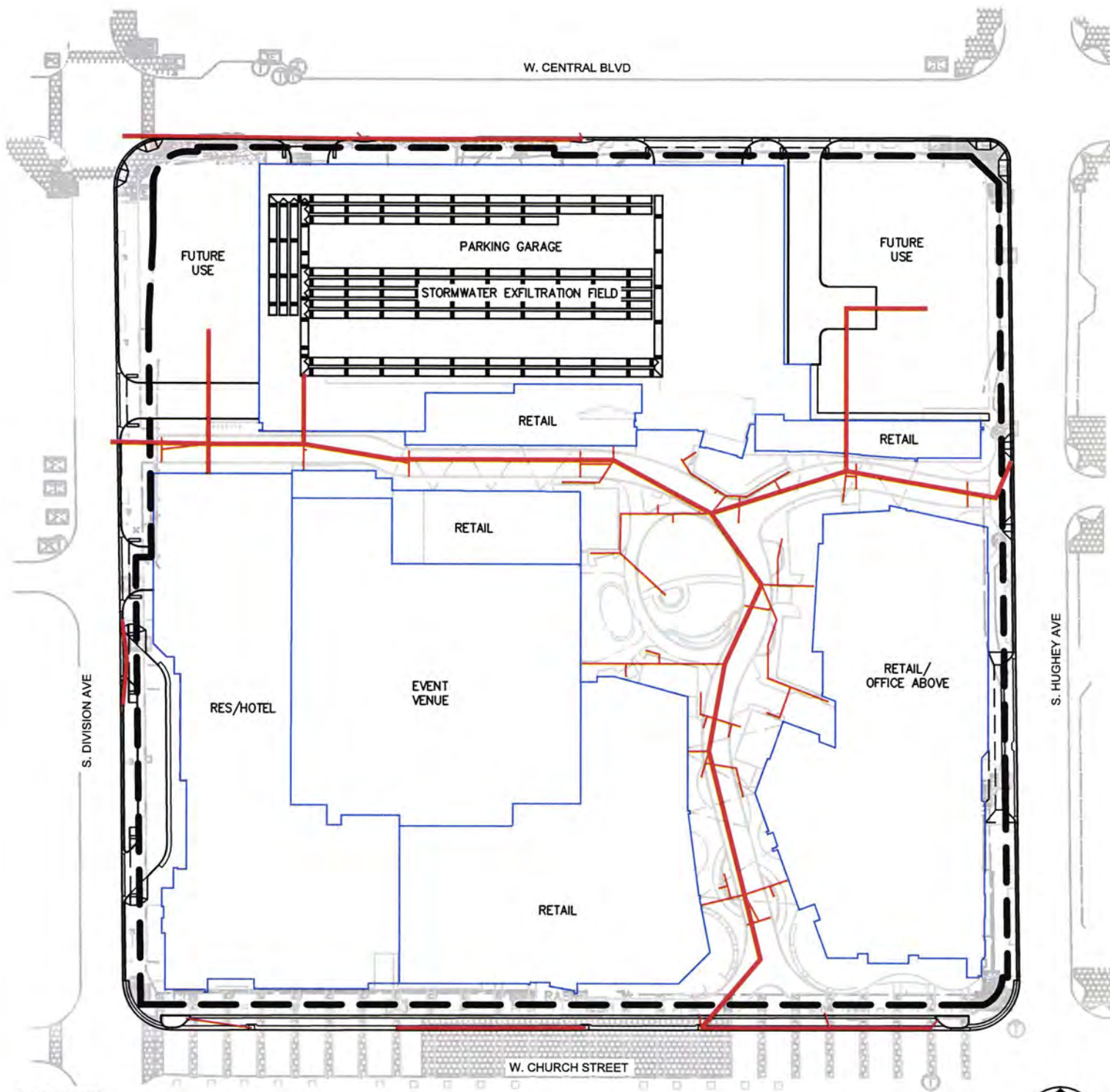
**LEGEND**

- CDD BOUNDARY
- BUILDING OUTLINE

**OVERALL SITE PLAN**



**North**



**LEGEND**

- CDD BOUNDARY
- BUILDING OUTLINE
- PROPOSED STORMWATER LINE

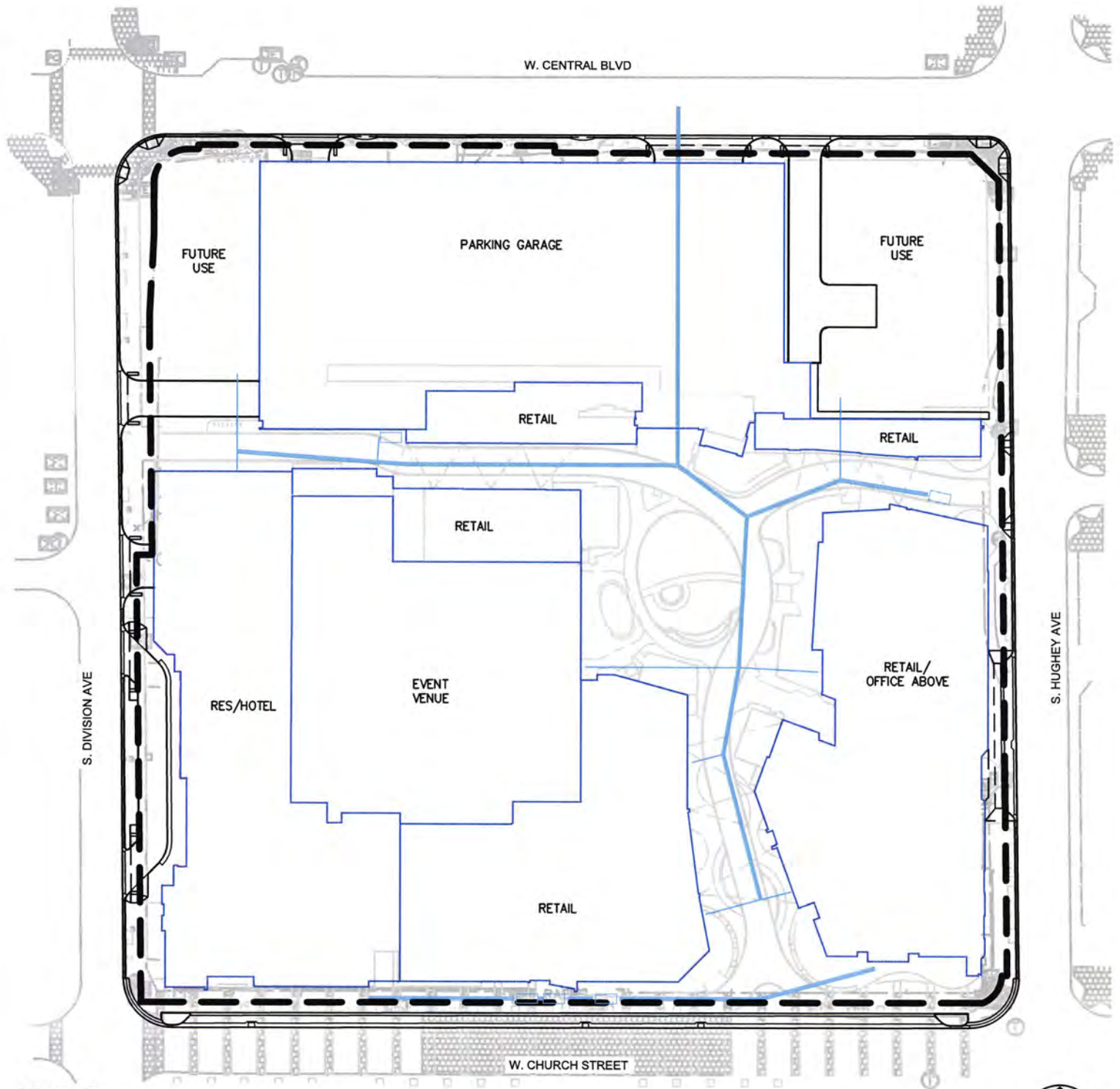
**STORMWATER MASTER PLAN**



**North**







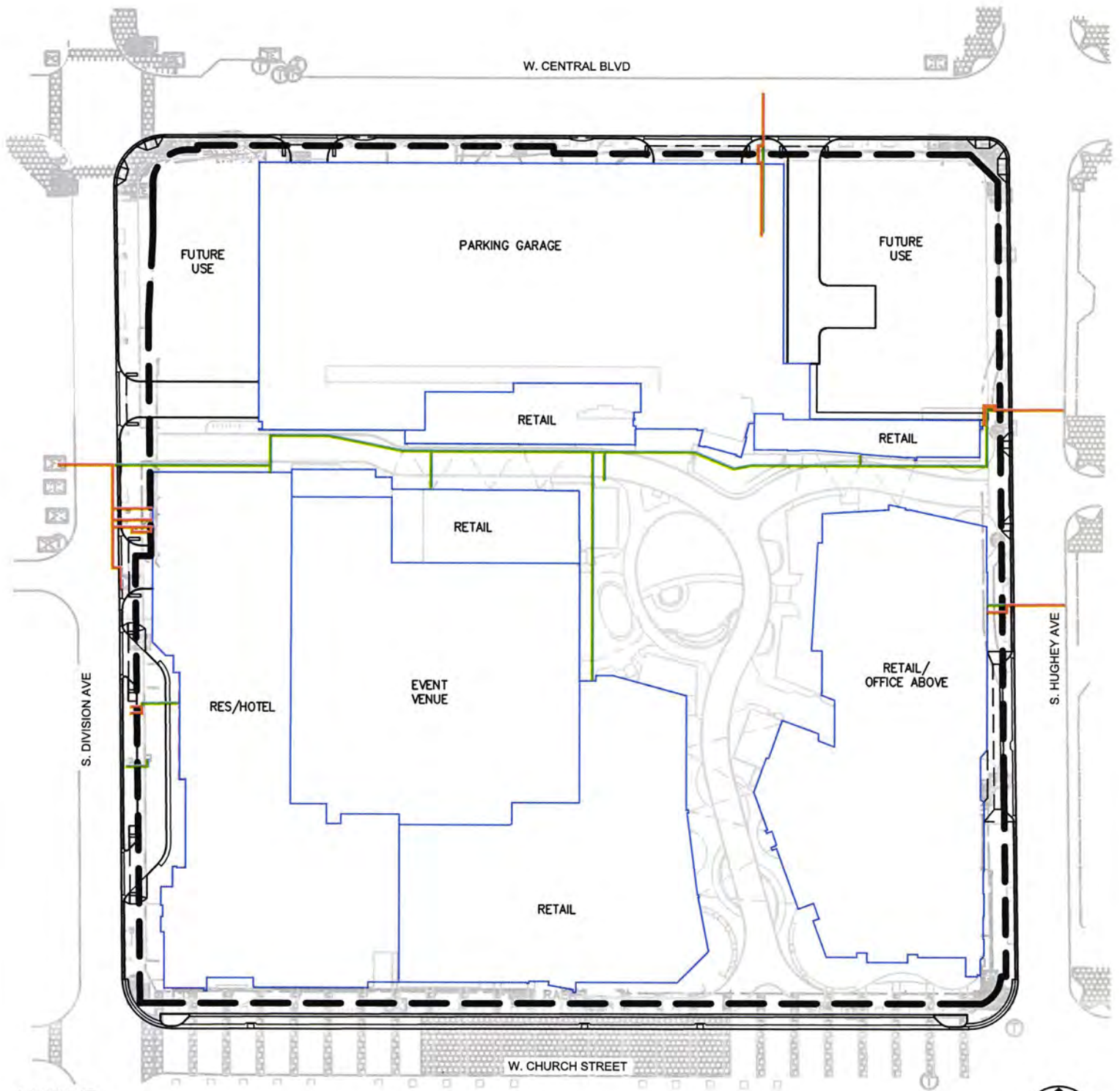
# **LEGEND**

- CDD BOUNDARY
- BUILDING OUTLINE
- PROPOSED SANITARY LINE

## **WASTEWATER COLLECTION PLAN**



**North**



# **LEGEND**

- CDD BOUNDARY
- BUILDING OUTLINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE

## **WATER DISTRIBUTION PLAN**



**North**



# **EXHIBIT 6**

Exhibit 6  
Proposed Facilities and Ownership & Maintenance Responsibility

Facilities/Systems	Proposed Maintenance Entity	Proposed Ownership Entity	Estimated Total Cost
Water and Sewer Systems	Developer	CDD	\$4,780,419
Off-Site Master Public Roadway Improvements	City of Orlando	City of Orlando	\$1,055,922
Parks and Open Space	Developer	CDD	\$16,430,680
Office Garage Bridge	Developer	Developer	\$454,431
Parking Garage	Developer	Developer	\$43,628,748
Total Cost			\$66,350,200

## Westcourt Orlando

## Community Development District Costs - Total Costs

September 26th, 2024

Item	Direct Cost Only	Total hard costs Incl. Markup & Escalation		Soft Costs (26%)	Total Costs
Water and sewer costs	\$3,288,256		\$3,804,459	\$975,960	\$4,780,419
Public road costs	\$726,325		\$840,347	\$215,575	\$1,055,922
Inspections/required offsite intersection costs				\$0	\$0
Park/open space or dedicated areas open to the public	\$11,301,994		\$13,076,228	\$3,354,452	\$16,430,680
Office garage bridge	\$312,584		\$361,655	\$92,776	\$454,431
Parking garage	\$29,674,809		\$34,721,597	\$8,907,151	\$43,628,748
<b>Totals</b>	<b>\$45,303,968</b>		<b>\$52,804,286</b>	<b>\$13,545,914</b>	<b>\$66,350,200</b>

## 2025 Costs

Item	Direct Cost Only	Total hard costs Incl. Markup & Escalation		Soft Costs (26%)	Total Costs
Water and sewer costs	\$962,195		\$1,113,244	\$285,581	\$1,398,825
Public road costs	\$212,534		\$245,899	\$63,081	\$308,980
Inspections/required offsite intersection costs					
Park/open space or dedicated areas open to the public	\$3,307,139		\$3,826,308	\$981,565	\$4,807,873
Office garage bridge					
Parking garage	\$3,230,577		\$3,780,000	\$969,686	\$4,749,686
<b>Totals</b>	<b>\$7,712,445</b>		<b>\$8,965,451</b>	<b>\$2,299,912</b>	<b>\$11,265,363</b>

## 2026 Costs

Item	Direct Cost Only	Total hard costs Incl. Markup & Escalation		Soft Costs (26%)	Total Costs
Water and sewer costs	\$2,079,720		\$2,406,202	\$617,264	\$3,023,466
Public road costs	\$459,378		\$531,493	\$136,344	\$667,837
Inspections/required offsite intersection costs					
Park/open space or dedicated areas open to the public	\$7,148,161		\$8,270,309	\$2,121,587	\$10,391,896
Office garage bridge	\$312,584		\$361,655	\$92,776	\$454,431
Parking garage	\$25,026,713		\$29,283,000	\$7,511,985	\$36,794,985
<b>Totals</b>	<b>\$35,026,555</b>		<b>\$40,852,659</b>	<b>\$10,479,956</b>	<b>\$51,332,615</b>

## 2027 Costs

Item	Direct Cost Only	Total hard costs Incl. Markup & Escalation		Soft Costs (26%)	Total Costs
Water and sewer costs	\$246,341		\$285,013	\$73,115	\$358,128
Public road costs	\$54,413		\$62,955	\$16,150	\$79,105
Inspections/required offsite intersection costs					
Park/open space or dedicated areas open to the public	\$846,694		\$979,611	\$251,300	\$1,230,911
Office garage bridge					
Parking garage	\$1,417,520		\$1,658,597	\$425,481	\$2,084,078
<b>Totals</b>	<b>\$2,564,968</b>		<b>\$2,986,176</b>	<b>\$766,045</b>	<b>\$3,752,221</b>



# **EXHIBIT 7**

**ORLANDO SED  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ORLANDO, FLORIDA**

**STATEMENT OF ESTIMATE REGULATORY COSTS**

**OCTOBER 25, 2024**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

## **STATEMENT OF ESTIMATED REGULATORY COSTS**

### **1.0 Introduction**

#### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Orlando SED Community Development District** (the “District”). The proposed District comprises approximately 8.424 acres of land located within the City of Orlando, Florida (hereafter “City”). The project is designed to include approximately 269 apartment units, 265 hotel rooms, a 3,500-capacity event venue, 133,051 gross square feet of retail, and 339,804 gross square feet of office space. The purpose of the SERC is stated in Section 190.002(2), Florida Statutes, as follows:

It is the policy of the State . . . that the process of establishing . . . a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

#### **1.2 Overview of the Orlando SED Community Development District**

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 8.424 acres.

The Development plan for the proposed lands within the District includes approximately 8.424 acres of land located within the City of Orlando, Florida (hereafter “City”). The project is designed to include approximately 269 apartment units, 265 hotel rooms, a 3,500-capacity event venue, 133,051 gross square feet of retail, and 339,804 gross square feet of office space. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers” (Section 190.002(1)(a), Florida Statutes).

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



### 1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule<sup>1</sup> directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

---

<sup>1</sup> For the purposes of this SERC, the term "agency" means the City, the term "state" or "State" means State of Florida and the term "rule" means the ordinance(s) which the City would enact in connection with the creation of the District.

## **2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs in excess of \$1 million.**

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

## **3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the District is a community designed for approximately 8.424 acres of land located within the City of Orlando, Florida (hereafter "City"). The project is designed to include approximately 269 apartment units, 265 hotel rooms, a 3,500-capacity event venue, 133,051 gross square feet of retail, and 339,804 gross square feet of office space. Formation of the District would put all of these units under the jurisdiction of the District. SED Development, LLC ("Developer") will initially be the primary developer and sole landowner, as such term is defined in Chapter 190, Florida Statutes, of property within the proposed District boundaries.

## **4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

### **4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

#### **State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres; therefore, the City is the establishing entity under sections 190.005(2), (2)(e) of the Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, as the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

#### **City of Orlando**

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition provides much of

the information needed for staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the petition to establish a CDD.

The annual costs to the City resulting from the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs to the City are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

#### **4.2 Impact on State and Local Revenues**

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

In this regard, it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the City. In accordance with State law, debts of the District are strictly the District's own responsibility.

#### **5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that onsite and offsite roadways, potable water, sanitary sewer and reclaimed water utility systems, the differential cost of undergrounding utilities, master stormwater system, landscape and irrigation, wetland mitigation, land acquisition, and associated professional fees, permitting, contingencies and other soft costs, may be financed by the District.

**Table 1. Orlando SED CDD Proposed Facilities and Services**

<b><u>District Infrastructure</u></b>	<b><u>Finance</u></b>	<b><u>O&amp;M</u></b>	<b><u>Ownership</u></b>
Water and sewer systems	CDD	Developer	CDD
Off-Site master public roadway improvements	CDD	City	City
Parks and open space	CDD	Developer	CDD
Office garage bridge	CDD	Developer	Developer
Parking garage	CDD	Developer	Developer

Key: City = Orlando; CDD = Orlando SED CDD



The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2. Total development costs for these facilities are estimated to be approximately \$66,350,200. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through a combination of ad valorem incremental real property taxes, non-ad valorem assessments levied on all developable properties in the District that may benefit from the District's capital improvement program, and various types of fees.

**Table 2. Cost Estimate for District Facilities**

<b>Infrastructure</b>	<b>Estimated Costs</b>
Water and sewer systems	\$3,804,459
Off-Site master public roadway improvements	\$840,347
Parks and open space	\$13,076,228
Office garage bridge	\$361,655
Parking garage	\$34,721,597
Soft costs	\$13,545,914
<b>Total</b>	<b>\$66,350,200</b>

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services. Additionally, revenue will be collected from fees paid by customers for the businesses within the CDD, providing an additional source of income beyond the landowners' contributions.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and bank loans.

In considering these costs it should be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

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

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with the development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue

burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands. Additionally, revenue will be collected from fees paid by customers for the businesses within the CDD, providing an additional source of income beyond the landowners' contributions.

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

Fourth, the District has the ability to maintain infrastructure better than a homeowners' association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low. Additionally, revenue will be collected from fees paid by customers for the businesses within the CDD, providing an additional source of income beyond the landowners' contributions.

#### **6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City of Orlando has an estimated un-incarcerated population greater than 10,000 according to the most recent federal U.S. Census (2020). Therefore, the City is not defined as a "small" City according to Section 120.52(18), Florida Statutes.

Orange County has an estimated un-incarcerated population that is greater than 75,000 according to the 2020 U.S. Census. Therefore, the County is not defined as a "small county" according to section 120.52(19), Florida Statutes.

#### **7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There has been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:*  
*MuniCap Inc.*  
October 25, 2024



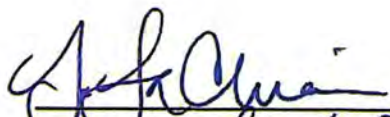
# **EXHIBIT 8**

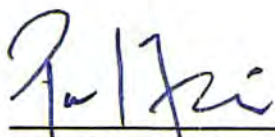
## AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan Johnson and Wesley Haber of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Orlando SED Partners LLC, with regard to all matters regarding the petition to establish a community development district to the Orlando City Council, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

**ORLANDO SED PARTNERS LLC,**  
a Delaware limited liability company

  
Name: Lindsay LaCrosse

  
Name: Paul Faries  
Title: Authorized Signatory

  
Name: Trish Pennington

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of October, 2024, by Paul Faries as Authorized Signatory of Orlando SED Partners LLC who is ☒ personally known to me or ☐ produced as identification.



  
(Official Notary Signature & Seal)

Print Name: Kristen M. Perfetto  
Notary Public, State of Florida

**BEFORE THE CITY COUNCIL  
CITY OF ORLANDO, FLORIDA**

IN RE:           Petition to Establish Orlando SED           )  
                  Community Development District           )  
\_\_\_\_\_)

**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

**STATE OF FLORIDA**  
**COUNTY OF** Orange

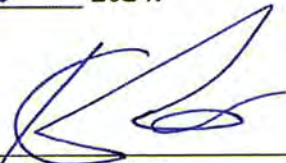
I, Kathleen Leo, P.E., of GAI Consultants, Inc., being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Kathleen Leo, and I am a Vice President of GAI Consultants, Inc.
3. The prepared written, pre-filed testimony consisting of eight (8) pages, submitted under my name to the City of Orlando, Florida, relating to the establishment of the Orlando SED Community Development District and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning my work with land development projects as a professional engineer and planner are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony generally addresses the nature of the services and facilities anticipated by the proposed Orlando SED Community Development District.
7. No corrections or amendments to my pre-filed testimony are required.

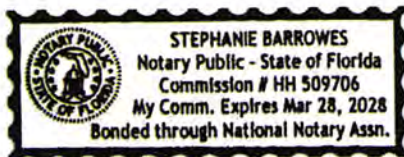


Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

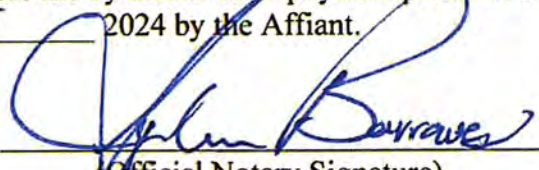
Executed this 14 day of October 2024.

  
\_\_\_\_\_  
Kathleen Leo, P.E.

SWORN TO and SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this 14 day of October 2024 by the Affiant.



[notary seal]

  
\_\_\_\_\_  
(Official Notary Signature)

Name: Stephanie Barrowes  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

1                   **TESTIMONY OF KATHLEEN LEO, P.E., FOR ESTABLISHMENT OF**  
2                   **ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT**  
3

4   **1.     Please state your name and business address.**  
5

6       My name is Kathleen Leo, and my business address is 618 E. South Street, Suite 700,  
7       Orlando, Florida 32801.  
8

9   **2.     By whom are you employed and in what capacity?**  
10

11       I am a Vice President with GAI Consultants, Inc.  
12

13   **3.     How long have you held that position?**  
14

15       7 years.  
16

17   **4.     Please give your educational background, with degrees earned, major areas of study**  
18       **and institutions attended.**  
19

20       BS Environmental Engineering, University of Central Florida, 1992  
21       MS Environmental Engineering, University of Central Florida, 1993  
22

23   **5.     Do you have any professional licenses, registrations, or certifications?**  
24

25       I am a registered Professional Engineer in the State of Florida (PE # 51419).  
26

27   **6.     Are you a member of any professional associations?**  
28

29       I am a member of the Urban Land Institute and CREW (Commercial Real Estate Women's  
30       Network).  
31

32   **7.     Please summarize your previous experience as it relates to public facility design and**  
33       **construction and land development and planning.**  
34

35       With more than 30 years of experience, I have a broad range of experience in the private  
36       and public markets. I am well versed in project development from conceptual planning to  
37       design and construction, having worked on projects throughout Central Florida.  
38

39   **8.     Have you been involved in any developments of the type and nature contemplated**  
40       **within the proposed Orlando SED Community Development District ("District")?**  
41

42       Yes, I have.  
43

44   **9.     Are you familiar with the Petition ("Petition") filed by Orlando SED Partners, LLC**  
45       **("Petitioner") on \_\_\_\_\_, 2024, seeking the establishment of the proposed**  
46       **District?**



1  
2 Yes. I assisted the Petitioner with the preparation of some of the exhibits filed with the  
3 Petition and reviewed others.  
4

5 **10. Are you generally familiar with the geographical area, type, and scope of development**  
6 **and the available services and facilities in the vicinity of the proposed District?**  
7

8 Yes, I am.  
9

10 **11. Which documents did you prepare or have others prepare under your supervision?**  
11

12 Exhibits 1, 2, 4, 5, and 6.  
13

14 **12. Do any of those exhibits require any change or correction?**  
15

16 No.  
17

18 **13. To the best of your knowledge, are Exhibits 1, 2, 4, 5, and 6 to the Petition accurate?**  
19

20 Yes, to the best of my knowledge.  
21

22 **14. In general, what do Exhibits 1, 2, 4, 5, and 6 to the Petition demonstrate?**  
23

24 Exhibit 1 consists of maps showing the general location of the proposed District.  
25

26 Exhibit 2 is the metes and bounds description of the external boundary of the proposed  
27 District.  
28

29 Exhibit 4 contains maps depicting the existing and future general distribution, location, and  
30 extent of the public and private land uses within the proposed District by the land use plan  
31 element.  
32

33 Exhibit 5 contains maps of the planned, future wastewater distribution, stormwater, reuse  
34 distribution, and water distribution within and around the proposed District.  
35

36 Exhibit 6 provide a list of the facilities and services the proposed District is anticipated to  
37 finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible  
38 for the ownership and maintenance thereof. Exhibit 6 also contains the estimated costs and  
39 timetable of constructing and/or installing the infrastructure serving the land within the  
40 proposed District.  
41

42 **15. What capital facilities are presently expected to be provided by the District?**  
43

44 Based on information provided by Petitioner and as more fully described in Petition Exhibit  
45 6, it is presently expected that the District will construct and/or acquire water and sewer,



public roads, inspection and offsite intersection costs, park and public spaces, office garage bridge, and parking garage.

- 16. Based upon your training and experience as an engineer, do you have an opinion as to whether the proposed District is of sufficient size, sufficient compactness, and sufficient contiguity to be developed as a functional interrelated community?**

Yes. Based on my experience, the proposed District is of sufficient size, compactness and contiguity to be developed as a one functional interrelated community.

- 17. What is the basis for your opinion?**

For many reasons, the proposed District facilities can be provided in an efficient, functional and integrated manner.

First, there are sufficient, significant infrastructure needs for the area within the proposed District to allow development as a functionally interrelated community.

Second, the specific design of the community allows infrastructure to be provided in a cost-effective manner. The land included within the proposed District area is contiguous, which facilitates an efficient and effective planned development.

Third, the provision of services and facilities through the use of one development plan provides a contiguous and homogenous method of providing services to lands throughout the District.

- 18. In your opinion, you said the proposed District is sufficiently compact and contiguous to be developable as a functionally interrelated community. Would you please explain what you mean when stating that the proposed District is of sufficient compactness?**

The District will encompass approximately 8.4 acres and will provide a range of mixed use/commercial land uses that require the necessary elements of infrastructure including water and sewer, public roads, parks and open spaces, office garage bridge, and a parking garage, among other improvements. The proposed District will have sufficient overall density to require all the above-mentioned necessary elements of infrastructure of a comprehensive community. These facilities and services require adequate planning, design, financing, construction, and maintenance to provide the community with appropriate infrastructure. The preferred method of developing land is for the development to be spatially compact. This augments the District's ability to construct and maintain improvements and provide services, in a cost-efficient manner.

- 19. Can explain why a CDD is a preferred alternative for long-term operation and maintenance?**

Yes, a CDD is a perpetual local government unit, which by law has the requisite assessment authority, including the ability to collect such assessments on the county tax roll. As a



1 result, compared to other private options, such as a POA, a CDD is the preferred  
2 maintenance entity.  
3

4 **20. Does the establishment of the District obviate the need for local land development**  
5 **regulations, ordinances or plans?**  
6

7 No. Section 190.004, *Florida Statutes*, explicitly provides the establishment of a CDD does  
8 not in any way impact or change the applicability of any governmental planning,  
9 environmental and land development laws, regulations, and ordinances. A CDD cannot  
10 take any action that is inconsistent with the comprehensive plan, code of ordinances or  
11 regulations of the city or county within which it is located.  
12

13 **21. Based on your experience, do you have an opinion as to whether the services and**  
14 **facilities to be provided by the proposed District will be incompatible with the**  
15 **capacities and uses of existing local and regional community facilities and services?**  
16

17 Yes. Based on the information provided to me, it is my opinion that the proposed services  
18 and facilities of the proposed District will not be incompatible with the capacity and uses  
19 of existing local or regional community development services and facilities.  
20

21 **22. What is the basis for your opinion?**  
22

23 Currently, none of the planned infrastructure improvements the proposed District plans to  
24 provide exist on the subject property in a manner which is useful to the proposed  
25 development. Each of the elements of infrastructure for the necessary services and  
26 facilities will connect into the existing, surrounding systems according to criteria, review  
27 and approval of the existing operational entity. The proposed master infrastructure  
28 roadway improvements will interconnect with and extend the City's roadway system. The  
29 proposed water and sewer systems will extend the existing utility systems currently  
30 operated by the City of Orlando. There will be no incompatibility issues.  
31

32 **23. Based on your experience, do you have an opinion as to whether the area to be**  
33 **included within the proposed District is amenable to being served by a separate**  
34 **special district government?**  
35

36 Yes. Based on the information provided to me, in my opinion, and to the best of my  
37 knowledge, the area identified in the Petition is amenable to being served by a separate  
38 special district government.  
39

40 **24. What is the basis for your opinion?**  
41

42 Based on the information provided to me, the proposed District is limited in purpose and  
43 the infrastructure improvements to be provided by the proposed District are limited in  
44 scope. This infrastructure is expected to directly benefit the development and may be  
45 adequately served by a special district government. In addition, special district governance



provides a mechanism whereby long-term maintenance obligations can be satisfied by the persons primarily using the facilities and services.

**25. Do you have an opinion, as someone experienced in land planning, as to whether the proposed District is the best alternative for delivering community services and facilities to the areas that will be served by the proposed District?**

Yes. Based on the information provided to me, it is my opinion that the proposed District is the best alternative for providing the proposed services and facilities to the land to be included within the proposed District.

**26. What are the alternatives contemplated in rendering this opinion?**

There would be two alternatives to the establishment of the proposed District. First, to facilitate economic development, accommodate new growth, and provide new services, the City could perhaps provide the selected facilities. The second alternative would be for the developer or master association to provide the infrastructure using private financing.

**27. How does the proposed District compare to these alternatives?**

By comparison of the alternatives referenced above, from a planning perspective, the proposed District is the best alternative available to provide the necessary infrastructure improvements. As a special-purpose "local government," the proposed District is a stable, long-term public entity capable of constructing, maintaining and managing the proposed elements of infrastructure of the necessary facilities and services. The limited purpose and scope of the District, combined with the statutory safeguards in place, such as notice of public hearings and access to district records, would ensure that the proposed District is responsive to the infrastructure needs of the proposed District. The proposed District would be able to obtain low-cost financing to provide the necessary improvements and then impose special or non-ad valorem assessments upon the property owners within the District to fund the infrastructure.

Only a CDD allows for the independent financing, administration, operations and maintenance of the land within the District. Only a CDD allows property owners to completely control the CDD board and, therefore, the timing and extent of infrastructure improvement and maintenance. Knowing when, where and how infrastructure will be needed to service the projected population of an area allows for the smooth delivery of those facilities. The proposed District exceeds other available alternatives at focusing attention to when and where and how the next system of infrastructure will be required for this specific area. This results in a full utilization of existing facilities before new facilities are constructed. It reduces the delivered cost to the citizens being served. All other alternatives do not have these characteristics.

**28. Do you have an opinion, as someone experienced in planning, as to whether the establishment of the proposed District is inconsistent with any applicable element or portion of the State Comprehensive Plan found in Chapter 187, *Florida Statutes*?**



1  
2 Yes.

3  
4 **29. What is your opinion?**

5  
6 In my opinion, the proposed District is not inconsistent with the applicable provisions of  
7 Chapter 187, *Florida Statutes*.  
8

9 **30. What is the basis of your opinion?**

10  
11 I have reviewed, from a planning perspective, applicable portions of the State  
12 Comprehensive Plan which relate to community development districts. The State  
13 Comprehensive Plan "provides long-range policy guidance for the orderly, social,  
14 economic, and physical growth of the state." The State Comprehensive Plan provides  
15 twenty-five (25) subjects, and numerous goals and policies. Three subjects are particularly  
16 relevant, from a planning perspective, to the establishment of the CDDs: No. 15 - Land  
17 Use, No. 17 - Public Facilities, and No. 25 - Plan Implementation. Several of the policies  
18 and goals are particularly supportive of the establishment of the proposed District.  
19

20 **31. Why is subject No. 15 in the State Comprehensive Plan relevant to the establishment**  
21 **of the proposed District?**  
22

23 This goal recognizes the importance of enhancing the quality of life in the State of Florida  
24 and attempts to do so by ensuring that development is located in areas that have fiscal  
25 abilities and service capacity to accommodate growth. CDDs are designed to provide  
26 services and facilities in a fiscally responsible manner to areas which can accommodate  
27 development. The proposed District is consistent with this goal because it will continue to  
28 have the fiscal capability to provide a range of services and facilities to a population in a  
29 designated growth area.  
30

31 **32. Are any of the policies under subject No. 15 relevant?**

32  
33 Yes. Policy 1 promotes efficient development activities in areas which will have the  
34 capacity to service new populations and commerce. The proposed District will be a vehicle  
35 to provide high quality services in an efficient and focused manner over the long term.  
36

37 **33. What is Subject 17 and why is it relevant?**

38  
39 Subject 17 addresses public facilities. The goal is to finance new facilities in a timely,  
40 orderly and efficient manner. In particular, Policy 3 states that the cost of new public  
41 facilities should be allocated to existing and future residents on the basis of the benefits  
42 received. Policy 6 also encourages the identification and implementation of innovative but  
43 fiscally sound and cost-effective techniques for financing public facilities. Establishment  
44 of the proposed District will further this goal and related policies.  
45



1 **34. Why is subject No. 25, the other subject you mentioned, relevant to the establishment**  
2 **of the proposed district?**

3  
4 Subject No. 25 addresses Plan Implementation. This goal requires that systematic planning  
5 capabilities be integrated into all levels of government throughout the state, with particular  
6 emphasis on improving inter-governmental coordination and maximizing citizen  
7 involvement. The proposed District will operate through a separate and distinct Board of  
8 Supervisors who will systematically plan the construction, operation and maintenance of  
9 public improvements and community facilities authorized under Chapter 190, *Florida*  
10 *Statutes*, subject to and not inconsistent with the local government comprehensive plan and  
11 land development regulations. Further, meetings held by the Board of Supervisors are  
12 publicly advertised and open to the public.

13  
14 **35. Are there any relevant policies in this portion of the State Comprehensive Plan?**

15  
16 Yes. Policy 6 encourages public citizen participation at all levels of policy development,  
17 planning and operations. Under Chapter 190, *Florida Statutes*, six (6) years after the  
18 establishment of a CDD, and after two hundred and fifty (250) electors reside in the CDD,  
19 the election of the Board of Supervisors begins to transition from a landowner-elected  
20 Board to a resident-elected Board. Regardless of whether the board is elected by the  
21 landowners or the residents, the proposed District must convene its meetings in accordance  
22 with government in the sunshine provisions set forth in Chapter 286, *Florida Statutes*. This  
23 encourages citizen participation in the planning and operational activities of the district.

24  
25 **36. Based upon your experience with planning, do you have an opinion as to whether**  
26 **establishment of the proposed District is inconsistent with any portion or element of**  
27 **the City of Orlando Comprehensive Plan?**

28  
29 Yes, I do.

30  
31 **37. What is that opinion?**

32  
33 In my opinion, the establishment of the proposed District is not inconsistent with any  
34 applicable provisions of the City of Orlando Comprehensive Plan.

35  
36 **38. What is the basis for that opinion?**

37  
38 The proposed District is consistent with the current Future Land Use / Comprehensive Plan  
39 designation, as this information was utilized during the annexation of the lands comprising  
40 the District, City Comprehensive Plan and planned development approvals recently  
41 acquired and approved by the City.

42  
43 My opinion is also based upon years of experience reviewing comprehensive plans  
44 (including for purposes of this project the current City of Orlando Comprehensive Plan)  
45 and there not being any provisions that would render a CDD inconsistent. Furthermore,  
46 Chapter 190, *Florida Statutes*, prohibits any CDD from acting in a way that is inconsistent

1 with the local government's comprehensive plan, the exercising of any power must be done  
2 with the comprehensive plan in mind.

3  
4 It is my opinion, therefore, that with respect to the establishment of the proposed District,  
5 the proposed District will not be inconsistent with any applicable element or portion of the  
6 City of Orlando Comprehensive Plan.

7  
8 **39. Does this conclude your testimony?**

9  
10 Yes, it does.



**BEFORE THE CITY COUNCIL  
CITY OF ORLANDO, FLORIDA**

IN RE:           A Petition to Establish the Orlando SED           )  
                  Community Development District            )  
\_\_\_\_\_

**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

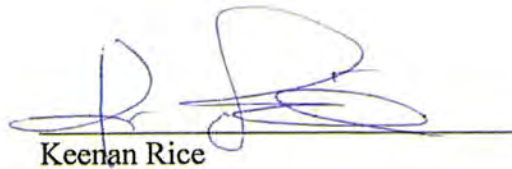
STATE OF FLORIDA  
COUNTY OF ORANGE

I, Keenan Rice ("Affiant"), being first duly sworn, do hereby state for my affidavit as follows:

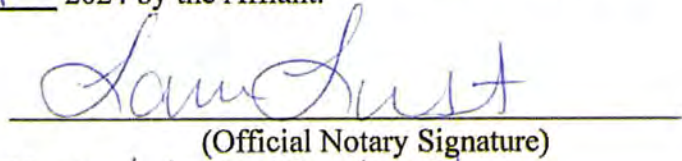
1.     I have personal knowledge of the matters set forth in this affidavit.
2.     My name is Keenan Rice, and I am the president of MuniCap, Inc.
3.     The prepared written, pre-filed testimony consisting of seven (7) pages, submitted under my name to the City Council of the City of Orlando, Florida relating to the Petition to Establish ("Petition") the Orlando SED Community Development District ("District") and attached hereto, is true and correct.
4.     If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be substantially the same as the written answers presented in my pre-filed testimony.
5.     My credentials, experience and qualifications concerning my work are accurately set forth in my pre-filed testimony.
6.     My pre-filed testimony addresses the various managerial, operational and financial aspects related to the Petition.
7.     No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 18th day of October 2024.

  
Keenan Rice

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 21 day of October 2024 by the Affiant.

  
(Official Notary Signature)

Name: Lauren Lust

Personally Known ☒

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]



1                   **TESTIMONY OF KEENAN RICE FOR THE ESTABLISHMENT**  
2                   **OF THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT**  
3

4   **1.     Please state your name and business address.**

5  
6           My name is Keenan Rice. My business address is 8965 Guilford Road, Suite 210,  
7           Columbia, MD 21044.  
8

9   **2.     By whom are you employed and in what capacity?**

10  
11          I am the president of MuniCap, Inc.  
12

13   **3.     What is the nature of your firm's business?**

14  
15          MuniCap is a municipal advisor registered with the SEC and the MSRB. Our primary area  
16          of work is special districts created for real estate development projects, many of which use  
17          tax increment financing, special assessments, and other project related revenues. MuniCap  
18          was founded by Keenan Rice and has closed on over 500 public bond issues for real estate  
19          development in the last twenty-seven years.  
20

21   **4.     Do you work with both public and private sector clients?**

22  
23          Yes, our clients consist of both public and private sector clients.  
24

25   **5.     Please describe your educational background.**

26  
27          I have a bachelor's degree in business administration with a major in accounting and an  
28          MBA with a focus in real estate finance. I also completed post-graduate work in urban  
29          planning. I have passed the Series 50, Series 54, and Series 65 exams.  
30

31   **6.     Please describe your work as a district manager and with CDD type of districts.**

32  
33          MuniCap is district manager for over 250 districts nationally and has assisted with the  
34          issuance of more than 500 special district bond issues for real estate development projects  
35          over the last twenty-seven years.  
36

37   **7.     What has been your role with respect to the proposed Orlando SED Community**  
38           **Development District ("Proposed District") establishment proceeding?**  
39

40          MuniCap is the municipal financial advisor to the developer of the project. (This  
41          engagement will be completed with the issuance of the bonds for the project.)  
42

43                   **DISTRICT MANAGEMENT**  
44

45   **8.     At this point, I will ask you to address certain matters that relate to CDD**  
46           **management. Please describe the general manner in which a CDD actually operates.**  
47



CDDs are governed by a five-member Board of Supervisors ("Board"). These Board members are initially appointed by the establishment entity in its ordinance. Within 90 days of the establishment of the CDD, a new board is elected by the landowner in the CDD. The Board is the governing body of the CDD. The Board employs a district manager, who supervises the district's services, facilities, and administrative functions. The Board annually considers and, after public notice and hearing, adopts a budget. The CDD submits a copy of the proposed budget to the applicable local general-purpose government for review and optional comment prior to its adoption each year.

**9. Are there requirements, such as the open meetings and public records laws, imposed upon CDDs in order to safeguard the public that are similar to those imposed upon other general purpose local governments?**

Yes, there are.

**10. Please describe these requirements and safeguards.**

It is important to note that the establishment of a CDD does not change any requirements for governmental approval of construction within the CDD. Any land development requirements and all state and local development regulations still apply.

Members of the Board must be residents of Florida and citizens of the United States. After the Board shifts to being elected by the resident electors of the CDD, the supervisors must also be residents and electors of the CDD. Board members must annually file similar financial disclosure forms required by other local officials.

Under the Government in the Sunshine laws, all CDD Board meetings are open to the public, and other restrictions are imposed under Chapter 286, *Florida Statutes*. Further, all documents of the CDD are available to the public upon request, in accordance with Florida public records law. Additionally, like other political subdivisions, a CDD is required to send financial reports to the Department of Financial Services. Also, a CDD is audited by an independent certified public accountant every year.

Finally, to impose special or non-ad valorem assessments under Chapter 170, *Florida Statutes*, a CDD must provide published and mailed notice to those who are assessed. That assessment process entails preparation of a methodology that fairly and equitably allocates the cost of the CDD's projects.

**11. Please describe in general terms how a CDD operates financially.**

In the early stages, particularly when a CDD is formed mid-year, the CDD's operating funds may be funded by a "funding agreement" between the CDD and the landowner/developer in lieu of assessments that the CDD might have imposed on property within the CDD.

In order to provide long term financing of capital projects, CDDs often issue bonds. All bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over

1 a period of more than five years must be validated and confirmed by court decree pursuant  
2 to Chapter 75, *Florida Statutes*. The CDD also may borrow funds on a long or short-term  
3 basis.  
4

5 Debt may be retired by the district through non-ad valorem or special assessments imposed  
6 on benefited properties, or rates, fees, and charges imposed on users of CDD facilities and  
7 services. By law, debt of the CDD cannot become debt of any other government (city,  
8 county or state), without that government's consent.  
9

10 **12. What alternatives, other than CDDs, are you familiar with that might be available to**  
11 **provide community infrastructure for the lands within the Proposed District?**  
12

13 In my opinion there are two alternatives that might provide community infrastructure such  
14 as the roads, utilities, drainage, and other improvements contemplated for the Proposed  
15 District. First, the general-purpose local government could finance the improvements  
16 utilizing special assessments and general funds. Alternatively, the developer could provide  
17 infrastructure through private means, including private financing if available. As discussed  
18 later in my testimony, neither of these alternatives is preferable to the use of the CDD  
19 concept.  
20

21 **13. Do you have an opinion, as someone experienced in district management and**  
22 **operations, as to whether the Proposed District is the best available alternative for**  
23 **delivering community services and facilities to the areas that will be served by the**  
24 **Proposed District?**  
25

26 Yes. For this project, the Proposed District is the best alternative available for delivering  
27 the proposed services and facilities to the area that will be served. These improvements  
28 include but are not limited to water and sewer, public roads, inspection and offsite  
29 intersection costs, park and public spaces, office garage bridge, and parking garage.  
30

31 **14. What is the basis for your opinion?**  
32

33 In evaluating these alternatives, it is important to consider whether the alternative can  
34 provide focused services, can effectively and efficiently manage and maintain the facilities,  
35 and whether the alternative can secure low cost, long-term public financing. The City  
36 clearly provides a long-term perspective and is a stable and relatively low cost source of  
37 financing and provider of services at sustained levels. However, the City has substantial  
38 demands over a broad geographical area that places a heavy management delivery load on  
39 its staff. In addition, if dependent district financing were used, the City would be  
40 responsible for all administrative aspects of the dependent district. By using a dependent  
41 district mechanism, the City would be increasing its responsibility, and hence liability, for  
42 the variety of actions that will take place in the Orlando SED development. By contrast, a  
43 CDD can be created to provide focused attention to a specific area in a cost-effective  
44 manner. It also allows the City to focus staff time, finances, and other resources elsewhere  
45 and does not burden the general body of taxpayers in the City  
46 with the debt associated with this growth.  
47

1 The other alternative is the use of private means – either through a property owner’s  
2 association or through the developer, or both in combination. This combination can clearly  
3 satisfy the high demand for focused service and facilities and managed delivery. However,  
4 only a public entity can assure a long-term perspective, act as a stable provider of services  
5 and facilities, qualify as a lower cost source of financing and pay for services at sustained  
6 levels. Property owners’ associations lack the ability to effectively finance these types of  
7 improvements. Their ability to assure adequate funds for sustained high levels of  
8 maintenance is less than with a CDD.

9  
10 Furthermore, neither the developer nor a POA would be required to conduct all actions  
11 relating to the provision of these improvements in the “Sunshine” as a CDD must or abide  
12 by other public access requirements that are incumbent upon a CDD and its Board. Also,  
13 provision and long-term operation and maintenance of these improvements, particularly  
14 the recreation and drainage activities, by a CDD ensures that property owners have  
15 guaranteed access to the body or entity making decisions about these facilities, and in fact  
16 will one day sit as the five-member Board making the decisions that impact their  
17 community directly.

18  
19 A CDD is an independent, special-purpose unit of local government designed to focus its  
20 attention on providing the best long-term service to its specific benefited properties and  
21 residents. It has limited power and a limited area of jurisdiction. The Proposed District will  
22 be governed by its own Board and managed by those whose sole purpose is to provide the  
23 Proposed District long-term planning, management and financing of these services and  
24 facilities. This long-term management capability extends to the operation and maintenance  
25 of the facilities owned by the Proposed District. Further, the sources for funding and  
26 manner of collection of funds will assure that the Proposed District’s facilities will be  
27 managed at the sustained levels of quality desired by residents well into the future.

28  
29 **15. As someone experienced in district management, is the area to be included within the**  
30 **Proposed District of sufficient size, compactness, and sufficiently contiguous to be**  
31 **developable as one functional, interrelated community?**

32  
33 Yes. From a management perspective, the area to be included within the Proposed District  
34 is of sufficient size, compactness and is sufficiently contiguous to be developable as one  
35 functional, interrelated community.

36  
37 **16. What does the term “functionally interrelated community” mean?**

38  
39 Local governments approve developments with criteria ensuring the elements of  
40 appropriate infrastructure to provide for the facilities and services necessary for the  
41 development, including stormwater drainage, water, sewer, and other facilities and  
42 services. Functional unification means that each provided facility and service has a mutual  
43 reinforcing relationship to one another, with each facility and service designed to contribute  
44 to the development and maintenance of the community as a whole. Each facility and service  
45 must meet the growth and development of the community, so a management capability and  
46 a funding source are required for each service and facility. Thus, each of these necessary  
47 facilities and services must be integrated, unified, and connected into a long-range plan.



1  
2 **17. What is the basis for your opinion?**  
3

4 First, the lands to be included within the Proposed District have sufficient infrastructure  
5 needs to be developable as a functionally interrelated community. Second, this necessary  
6 infrastructure can be provided by the Proposed District in a cost-effective manner based  
7 upon the specific design of the community. Furthermore, the use of one development plan  
8 whose infrastructure is implemented by a CDD to provide the community services and  
9 facilities will ensure that the proposed improvements are provided and maintained in an  
10 efficient, functional and integrated manner.  
11

12 The lands within the Proposed District will consist of approximately 8.4 acres of land on  
13 which a mixed-use community will be developed. The purpose of the statutory requirement  
14 noted in Question 15 is to ensure successful and efficient delivery of services and facilities  
15 to the property. Based upon my previous experience with special districts, the Proposed  
16 District is suitably configured to maximize the timely and cost-efficient delivery of the  
17 necessary services and facilities.  
18

19 **18. Do you have an opinion, as someone experienced in district management and**  
20 **operations, as to whether the area that will be served by the Proposed District is**  
21 **amenable to separate special district government?**  
22

23 Yes.  
24

25 **19. What is your opinion?**  
26

27 The Proposed District is of sufficient size, compactness and contiguity. There is also a  
28 common interest among the lands in the Proposed District in the facilities and services to  
29 be provided by the CDD. Therefore, the area to be served by the Proposed District is well  
30 suited to separate special district governance.  
31

32 **20. What is the basis for your opinion?**  
33

34 Two criteria are needed to evaluate a land area as amenable to separate special district  
35 government. One, does the land area have need for the facilities and services and will its  
36 owners and residents benefit from facilities that the special district could provide? Two, is  
37 the land area of sufficient size, sufficiently compact and sufficiently contiguous to be the  
38 basis for a functional interrelated community?  
39

40 Under both criteria, the Proposed District is a planned community of sufficient size with a  
41 need for the facilities and improvements that are presently expected to be provided by the  
42 Proposed District. As described in the Petition, the Proposed District will construct and  
43 maintain certain needed facilities and services. Other facilities and improvements may be  
44 constructed by the Proposed District and ultimately maintained by the City. Based on my  
45 experience, CDDs of this size are large enough to effectively provide and manage services.  
46 From a management and operations perspective, the land area is well suited to the provision  
47 of the proposed services and facilities.

- 1  
2 **21. Do you have an opinion, as someone experienced in district management and**  
3 **operations, as to whether the community development services and facilities of the**  
4 **Proposed District will be incompatible with the capacity and use of existing local and**  
5 **regional community development services and facilities?**

6  
7 Yes.

- 8  
9 **22. What is your opinion?**

10  
11 The proposed services and facilities of the Proposed District are not incompatible with the  
12 capacity and uses of existing local community development services and facilities.  
13

- 14 **23. What is the basis for your opinion?**

15  
16 Petitioner presently expects the Proposed District to finance and construct water and sewer,  
17 public roads, inspection and offsite intersection costs, park and public spaces, a bridge from  
18 the office building to the garage, and parking garage. None of the facilities expected to be  
19 provided by the Proposed District presently exist. There will be no overlap or  
20 incompatibility because the facilities and improvements expected to be provided by the  
21 Proposed District do not exist today.  
22

#### 23 **ECONOMICS AND FINANCING**

- 24  
25 **24. Are you familiar with the Petition filed by Orlando SED Partners, LLC**  
26 **("Petitioner"), to establish the Proposed District?**

27  
28 Yes, I have reviewed the petition and all of the attached exhibits. I reviewed in detail  
29 Petition Exhibit 7, which is the SERC, a requirement of Chapter 190, *Florida Statutes*.  
30

- 31 **25. Based on your review of Petition Exhibit 7 (Statement of Estimated Regulatory**  
32 **Costs), are there any updates that need to be made at this time?**

33  
34 No updates are necessary at this time.  
35

- 36 **26. What exactly is a Statement of Estimated Regulatory Costs ("SERC")?**

37  
38 It is a requirement under Section 120.541(2), *Florida Statutes*, which has been incorporated  
39 into the law on establishment of CDDs.  
40

- 41 **27. In general terms, please summarize the economic analyses presented in the SERC.**

42  
43 An understanding of the SERC requires the recognition of the scope of review and  
44 evaluation for the establishment of a CDD as set out in Chapter 190, *Florida Statutes*.  
45 Section 190.002(2)(d), *Florida Statutes*, states "that the process of establishing such a  
46 district pursuant to uniform general law must be fair and based only on factors material to  
47 managing and financing the service-delivery function of the district, so that any matter

1 concerning permitting or planning of the development is not material or relevant.” Thus,  
2 the scope of the economic analysis included in the SERC addresses only the establishment  
3 of the Proposed District and not the planning or development of the property itself.  
4

5 The economic analysis sets out the assumptions about the development within the Proposed  
6 District and the anticipated infrastructure to be provided by it. The analysis addresses each  
7 of the potentially affected parties defined in the statute and evaluates the impact of the  
8 Proposed District on each such group.  
9

10 The Proposed District is a limited and highly specialized unit of local government. It is a  
11 special-purpose unit of local government with a single objective: the provision and  
12 maintenance of infrastructure and services for a planned new community. Its economic  
13 benefits exceed its economic cost to Petitioner, the City, and to all subsequent purchasers  
14 and landowners of the community – in short, to all affected parties.  
15

16 Once the Proposed District is established, there are no direct costs to the City. While the  
17 Proposed District will provide certain reports and budgets to the City for its discretionary  
18 review, there are no requirements that it incur any obligations or expense associated with  
19 its review. In addition, to the extent the Proposed District utilizes the services of the  
20 Property Appraiser or Tax Collector under the provisions of Chapter 197, *Florida Statutes*,  
21 to collect its assessments, the Proposed District must pay the administrative costs  
22 associated with those services.  
23

24 It is important to note that under Chapter 190, *Florida Statutes*, the debt of the Proposed  
25 District cannot become the debt of the City or the State. Since the Proposed District will  
26 be an independent unit of government and will issue its own bonds, the Proposed District  
27 will not have any effect on the bonding capacity of the City or the State of Florida.  
28

29 **28. Please describe briefly the data and methodology used in preparing the SERC and**  
30 **related analyses.**  
31

32 The data for the analysis came from the landowner, other experts working on the Petition,  
33 and from the Petition itself. The methodology is standard economic impact assessment.  
34

35 **29. From an economic and financial perspective, do you have an opinion regarding the**  
36 **financial viability and feasibility of the Proposed District?**  
37

38 Yes, I do.  
39

40 **30. What is that opinion?**  
41

42 In my opinion, based on my experience with other CDDs, the Proposed District is expected  
43 to be financially viable and feasible.  
44

45 **31. Does this conclude your testimony?**  
46

47 Yes, it does.



**BEFORE THE CITY COUNCIL  
CITY OF ORLANDO, FLORIDA**

IN RE:           Petition to Establish Orlando SED           )  
                  Community Development District           )  
\_\_\_\_\_ )

**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, Paul Faries, of JMA Ventures, LLC, ("Affiant"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Paul Faries and I am a Partner at JMA Ventures, LLC.
3. The prepared written, pre-filed testimony consisting of six (6) pages, submitted under my name to the City Council of the City of Orlando, Florida relating to the establishment of the Orlando SED Community Development District ("District") and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the Petition, its exhibits and the reasons for establishing the District are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed District.
7. No other corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 24<sup>th</sup> day of October, 2024.

Paul Faries  
Paul Faries

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 24 day of October, 2024 by the Affiant.



**JONATHAN ROYAL**  
Notary Public  
State of Florida  
Comm# HH492953  
Expires 2/14/2028

[notary seal]

Paul Faries

(Official Notary Signature)

Name: Paul Faries

Personally Known ☐

OR Produced Identification ☒

Type of Identification FL DL

1                   **TESTIMONY OF PAUL FARIES FOR THE ESTABLISHMENT**  
2                   **OF THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT**  
3

4           **1. Please state your name and business address.**  
5

6           My name is Paul Faries and my business address is 189 S. Orange Avenue, Orlando, FL  
7 32801.  
8

9           **2. By whom are you employed and in what capacity?**

10          I am employed by JMA Ventures, LLC and serve as a partner of the firm.  
11  
12

13           **3. Please describe your duties and responsibilities.**

14          My duties include developing investment strategies, providing financial oversight of the  
15          firm's investments, sourcing capital, leading acquisitions and providing asset management  
16          of JMA's commercial and mixed-use projects.  
17

18           **4. Who is the Petitioner in this proceeding?**  
19

20          The Petitioner is Orlando SED Partners, LLC ("Petitioner").  
21

22           **5. Are you familiar with the Petition to Establish ("Petition") the Orlando SED**  
23           **Community Development District ("Proposed District") filed by the petitioner?**  
24

25          Yes. I assisted in the formulation of the Petition and accompanying documents and met  
26          with members of the consultant team we hired to prepare the filing. I also reviewed the  
27          Petition and accompanying documents.  
28

29           **6. Are there any changes or corrections to any of the documents attached to the Petition**  
30           **at this time?**  
31

32          No.  
33

34           **7. Please generally describe each of the documents attached to the Petition.**  
35

36          The Petition describes the Petitioner's request for establishment of a community  
37          development district. Attached to the Petition are the following exhibits:  
38

39          Exhibit 1 are maps showing the general location in which the Proposed District is located.  
40

41          Exhibit 2 is a metes and bounds description of the boundaries of the Proposed District.  
42

43          Exhibit 3 is the consent of the landowners to the establishment of a community  
44          development district, executed by SED Development, LLC, which represents the consent  
45          of one hundred percent (100%) of the landowners, as such term is defined in Chapter 190,  
46          Florida Statutes, of the lands to be included within the Proposed District.



1  
2 Exhibit 4 contains a map depicting the future general distribution, location and extent of  
3 the public and private land uses within the Proposed District by the future land use plan  
4 element.

5  
6 Exhibit 5 contains maps identifying proposed major trunk water mains and sewer  
7 connections serving the lands within and around the Proposed District.

8  
9 Exhibit 6 contains a list of the facilities and services the proposed District is expected to  
10 finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible  
11 for the ownership and maintenance thereof. Exhibit 6 also includes a summary of the  
12 estimated costs and timeline for constructing, installing or acquiring the facilities and  
13 services.

14  
15 Exhibit 7 is the Statement of Estimated Regulatory Costs prepared by Municap, Inc.

16  
17 Exhibit 8 is an authorization of agent form which authorizes Jonathan T. Johnson and  
18 Wesley Haber to act as the agents for the Petitioner during these proceedings.

- 19  
20  
21 **8. Were these documents attached to the Petition prepared by you or under your**  
22 **supervision?**

23  
24 Yes.

- 25  
26 **9. To the best of your knowledge, is the general location map identified as Exhibit 1 to**  
27 **the Petition a true and accurate depiction of the general location of the Proposed**  
28 **District?**

29  
30 Yes.

- 31  
32 **10. To the best of your knowledge is the metes and bounds description included in Exhibit**  
33 **2 to the Petition a true and accurate recitation of the land area to be included within**  
34 **the Proposed District?**

35  
36 Yes.

- 37  
38 **11. To the best of your knowledge, is Exhibit 3 to the Petition a true and accurate copy of**  
39 **the consent obtained from the landowners, as such term is defined in Chapter 190,**  
40 **Florida Statutes, of one hundred percent (100%) of the lands to be included within**  
41 **the Proposed District?**

42  
43 Yes.

1 12. To the best of your knowledge, is the map included in Exhibit 4 a true and accurate  
2 depiction of the future general distribution, location and extent of public and private  
3 land uses within the Proposed District?  
4

5 Yes.  
6

7 13. To the best of your knowledge, is Exhibit 5 a true and accurate depiction of the  
8 proposed major trunk water mains and sewer connections serving the lands within  
9 and around the Proposed District?  
10

11 Yes.  
12

13 14. To the best of your knowledge, does Exhibit 6 truly and accurately list the facilities  
14 and services that the Proposed District is expected to finance, fund, construct, acquire  
15 and/or install, as well as the anticipated owner and entity responsible for operation  
16 and maintenance thereof?  
17

18 Yes.  
19

20 15. To the best of your knowledge, does Exhibit 6 also truly and accurately list the  
21 estimated costs of constructing and timeline for the infrastructure serving land within  
22 the Proposed District?  
23

24 Yes.  
25

26 16. To the best of your knowledge, is Exhibit 7 a true and accurate copy of the Statement  
27 of Estimated Regulatory Costs?  
28

29 Yes.  
30

31 17. To the best of your knowledge, is Exhibit 8 a true and accurate copy of the  
32 Authorization of Agent form?  
33

34 Yes.  
35

36 18. Are the contents of the Petition and the exhibits attached to it, as described herein,  
37 true and correct to the best of your knowledge?  
38

39 Yes.  
40

41 19. Are you familiar with the area that is to be included within the Proposed District?  
42

43 Yes, I am familiar with the general area and the site specifically.  
44

45 20. Approximately how large is the Proposed District in acres?  
46

1 The Proposed District is located entirely within the City of Orlando ("City"),  
2 Florida, and covers approximately 8.4 acres of land.  
3

4 **21. What steps were taken with respect to filing the Petition with the City Council of the**  
5 **City of Orlando?**

6  
7 On October 29, 2024, the Petitioner formally filed the Petition and exhibits with the City  
8 of Orlando. Petitioner also delivered a check in the amount of Fifteen Thousand Dollars  
9 (\$15,000) made payable to the City.  
10

11 **22. Who are the five persons designated in the Petition to serve as the initial Board of**  
12 **Supervisors?**

13  
14 The five persons are Paul Batt, Tim Baker, Michael McManus, Wayne  
15 Dunkelberger, and me.  
16

17 **23. Do you know each of these persons personally?**  
18

19 Yes, I do.  
20

21 **24. To the best of your knowledge, are any of the other proposed members of the Board**  
22 **of Supervisors of the Proposed District employees, officers or stockholders of the**  
23 **Petitioner?**

24 No, they are not.  
25

26 **25. Are each of the persons designated to serve as the initial Board of Supervisors**  
27 **residents of the State of Florida and citizens of the United States?**

28  
29 Yes, they are.  
30

31 **26. Are there residential units planned for development within the Proposed District?**  
32

33 Yes, it is anticipated that apartments will be included within the Proposed District.  
34

35 **27. Would you please describe the proposed timetable for development of land within the**  
36 **Proposed District?**

37 The land is anticipated to be developed in a phased manner commencing in 2025  
38 with substantial completion being achieved in 2027.  
39

40 **28. Would you generally describe the services and facilities you currently expect the**  
41 **Proposed District to provide?**  
42

43 The Petitioner presently intends for the Proposed District to participate in the acquisition  
44 or construction of certain improvements including but not limited to water and sewer,  
45 public roads, inspection and offsite intersection costs, park and public spaces, office garage  
46 bridge, and parking garage. Capital costs of these improvements, including associated



1 contingencies and professional fees, will be borne by the Proposed District. The  
2 Petitioner's good faith estimation of the costs associated with the acquisition or  
3 construction of such improvements is itemized in Exhibit 6 to the Petition.  
4

5 **29. In general, what financing methods does the Petitioner propose for the Proposed**  
6 **District to pay for the anticipated facilities and services?**  
7

8 The Petitioner presently expects that the Proposed District will finance certain services and  
9 improvements through the issuance of tax-exempt bonds. The debt issued by the Proposed  
10 District is expected to be retired by: 1) tax increment rebates; 2) fees imposed through the  
11 recording of covenants against the property; and 3) "non-ad valorem" or "special"  
12 assessments on benefitted property within the Proposed District. Ongoing maintenance  
13 and operational activities are expected to be funded either through maintenance  
14 assessments, fees imposed through the recording of covenants against the property, or by  
15 funding agreements with landowners.  
16

17 **30. Who will be responsible for paying the Proposed District's assessments or fees?**  
18

19 Property owners within the Proposed District will be responsible for paying assessments  
20 and customers of the businesses within the District will be obligated to pay fees. We do not  
21 expect the Proposed District to issue general obligation debt which pledges its full faith  
22 and credit.  
23

24 **31. Will these Proposed District debts be an obligation of the City or the State of Florida?**  
25

26 No. Florida law provides that community development district debt cannot become the  
27 obligation of a city, a county, or the state without the consent of that government.  
28

29 **32. Why is the Petitioner seeking to have a community development district established**  
30 **for this area?**  
31

32 According to information provided by the Florida Department of Economic Opportunity,  
33 there are more than 800 active community development districts ("CDD(s)") in Florida.  
34 CDDs are an efficient, effective way to provide infrastructure and have become accepted  
35 in the marketplace.  
36

37 From our perspective, the establishment of a CDD is logical for this project. It is a long-  
38 term, stable, financially-secure entity. The Proposed District is a structured, formal entity,  
39 with the legal ability to respond to future changes in the circumstances and desires of the  
40 property owners within its boundary and the members of the public who may use its  
41 facilities. Under Florida law, the Proposed District has access to the county tax collection  
42 mechanisms which helps ensure that the facilities will be maintained. In that sense, to us,  
43 it is preferable to a property owners' association.  
44

45 In addition, the Proposed District has the financial capability to assist in the provision of  
46 necessary capital improvements sooner than might otherwise be the case. The City,

1 developers, builders and landowners will all benefit from these improvements in terms of  
2 general property enhancement.  
3

4 **33. Does this conclude your testimony?**

5  
6 Yes.  
7  
8  
9



## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference:

AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.





- b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, the City of Orlando hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Orlando, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Orlando's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):  
*[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Orlando staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on city website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].*





# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by David White and submitted to the City Planning Bureau for verification.

Signature

11-4-2024

Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with:

PLAT, R/W MAP  
GIS MAPPING

By: [Signature] Date: 11-19-24  
GUY ADAMS

Application Request (Office Use Only):

File No. GMP 2024-10022  
(GSA)

Legal Description Including Acreage (To be Typed By Applicant):

LEGAL DESCRIPTION: (PREPARED BY THE SURVEYOR)

A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71, OF SAID PUBLIC RECORDS, ALSO A PORTION OF LOT 1, AND ALL OF LOTS 2 AND 3, McLEOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 148 OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 FEET SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING



DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH  $89^{\circ}56'20''$  EAST, 295.44 FEET; THENCE RUN SOUTH  $46^{\circ}14'42''$  EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH  $00^{\circ}43'54''$  EAST, 562.34 FEET; THENCE RUN NORTH  $87^{\circ}15'18''$  WEST, 3.54 FEET TO A POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF  $63^{\circ}30'04''$ , AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH  $34^{\circ}29'21''$  WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH  $89^{\circ}52'42''$  WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH  $00^{\circ}44'03''$  WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH  $89^{\circ}52'42''$  EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; BOUNDARY SURVEY, DATED 4-1979; THENCE RUN NORTH  $00^{\circ}44'03''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 168.33 FEET; THENCE RUN NORTH  $03^{\circ}04'50''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 60.12 FEET; THENCE RUN NORTH  $00^{\circ}44'06''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 33.96 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 24.71 FEET, A CENTRAL ANGLE OF  $90^{\circ}40'01''$ , AN ARC LENGTH OF 39.10 FEET, A CHORD LENGTH OF 35.15 FEET AND A CHORD BEARING OF NORTH  $44^{\circ}35'58''$  EAST; THENCE RUN NORTH  $89^{\circ}56'20''$  EAST, NON-TANGENT TO SAID CURVE, 7.00 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 1 OF THE PLAT OF McLEOD'S SUBDIVISION; THENCE RUN NORTH  $00^{\circ}44'03''$  WEST, ALONG SAID EAST LINE, 3.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE RUN NORTH  $89^{\circ}56'20''$  EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 253.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 8.424 ACRES, MORE OR LESS.

2 OF 2  
(GSA)



# Many lawsuits target news media

Litigation aimed at coverage of Trump, some of his choices

By David Enrich  
The New York Times

The legal threats have arrived in various forms. One aired on CNN. Another came over the phone. More arrived in letters or emails.

All of them appeared aimed at intimidating news outlets and others who have criticized or questioned President-elect Donald Trump and his nominees to run the Pentagon and FBI.

The small flurry of threatened defamation lawsuits is the latest sign that the incoming Trump administration appears poised to do what it can to crack down on unfavorable media coverage. Before and after the election, Trump and his allies have discussed subpoenaing news organizations, prosecuting journalists and their sources, revoking networks' broadcast licenses and eliminating funding for public radio and television.

Actual or threatened libel lawsuits are another weapon at their disposal — and they are being deployed even before Trump moves back into the White House.

It is notoriously difficult for public figures like Trump to win defamation lawsuits. Under long-standing Supreme Court precedent — which Trump and some of his allies want to see weakened or overturned — plaintiffs must prove that a publisher knew a defamatory statement was false or acted with reckless disregard for its accuracy.

But that high bar has not stopped a wide range of politicians, business leaders and others from threatening or filing such suits — a strategy that seems tailored to cause news outlets and individuals to rein in aggressive coverage of the public figures.

The strategy can pay other dividends as well.

On Saturday, ABC News said it had agreed to give \$15



Pete Hegseth, center, and his wife, Jennifer Raucher, visit Capitol Hill on Dec. 9. TOM BRENNER/THE NEW YORK TIMES

million to Trump's future presidential foundation and museum to settle a defamation suit that Trump filed against the network and one of its anchors, George Stephanopoulos. Trump sued in March after Stephanopoulos inaccurately said the former president had been found "liable for rape" in a civil trial.

In fact, Trump had been found liable for sexual abuse. The settlement followed months of attacks by Trump and his allies on ABC News, with the once and future president going so far as to say that the network should lose its federal broadcast license.

The deal set off criticism of ABC News by those who perceived the network as needlessly bowing down to Trump. And it led some legal and media experts to wonder whether the outcome would embolden Trump and others to intensify their assault on the media, at a moment when many are struggling with declining public trust and deteriorating finances.

Before the settlement was reached, Elizabeth McNamara, a media lawyer, said she expected that the trend "is only going to increase," given the political environment.

"There's been a pattern and practice for the past couple of years of using defamation litigation as a tactic to harass or test the boundary of free speech," said McNamara, who represented ABC News and Stephanopoulos but was speaking in general. Her firm, Davis Wright Tremaine, has also represented The New York Times.

Over the past several weeks, lawyers for Trump and two of his most high-profile nominees — Pete Hegseth, the potential defense secretary, and Kash Patel, whom Trump

has picked to run the FBI — warned journalists and others of defamation lawsuits for what they had said or written.

Hegseth, until recently a Fox News host, was accused of sexual assault in 2017. While he denies the allegation, he struck a confidential settlement with his accuser.

In an interview on CNN this month, Hegseth's lawyer, Timothy Parlatore, said the woman was free to speak publicly. But, he warned, "if she repeats these false statements, then she will be subject to a defamation lawsuit."

Parlatore, who previously represented Trump, said he had delivered a similar warning directly to the accuser's lawyer.

"I suspect that she's not going to come forward at all," Parlatore said. "There's no benefit. It's all downside." Parlatore also has recently warned news outlets,

including Vanity Fair and The New Yorker, that their planned articles on Hegseth's past, including drinking and marital problems, could be defamatory, potentially exposing them to litigation, according to four people at the magazines and an email reviewed by The Times.

Despite the warnings, both outlets published the articles. Hegseth has denied having a drinking problem.

Parlatore said he was not trying to squelch negative coverage by issuing baseless threats. Instead, he said, he was seeking to prevent the spread of false information about his client.

Other lawyers representing prominent conservatives portrayed the growing popularity of libel litigation as a bipartisan trend, pointing to successful lawsuits against Fox News, Alex Jones and Rudy Giuliani. But those cases were brought by

private companies and individuals, not those seeking or holding public office.

Patel, who held senior positions in the first Trump administration, said before the election that he would use a job in the next administration "to come after the people in the media who lied about American citizens."

Patel's most recent threat was aimed not at a journalist but at Olivia Troye, who was a senior aide to Vice President Mike Pence. In a recent MSNBC appearance, Troye denounced Patel as a delusional liar. Patel's lawyer, Jesse Binnall, fired off a letter demanding that she publicly retract her remarks. Absent a retraction, he wrote, "Mr. Patel will take swift legal action to uphold his rights and reputation."

In response, Troye's lawyer, Mark S. Zaid, sent Binnall an image of a "Monty Python" character sticking out his tongue in a taunt.

## NOTICE OF PUBLIC HEARING City Council of the City of Orlando, Florida Petition to Establish the Orlando SED Community Development District

DATE/TIME: FIRST READING  
December 9, 2024 AT 2:00 p.m.

SECOND READING  
January 13, 2025 AT 2:00 p.m.

LOCATION: Orlando City Hall  
400 S. Orange Avenue  
Orlando, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council of the City of Orlando beginning at 2:00 p.m., on January 13, 2025, in Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, to consider an ordinance granting a petition to establish a community development district which will be known as the "Orlando SED Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2024-55

AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

The proposed District is comprised of approximately 8,424 acres, more or less, and is generally located between West Central Boulevard and West Church Street and between South Hughey Avenue and South Division Avenue. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on [www.orlando.gov/councilmeeting](http://www.orlando.gov/councilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).



Publication: 12/16, 12/23, 12/30 and 1/6/25

## FORTIFY YOUR WINDOWS & DOORS



LIMITED TIME OFFER ENDS DEC. 31

# 35% OFF WINDOWS & DOORS

REDUCE  
ENERGY BILLS

IMPROVE  
SECURITY

**organ**  
**Exteriors**

CALL FOR A FREE ESTIMATE

# 407-204-9420

# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**Bill To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Dec 16, 2024.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.

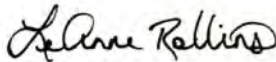


**Rose Williams**

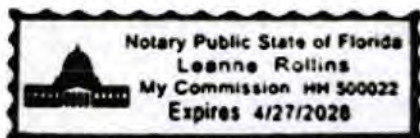
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 20 day of December, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped



## Police arrest, charge man in slaying at Avalyn West Apartments

Carleton D. Sealey, 50, was charged with first-degree murder with a firearm

By Brian Bell  
Orlando Sentinel

An arrest warrant was executed Saturday for a man charged in a slaying early Wednesday at Avalyn West Apartments in Orlando, the Police Department announced.

Carleton D. Sealey, 50, was charged with first-degree murder with a firearm, home invasion robbery, burglary of a dwelling with assault/battery with a firearm and fraud-

ulent use of credit cards exceeding \$100, according to a news release from the Orlando Police Department.

On Wednesday at 4:14 a.m., officers responded to a report of a suspicious incident at the apartments on Ivey Lane, the release stated. Upon arrival they discovered a deceased male later identified as Jerome Thomas, 46.

Sealey is currently being held at the Orange County Jail. No additional information was provided.

## Inspections

from Page 3

three of which were high priorities. Those violations included roach excrement, rodent activity and bleach stored near soda boxes. A second inspection occurred on Dec. 13. One violation wasn't a high priority. The restaurant met inspection standards.

**Smyrna Yacht Club** at 1201 S. Riverside Dr. in New Smyrna Beach shut down on Dec. 13. Inspectors found eight violations, four of which were high priorities. Those violations included rodent activity, gnaw marks on a plastic peanut container lid and food not consumed or sold within seven days. A second inspection occurred the same day. There were no violations. The restaurant complied with the emergency order.

**Ocean Breeze Bar & Grill** at 521 Flagler Ave. in

New Smyrna Beach shut down on Dec. 12. Inspectors found 19 violations, six of which were high priorities. Those violations included chicken not cooked to the minimum internal temperature, a missing vacuum breaker and rodent activity. A second inspection the same day found 12 violations, two of which were high priorities. Authorities allowed time extensions for those violations and ordered a follow-up inspection. The restaurant poses no immediate threat to the public and has reopened.

## Complaints and warnings

Orange County had the top spot for most warnings and other complaints in Central Florida, with 31. Osceola had 21, Volusia had 14, Seminole had 12 and Lake and Brevard had four each.

## From Lighthouse Point to Hollywood in a water taxi

11 new places to catch rides now in operation

By Lisa J. Huriash  
South Florida Sun Sentinel

Commuters who enjoy riding water taxis now will benefit from a much broader network across Broward's waterways. Eleven new stops debuted recently in the northern part of the county.

The expansion by Water Taxi of Fort Lauderdale into the Pompano Beach area means customers now can travel from Lighthouse Point south to Hollywood along the Intracoastal Waterway.

"It's really going to be a game-changer," said Pompano Beach Mayor Rex Hardin. "You can ride anywhere from Lighthouse Point down to Hollywood and get off the boat and just walk. All the real tourist destinations are centered around the Intracoastal Waterway."

Hardin said he envisions tourists staying in Hollywood and Fort Lauderdale hotels to now have the opportunity to eat dinner in Pompano Beach, and vice versa. And it's not just the out-of-towners who can enjoy trips on the water.

"You have people who live in Coral Springs. They don't have any access to a boat, but they can come to Pompano Beach and experience the South Florida lifestyle," he said.

Pompano Beach's contract is for three years with renewal options. There are 15 boats in the Water Taxi fleet, and two will be dedicated to the Pompano Beach service, said William "Bill" Walker, the president and CEO of Water Taxi.

The boats, going in each direction, seat up to 55 passengers each, and are staffed with a captain and a deckhand.



Water Taxi Captain Kyle McKisic pilots the Bayview along the Intracoastal Waterway under the Atlantic Boulevard Bridge in Pompano Beach on Dec. 16. JOE CAVARETTA/SOUTH FLORIDA SUN SENTINEL PHOTOS

Walker said the Water Taxi serves six of Broward's nine waterfront cities, and he anticipates expansion. "There could be more spots added to the Pompano Beach lineup, and in the spring, he'll reach out to more cities, too," he said.

"There's a lot of potential here," Walker said. His target audience: Everyone, whether it's a couple on a date night in search of a seafood dinner or families with children. While some people are actually going someplace, "we have people who like to ride on the Water Taxi and not get off," he said.

The hours are 10 a.m. to 10 p.m. seven days a week. (The service won't run on Christmas Day.) Tickets for children ages 5-11 are \$10, adults are \$30 and seniors age 65 and older are \$25. Resident annual passes are \$250.

The 11 new stops are:  
■ Cap's Place, 2765 NE 28 Court, Lighthouse Point.  
■ Nauti Dawg, 2840 Marina Circle, Lighthouse Point.  
■ Roy L. Rogers Family Park, 2700 N. Ocean Blvd., Pompano Beach.  
■ NE 16 St. Park, 3424 NE 16 St., Pompano Beach.



Passengers aboard the Water Taxi wave to shore on the Intracoastal Waterway in Pompano Beach on Dec. 16, 2024.

■ Aldorf Park, 2901 NE 14 St., Pompano Beach.  
■ Scott A. Winters Memorial Park, 1199 N. Riverside Drive, Pompano Beach.  
■ Sgt. Chris Reyka Memorial Park, 145 N. Riverside Drive, Pompano Beach.  
■ Sands Harbor Resort & Marina, 125 N. Riverside Drive, Pompano Beach.  
■ Indian Mound Park, 1232 Hibiscus Ave., Pompano Beach.  
■ Port Royale, 3101 Port Royale Blvd., Fort Lauderdale.  
■ Blue Moon Fish Co., 4405 W. Tradewinds Ave., Lauderdale-by-the-Sea.

This adds to 20 other popular stops, which already include places such as the historical Stranahan House, Hugh Taylor Birch State Park and Las Olas Boulevard in Fort Lauderdale, as well as Margartaville Hollywood Beach Resort in Hollywood.

Lisa J. Huriash can be reached at lhuriash@sun-sentinel.com. Follow on X, formerly Twitter, @LisaHuriash

## NOTICE OF PUBLIC HEARING City Council of the City of Orlando, Florida Petition to Establish the Orlando SED Community Development District

DATE/TIME: FIRST READING:  
December 9, 2024 AT 2:00 p.m.  
SECOND READING:  
January 13, 2025 AT 2:00 p.m.  
LOCATION: Orlando City Hall  
400 S. Orange Avenue  
Orlando, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council of the City of Orlando beginning at 2:00 p.m., on January 13, 2025, in Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, to consider an ordinance granting a petition to establish a community development district which will be known as the "Orlando SED Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2024-55

AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

The proposed District is comprised of approximately 8.424 acres, more or less, and is generally located between West Central Boulevard and West Church Street and between South Hugley Avenue and South Division Avenue. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on [www.orlando.gov/citycouncilmeeting](http://www.orlando.gov/citycouncilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or by submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a written record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407-246-2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).



Publication: 12/16, 12/23, 12/30 and 1/6/25



CUSTOM BLINDS, SHADES, SHUTTERS & DRAPERY



**SAVE 20%**  
on Custom Window Treatments

**CALL TO SCHEDULE**  
**FREE in-home design consultation**  
**with no obligation!**  
**(407) 495-1499**



WE DESIGN, WE MEASURE, WE INSTALL, YOU RELAX!®

\*Offer valid on 3 Day Blinds brand products only, excluding shutters and special orders. Minimum purchase of \$1,000 required, excluding installation, sales tax, shipping and handling. Not valid with any other offer or discount. Offer Good 12/23/24 - 1/6/25. 3 DAY BLINDS, State Contractor and Home Improvement License, Arizona 121056, California 1005866, Connecticut HIC064950, New Jersey 15VH0890200, Oregon 209683, Pennsylvania PAID7656, Tennessee 00200, Washington 02400084263, County Licensee Nassau County NY 145737002, Rockland County NY 1424034-00-00, Licensed through Great Windows Services, LLC, Virginia 270370678, West Virginia WV002108, Window City Leashes Available Upon Request. © 2024 3 Day Blinds LLC.



# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**Bill To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Dec 23, 2024.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.

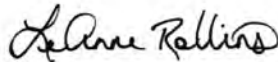


**Rose Williams**

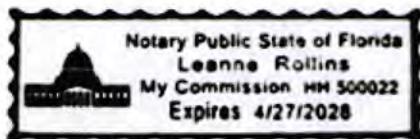
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 27 day of December, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7732688

## Orlando Sentinel OPINION

TWO VIEWPOINTS: WHAT MATTERED IN 2024?

### The top five moments of 2024 — a conservative view

For those on the right side of the political aisle, 2024 was a mixed bag. On the one hand, we had to trudge through the final year of Joe Biden's disastrous presidency while fighting tooth and nail to prevent the administration from inflicting further economic carnage.

On the other hand, we also were given an enormous gift at the beginning of November with the victory of Donald Trump. Now, without further ado, I present the top five moments of 2024.

First, it goes without saying that the election on Nov. 5 was, by far, the best moment of 2024. At the start of 2024, things did not look good for Trump as he faced a litany of felony charges across multiple jurisdictions. However, despite the legal onslaught, Trump refused to back down.

Aside from his legal problems, Trump faced several opponents as he fought for the GOP presidential nomination. Let's not forget that in the spring, most political pundits and talking heads thought Trump could not win the Republican nomination for president. Yet, Trump emerged victorious and united the GOP under the Make America Great Again banner.

Then, Trump pulled off one of the biggest comebacks in political history as he cruised to victory and helped the Republican Party gain control of both houses of Congress. This election will go down in history as a turning point, considering the vast inroads Trump made among voters who traditionally voted for Democrats.

In second place among the best moments of 2024 comes Biden's devastating debate performance.

Although the polls were tight heading into the debate between Trump and Biden, the absolutely pitiful performance by Biden completely changed the state of the race. Soon after Biden bopped in front of millions of Americans, the Democratic Party pulled the plug on his re-election effort.

Of course, this short-sighted move benefited Trump greatly as it led to the rise of Vice President Kamala Harris to the top of the Democratic ticket. It really was a blessing in disguise that she inherited Biden's

place and was eventually destroyed by Trump.

In third place, and this could have easily been first or second, comes Trump's survival of two assassination attempts. In midsummer, Trump was crisscrossing the country, holding outdoor rallies. Unfortunately, Trump's proclivity to engage with his supporters nearly cost him his life.

However, despite two would-be assassins somehow evading Secret Service detection, and one got several shots off, Trump was largely unharmed. While this was a blessing, we also must never forget that one person, Corey Comperatore, died at the Butler, Pa., rally and two others were wounded.

In a slightly different direction, for the fourth-best moment of 2024, I suggest the incredible technological feat achieved by SpaceX. On Oct. 14, SpaceX launched its Super Heavy Starship, the most powerful rocket in the world. Then, in an unprecedented engineering marvel, the 23-story tall Super Heavy booster returned to the launch pad in an upright position and was "caught" without a hitch. It was like something straight out of a science-fiction movie, and it clearly demonstrated that the age of space exploration has entered a new chapter.

Rounding out the best moments of 2024, in fifth place, let's return to the political arena and the creation of the Department of Government Efficiency (DOGE) as an early Christmas present for anyone leaning to the right side of the political aisle. For decades, conservatives and libertarians have been warning that the size and scope of the federal government is totally unsustainable and that big government is bad news for personal liberty.

Finally, some significant spending cuts and institutional reforms are in the offing. With the national debt exceeding \$36 trillion and trillion-dollar deficits the new normal, we need to downsize the federal bureaucracy and get back on sound fiscal footing before it is too late.

Chris Talgo is the editorial director at The Heartland Institute, an Illinois-based conservative think tank. He wrote this for InsideSources.com.

### Counterpoint: Four positive signs for progressives

On the one hand, there's no sugarcoating how progressives feel at the close of 2024: rough.

Donald Trump won back the White House with a campaign that was seen as openly bigoted and fascist. And from President Joe Biden's backing of Israel's ghastly war in Gaza to his ill-fated decision to seek re-election, many progressives aren't celebrating his tenure either. The next few years will see an onslaught of challenges. If you look closely you'll see signs people aren't just going to roll over and accept it. Here are five that caught my eye.

#### Populist anger is boiling over

The American public has had it with economic elites. Union activity has been on an upswing for a few years, with union petition filings in 2024 significantly up over 2023. After a successful national strike in 2023, the United Auto Workers won an election in Tennessee this year, a significant breakthrough in the traditionally anti-union South. And more Amazon warehouse workers and drivers are pushing to join unions, breaking open one of America's most anti-union corporations. Meanwhile, communities in places like Wisconsin fought back against a private equity takeover of nursing care. And nationally, widespread anger positively exploded over the greed of health insurance companies.

Trump likes to play a populist on TV. However, if he moves to slash workers' rights, cut taxes for CEOs, and erode health-care access, he'll have a fight on his hands.

#### The peace movement is back

The movement for a ceasefire in Gaza drew support from a vast, diverse coalition of young people — with additional support from faith communities, unions, environmentalists and others who'd previously stayed "in their lane." They haven't succeeded yet, but they've won broad, bipartisan public support for a ceasefire, arms embargo on Israel, and, more generally, a

foreign policy informed by human rights. Democratic politicians, in particular, won't be able to avoid this issue.

#### Climate wins are adding up

Temperatures continue to rise, natural disasters worsen, and our leaders fail us on climate. The Biden administration's signature climate law, the Inflation Reduction Act, is unleashing record investments in green jobs, fueling unprecedented growth in renewable power across the United States. Meanwhile, Indigenous-led efforts are quietly reintroducing species to their natural habitats. In Oregon's Klamath River basin, salmon recently appeared for the first time in 100 years after a dam was removed. The more local support initiatives like these win, the harder they'll be to reverse.

#### Some people showed up for their immigrant neighbors

One of the worst moments of the 2024 campaign was the ridiculous slander of Haitian Americans in Springfield, Ohio, by Donald Trump. JD Vance and other right-wing figures, Springfield natives turned out to support their Haitian neighbors. Locals flocked to Haitian restaurants, churches and community centers to show their solidarity, prompting state and local Republicans to speak out against these dangerous lies.

There's a lesson here. While headline immigration measures can attract support in the abstract, people feel much differently when they realize members of their own communities could be affected.

Progressives should defend their immigrant neighbors without apology, not peddle the "Republican-lie" policies favored by national Democrats in recent years. They may win some unlikely allies if they stand up for what's right.

Peter Certo is the communications director of the Institute for Policy Studies, a progressive think tank based in Washington, D.C., and editor of its *OtherWords* op-ed service. He wrote this for InsideSources.com.

### NOTICE OF PUBLIC HEARING City Council of the City of Orlando, Florida Petition to Establish the Orlando SED Community Development District

DATE/TIME: FIRST READING:  
December 9, 2024 AT 2:00 p.m.

SECOND READING:  
January 13, 2025 AT 2:00 p.m.

LOCATION: Orlando City Hall  
400 S. Orange Avenue  
Orlando, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council of the City of Orlando beginning at 2:00 p.m., on January 13, 2025, in Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, to consider an ordinance granting a petition to establish a community development district which will be known as the "Orlando SED Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

ORDINANCE NO. 2024-55

AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT, DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS, PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

The proposed District is comprised of approximately 8,424 acres, more or less, and is generally located between West Central Boulevard and West Church Street and between South Hughey Avenue and South Division Avenue. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on [www.orlando.gov/councilmeeting](http://www.orlando.gov/councilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).



Publication: 12/16, 12/23, 12/30 and 1/6/25

WORK WITH A SENIOR LIVING ADVISOR TO HELP YOU LOCATE ASSISTED LIVING  
A FREE Service for Seniors!

**Free Consultation**  
We will meet with you and conduct a free consultation. **01**

**Narrow Down Options**  
We will narrow down options to match your needs. We consider, budget, location, amenities and levels of care. **02**

**We work as your advocate!**  
We accompany your on tours and help you through the entire transition into your new home away from home. **03**

**100% Free Service for families and seniors**  
Our services are free for seniors and their families. We are paid a marketing fee from the senior living community that you choose. **04**

**Call Now**  
**407-863-0326**

We are not able to assist in locating Section 8, Medicaid Waiver Approved Facilities or low income housing.

# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**Bill To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL, 32302

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Dec 30, 2024.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

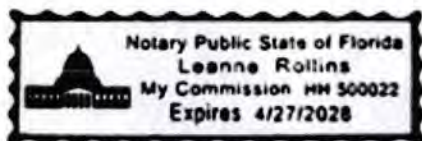
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 3 day of January, 2025,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7732728



## Orlando Sentinel OPINION

TWO VIEWPOINTS THE DEMOCRATIC PARTY

### Democrats have an opportunity to rebuild

By Dan Turrentine  
insidesources.com

As this historic 2024 political year comes to a close, many Democrats are crying in their eggnog. Not only did we fail to win back the House of Representatives (this prospect seemed likely in January), but we lost the Senate and frustratingly lost the White House again — and the popular vote. Three issues add to our tears as we enter 2025 in the political wilderness.

We are leaderless. During a presidential transition, there is one president — and that appears to be President-elect Donald Trump. From meeting with world leaders in France to his team negotiating to end wars and driving economic news, Trump is controlling and dominating news cycles. Conversely, Joe Biden is largely MIA, as is Kamala Harris, who reportedly is debating whether to run again for president in 2028, for governor of California in 2026, or exit politics. Meanwhile, congressional leaders Sen. Chuck Schumer and Rep. Hakeem Jeffries remain invisible, taking the temperature of colleagues and privately planning for next year. Then there are governors thinking about 2028, who want no public role in the party's soul searching.

Democrats also have message and message-delivery problems. Whether reflecting on "woke" issues, debating if we are economically too liberal or too moderate, or being unsure how to address chaos foreign (Israel and Ukraine) and domestic (immigration and public safety), Democrats are uncertain of their message.

Equally concerning, in this last election cycle, Democrats were largely unable to engage with popular podcasts and influencers, many of whom knew their audiences were uncomfortable with Democratic positions. There was no hesitation in hosting Trump, who consistently engaged with them for the last four

years. Audiences saw him as authentically sharing their values, a cornerstone of voter intensity and engagement.

Democrats need to solve their new media problems of today and figure out the next influential platforms for tomorrow.

Finally, Democrats lack an agenda. I spend most of every day consuming, analyzing and discussing politics. I have no idea what Biden or Harris wanted to do if they won. What were the motivating principles, other than defeating Trump, that made them want to get out of bed every day? Democrats offer few, if any, bold ideas that inspire the majority of voters, let alone the party faithful.

While the glass appears half empty, I am optimistic. In defeat, the party can consider new voices, examine how to expand its coalition, seek a new message, and propose a fresh agenda.

Who are the candidates we should watch for? I don't know, and that's a good thing. Professionals should not have the answers readily available, which has been part of the problem for the last 10 years. Winning candidates understand their community, its people and their issues, and offer clear and bold solutions.

In 2013, the Republican National Committee spent millions of dollars on an autopsy of Mitt Romney's failed presidential campaign, culminating in a set of solutions to win in 2016. Many GOP candidates for president embraced most or all of that report. However, one candidate did not. He went in the opposite direction, proposing to aggressively stop illegal immigration, redo free-trade deals, and end the "forever wars" of Afghanistan and Iraq. The Republican establishment and its traditional media allies were agitated at these ideas, believing they would lead to a generation of failure. That candidate's name was Donald Trump.

Dan Turrentine is a former Democratic strategist. He wrote this for InsideSources.com.

### GOP disarray is a positive for Democrats

By T.J. Rooney  
insidesources.com

As Democrats look to 2025, several factors provide them with a sense of hope and optimism for regaining and maintaining political power. The landscape of American politics can be unpredictable, but the current climate offers promising avenues for Democrats to explore as they prepare for coming elections.

One of the most significant advantages for Democrats is the current disarray within the Republican Party. Donald Trump continues to loom large, and as long as he remains the dominant figure, the GOP faces challenges that could hinder their effectiveness. Trump's leadership style and mercurial decisions have already led to fractures within the party, as evidenced by recent conflicts over critical issues such as federal spending and debt. The internal strife is palpable, with members of Congress publicly threatening one another and factions forming around various ideological lines. This discord creates a political environment for Democrats to capitalize on, as voters may become disillusioned with the GOP's inability to present a united front.

Moreover, the impending spectacle of public feuds, such as the inevitable clash between Trump and Elon Musk, can detract from the Republicans' focus on governance. As these high-profile egos engage in personal attacks and power struggles, the general public may lose sight of the substantive issues that matter most to them. This distraction could provide an opportunity for Democrats to present a cohesive and positive vision for the future, contrasting the chaos of the Republican Party with their agenda.

In addition to the weaknesses of their political opponents, Democrats have a strategic advantage with their leadership. The impending election of a new chairperson for the Democratic National Committee is crucial in consolidating party unity and direction. With effective leadership, Democrats can maintain

a united front and present a clear and compelling narrative to voters.

Hakeem Jeffries, the House minority leader, is a prime example of the leadership Democrats can rely on. His ability to unite the caucus while navigating complex political challenges has been commendable. Jeffries' savvy political acumen positions him as a key figure who can leverage the Republican discord to the Democrats' advantage.

Additionally, the rising star of Alexandria Ocasio-Cortez within the party signals a bright future for progressive voices that resonate with younger voters, who are increasingly becoming a significant voting bloc. Her ascendance to a leadership track reflects a broader acceptance of diverse perspectives within the Democratic Party, enabling them to appeal to a broader range of constituents.

The political map for Democrats may be challenging, but it is also an opportunity for growth. The party has faced setbacks in recent elections, particularly in statehouses and congressional seats. With a renewed focus on grassroots organizing and mobilization, Democrats can work to reclaim lost ground.

As Democrats gear up for the 2025 elections, they have several reasons to be hopeful. The internal conflicts within the Republican Party, strong leadership emerging from within their ranks, and a commitment to grassroots engagement provide a solid foundation for their efforts. By emphasizing what they can do differently and uniting around a shared vision, Democrats have the potential to inspire voters and regain confidence in their ability to govern effectively. With the right strategy, the party can turn challenges into opportunities, paving the way for a more prosperous political future.

T.J. Rooney is the founder and president of Tri-State Strategies and a former Democratic member of the Pennsylvania House of Representatives. He wrote this for InsideSources.com.

For Home Delivery call 407-420-5353

Orlando Sentinel  
MEDIA GROUP

**Sweet Treats**

**Holiday Cookies**

**30% OFF**

Featuring prize-winning reader submissions to our sister paper's annual Holiday Cookie contest, this book provides a plethora of recipes for year-round enjoyment.

**TRIBUNE PUBLISHING STORE**

SHOP NOW at [tribpub.com/cookies2](http://tribpub.com/cookies2) or call (866) 545-3534

Offer ends 1/19/25

**NOTICE OF PUBLIC HEARING**  
**City Council of the City of Orlando, Florida**  
**Petition to Establish the Orlando SED**  
**Community Development District**

**DATE/TIME:** FIRST READING: December 9, 2024 AT 2:00 p.m.  
SECOND READING: January 13, 2025 AT 2:00 p.m.

**LOCATION:** Orlando City Hall  
400 S. Orange Avenue  
Orlando, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council of the City of Orlando beginning at 2:00 p.m., on January 13, 2025, in Council Chambers, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, to consider an ordinance granting a petition to establish a community development district which will be known as the "Orlando SED Community Development District" (the "District"). The title of the proposed Ordinance is as follows:

**ORDINANCE NO. 2024-55**

**AN ORDINANCE GRANTING A PETITION OF ORLANDO SED PARTNERS, LLC, ESTABLISHING AND NAMING THE ORLANDO SED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT, DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS, PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

The proposed District is comprised of approximately 8,424 acres, more or less, and is generally located between West Central Boulevard and West Church Street and between South Hughey Avenue and South Division Avenue. The Petitioner has proposed to establish the District to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on [www.orlando.gov/councilmeeting](http://www.orlando.gov/councilmeeting) at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida, or online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407 246 2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).

Publication: 12/16, 12/23, 12/30 and 1/6/25

# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL 32302

**Bill To:**

Kutak Rock LLP - CU80131421  
PO Box 10230  
Tallahassee, FL 32302

**State Of Florida  
County Of Orange**

Before the undersigned authority personally  
appeared

Rose Williams, who on oath says that he or  
she is a duly authorized representative of the  
ORLANDO SENTINEL, a DAILY  
newspaper published in ORANGE County,  
Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in  
the issues of, or by publication on the  
newspaper's website, if authorized on Jan 06,  
2025.

Affiant further says that the newspaper  
complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.



Signature of Affiant

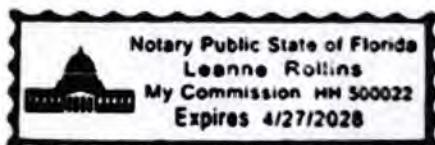
**Rose Williams**

Name of Affiant

Sworn to and subscribed before me on this 9 day of January, 2025,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped