



Rizzetta & Company

Cascades at Groveland Community Development District

**Board of Supervisors' Meeting
December 19, 2018**

District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471

www.cascadesatgrovelandcdd.org

CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

Board of Supervisors	Patrick Wellington James R. Pekarek Karen McMican John Asaro Benny Justice	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Anthony Jeancola	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams
District Engineer	Rey Malave	Dewberry BowyerSingleton

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 8529 SOUTH PARK CIRCLE • SUITE 330 • ORLANDO, FL 32819**

www.cascadesatgrovelandcdd.org

December 12, 2018

Board of Supervisors
**Cascades at Groveland Community
Development District**

Dear Board Members:

AGENDA

The regular meeting of Board of Supervisors of the Cascades at Groveland Community Development District will be held on **Wednesday, December 19, 2018, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.** Following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held November 21, 2018.....Tab 1
 - B. Consideration of the Operation & Maintenance Expenditures for November 2018.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Petition for Contraction and Amending Ordinance No. 2005-10-47.....Tab 3
 - B. Consideration of Updated Investment Plan.....Tab 4
 - C. Consideration of Resolution 2019-01 Designating Officers.....Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (407) 472-2471.

Very truly yours,
Anthony Jeancola
Anthony Jeancola
District Manager

cc: *Tucker Mackie, Hopping Green & Sams, P.A.*
Rey Malave, PE , Dewberry

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, November 21, 2018, at 2:00 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736.**

Present and constituting a quorum:

Patrick Wellington	Board Supervisor, Chairman
Karen McMican	Board Supervisor, Assistant Secretary
James Pekarek	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping, Green & Sams, P.A. <i>(via phone)</i>
Rey Malave	District Engineer, Dewberry <i>(via phone)</i>
Audience	Present <i>(Benny Justice – sworn-in)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There weren't any audience comments on agenda items at this time.

THIRD ORDER OF BUSINESS

**Oaths of Office for Newly Elected
Board of Supervisors**

Mr. Jeancola administered the oath of office to Mr. Benny Justice.

Ms. Tucker briefly discussed the new Supervisor notebook with Mr. Justice. She will have a copy sent to him. Ms. Mackie also reviewed the general procedures (Sunshine Law, statutes, ethics and public record requests, waiver of compensation, etc.). Brief discussion ensued regarding Supervisor e-mail accounts and procedures.

49 Ms. Mackie clarified that there is also an oath of office prescribed by the Secretary of
50 State that all Supervisors must take when they assume office. She stated that it is good
51 practice to take both oaths to be sure that Supervisors are in compliance.
52

53 Mr. Pekarek commented that he uses his personal e-mail account. He asked if there
54 was an e-mail account associated with his seat assignment available to him. Mr. Jeancola
55 stated that not all Supervisors have an e-mail account associated with their seat
56 assignments as of yet. Discussion ensued.
57

On Motion by Mr. Pekarek, seconded by Ms. McMican, with all in favor, the Board authorized the addition of e-mail accounts associated with Supervisor seat assignments for all five board members, for Cascades at Groveland Community Development District.

58 Mr. Justice waived compensation.
59
60

61 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01,
Designating Officers**

62
63
64 Mr. Jeancola presented and reviewed Resolution 2019-01, Designating Officers.
65 Discussion ensued.
66

A motion was made by Ms. McMican, and seconded by Mr. Wellington, to approve Resolution 2019-01, Designating Officers, maintaining Patrick Wellington as Chairperson and James Pekarek as Vice Chairman with remaining supervisors as Assistant Secretaries, for Cascades at Groveland Community Development District.

67 Mr. Justice and Mr. Pekarek opposed.
68
69

70 Motion did not pass with a 2 – 2 vote.
71

72 After brief discussion, this agenda item was tabled until the next scheduled meeting.
73

74 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Audit Committee Meeting held
September 19, 2018**

75
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78 Mr. Jeancola reviewed the Minutes of the Audit Committee meeting held on
79 September 19, 2018 with the Board.
80

On Motion by Mr. Pekarek, seconded by Ms. McMican, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on September 19, 2018, for Cascades at Groveland Community Development District.

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86 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
87 **Board of Supervisors' Meeting held**
88 **September 19, 2018**
89

90 Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on
91 September 19, 2018 with the Board.
92

On Motion by Ms. McMican, seconded by Mr. Pekarek, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on September 19, 2018, for Cascades at Groveland Community Development District.

93 **SEVENTH ORDER OF BUSINESS** **Consideration of the Operation and**
94 **Maintenance Expenditures for**
95 **September - October 2018**
96
97

98 Mr. Jeancola reviewed the expenditures for September - October 2018 with the
99 Board of Supervisors. It was noted that the October 2018 O&M expenditures included the
100 County fees for the assessment roll as well as the insurance renewal. These are not
101 reoccurring expenditures. Brief discussion ensued regarding the fee paid to the County
102 regarding the assessment rolls.
103

On Motion by Ms. McMican, seconded by Mr. Wellington, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2018 in the amount of \$12,231.88 and October 2018 in the amount of \$21,657.70, for Cascades at Groveland Community Development District.

104 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2019-02,**
105 **Amended Fiscal Year 2017/2018**
106 **Budget**
107
108

109 Mr. Jeancola presented and reviewed Resolution 2019-02, Amended Fiscal Year
110 2017/2018 Budget. The proposed amended O&M budget was adjusted from \$121,605.00
111 to \$153,057.00 and the reserve budget remained at \$40,459. The purpose of adopting an
112 amended budget was precautionary in the event the District came close to going over its
113 original adopted fiscal year 2017-2018 budget. Discussion ensued.
114

On a motion by Mr. Pekarek, seconded by Ms. McMican, with all in favor, the Board of Supervisors approved Resolution 2019-02, Amended Fiscal Year 2017/2018 Budget, for Cascades at Groveland Community Development District.

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NINTH ORDER OF BUSINESS

**Acceptance of Modified District
Professional Services Agreement**

Mr. Jeancola presented and reviewed the Modified District Professional Services Agreement with the Board.

Ms. Mackie did not have any additional comments. She will follow up with Ms. Kilinski to be sure that all of her comments were incorporated.

Mr. Jeancola will send Mr. Wellington a fully executed copy for his records.

On a motion by Ms. McMican, seconded by Mr. Wellington, with all in favor, the Board accepted the Modified District Professional Services Agreement, for Cascades at Groveland Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Motion Authorizing
Investment Accounts with Fidelity**

Mr. Jeancola explained that Fidelity has requested additional documentation reflecting authorization to open investment accounts. As such, the Board was requested to make a motion to be reflected in the meeting minutes authorizing such account to be established. Discussion ensued.

