

October 26, 2022

ORDINANCE

NUMBER 2022-041

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AMENDING PART IV, MUNICIPAL SERVICE BENEFIT AND TAXING UNITS, CHAPTER 4-3.5 MUNICIPAL SERVICE DISTRICTS, BY CREATING NEW ARTICLE XVII: THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT (CDD); PROVIDING FOR NEW SECTION 4-3.5-220, AUTHORITY; PROVIDING FOR NEW SECTION 4-3.5-221, DISTRICT NAME; PROVIDING FOR NEW SECTION 4-3.5-222, DISTRICT EXTERNAL BOUNDARIES; PROVIDING FOR NEW SECTION 4-3.5-223, DISTRICT POWERS AND FUNCTIONS; PROVIDING FOR NEW SECTION 4-3.5-224, BOARD OF SUPERVISORS; PROVIDING FOR ADDITIONAL REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 5062 PAGE: 188 PAGE: 1 OF 44
INSTR # 3163430 Doc Type: GOV
Recorded: 10/27/2022 at 8:44 AM
Rec. Fee: RECORDING \$375.50
Cashier By: JOANG

RECITALS

WHEREAS, The Cove of Rotonda Golf Center, LLC (the "Petitioner"), having obtained written consent to the establishment of The Cove at Rotonda Community Development District (the "District") by the owners of one-hundred percent (100%) of the real property to be included in the District, petitioned the Board of County Commissioners (the "Board") of Charlotte County, Florida (the "County"), to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Petitioner is a limited liability company authorized to conduct business in the State of Florida, and whose address is 12455 S. Access Road, Port Charlotte, FL 33981; and,

WHEREAS, 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 a duly noticed public hearing conducted by the Board on October 25, 2022; and,

AMN

35 WHEREAS, upon consideration of the record established at that hearing, the
36 Board determined that the statements within the Petition are true and correct, that the
37 establishment of the District is not inconsistent with any applicable element or portion of
38 the state comprehensive plan or the County's comprehensive plan, that the land within
39 the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to
40 be developable as a functionally interrelated community, that the District is the best
41 alternative available for delivering community development services and facilities to the
42 area that will be served by the District, that the community development services and
43 facilities of the District will not be incompatible with the capacity and uses of existing
44 local and regional community development services and facilities, and that the area that
45 will be served by the District is amenable to separate special-district governance; and,

46 WHEREAS, the establishment of the District shall not act to amend any land
47 development approvals governing the land area to be included within the District; and

48 WHEREAS, the establishment of the District will constitute a timely, efficient,
49 effective, responsive and economic way to deliver community development services in
50 the area described in the Petition; and

51 WHEREAS, the Board has determined that the initial members of the District's
52 Board of Supervisors set forth in Section 5 of this ordinance are residents of the State of
53 Florida and citizens of the United States of America.

54 NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners
55 of Charlotte County, Florida:

56 **Section 1.** Charlotte County Code Chapter 4-3.5, Article XVII titled "THE
57 COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-220 is

hereby created by adding the underlined language to provide as follows:

Sec. 4-3.5-220. - Authority.

This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

Section 2. Charlotte County Code Chapter 4-3.5, Article XVII titled "THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-221 is hereby created by adding the underlined language to provide as follows:

Sec. 4-3.5.-221. – District Name.

There is hereby created a community development district situated entirely within a portion of the unincorporated area of Charlotte County, Florida, which shall be known as the "The Cove at Rotonda Community Development District," and which shall be referred to in this ordinance as the "District".

Section 3. Charlotte County Code Chapter 4-3, Article XVII titled "THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-222 is hereby created by adding the underlined language to provide as follows:

Sec. 4-3.5-222. – District External Boundaries.

The external boundaries of the District are described in **Appendix A** attached hereto, said boundaries encompassing 88.08 acres, more or less.

Section 4. Charlotte County Code Chapter 4-3, Article XVII titled "THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-223 is hereby created by adding the underlined language to provide as follows:

Sec. 4-3.5-223. - District Powers and Functions.

The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and for security, all as authorized and described by Sections 190.012(2)(a) and (2)(d), Florida Statutes (2021).

Section 5. Charlotte County Code Chapter 4-3, Article XVII titled "THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-224 is hereby created by adding the underlined language to provide as follows:

Sec. 4-3.5-224. - Board of Supervisors.

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

Name: Michael Stephens
Address: 1551 Lakefront Drive, Suite 200
Sarasota, Florida 34240

Name: Lauren Schrandt
Address: 1551 Lakefront Drive, Suite 200
Sarasota, Florida 34240

Name: Kevin Brown
Address: 1551 Lakefront Drive, Suite 200
Sarasota, Florida 34240

Name: Greg Crawford
Address: 12455 South Access Road
Port Charlotte, Florida 33981

Name: Darren Lamb
Address: 12455 South Access Road
Port Charlotte, Florida 33981

Section 6. Bond Validation. All bonds issued by the District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 7. Bond Default. No bond debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation of Charlotte County, except upon the express approval and agreement of the Board.

Section 8. County Rates, Fees and Charges. Notwithstanding any power granted to the District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the District shall 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 charges or fees, or similar County rates, fees or charges, and special taxing district assessments existing at the time of adoption of this Ordinance or by subsequent action of the Board.

Section 9. Eminent Domain Power Limited. Notwithstanding any power granted to the 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 Board.

Section 10. Notwithstanding any provision to the contrary contained in the
Petition, no proposed facilities and services may be funded, transferred to, owned or
maintained by the County without prior written approval from the Board.

Section 11. Codification. It is the intention of the Board, and it is hereby ordained
that the provisions of this Ordinance shall become and be made a part of the Code and
Laws and Ordinances of Charlotte County, Florida ("Code"), and the sections of this
Ordinance may be renumbered to accomplish such intention. In the event this
Ordinance conflicts with any provisions of the Code, the provisions of this Ordinance
shall control to the extent of any such conflict.

Section 12. Severability. If any subsection, sentence, clause, phrase, or portion
of this Ordinance is for any reason held invalid or unconstitutional by any court of
competent jurisdiction, such portion shall be deemed a separate, distinct, and
independent provision and such holding shall not affect the validity of the remainder of
this Ordinance.

Section 13. Effective Date. This ordinance shall take effect upon adoption by the
Board.

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PASSED AND DULY ADOPTED this 25th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By:

Christopher S. Constance, Vice Chairman



ATTEST:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk of the
Board of County Commissioners

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By:

Janette S. Knowlton, County Attorney
LR 2022-0726

Janette S. Knowlton

Appendix A [Petition]

PETITION TO ESTABLISH
COVE AT ROTONDA
COMMUNITY
DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No. 155527
Jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

BEFORE THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS

PETITION TO ESTABLISH THE COVE AT ROTONDA
COMMUNITY DEVELOPMENT DISTRICT

Petitioner, The Cove At Rotonda Golf Center, LLC ("Petitioner"), hereby petitions the Board of County Commissioners of the Charlotte County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("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 Charlotte County, Florida, and covers approximately 88.08 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of south McCall Road, west of Kevitt Boulevard, north of Marathon Boulevard and east of David Boulevard. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

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

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed 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. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are Michael Stephens, Greg Crawford, Darren Lamb, Darlene Rains and Cathy Edelen. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Cove at Rotonda Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in two (2) phase(s) over an estimated four (4) year period from 2023 – 2026. 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.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is a golf course. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the Charlotte County Comprehensive Plan.

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 Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8 - Authorization of Agent**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 155527
Jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

11. This petition to establish the Cove at Rotonda Community Development District should be granted for the following reasons:

a. Establishment of the proposed 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 Charlotte County Comprehensive Plan.

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

c. The establishment of the proposed District will prevent the general body of taxpayers in Charlotte County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed 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 proposed

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 proposed 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 proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

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

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of Charlotte County, Florida to:

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

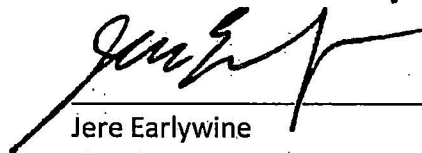
b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 11th day of August, 2022.

KE LAW GROUP, PLLC



Jere Earlywine

Florida Bar No. 155527

Jere@kelawgroup.com

KE LAW GROUP, PLLC

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

(850) 528-6152 (telephone)

EXHIBIT 1

EXHIBIT 2

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER TRACT "K", PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 1A-1233, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA THENCE S.00°11'39"W, FOR 479.36 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHERLY 305.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 13°22'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.06°29'27"E. FOR 304.98 FEET;
 THENCE CONTINUE SOUTHERLY 50.05 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 02°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.14°16'14"E. FOR 50.05 FEET;
 THENCE CONTINUE SOUTHEASTERLY 567.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 24°50'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.27°47'11"E. FOR 563.54 FEET;
 THENCE S.40°12'24"E, FOR 302.15 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHERLY 104.62 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 74°55'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.02°44'30"E. FOR 97.32 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE SOUTHWESTERLY 112.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,420.00 FEET THROUGH A CENTRAL ANGLE OF 04°33'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.32°26'48"W. FOR 112.82 FEET;
 THENCE S.30°10'12"W, FOR 676.46 FEET TO A POINT ON A CURVE;
 THENCE WESTERLY 370.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,065.00 FEET THROUGH A CENTRAL ANGLE OF 10°16'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.69°41'28"W. FOR 369.92 FEET;
 THENCE S.15°10'12"W, FOR 125.00 FEET;
 THENCE N.74°49'48"W, FOR 50.00 FEET;
 THENCE N.15°10'12"E, FOR 125.00 FEET;
 THENCE N.74°49'48"W, FOR 514.30 FEET;
 THENCE S.15°10'12"W, FOR 125.00 FEET;
 THENCE N.74°49'48"W, FOR 50.00 FEET;
 THENCE N.15°10'12"E, FOR 125.00 FEET;
 THENCE N.74°49'48"W, FOR 53.26 FEET TO A POINT OF CURVATURE;
 THENCE WESTERLY 237.65 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 492.96 FEET THROUGH A CENTRAL ANGLE OF 27°37'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.88°38'27"W. FOR 235.35 FEET TO A POINT ON A CURVE;
 THENCE NORTHWESTERLY 252.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 684.67 FEET THROUGH A CENTRAL ANGLE OF 21°08'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.46°17'29"W. FOR 251.30 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE NORTHWESTERLY 442.47 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 28°10'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.42°46'55"W. FOR 438.03 FEET;
 THENCE S.62°53'36"W, FOR 125.04 FEET;
 THENCE N.27°06'24"W, FOR 50.00 FEET;
 THENCE N.62°53'36"E, FOR 125.04 FEET TO A POINT ON A CURVE;
 THENCE NORTHERLY 399.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 25°24'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.12°48'36"W. FOR 395.85 FEET;
 THENCE N.00°06'24"W, FOR 504.00 FEET;
 THENCE N.89°48'21"W, FOR 125.00 FEET;
 THENCE N.00°06'17"W, FOR 50.00 FEET;
 THENCE S.89°48'21"E, FOR 125.00 FEET;
 THENCE N.00°06'24"W, FOR 37.30 FEET TO A POINT OF CURVATURE;
 THENCE NORTHERLY 245.07 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 815.00 FEET THROUGH A CENTRAL ANGLE OF 17°13'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°30'27"E. FOR 244.15 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE NORTHERLY 282.04 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,458.24 FEET THROUGH A CENTRAL ANGLE OF 11°04'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.11°34'52"E. FOR 281.60 FEET;
 THENCE S.89°48'21"E, FOR 1,617.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;
 CONTAINING 3,838,860 SQUARE FEET OR 88.08 ACRES, MORE OR LESS.

TOGETHER WITH:

VACATED 50 FOOT DRAINAGE RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGE 2049 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.



Digitally signed
 by Michael
 Ward
 Date:
 2022.06.30
 13:49:13 -04'00'

06/30/2022

MICHAEL A. WARD DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS 5301
 NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.

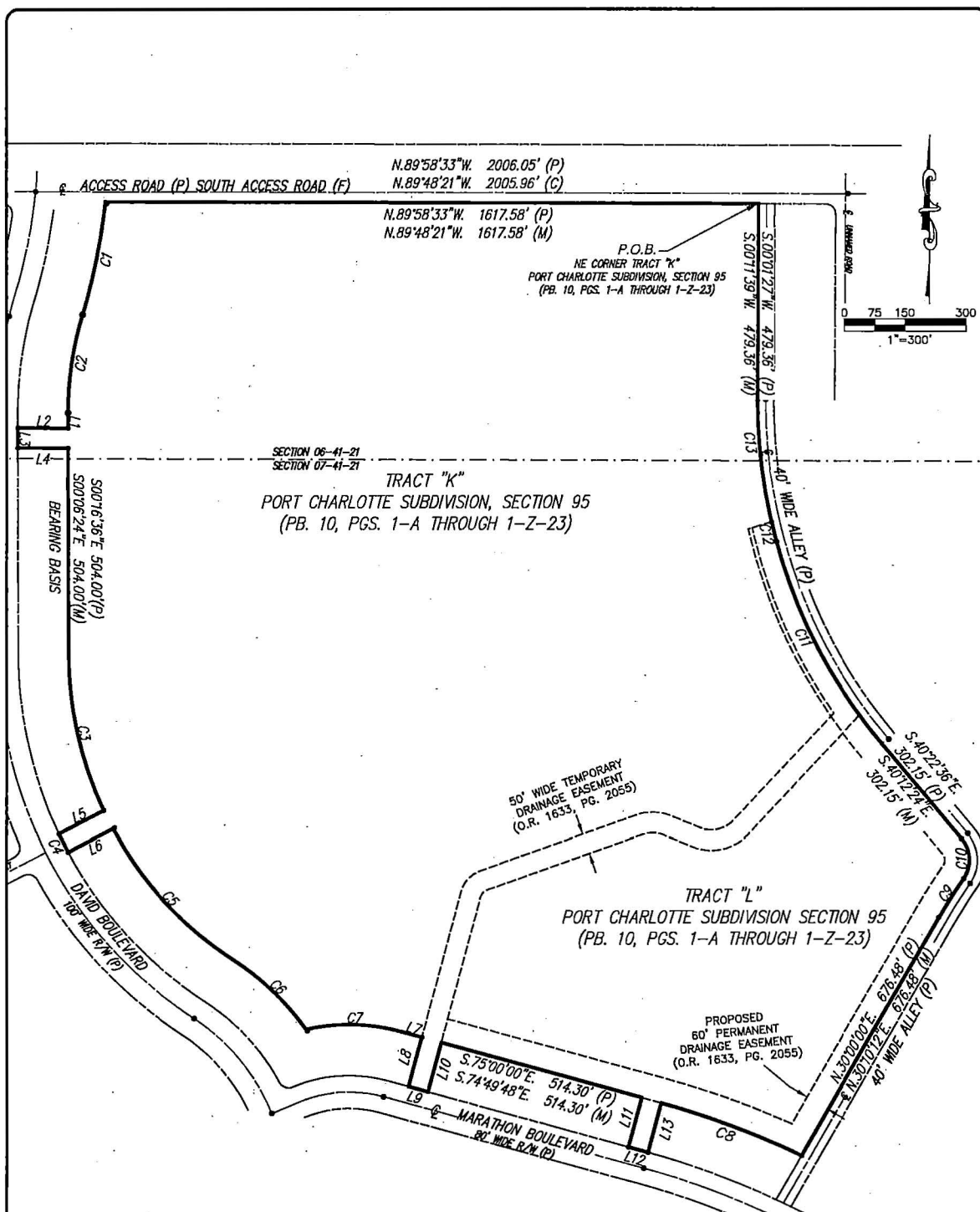
SEE SHEET 2 OF 3 FOR GEOMETRY
 SEE SHEET 3 OF 3 FOR TABLES

SKETCH AND DESCRIPTION COVE OF ROTONDA



12800 University Drive, Suite 175
 Fort Myers, Florida 33907
 Phone: (239) 597-0575
 Fax: (239) 597-0578
 LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
220032.00.00	0	6 & 7	41S	21E	NTS	6/28/2022	CLJ	001 SD	1 OF 3



NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN TRACT "K", PORT CHARLOTTE SUBDIVISION, SECTION 95, AS RECORDED IN PLAT BOOK 10, PAGES 1-A THROUGH 1-Z-23, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA BEARS S.00°06'24"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 3,836,880 SQUARE FEET (88.08 ACRES) MORE OR LESS.

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR TABLES

LEGEND

(P) = PLAT MEASUREMENT
(M) = FIELD MEASUREMENT
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
PB = PLAT
POB = POINT OF BEGINNING

SKETCH AND DESCRIPTION COVE OF ROTONDA



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
220032.00.00	0	6 & 7	41S	21E	1"=300'	6/28/2022	CLJ	001 SD	2 OF 3

CURVE TABLE (MEASURED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1458.24'	282.04'	281.60'	N.11°34'52"E.	11°04'54"
C2	815.00'	245.07'	244.15'	S.08°30'27"W.	17°13'43"
C3	900.00'	399.11'	395.85'	N.12°48'36"W.	25°24'30"
C11	1309.96'	567.98'	563.54'	S.27°47'11"E.	24°50'34"
C12	1309.96'	50.05'	50.05'	N.14°16'14"W.	2°11'21"
C13	1309.96'	305.68'	304.98'	S.06°29'27"E.	13°22'12"
C14	1283.24'	255.41'	254.98'	S.11°25'12"W.	11°24'13"
C15	990.00'	56.94'	56.94'	N.15°28'27"E.	3°17'44"
C16	990.00'	240.75'	240.15'	N.06°51'35"E.	13°55'59"
C17	1075.00'	506.59'	501.92'	S.13°36'22"E.	27°00'02"
C24	1290.00'	909.60'	890.88'	N.20°00'23"W.	40°24'01"

CURVE TABLE (PLAT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1458.24'	282.08'	-----	-----	11°04'59"
C2	815.00'	247.07'	-----	-----	17°13'43"
C3	900.00'	399.12'	-----	-----	25°24'30"
C11	1310.00'	571.29'	-----	-----	24°59'12"
C12	1310.00'	50.05'	-----	-----	2°11'20"
C13	1300.00'	305.68'	-----	-----	13°22'11"
C14	1283.24'	255.44'	-----	-----	11°24'18"
C15	990.00'	56.94'	-----	-----	3°17'44"
C16	990.00'	240.75'	-----	-----	13°55'59"
C17	1075.00'	506.58'	-----	-----	27°00'00"
C24	1290.00'	909.62'	-----	-----	40°24'03"

LINE TABLE (MEASURED)

LINE	BEARING	DISTANCE
L1	S.00°06'24"E.	37.30'
L2	N.89°48'21"W.	125.00'
L3	S.00°06'24"E.	50.00'
L4	N.89°48'21"W.	125.00'
L14	S.00°06'24"E.	61.41'

LINE TABLE (MEASURED)

LINE	BEARING	DISTANCE
L1	S.00°16'36"E.	37.32'
L2	N.89°58'33"W.	125.00'
L3	S.00°16'36"E.	50.00'
L4	N.89°58'33"W.	125.00'
L14	S.00°16'36"E.	61.41'

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 2 OF 3 FOR GEOMETRY

SKETCH AND DESCRIPTION
COVE OF ROTONDA



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
220032.00.00	0	###	#####	#####	NTS	6/28/2022	CLJ	001 SD	3 OF 3

EXHIBIT 3

**Consent and Authorization of Landowner
to the Establishment of a 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"). As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, 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 that 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 petitioner has the right by contract for the establishment of the Community Development District, and Jere Earlywine of KE Law Group, PLLC is hereby authorized to file and prosecute the petition to establish the Community Development District.

This consent may be revoked by the undersigned by email to jere@kelawgroup.com delivered at least 48 hours prior to the adoption of an ordinance establishing the Community Development District. 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.

[SIGNATURE PAGE TO FOLLOW]

Executed this 22 day of JUNE, 2022.

Witnessed:

THE COVE OF ROTONDA GOLF CENTER, LLC
LANDOWNER

Kelly C. Moore
Print Name: Kelly C. Moore

Matt T. Moore
BY: MATT T. MOORE
ITS: MANAGING MEMBER

Conny Edelen
Print Name: Conny Edelen

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of JUNE, 2022, by MATT T. MOORE, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Frank Joseph Ferko
NOTARY PUBLIC, STATE OF FLORIDA

Name: FRANK J. FERKO
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

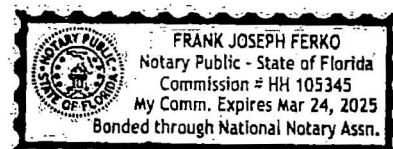


EXHIBIT A

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER TRACT "K", PORT CHARLOTTE SUBDIVISION SECTION NINETY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 1A-1Z33, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

THENCE S.00°11'39"W., FOR 479.36 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY 305.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 13°22'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.06°29'27"E. FOR 304.98 FEET;

THENCE CONTINUE SOUTHERLY 50.05 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 02°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.14°16'14"E. FOR 50.05 FEET;

THENCE CONTINUE SOUTHEASTERLY 567.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,309.96 FEET THROUGH A CENTRAL ANGLE OF 24°50'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.27°47'11"E. FOR 563.54 FEET;

THENCE S.40°12'24"E., FOR 302.15 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY 104.62 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 74°55'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.02°44'30"E. FOR 97.32 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY 112.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,420.00 FEET THROUGH A CENTRAL ANGLE OF 04°33'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.32°26'48"W. FOR 112.82 FEET;

THENCE S.30°10'12"W., FOR 676.46 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 370.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,065.00 FEET THROUGH A CENTRAL ANGLE OF 10°16'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.69°41'28"W. FOR 369.92 FEET;

THENCE S.15°10'12"W., FOR 125.00 FEET;

THENCE N.74°49'48"W., FOR 50.00 FEET;

THENCE N.15°10'12"E., FOR 125.00 FEET;

THENCE N.74°49'48"W., FOR 514.30 FEET;

THENCE S.15°10'12"W., FOR 125.00 FEET;

THENCE N.74°49'48"W., FOR 50.00 FEET;

THENCE N.15°10'12"E., FOR 125.00 FEET;

THENCE N.74°49'48"W., FOR 53.26 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY 237.65 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 492.96 FEET THROUGH A CENTRAL ANGLE OF 27°37'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.88°38'27"W. FOR 235.35 FEET TO A POINT ON A CURVE;

THENCE NORTHWESTERLY 252.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 684.67 FEET THROUGH A CENTRAL ANGLE OF 21°08'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.46°17'29"W. FOR 251.30 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY 442.47 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 28°10'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.42°46'55"W. FOR 438.03 FEET;

THENCE S.62°53'36"W., FOR 125.04 FEET;

THENCE N.27°06'24"W., FOR 50.00 FEET;

THENCE N.62°53'36"E., FOR 125.04 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 399.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 25°24'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.12°48'36"W. FOR 395.85 FEET;

THENCE N.00°06'24"W., FOR 504.00 FEET;

THENCE N.89°48'21"W., FOR 125.00 FEET;

THENCE N.00°06'17"W., FOR 50.00 FEET;

THENCE S.89°48'21"E., FOR 125.00 FEET;

THENCE N.00°06'24"W., FOR 37.30 FEET TO A POINT OF CURVATURE;

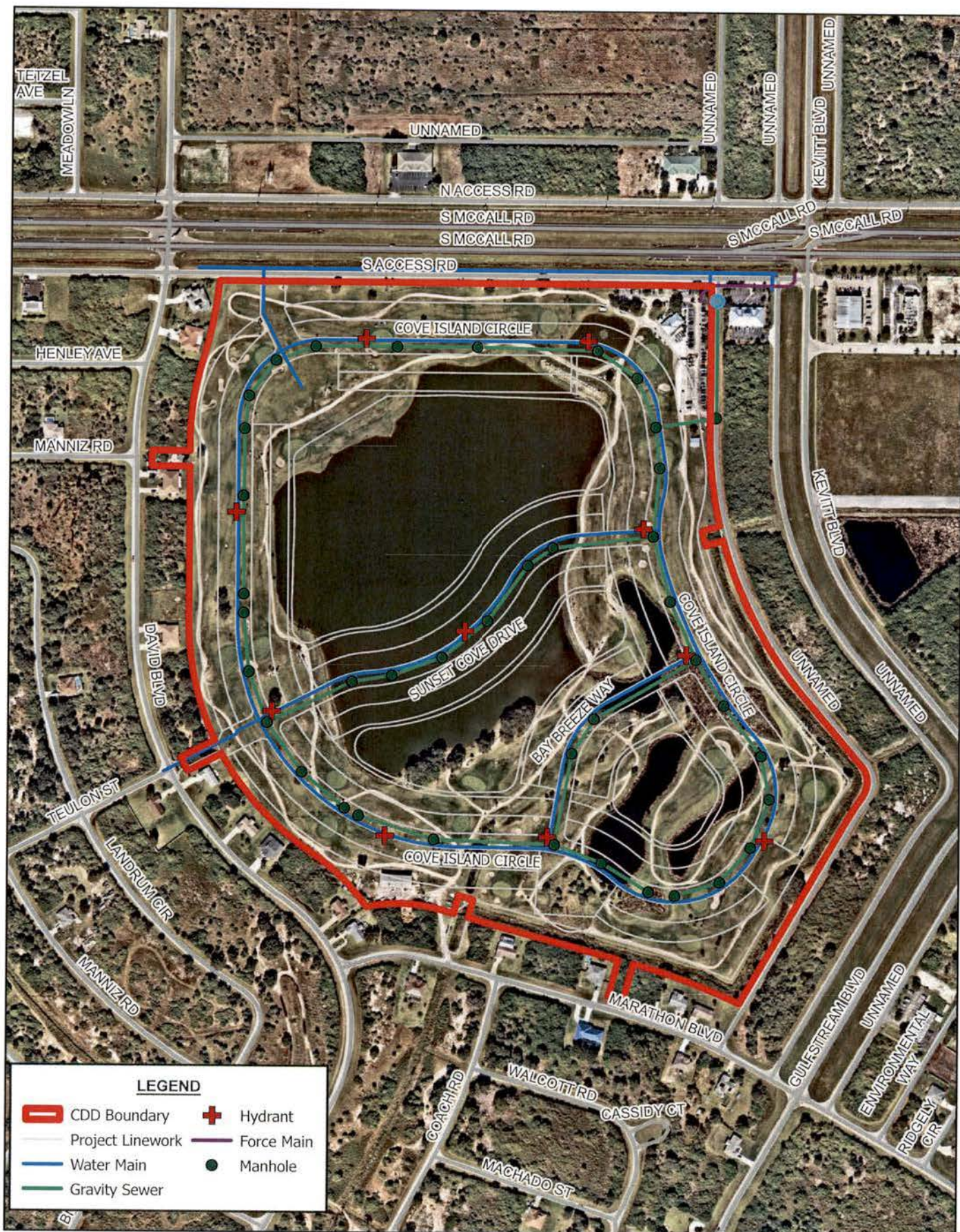
THENCE NORTHERLY 245.07 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 815.00 FEET THROUGH A CENTRAL ANGLE OF 17°13'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°30'27"E. FOR 244.15 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 282.04 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,458.24 FEET THROUGH A CENTRAL ANGLE OF 11°04'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.11°34'52"E. FOR 281.60 FEET;

THENCE S.89°48'21"E., FOR 1,617.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 3,836,880 SQUARE FEET OR 88.08 ACRES, MORE OR LESS.

EXHIBIT 4



UTILITIES MAP

The Cove at Rotonda

JULY 2022

Port Charlotte, FL

0 100 200 400
Feet



Kimley»Horn
AERIAL DATA: © GOOGLE EARTH 2013
(941) 379-7400

A-3

EXHIBIT 5

THE COVE AT ROTONDA COMMUNITY DEVELOPMENT DISTRICT

Summary of Facilities and Services

IMPROVEMENT	ESTIMATED COST	CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
Stormwater Management System	\$ 3,600,000.00	CDD	CDD	CDD
Public Roadways	\$ 1,500,000.00	CDD	CDD	CDD
Water & Wastewater Systems	\$ 4,500,000.00	CDD	County	County
Undergrounding of Conduit	\$ 125,000.00	CDD	CDD	CDD
Perimeter Hardscaping and Landscaping	\$ 2,100,000.00	CDD	CDD	CDD
Conservation Areas	\$ 50,000.00	CDD	CDD	CDD
Offsite Improvements	\$ 150,000.00	CDD	County	County
Professional Services	\$ 1,000,000.00	CDD	As above	N/A
10% Contingency	\$ 1,302,500.00	CDD	As above	As above
TOTAL	\$ 14,327,500.00			

As an alternative, the Developer may elect to finance any of the above improvements, and transfer them to a homeowner's association for ownership and operation.

EXHIBIT 6

EXHIBIT 7

The Cove at Rotonda

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

July 25, 2021



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish The Cove at Rotonda Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 88.08 +/- acres of land located within Charlotte County, Florida (the "County") and is projected to contain approximately 296 residential dwelling units, which will make up The Cove at Rotonda development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) 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 (emphasis added)."

1.2 Overview of The Cove at Rotonda Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 296 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs 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), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as The Cove at Rotonda.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. 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;

2. 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

3. 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 or local revenues.

(d) 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 rule. As used in this section, "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, 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 s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. 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. (Charlotte County, according to Census 2020, has a population of 186,847; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:
1. 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 ordinance;
 2. 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 ordinance; or
 3. 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 ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 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 ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 88.08 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 296 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 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 ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service

and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 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: 1) The State of Florida and its residents, 2) the Charlotte County and its residents, 3) current property owners, and 4) 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 herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Charlotte County

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

c. Current Property Owners

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

d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 88.08 +/- acre master planned residential development currently anticipated to contain a total of approximately 296 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,036 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 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 or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the Charlotte County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Charlotte County, Florida

The proposed land for the District is located within Charlotte County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be 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 itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

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

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 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.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$14,327,500. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond

issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**THE COVE AT ROTONDA COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Public Roadways	CDD	CDD	CDD
Water & Wastewater Systems	CDD	County	County
Undergrounding of Conduit	CDD	CDD	CDD
Perimeter Hardscaping and Landscaping	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD
Offsite Improvements	CDD	County	County

Table 2

**THE COVE AT ROTONDA COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management System	\$3,600,000
Public Roadways	\$1,500,000
Water & Wastewater Systems	\$4,500,000
Undergrounding of Conduit	\$125,000
Perimeter Hardscaping and Landscaping	\$2,100,000
Conservation Areas	\$50,000
Offsite Improvements	\$150,000
Professional Services	\$1,000,000
10% Contingency	\$1,302,500
Total	\$14,327,500

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

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

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Charlotte County has a population of 186,847 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for The Cove at Rotonda development will not produce any marginal effects that would be different from those that would have occurred if The Cove at Rotonda development was developed without a community development district established for it by the County.

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 Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed The Cove at Rotonda Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to The Cove at Rotonda development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for The Cove at Rotonda development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of The Cove at Rotonda development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish The Cove at Rotonda Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner, The Cove at Rotonda Golf Center, LLC, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Charlotte County, Florida, to Establish the Cove at Rotonda Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

Kelly C. Mootz
Print Name: KELLY C. MOOTZ

Christy Edelen
Print Name: Christy Edelen

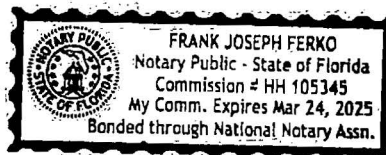
THE COVE AT ROTONDA GOLF CENTER, LLC
PETITIONER

Matthew T. Mootz
By: MATTHEW T. MOOTZ
Its: MANAGING MEMBER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 22 day of JUNE, 2022, by MATTHEW T. MOOTZ, as MANAGING MEMBER of THE COVE AT ROTONDA GOLF CENTER, LLC, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.

Frank Joseph Ferko
Notary Public, State of FLORIDA





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 26, 2022

Roger D. Eaton
Clerk of the Circuit Court
County Comptroller
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Dawn Johnston

Dear Roger Eaton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2022-041, which was filed in this office on October 26, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra



PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** that was published in said newspaper in the issue(s)

10/10/2022

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

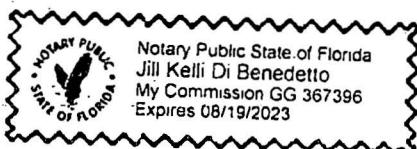
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has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

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 10th
day of October, 2022

Jill Kelli Di Benedetto
(Signature of Notary Public)

Personally known X OR ___ Produced
Identification



**NOTICE OF PUBLIC MEETING AND HEARING FOR ONE OR MORE
OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE
FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS,
DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO,
REZONINGS, TRANSFER OF DENSITY UNITS (TDU), PRELIMINARY
AND FINAL PLATS, DEVELOPER AGREEMENTS, STREET AND PLAT
VACATIONS, DRC FINAL DETAIL PLANS OR CHANGES THERETO,
TEXT AMENDMENTS AND STREET NAMING**

A PUBLIC MEETING AND HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, OCTOBER 25, 2022, at 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE MEETING AND HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, FORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS: <http://www.charlottecountyfl.gov/boards-committees/planning-zoning-board/agenda.shtml>

ALL INTERESTED PERSONS ARE URGED TO ATTEND. THE PUBLIC IS WELCOME TO SPEAK. TIME LIMITS ARE SET BY BOARD RULES. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

LAND USE REGULAR AGENDA

PAS-22-00003

Legislative

Commission District II

Pursuant to Section 163.3187, Florida Statutes, adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use from Commercial (COM) (9.24 acres) to Medium Density Residential (MDR) with an annotation to the 2030 Future Land Use Map limiting the residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road; and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.74 acres; Commission District II; Petition No. PAS-22-00003; Applicant: Sage Communities 3, LLC, providing an effective date.

PD-22-00004

Quasi-Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Multi-family 10 (RMF-10) (26.54 acres) and Commercial General (CG) (9.24 acres) to Planned Development (PD); and adopting the General PD Concept Plan in order to allow for residential development up to 258 units for the entire property, containing seven parcels; for six parcels located at 3426, 3430, 3432, 3434, 3436, and 3444 Taylor Road; and one parcel located southeast of Technology Boulevard, northeast of Taylor Road, and west of Tuscany Isles Drive, in the Punta Gorda area, containing 35.74 acres; Commission District II; requiring no transferring of density units; Petition No. PD-22-00004; Applicant: Sage Communities 3, LLC, providing an effective date.

PAL-22-00004

Legislative

Commission District III

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks and Recreation (PKR) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for property, including two parcels, one parcel located at 3120 Gasparilla Pines Boulevard, and another parcel generally located north of Fiddlers Green Boulevard, southwest of Gasparilla Pines Boulevard and east of Placida Road (C.R. 775), containing 79.624 acres; Commission District III; Petition No. PAL-22-00004; Applicant: Lemon Bay Conservancy, Inc.; providing an effective date.

CDD-22-00002

Legislative

Commission District II

An ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XV: Coral Lakes Community Development District (CDD); providing for new Section 4-3.5-210, Authority; providing for new Section 4-3.5-211, District Name; providing for new Section 4-3.5-212, District External Boundaries; providing for new Section 4-3.5-213, District Powers and Functions; providing for new Section 4-3.5-214, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-22-02; Applicant: CC Burnt Store, LLC; providing for an effective date. The proposed CDD is located at 12300 and 13000 Burnt Store Road, in the Punta Gorda area, and it is also located within the boundary of the Burnt Store Area Plan. The site contains 306.514 acres.

CDD-22-00003

Legislative

Commission District III

An ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XVI: The Cove at Rotonda Community Development District (CDD); providing for new Section 4-3.5-220, Authority; providing for new Section 4-3.5-221, District Name; providing for new Section 4-3.5-222, District External Boundaries; providing for new Section 4-3.5-223, District Powers and Functions; providing for new Section 4-3.5-224, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-22-03; Applicant: The Cove At Rotonda Golf Center, LLC; providing for an effective date. The proposed CDD is located at 12455 S. Access Road, in the Fort Charlotte area, within the West County Area, and in Commission District III. The site contains 88.084 acres.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.764.4191, TDD/TTY 941.743.1234, or by email to David.Lytle@CharlotteCountyFL.gov

Published: October 10, 2022