On a motion by Mr. Justice, seconded by Ms. McMican, with all in favor, the Board authorized investment accounts with Fidelity and authorized Mr. Pekarek as the individual to direct investments, for Cascades at Groveland Community Development District.

As the previously adopted investment plan contained specific investment dates and it is the intent of the District to continue with quarterly investments, the Board motioned to invest funds on a quarterly basis in funds as approved in the previously approved investment plan.

On a motion by Mr. Justice, seconded by Mr. Wellington, with all in favor, the Board authorized that quarterly investments be made based on the investment plan previously adopted, for Cascades at Groveland Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Mr. Malave stated that Dewberry is working with District Management and Shea Homes regarding their cost to pay their share of potential dry retention pond repairs. A summary will be brought to the Board.

161 It has been a challenge to receive bids for the replacement of the grate locks
162 as the District is not moving forward with any other work. Construction
163 companies are non-responsive as they are too busy to take on smaller/simpler
164 jobs.

165
166 Discussion ensued regarding an outer parcel within the boundaries of the
167 District recently sold to West Villas, LLC. He has provided a report to Ms.
168 Mackie. Ms. Mackie responded to Mr. Pekarek's inquiry regarding the said
169 parcel that was formerly owned by the City of Groveland. This issue at hand
170 is that that the property previously owned by the City was exempt from
171 assessments being a governmental entity. Now being owned by a private
172 developer/landowner and still within the District's boundaries, it is now
173 assessable property. The landowner has expressed their opinion that the
174 parcel receives no benefit from the District and should be contract from the
175 District boundaries. Discussion ensued.

176
177 **C. District Manager**

178 Mr. Jeancola stated that Shea Homes did replace the composite walkway with
179 pavers.

180
181 Mr. Pekarek asked Mr. Malave for confirmation regarding the grate locking
182 mechanisms that would be used. The Board approved the utilization of
183 locking mechanisms with reinforcing rebar for all locations on the inspection.
184 Mr. Malave confirmed that this was correct and that it was recommended.
185 Discussion ensued.

186
187 Mr. Jeancola stated that the next regular meeting of the Board of Supervisors
188 is scheduled for Wednesday, December 19, 2018 at 2:00 p.m. at the Magnolia
189 House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL
190 34736.

191
192 **TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and
Audience Comments**

193
194
195 Mr. Justice has been contacted by homeowners regarding the cutting of the grass on
196 District tracts. Additionally, the Association's landscapers requested clarity pertaining to
197 parcel boundaries and which areas are to be maintained by each entity. Discussion ensued.

198
199 Mr. Wellington commented on observed cracks on the walking path, potentially
200 caused by heavy machinery performing grading work near an outlet structure. District
201 Engineer will review.

202
203 There were no audience comments at this time.

209 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

210

On Motion by Mr. Justice, seconded by Ms. McMican with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:27 p.m. for Cascades at Groveland Community Development District.

211

212

213

214

215

Assistant Secretary

Chairman/Vice Chair

DRAFT

Tab 2

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

**Operation and Maintenance Expenditures
November 2018
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2018 through November 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,912.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2018 Through November 30, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Auto-Owners Insurance	001991	011263332	General Liability Insurance	\$ 1,588.00
		FY 18/19	FY 18/19	
Dewberry Engineers, Inc.	001992	1602523	Engineering Services 10/18	\$ 950.00
Dewberry Engineers, Inc.	001993	1614365	Engineering Services 11/18	\$ 3,260.00
Grau and Associates	001994	17309	Audit Services FYE 09/30/18	\$ 500.00
Hopping Green & Sams	001989	103559	General/Monthly Legal Services 09/18	\$ 963.16
Karen F. McMican	001995	KM112118	Board of Supervisors Meeting 11/21/18	\$ 200.00
Orlando Sentinel Communications	001990	00204358500	Acct #CU00126744 Legal Advertising 10/18	\$ 127.50
Patrick G. Wellington	001997	PW112118	Board of Supervisor Meeting 11/21/18	\$ 200.00
Rizzetta & Company, Inc	001987	INV00000359	District Management Services 11/18	\$ 3,198.75
Rizzetta Technology Services, LLC	001988	INV00000038	Website & EMail Hosting Services 11/18	\$ 160.00
Tri-Choice Services, Inc.	001996	28481107	Dry Retention Pond Maintenance 11/18	<u>\$ 2,765.00</u>
Report Total				<u>\$ 13,912.41</u>

STAHL & ASSOCIATES INSURANCE
3939 TAMPA RD
OLDSMAR FL 34677-3104
INVOICE

00020819



Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

Phone 1-800-288-8740 Fax 517-391-5101
www.auto-owners.com

Please contact your agent with questions at:
(813) 818-5300

Billing Account Information	
Statement Date	10-26-2018
Account Number	011263332
Payment Plan	FULL PAY
Due Date	11-15-2018

CASCADES AT GROVELAND CDD
C/O RIZZETTA & COMPANY INC
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

NOV 09 2018
 Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval af Date NOV 09 2018
 Date entered _____
 Fund 01 GL 53900 OC 4502
 Check # _____

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	Minimum Due
\$0.00	\$0.00	\$1,588.00	\$0.00	\$1,588.00	\$1,588.00

fold and detach here

0022570

12-0049-00

Auto-Owners INSURANCE

CASCADES AT GROVELAND CDD
C/O RIZZETTA & COMPANY INC
8529 SOUTHPARK CIR STE 330
ORLANDO FL 32819-9064

Billing Account Information	
Account Number	011263332
Due Date	11-15-2018
Total	\$1,588.00
Minimum Due	\$1,588.00

Please make checks payable to:

AUTO-OWNERS INSURANCE
PO BOX 740312
CINCINNATI, OH 45274-0312

For updates to your billing address, mark Address Change below
and fill out the back of this stub.

____ Address Change



1000001126333200000000000000001588000001588004

INVOICE



Please remit to: Dewberry Engineers Inc.
 P.O. Box 821824
 Philadelphia, PA 19182-1824
 (703)849-0100 TIN: 13-0746510

Invoice #: 1602523
 Invoice Date: 10/15/2018
 Due Date: 11/14/2018
 Client #: 224261
 Contract #: 50089268
 Batch #: 2813673

Bill To: CASCADES @ GROVELAND CDD
 ACCOUNTS PAYABLE
 8529 S. PARK CIRCLE# 330
 ORLANDO, FL 32819

Work Performed Thru Period Ending 9/28/2018

Job: 50089268 Cascades at Groveland CDD 2017

TIME & MATERIAL BILLING

Task ID Task Description

T001 GEN ENG CONSULTANT SRVS 2017

CURRENT PERIOD BILLING

Description	Prev Amount Billed	Hours	Rate	Amount
DESIGNER I	\$ 27,887.50	9.50	100.000	\$ 950.00
TOTAL HOURLY LABOR		9.50		\$ 950.00
TOTAL FOR T001				\$ 950.00

TOTAL FOR JOB: 50089268 \$ 950.00

TOTAL INVOICE AMOUNT DUE \$ 950.00
BY 11/14/2018

Date Rec'd Rizzetta & Co., Inc. NOV 06 2018

D/M approval [Signature] Date _____

Date entered NOV 06 2018

Func 001 GL513000c3103

Check# _____

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.

REINARDO MALAVE DAVILA

INVOICE



Dewberry®

Please remit to: Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: CASCADES @ GROVELAND CDD
ACCOUNTS PAYABLE
8529 S. PARK CIRCLE# 330
ORLANDO, FL 32819

Invoice #: 1614365
Invoice Date: 11/12/2018
Due Date: 12/12/2018
Client #: 224261
Contract #: 50089268
Batch #: 2820389

Work Performed Thru Period Ending 10/26/2018

Job: 50089268 Cascades at Groveland CDD 2017

TIME & MATERIAL BILLING

Task ID **Task Description**
T001 GEN ENG CONSULTANT SRVS 2017

CURRENT PERIOD BILLING

Description	Prev Amount Billed	Hours	Rate	Amount
DESIGNER I	\$ 28,837.50	15.00	100.000	\$ 1,500.00
ENGINEER IX		8.00	220.000	\$ 1,760.00
TOTAL HOURLY LABOR		23.00		\$ 3,260.00
TOTAL FOR T001				\$ 3,260.00

TOTAL FOR JOB: 50089268 \$ 3,260.00

TOTAL INVOICE AMOUNT DUE \$ **3,260.00**
BY 12/12/2018

Date Rec'd Rizzetta & Co., Inc. NOV 27 2018
D/M approval [Signature] Date _____
Date entered NOV 27 2018
Fund 001 GL 51300 OC 3103
Check# _____

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cascades at Groveland Community Development District
8529 South Park Circle, Suite 330
Orlando, FL 32819

Invoice No. 17309
Date 11/05/2018

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

Date Rec'd Rizzetta & Co., Inc. NOV 16 2018

D/M approval A. [Signature] Date _____

Date entered NOV 27 2018

Fund 001 GL 5300003202

Check# _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

Date Rec'd Rizzetta & Co., Inc. NOV 02 2018

D/M approval A. Jeancola Date _____

Date entered NOV 06 2018

Fund 001 GF 51400003405

Check# _____

----- STATEMENT -----

October 15, 2018

Cascades at Groveland Community Development
c/o Rizzetta & Company, Inc.
8529 S. Park Circle #330
Orlando, FL 32819

Bill Number 103559
Billed through 09/30/2018

General Counsel / Monthly Meeting

CASCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

09/07/18	TFM	Review tentative agenda.	0.40 hrs
09/10/18	TFM	Confer with Jeancola.	0.20 hrs
09/13/18	TFM	Confer with Jeancola.	0.30 hrs
09/19/18	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	2.50 hrs
09/28/18	JLK	Continue review and negotiation of master services agreement for ADA compliance on websites, documents and transmittals; confer with various district managers regarding processes for ADA compliance; confer regarding SOW for recreational software for ADA compliance; confer regarding insurance coverage with district's insurer.	0.10 hrs

Total fees for this matter \$961.00

DISBURSEMENTS

Travel 2.16

Total disbursements for this matter \$2.16

MATTER SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Mackie, A.Tucker Frazee	3.40 hrs	275 /hr	\$935.00

TOTAL FEES \$961.00

TOTAL DISBURSEMENTS \$2.16

TOTAL CHARGES FOR THIS MATTER \$963.16

BILLING SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Mackie, A.Tucker Frazee	3.40 hrs	275 /hr	\$935.00

=====

TOTAL FEES	\$961.00
TOTAL DISBURSEMENTS	\$2.16
TOTAL CHARGES FOR THIS BILL	\$963.16

Please include the bill number on your check.

CASCADES AT GROVELAND CDD

Meeting Date: 11/20/2018

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
✓ Karen McMican	✓	✓
✓ Patrick Wellington	✓	✓
John Asaro* does not get paid		
James R. Pekarek * does not get paid	✓	
Benny Justice * <i>document special</i>	✓	

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:00
Meeting End Time:	3:27
Total Meeting Time:	1 hr 27

Time Over () Hours: _____

Total at \$175 per Hour: _____

DM Signature: *[Signature]*

Please forward copy to Marcia Eannetta for Extended Meeting .

Date Rec'd Rizzetta & Co., Inc. NOV 27 2018

D/M approval *[Signature]* Date _____

Date entered NOV 27 2018

Fund 001 651100001101

Check# _____

Invoice Details

Billed Account Name: Cascades At Groveland Cdd
Billed Account Number: CU00126744
Invoice Number: 002043585000
Invoice Amount: \$127.50
Billing Period: 10/01/18 - 10/31/18
Due Date: 11/30/18



INVOICE

Invoice Details

Date	Tronc Reference #	Description	Ad Size/Units	Rate	Gross Amount	Total
10/07/18	OSC2043585	PO# Annual Mtg. Schedule 18-19. Classified Listings, Online Annual Mtg. Schedule 18-19. 5882659				127.50

Date Rec'd Rizzetta & Co., Inc. NOV 09 2018

D/M approval A. V. Spanola Date _____

Date entered NOV 12 2018

Fund 001 GL 0130000c4801

Check# _____

Invoice Total: \$127.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
127.50	0.00	0.00	0.00	0.00	-108.25

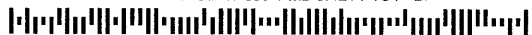


Please detach and return this portion with your payment.

Remittance Section

Billed Period: 10/01/18 - 10/31/18
Billed Account Name: Cascades At Groveland Cdd
Billed Account Number: CU00126744
Invoice Number: 002043585000

For questions regarding this billing, or change of address notification, please contact Customer Care:



Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/1/2018	INV0000035969

Bill To:

CASCADES AT GROVELAND CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00230

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,330.00	\$1,330.00
Administrative Services 3100	1.00	\$393.75	\$393.75
Accounting Services 3201	1.00	\$1,140.00	\$1,140.00
Financial & Revenue Collections 3111	1.00	\$335.00	\$335.00
Subtotal			\$3,198.75
Total			\$3,198.75

Date Rec'd Rizzetta & Co., Inc. OCT 29 2018
 D/M approval A. V. [Signature] Date _____
 Date entered OCT 31 2018
 Fund 001 GLB300 office above
 Check# _____

Rizzetta Technology Services

3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/1/2018	INV0000003814

Bill To:

CASCADES AT GROVELAND CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
November		00230

Description	Qty	Rate	Amount
EEmail Hosting	4	\$15.00	\$60.00
Website Hosting Services	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>OCT 29 2018</u> D/M approval <u>A. J. [Signature]</u> Date _____ Date entered <u>OCT 31 2018</u> Fund <u>001 GF 51300 OC 5103</u> Check# _____			
Subtotal			\$160.00
Total			\$160.00



Landscape Management
CASCADES OF GROVELAND CDD
RIZZETTA & COMPANY, INC.
8529 S. PARK CIRCLE, #330
ORLANDO, FL 32819

Invoice

Account No.	Date
284	11/07/18
Total Amount Due	
\$ 2,765.00	

Date Due: 11/26/18

Amount Enclosed \$ _____

REMIT TO: TRI-CHOICE SERVICES, INC

INVOICE #28481107

Services Rendered At: CASCADES OF GROVELAND CDD

Page # 1

Previous Balance: **4,365.00**

DATE	DESCRIPTION	AMOUNT		
10/04/18	MOW RETENTION POND 20	0.00		
10/11/18	MOW RETENTION POND 100	0.00		
10/17/18	MOW RETENTION POND 50A	0.00		
10/17/18	MOW RETENTION POND 50B	0.00		
10/17/18	MOW RETENTION POND 50C	0.00		
10/24/18	MOW RETENTION POND 120	0.00		
10/24/18	MOW RETENTION POND 100	0.00		
11/05/18	PYMT REC'D-CK #1986-OCT MTE	CR 4,365.00		
10/31/18	MOW RETENTION POND 20	0.00		
10/31/18	MOW RETENTION POND 60	0.00		
10/31/18	MOW RETENTION POND 110	0.00		
11/07/18	INSTALLMENT FOR THE MONTH OF NOV	2,765.00		
Date Rec'd Rizzetta & Co., Inc <u>NOV 16 2018</u> D/M approval <u><i>A. J. [Signature]</i></u> Date _____ Date entered <u>NOV 27 2018</u> Fund <u>001</u> of <u>53800</u> of <u>At 30</u> Check# _____				
Current	Over 30	Over 60	Over 90	Total Amount Due
2,765.00				\$ 2,765.00

Tab 3

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

**PETITION OF WEST VILLAS LLC, A FLORIDA LIMITED LIABILITY
COMPANY TO THE CITY OF GROVELAND, FLORIDA FOR
CONTRACTION OF THE CASCADES AT GROVELAND COMMUNITY
DEVELOPMENT DISTRICT AND PETITION TO AMEND
ORDINANCE NO. 2005-10-47**

The Petitioner, West Villas LLC, a Florida limited liability company (the “Landowner”), pursuant to the requirements of Florida Statute §190.046 petitions the City of Groveland, Florida for contraction of the Cascades at Groveland Community Development District (the “CDD”) to remove the Landowner’s property from the CDD and to amend City of Groveland Ordinance No. 2005-10-47 to remove the Landowner’s property from the CDD. In support hereof the Landowner states:

1. A landowner may petition to contract the boundaries of a community development district by filing a petition for contraction pursuant to the requirements of Florida Statute §190.046.
2. Attached to this Petition as Exhibit “A” is a copy of Ordinance No. 2005-10-47 establishing the CDD. The aforesaid Ordinance contains the metes and bounds description of the external boundaries of the CDD.
3. Attached to this Petition as Exhibit “B” is the Notice of Establishment of the Cascades at Groveland Community Development District recorded on December 30, 2005 in Official Records Book 3048, Page 699-702 of the public records of Lake County, Florida.

4. Attached to this Petition as Exhibit "C" is the metes and bounds description of the Landowner's real property located within the external boundaries of the district which is to be excluded from the CDD. The Landowner's current address is 1505 East Robinson Street, Orlando, FL 32801.

5. The Landowner believes there will be no impact upon the CDD from the removal of the Landowner's property from the boundaries of the CDD. The CDD does not provide sewer or water service to the Landowner's property. The Landowner's property does not utilize any of the stormwater management system of the CDD. The Landowner's property does not utilize any of the roads within the CDD. The Landowner's property does not utilize any of the amenities within the CDD. The CDD provides no benefit to the Landowner's property so the removal of the Landowner's property from the CDD will have no impact on the CDD.

6. The estimated regulatory cost of removing the Landowner's property from the CDD is \$0.00.

7. In this Petition the Landowner seeks to contract the CDD by removing the Landowner's property from the CDD. No services and facilities are currently provided by the CDD to the area being removed.

8. The land to be excluded is totally within the boundaries of the City of Groveland.

9. The Landowner by this Petition seeks to amend Ordinance No. 2005-10-47 to remove the Landowner's property from the CDD.

10. The CDD was initially established by municipal ordinance pursuant to Florida Statute §190.005(2)(e).

11. Prior to filing this Petition the Landowner paid a filing fee of \$1,500.00 to the City of Groveland.

12. The Landowner has submitted a copy of this petition to the same entities entitled to receive the filing fee. In addition, a copy of this petition has been provided to the CDD board of supervisors.

13. The City of Groveland pursuant to Florida Statute §190.046 has the option of holding a public hearing as provided by Florida Statute §190.005(1)(c), but the Landowner requests that this option be waived. If the City of Groveland elects to hold a public hearing it should be limited to consideration of the contents of the petition and whether the petition for amendment should be supported by the municipality.

14. During the existence of a CDD initially established by municipal ordinance, the process to amend the boundaries of the CDD shall not permit a cumulative net total greater than 50 percent of the land in the initial district, and in no event greater than 1,000 acres on a cumulative net basis. In this case the Landowner's property that is proposed to be removed from the CDD meets the aforesaid requirements.

WHEREFORE Landowner, West Villas LLC, a Florida limited liability company, pursuant to the requirements of Florida Statute §190.046 petitions the City

of Groveland, Florida for contraction of the Cascades at Groveland Community Development District to remove the Landowner's property from the CDD and to amend City of Groveland Ordinance No. 2005-10-47 to remove the Landowner's property from the CDD.

Respectfully submitted on November _____, 2018.

West Villas LLC, a Florida limited liability company:

By: _____
Sadique Jaffer, Manager

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before on this ____ day of November, 2018, by Sadique Jaffer as Manager of West Villas LLC, a Florida limited liability company, who stated that the foregoing Petition is true and correct. Such person did take an oath, and:

{Notary must check applicable box}

- Is/are personally known to me
- Produced a current _____ driver's license as identification; or
- Produced _____ as identification.

Signature of Notary

My Commission expires: _____
{Notary Seal must be affixed}

EXHIBIT "A"

ORDINANCE NO. 2005-10-47

Certificate, True + Correct Copy -

*Deane Saville, Clerk
City Clerk*

ORDINANCE NO 2005-10-47

ORDINANCE GRANTING PETITION OF LEVITT & SONS OF LAKE COUNTY LLC., A FLORIDA LIMITED LIABILITY COMPANY FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"); PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, 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, the City of Groveland has the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Levitt & Sons of Lake County LLC., a Florida limited company (the "Petitioner") has petitioned City of Groveland to grant the establishment of the Cascades at Groveland Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the City of Groveland City Council in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the City of Groveland; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, 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

WHEREAS, the City of Groveland finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City of Groveland Comprehensive Plan; and

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

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

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

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

WHEREAS, having made the foregoing findings, after a public hearing, the City of Groveland City Council wishes to approve the Community Development District in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, the City of Groveland City Council finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of City of Groveland that the District have such powers.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to establish the Cascades at Groveland Community Development District over the real property described in Exhibit "A" attached hereto, which was filed by Levitt & Sons of Lake County LLC., a Florida limited company on 7th June, 2005, and which Petition is on file at the Office of the City Manager, is hereby granted. A Copy of the Petition, attached as Appendix "A", is set forth in its entirety and incorporated herein.

Section 3. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit 1 of Appendix A.

Section 4. The initial members of the Board of Supervisors of the District shall be as follows:

Run Utterback:	4037 Avalon Park East, Orlando, FL 32828
Robert Hudson:	4037 Avalon Park East, Orlando, FL 32828
Dave Schmitt:	4037 Avalon Park East, Orlando, FL 32828
Jeffery Hoyos:	777 West Glades Road, #410, Boca Raton, FL 33434
Edson Mena:	777 West Glades Road, #410, Boca Raton, FL 33434

Section 5. The name of the District shall be the "Cascades at Groveland Community Development District".

Section 6. The Cascades at Groveland Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by the City of Groveland.

Section 7. Pursuant to Section 190.005(2)(d), Florida Statutes, the charter for the Cascades at Groveland Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The City of Groveland City Council hereby grants to the Cascades at Groveland Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of City of Groveland to grant such general powers.

Section 9. The City of Groveland hereby grants to the Cascades at Groveland Community Development District the special powers authorized pursuant to Sections 190.012(1), 190.012(2)(a), (b), (d) and (f), (except for powers regarding waste disposal or regarding collection of any waste other than commercial or industrial), and 190.012(3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of the City of Groveland to grant such special powers.

Section 10. All bonds, which mature over a period of 5 years or more, issued by the Cascades at Groveland Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the Cascades of Groveland Community Development District, nor any default thereon, shall constitute a debt or obligation of City of Groveland, except upon the express approval and agreement of the City of Groveland.

Section 12. Notwithstanding any power granted to the Cascades at Groveland Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the District shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar city rates, fees or charges, which are required by law, ordinance or city rule or regulation to be imposed within or upon any local government within the City.

Section 13. Notwithstanding any power granted to the Cascades at Groveland Community Development District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the district's existing boundaries only with the prior specific and express approval of the City Council of the City of Groveland.

Section 14. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 15. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of the City of Groveland, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

Section 16. The Cascades at Groveland Community Development District shall, to the extent required by law, require minority participation in the financing and construction of District projects.

Section 17. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 18. This ordinance does not contain a sunset provision.

ATTEST:


James Smith, Mayor


Anne Sasser, City Clerk

Approved as to Form:

Anita Geraci
City Attorney

Passed First Reading 9-19-05
Passed Second Reading 10-3-05

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

**PETITION TO ESTABLISH THE CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Levitt & Sons of Lake County, LLC, (hereafter "Petitioner"), hereby petitions the City of Groveland City Council 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 District is located entirely within the City of Groveland, Florida. Exhibit 1 depicts the general location of the project. The proposed District covers approximately 751.932 acres of land. It is located on a site, which is north of State Road 50, East of State Road 19, south of Florida's Turnpike and west of Highway 27. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2.

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

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. 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: Ron Utterback
Address: 4037 Avalon Park East
Orlando, Florida 32828

Name: Robert Hutson
Address: 4037 Avalon Park East
Orlando, Florida 32828

Name: Dave Schmitt
Address: 4037 Avalon Park East
Orlando, Florida 32828

Name: Jeffery Hoyos
Address: 7777 West Glades Road, #410
Boca Raton, Florida 33434

Name: Edson Mena
Address: 7777 West Glades Road, #410
Boca Raton, Florida 33434

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 Cascades at Groveland 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 within the proposed District are consistent with the adopted applicable Comprehensive Plan.

7. Major Water and Wastewater Facilities and Outfalls. There are no pre-existing major trunk water mains and wastewater interceptors for the lands to be included within the District. Exhibit 5 indicates the major outfall canals and drainage basins for the lands within the proposed District.

8. District facilities and services. The Petitioner presently intends for the District to participate in the construction and installation of certain systems, facilities and basic infrastructure within the ambit of Section 190.012, Florida Statutes. Exhibit 6 identifies the estimated costs of the construction and installation. At present, these improvements are estimated to be made, constructed and installed in 3 years, starting in January 2005 and finishing in December 2007. 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. Notice Address. Copies of all correspondence and official notices should also be sent to:

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

11. This petition to establish the Cascades at Groveland 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 Groveland 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 of Groveland City Council to:

a. Schedule a public hearing in accordance with the requirements of Section 190.005, Florida Statutes.

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

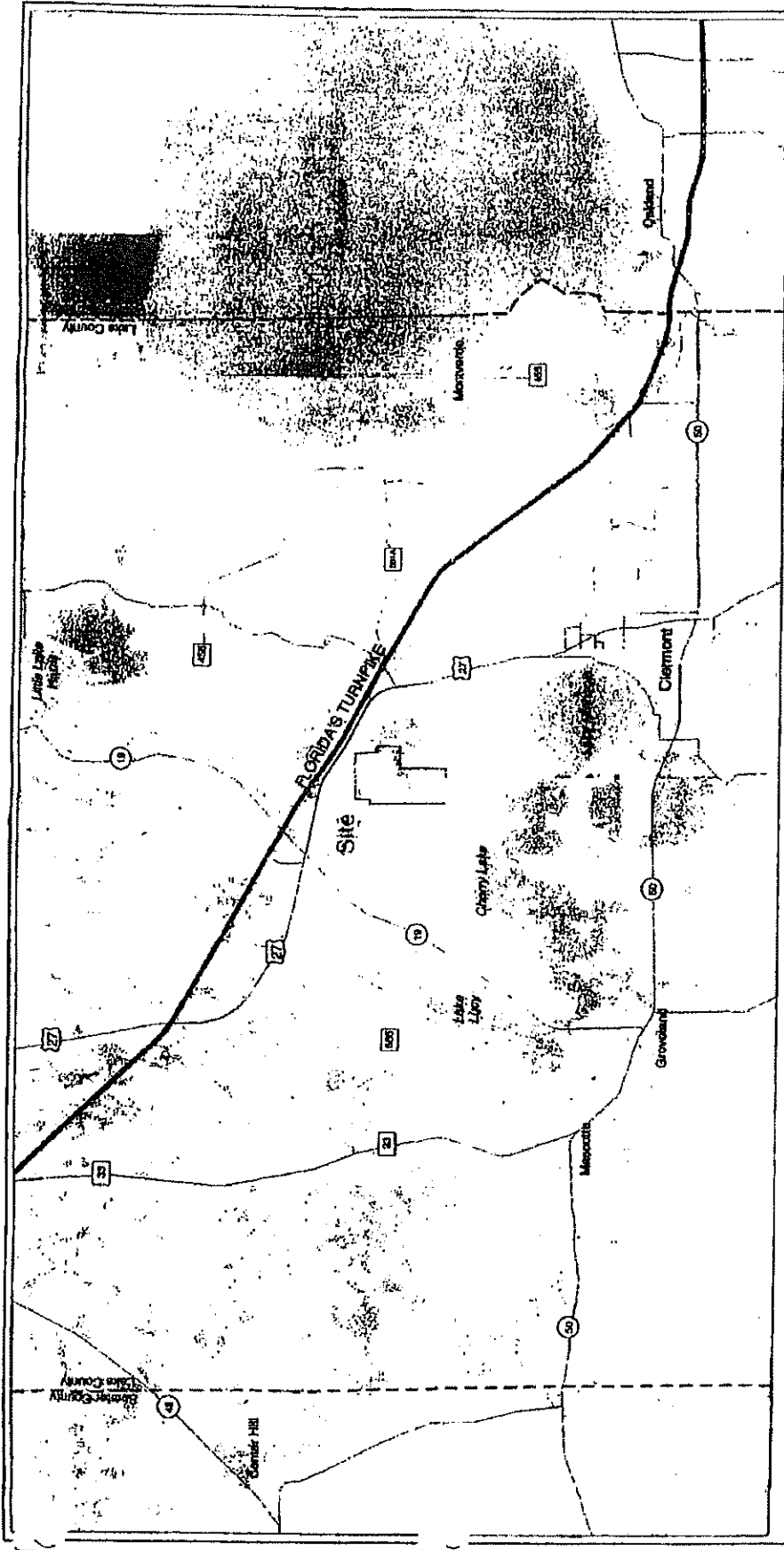
c. Grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 8th day of June, 2005.

HOPPING GREEN & SAMS, P.A.

BY: 

Jonathan T. Johnson, Esq.
Florida Bar No. 986460
Wesley S. Haber, Esq.
Florida Bar No. 420069
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500
Attorney for Petitioner



**Cascades Property
Lake County, Florida
Location Map**

EXHIBIT 1

**BOWYER
SINGLETON**
ATTORNEYS AT LAW
(407) 848-5120 www.bslaw.com

LEGAL DESCRIPTION:
(WRITTEN BY SURVEYOR)

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A 6' X 6' CONCRETE MONUMENT AS PER CERTIFIED CORNER RECORD 050778, DATED DECEMBER 14, 1994; THENCE NORTH 89° 45'40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 1,323.84 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 21'44" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 34 FOR A DISTANCE OF 5,344.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 00° 37'21" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR A DISTANCE OF 1,326.41 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 27; THENCE SOUTH 89° 46'07" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 420.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 37'21" EAST, FOR A DISTANCE OF 1,326.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89° 50'28" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 912.78 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89° 24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 3,353.25 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 03° 14'47" EAST, FOR A DISTANCE OF 1,204.39 FEET; THENCE SOUTH 01° 38'39" EAST, FOR A DISTANCE OF 784.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89° 31'34" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 516.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00° 31'52" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 661.29 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00° 54'01" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 1,326.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 36'57" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1,985.75 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 35; THENCE SOUTH 00° 35'34" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 4,012.95 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89° 36'39" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,977.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHTS-OF-WAY

OVERALL
CONTAINING 751.932 ACRES OR 32,754,146 SQUARE FEET MORE OR LESS.

RIGHTS-OF-WAY
CONTAINING 3.976 ACRES OR 173,215 SQUARE FEET MORE OR LESS.

EXHIBIT 2

PREPARED BY AND RETURN TO

JONATHAN T. JOHNSON, ESQ.
HOPPING GREEN & SAMS, P.A.
122 SOUTH CALHOUN STREET
TALLAHASSEE, FLORIDA 32301

Consent and Joinder to Establishment of Community Development District

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

The undersigned understands and acknowledges that HOPPING GREEN & SAMS, P.A. ("Petitioner") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute 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 a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever 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 required by Petitioner, consent to establishment of the Community Development District in substantially this form.

EXHIBIT 3

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

Executed this 10th day of May, 2005.

Witnessed:

LEVITT AND SONS OF LAKE COUNTY, LLC

Edson Mena - WITNESS

Print Name: EDSON MENA

Jeffrey Hoyos, SVP

Amy Schwenketter - WITNESS

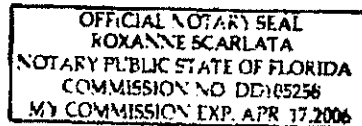
Print Name: Amy Schwenketter

Roxanne Scarlata
Notary Public

Personally known:

Produced Identification: _____

Type of Identification: _____



LEGAL DESCRIPTION
(WRITTEN BY SURVEYOR)

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT ROAD RIGHTS-OF-WAY

OVERALL

CONTAINING 751.932 ACRES OR 32754,146 SQUARE FEET MORE OR LESS.

RIGHTS-OF-WAY

CONTAINING 3.976 ACRES OR 173,215 SQUARE FEET MORE OR LESS.

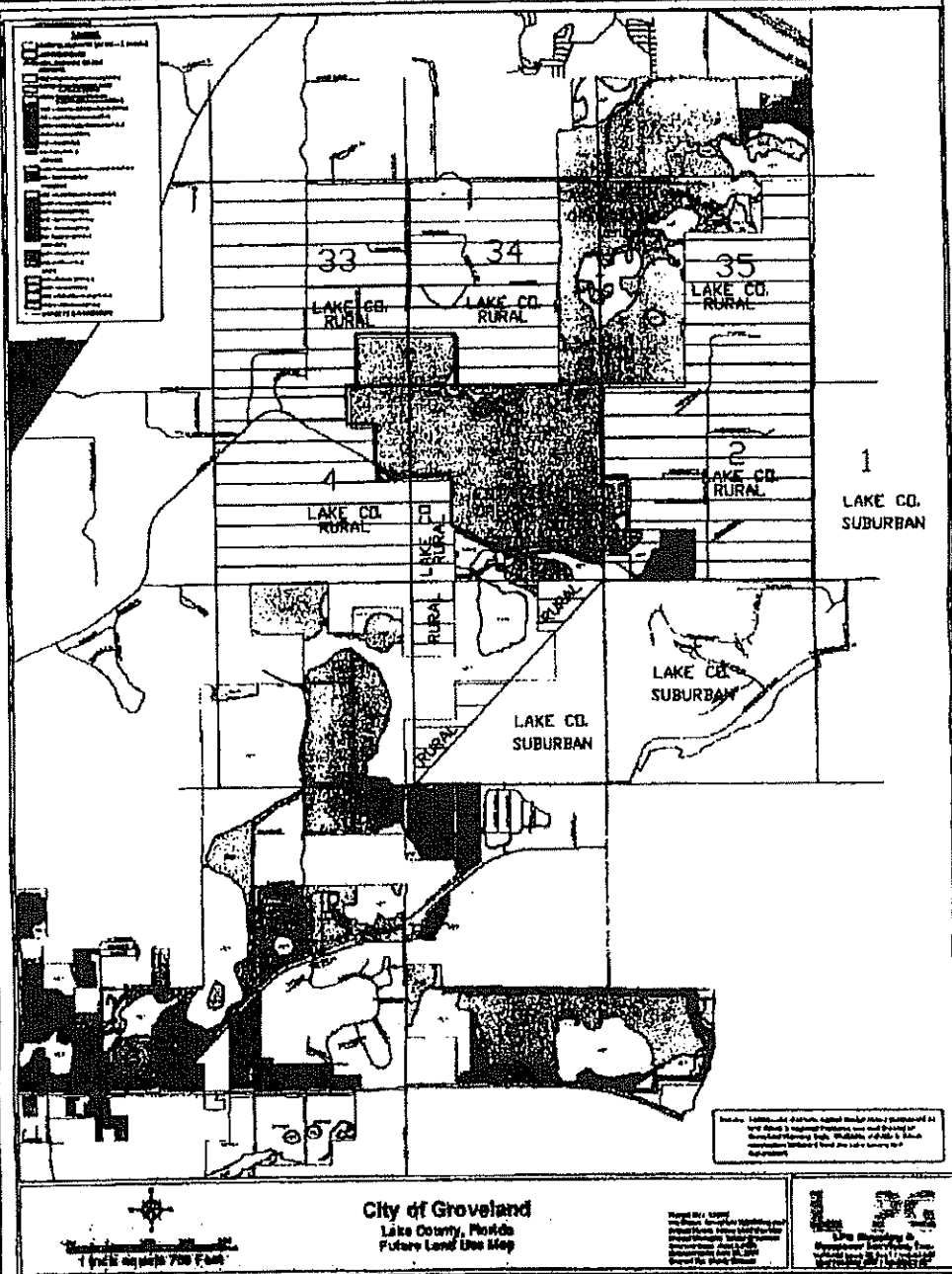


EXHIBIT 6
THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

Cost Estimate for District Improvements

Permits/Engineering/Survey/Professional Fees	\$674,000.00
Earthwork	\$5,716,523.53
Roadways	\$3,120,155.80
Stormwater Management System	\$1,985,630.50
Water & Wastewater	\$2,952,887.40
Offsite Roadway (US-27)	\$85,611.25
Offsite Utilities	<u>\$2,675,173.70</u>
Total Estimated Costs	\$17,209,982.18

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY:

RIZZETTA & COMPANY, INC.

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(813) 933-5571

May 11, 2005

RIZZETTA & COMPANY
INCORPORATED

EXHIBIT 7

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ESTIMATED REGULATORY COSTS

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the City of Groveland, Florida to establish the Cascades at Groveland Community Development District ("District") in accordance with Section 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1) (a) 8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

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

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

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

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

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

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

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

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

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

2. CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

The proposed District will contain approximately 751.93 acres. If established, a CDD is empowered, as outlined in Section 190.012 F.S., to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but is not

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, or any other project, within or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

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

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2004), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (a) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
- (b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues;
- (c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
- (d) An analysis of the impact on small businesses as defined by Section 288.703, F.S. and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.;
- (e) Any additional information that the agency determines may be useful.

The estimated regulatory impacts for the establishment of the District are summarized below:

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

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

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

A. THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 1 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B. LAKE COUNTY

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

C. CITY OF GROVELAND

The City of Groveland and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the District other than any one-time administrative costs outlined in Section 2. A. 3 below. Once the District is established, these residents will not be affected by

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

adoption of the ordinance. The cost of any additional administrative services provided by the city as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

D. CURRENT PROPERTY OWNERS

The current property owners of the lands within the boundaries of the proposed District will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

E. FUTURE PROPERTY OWNERS

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

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

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

1. State of Florida.

Once the District is established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190, and 189, F.S., and other law. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the proposed District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

2. Lake County.

Once the proposed District is established, Lake County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, a CDD operates independently from the county and all administrative and operating costs incurred by a CDD relating to the financing and construction of infrastructure are borne entirely by the CDD. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, Lake County should not incur any costs.

3. City of Groveland (the "Agency").

Because the proposed District encompasses less than 1,000 acres, this petition is being submitted to the City of Groveland (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2) F.S. The Agency will incur certain one-time administrative costs involved with the review of this petition.

Once the proposed District is established, the City of Groveland will not incur any quantifiable on-going costs resulting from the on-going administration of the District. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. The City of Groveland should not incur any undue quantifiable costs. The City may, however, choose to review these documents. To offset these one time administrative costs, the petitioner will submit a filing fee of up to \$15,000 to the City of Groveland.

B. IMPACT ON STATE AND LOCAL REVENUES

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

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

District's activities, should have a positive impact on property values and therefore ad valorem taxes.

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

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

In summary, establishment of the proposed Cascades at Groveland Community Development District will not create any significant economic costs for the State of Florida, Lake County or the City of Groveland.

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

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

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

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**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by Lake County, the City of Groveland or other taxing authorities.

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

4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.

There could be both positive and negative impacts on small businesses because of the establishment of the District. Positive impacts could occur as a result of the additional population in the District requiring more goods and services from small businesses. Negative impacts could occur because of the increased competition generated by the new businesses in the commercial area within the District. The City of Groveland has an estimated population in 2002 that is less than 10,000; therefore the City is defined as a "small" City according to Section 120.52, F.S. Accordingly, the impacts of the development and the District on the City of Groveland could be significant. These include, but are not limited to (1) an increase in the tax base of the City thereby generating additional revenue for the City to utilize in delivering services to the community, (2) additional recreational facilities and other public facilities provided at no cost to the City and (3) an increase in business opportunities, thereby generating additional sales tax revenue. There are also numerous other benefits that the City would receive. Lake County has an estimated population in 2002 that is greater than 75,000; therefore the County is not defined as a "small" County according to Section 120.52, F.S. and there will accordingly be no impact on a small County because of the formation of the District.

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

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

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

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EXHIBIT "B"

NOTICE OF ESTABLISHMENT OF THE CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT

This space reserved for use
Clerk of the Circuit Court

This Instrument Prepared by
and return to:

R
Brian A. Crumbaker, Esq.
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Florida 32314

CFN 2005205211
BK 03048 Pgs 0699 - 7027 (4pgs)
DATE: 12/30/2005 09:27:23 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

**NOTICE OF ESTABLISHMENT OF THE
CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 3, 2005, pursuant to a petition filed by Levitt and Sons of Lake County, LLC, a Florida limited liability company, the City Council of the City of Groveland adopted an Ordinance which became effective on October 13, 2005, establishing the Cascades at Groveland Community Development District. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189.416, Florida Statutes.

**THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE
CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC**

FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 23 day of December, 2005, and recorded in the Official Records of Lake County, Florida.



Brian A. Crumbaker, Esquire
Hopping Green and Sams, P.A.


Witness

Melissa A. Flores
Print Name


Witness

Katherine Manning
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 27th day of DEC., 2005,
by Brian A. Crumbaker, who is personally known to me, and who Did [] or Did Not [] take an oath.

Eleanor C. Dunkle

Print Name: _____ Eleanor C. Dunkle
Notary Public, State of Florida, COMMISSION # DD193716 - EXPIRES
June 14, 2007
BONDED THRU TROY FARM INSURANCE, INC.

Commission No.: _____

My Commission Expires: _____

(WRITTEN BY SURVEYOR)

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A 6' X 6' CONCRETE MONUMENT AS PER CERTIFIED CORNER RECORD 050778, DATED DECEMBER 14, 1994; THENCE NORTH 89° 45' 40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 1,323.84 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 21' 44" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 34 FOR A DISTANCE OF 5,344.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 00° 37' 21" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR A DISTANCE OF 1,326.41 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 27; THENCE SOUTH 89° 46' 07" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 420.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 37' 21" EAST, FOR A DISTANCE OF 1,326.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89° 50' 28" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 912.76 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89° 24' 56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 3,353.25 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 03° 14' 47" EAST, FOR A DISTANCE OF 1,204.39 FEET; THENCE SOUTH 01° 38' 39" EAST, FOR A DISTANCE OF 784.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89° 31' 34" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 516.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00° 31' 52" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 661.29 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00° 54' 01" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 1,326.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89° 36' 57" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1,985.75 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 35; THENCE SOUTH 00° 35' 34" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 4,012.95 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89° 36' 39" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,977.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHTS-OF-WAY

OVERALL
CONTAINING 751.932 ACRES OR 32754,146 SQUARE FEET MORE OR LESS.

RIGHTS-OF-WAY
CONTAINING 3.976 ACRES OR 173,215 SQUARE FEET MORE OR LESS.

The quality of this image is equivalent to the quality of the original document.

EXHIBIT "C"

LANDOWNER'S PROPERTY

Commencing at the Southeast corner of the Southeast 1/4 of Section 34, Township 21 South, Range 25 East, Lake County, Florida, run N89°45'38"W, along the South line of the Southeast 1/4 of said Section 34, a distance of 697.58 feet for a point of beginning; thence continue N89°45'38"W, along said South line, a distance of 626.26 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 34; thence departing said South line run N00°17'40"E, along the West line of the East 1/2 of the Southeast 1/4 of said Section 34, a distance of 2636.98 feet to a point on the Westerly right-of-way line of Wilson Lake Parkway, as recorded in Official Records Book 2868, Pages 164-172, Public Records of Lake County, Florida; thence run the following courses and distances along said Westerly right-of-way line; thence S89°42'20"E, a distance of 4.82 feet to a point on a curve concave Northeasterly having a central angle of 23°35'45" and a radius of 890.00 feet; thence from a tangent bearing of S03°03'28"E, run Southeasterly along the arc of said curve, a distance of 366.52 feet to the point of tangency; thence S26°39'13"E, a distance of 1117.88 feet; thence S63°20'47"W, a distance of 15.00 feet; thence S26°39'13"E, a distance of 301.67 feet to the point of curvature of a curve concave Westerly having a central angle of 50°19'00" and a radius of 645.00 feet; thence run Southerly along the arc of said curve, a distance of 566.43 feet; thence departing said curve, run S66°20'13"E, a distance of 15.00 feet to a point on a curve concave Northwesterly having a central angle of 06°43'40" and a radius of 660.00 feet; thence from a tangent bearing of S23°39'47"W, run Southwesterly along the arc of said curve, a distance of 77.50 feet to the point of reverse curvature of a curve concave Southeasterly having a central angle of 30°23'34" and a radius of 740.00 feet; thence run Southwesterly along the arc of said curve, a distance of 392.53 feet to the point of tangency; thence S00°00'07"E, a distance of 14.71 feet to the Point of Beginning.

Tab 4

Cascades At Grovelanc
Investment Plan Presented at 12/19/2019 Mtg

	Maturity Date	Amount (A)	Balance Sheet 10/31/2018
Debt Service Fund:			
Holdback to mature	3/12/2019	145,000	
New funds for 5/1 Debt service pay't	5/1/2019	260,000	
New funds for 11/1 Debt service pay't	3/12/2019	<u>120,000</u>	
		525,000	523,000 (B)
Reserve Fund:			
On hand at 10/31	3/12/2019	488,000	
Hold new funds for projects	MM a/c	<u>41,000</u>	
		529,000	530,000
General "Operating" Fund:			
Current funds less \$13k for Dec exp	3/12/2019	110,000	123,000
New funds less \$20k for Jan & Feb exp	3/12/2019	<u>90,000</u>	<u>110,000</u>
		200,000	233,000
 Total all funds		 <u><u>\$ 1,254,000</u></u>	 <u><u>\$ 1,286,000</u></u> (D)

Notes :

- A. The above amounts will be invested in any combination of US Treasury bills or notes or US agency notes (e.g.FHLB) or CD's of US bank up to max \$245,000 in any one bank.
- B. Excludes 11/1 debt service pay't of \$249,000 + \$10,000 cushion (\$404k on B/S - \$145k = \$259K).
\$145k + New \$378k = \$523k before Interest Income
- C. Interest income earned can be added to any of the above investment amounts.
- D. Actual exceeds invested amounts by \$10k per month for December to March operating expenses.
- E. Re-investment plan for 3/12/2019 maturities will be discussed at future meeting.

Tab 5

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cascades at Groveland Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. _____ and _____ are hereby removed as Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER, 2018.

**CASCADES AT
GROVELAND COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY