

ORDINANCE NO. 98-04

AN ORDINANCE ESTABLISHING THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Xenel International USA and G.P. limited partnership have filed a petition with Ocala County ("Petition") requesting that the Board of County Commissioners of Osceola County ("County") adopt an ordinance establishing the Xentury City Community Development District pursuant to Chapter 190, Florida Statutes ("District"), and designating the real property described in Exhibit "A", hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute an efficient, effective and economical method of delivering community development services and facilities in the area described in Exhibit "A", within which area the County is not able to provide such community development services and facilities at a level and quality needed to serve the District; and

WHEREAS, the District will provide a solution to the County's planning, management and financing needs for the delivery of community development services and facilities to and within the District lands without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA THIS 22nd DAY OF JUNE, 1998, AS FOLLOWS:

SECTION 1. CONCLUSIONS OF FACT. The County hereby finds and states, that:

1. All statements contained in the Petition are true and correct.
2. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional, interrelated community.
4. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
5. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the District is amenable to separate, special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. The proceedings described in this Ordinance are governed by Chapter 190, Florida Statutes.
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes.
3. The granting of the Petition complies with all the requirements of Chapter 190, Florida Statutes.

SECTION 3. CREATION. There is hereby created the Xentury City Community Development District (the "District") for the area of land described in Exhibit "A" attached hereto, which District shall exercise the powers described and authorized in Sections 190.011 and 190.012(1), (2)(a), (b), (d), (e) and (f) and (3), Florida Statutes.

SECTION 4. SUPERVISORS. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are Dimitri Toumazos, Steve Ivins, John Percy, John Florio, and William Owen.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, provision or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board within ten (10) days after enactment by the Board and shall take effect upon such filing.

DULY ADOPTED at a regular Board Meeting, this 29 day of June; 1998.



BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

BY: Chuck Smith
Chairman/Vice-Chairman

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

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

ON July 06, 1998.

BY: Carrie A. Smith
Clerk/Deputy Clerk of the Board
Had approved 6/29/98

BY: Michalene F. Bruce
DEPUTY CLERK OF THE BOARD

Boundary Description of Xentury City CDD

GP LIMITED PARTNERSHIP

PARCEL 1

That part of Sections 4 and 5, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Begin at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of 196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along the North line of said Section 4 for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line, for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160 foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 1181.20 feet to the Northerly Right-of-Way line of Osceola Parkway; thence run the following 20 courses along said Northerly Right-of-Way line; thence run N 53°38'28" W for a distance of 191.81 feet; thence run N 49°49'37" W for a distance of 180.41 feet; thence run N 53°38'28" W for a distance of 216.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 3433.95 feet; thence run Northwesterly along the arc of said curve through a central angle of 03°15'28" for a distance of 195.25 feet to the point of non-tangency; thence run S 76°47'56" W for a distance of 16.62 feet to a point on a non-tangent curve

concave having a radius of 3421.95 feet and a chord bearing of N 58°38'52" W; thence run Northwesterly along the arc of said curve through a central angle of 03°06'47" for a distance of 185.92 feet to the point of non-tangency; thence run N 57°55'01" W for a distance of 181.12 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3433.95 feet and a chord bearing of N 66°28'23" W; thence run Northwesterly along the arc of said curve through a central angle of 06°29'44" for a distance of 389.30 feet to the point of non-tangency; thence run N 25°42'42" W for a distance of 69.48 feet; thence run N 71°41'41" W for a distance of 152.00 feet; thence run S 18°18'19" W for a distance of 12.44 feet; thence run S 62°12'54" W for a distance of 69.36 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3421.95 feet and a chord bearing of N 77°24'33" W; thence run Northwesterly along the arc of said curve through a central angle of 07°04'13" for a distance of 422.27 feet to the point of non-tangency; thence run N 78°39'19" W for a distance of 181.16 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3433.95 feet and a chord bearing of N 86°36'37" W; thence run Northwesterly along the arc of said curve through a central angle of 05°17'25" for a distance of 317.07 feet to the point of non-tangency; thence run S 49°24'28" W for a distance of 18.18 feet; thence run N 89°17'57" W for a distance of 56.70 feet; thence run N 73°53'08" W for a distance of 15.84 feet; thence run N 86°23'52" W for a distance of 115.20 feet; thence run N 86°43'57" W for a distance of 616.99 feet to the point of a curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 95°06'52" for a distance of 166.01 feet to the point of tangency; thence run N 08°22'56" E for a distance of 483.50 feet to the North line of the Northeast 1/4 of said Section 5; thence run S 89°17'57" E along said North line for a distance of 1329.17 feet to the POINT OF BEGINNING.

AND:

That part of Sections 4 and 5, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of

196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along said North line of Section 4 for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160 foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 1337.80 feet to the Southerly Right-of-Way line of Osceola Parkway and the POINT OF BEGINNING. Thence continue S 52°58'06" W along said Southerly Right-of-Way line for a distance of 2340.12 feet to the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 5; thence run S 00°27'03" W along said East line for a distance of 441.04 feet to the Northerly line of that 300-foot REEDY CREEK DRAINAGE DISTRICT CANAL C-1 recorded in Minute Book "Q", Page 246 and Lis Pendens Book 8, Page 271 of the Public Records of Osceola County, Florida; thence run N 40°56'03" W along said Northerly line for a distance of 3643.92 feet to the Southerly Right-of-Way line of said Osceola Parkway; thence run the following 20 courses along said Southerly Right-of-Way line; thence run N 87°31'15" E for a distance of 93.02 feet; thence run N 88°02'17" E for a distance of 1746.63 feet; thence run S 87°05'11" E for a distance of 15.28 feet to a point on a non-tangent curve concave Southerly having a radius of 9972.31 feet and a chord bearing of S 86°38'02" E; thence run Easterly along the arc of said curve through a central angle of 01°01'30" for a distance of 178.40 feet to the point of non-tangency; thence run N 48°01'35" E for a distance of 15.46 feet to a point on a non-tangent curve concave Southerly having a radius of 3281.94 feet and a chord bearing of S 85°26'07" E; thence run Southeasterly along the arc of said curve through a central angle of 03°28'24" for a distance of 198.96 feet to the point of non-tangency; thence run S 78°18'36" E for a distance of 180.27 feet to a point on a non-tangent curve concave Southeasterly

having a radius of 3269.94 feet and a chord bearing of S 77°11'29" E; thence run Southeasterly along the arc of said curve through a central angle of 06°43'18" for a distance of 383.61 feet to the point of non-tangency; thence run S 27°45'42" E for a distance of 72.02 feet; thence run S 71°41'41" E for a distance of 152.00 feet; thence run N 18°18'19" E for a distance of 11.54 feet; thence run N 64°28'20" E for a distance of 72.15 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3281.94 feet and a chord bearing of S 66°34'20" E; thence run Southeasterly along the arc of said curve through a central angle of 05°33'48" for a distance of 318.67 feet to the point of non-tangency; thence run S 58°23'41" E for a distance of 179.71 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3269.94 feet and a chord bearing of S 57°54'30" E; thence run Southeasterly along the arc of said curve through a central angle of 05°29'31" for a distance of 313.43 feet to the point of non-tangency; thence run N 77°39'34" E for a distance of 16.34 feet to a point on a non-tangent curve concave Southwesterly having a radius of 3281.94 feet and a chord bearing of S 54°18'18" E; thence run Southeasterly along the arc of said curve through a central angle of 01°19'39" for a distance of 76.04 feet to the point of tangency; thence run S 53°38'28" E for a distance of 113.14 feet; thence run S 50°27'40" E for a distance of 180.29 feet; thence run S 53°37'38" E for a distance of 250.58 feet to the POINT OF BEGINNING.

LESS: INTERNATIONAL DRIVE RIGHT-OF-WAY

AND:

XENEL INTERNATIONAL USA

PARCEL 2

All of XENTURY CITY PHASE 1, as recorded in Plat Book 8, Pages 171 through 173, of the Public Records of Osceola County, Florida.

AND:

That part of Section 4, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of 196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along said North line for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160-foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 721.97 feet to the POINT OF BEGINNING; thence continue S 52°58'06" W along said Southerly Right-of-Way line for a distance of 459.23 feet to the Northerly Right-of-Way line of Osceola Parkway; thence run S 53°38'28" E along said Northerly Right-of-Way line for a distance of 17.56 feet to the aforesaid Westerly Right-of-Way line of the Southern Connector; thence run the following 4 courses along said Westerly Right-of-Way line; thence run N 39°49'08" E for a distance of 9.94 feet to a point on a non-tangent curve concave Northwesterly having a radius of 75.00 feet and a chord bearing of N 82°15'24" E; thence run Northeasterly along the arc of said curve through a central angle of 88°12'56" for a distance of 115.48 feet to the point of tangency; thence run N 38°08'56" E for a distance of 151.27 feet to the point of curvature of a curve concave Southeasterly having a radius of 810.23 feet; thence run Northeasterly along the arc of said curve through a central angle of 14°49'10" for a distance of 209.56 feet to the POINT OF BEGINNING.

AND:

That part of Section 4, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of 196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along said North line for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160-foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 1337.80 feet to the Southerly Right-of-Way line of Osceola Parkway; thence run S 53°37'38" E along said Southerly Right-of-Way line for a distance of 53.25 feet to a point on a non-tangent curve concave Westerly having a radius of 75.00 feet and a chord bearing of S 07°44'36" E; thence run the following 9 courses along the aforesaid Westerly Right-of-Way line of the Southern Connector; thence run Southerly along the arc of said curve through a central angle of 91°47'04" for a distance of 120.15 feet to the point of tangency; thence run S 38°08'56" W for a distance of 65.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 810.23 feet; thence run Southerly along the arc of said curve through a central angle of 35°46'43" for a distance of 505.95 feet to the point of tangency; thence run S 02°22'15" W for a distance of 307.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 1338.43 feet; thence run Southwesterly along the arc of said curve through a central angle of 23°31'30" for a distance of 549.55 feet to the point of non-tangency; thence run

S 22°52'59" W for a distance of 368.45 feet; thence run S 27°59'57" W for a distance of 608.58 feet; thence run S 13°15'30" E for a distance of 102.73 feet to a point on a non-tangent curve concave Northwesterly having a radius of 6400.20 feet and a chord bearing of S 33°11'39" W; thence run Southwesterly along the arc of said curve through a central angle of 06°19'09" for a distance of 705.89 feet to the point of non-tangency, point being on the Northerly line of that 300-foot REEDY CREEK DRAINAGE DISTRICT CANAL C-1 recorded in Minute Book "Q", Page 246 and Lis Pendens Book 8, Page 271 of the Public Records of Osceola County, Florida; thence run N 25°49'21" W along said Northerly line for a distance of 785.70 feet; thence run N 40°56'03" W along said Northerly line for a distance of 665.61 feet to the East line of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 25 South, Range 28 East, Osceola County, Florida; thence run N 00°27'03" E along said East line for a distance of 441.04 feet to the Southerly Right-of-Way line of the aforementioned 160-foot Florida Power Corporation easement; thence run N 52°58'06" E along said Southerly Right-of-Way line for a distance of 2340.12 feet to the POINT OF BEGINNING.

LESS: INTERNATIONAL DRIVE RIGHT-OF-WAY

Together containing 334.719 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

XENEL INTERNATIONAL USA

All of XENTURY CITY PHASE 1, as recorded in Plat Book 8, Pages 171 through 173, of the Public Records of Osceola County, Florida.

AND:

That part of Section 4, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of 196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along said North line for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160-foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 721.97 feet to the POINT OF BEGINNING; thence continue S 52°58'06" W along said Southerly Right-of-Way line for a distance of 459.23 feet to the Northerly Right-of-Way line of Osceola Parkway; thence run S 53°38'28" E along said Northerly Right-of-Way line for a distance of 17.56 feet to the aforesaid Westerly Right-of-Way line of the Southern Connector; thence run the following 4 courses along said Westerly Right-of-Way line; thence run N 39°49'08" E for a distance of 9.94 feet to a point on a non-tangent curve concave Northwesterly having a radius

of 75.00 feet and a chord bearing of N 82°15'24" E; thence run Northeasterly along the arc of said curve through a central angle of 88°12'56" for a distance of 115.48 feet to the point of tangency; thence run N 38°08'56" E for a distance of 151.27 feet to the point of curvature of a curve concave Southeasterly having a radius of 810.23 feet; thence run Northeasterly along the arc of said curve through a central angle of 14°49'10" for a distance of 209.56 feet to the POINT OF BEGINNING.

AND:

That part of Section 4, Township 25 South, Range 28 East, Osceola County, Florida, described as follows:

Commence at the Northwest corner of said Section 4; thence run S 89°48'52" E along the North line of the Northwest 1/4 of said Section 4 for a distance of 2585.20 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence continue S 89°48'52" E along the North line of said Section 4 for a distance of 196.80 feet to the southeast corner of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, Orange County, Florida; thence run S 89°51'37" E along said North line for a distance of 1533.26 feet to a point on the Westerly Right-of-Way line of the Southern Connector, said point being on a non-tangent curve concave Southeasterly having a radius of 4748.81 feet and a chord bearing of S 62°39'30" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°48'04" for a distance of 315.05 feet to a point on a non-tangent curve concave Southeasterly having a radius of 4733.81 feet and a chord bearing of S 55°26'34" W; thence run Southwesterly along said Westerly Right-of-Way line, and the arc of said curve through a central angle of 03°20'37" for a distance of 276.25 feet to the point of tangency; thence run S 53°46'15" W along said Westerly Right-of-Way line for a distance of 460.80 feet to a point on the Southerly Right-of-Way line of that 160-foot Florida Power Corporation easement recorded in Official Records Book 128, Page 222 of the Public Records of Osceola County, Florida; thence run S 52°58'06" W along said Westerly Right-of-Way line, and said Southerly Right-of-Way line for a distance of 1337.80 feet to the Southerly Right-of-Way line of Osceola Parkway; thence run S 53°37'38" E along said Southerly Right-of-Way line for a distance of 53.25 feet to a point on a non-tangent curve concave Westerly having a radius of 75.00 feet and a chord bearing of S 07°44'36" E; thence run the following 9 courses along the aforesaid Westerly Right-of-Way line of the Southern Connector; thence run

Southerly along the arc of said curve through a central angle of $91^{\circ}47'04''$ for a distance of 120.15 feet to the point of tangency; thence run $S 38^{\circ}08'56'' W$ for a distance of 65.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 810.23 feet; thence run Southerly along the arc of said curve through a central angle of $35^{\circ}46'43''$ for a distance of 505.95 feet to the point of tangency; thence run $S 02^{\circ}22'15'' W$ for a distance of 307.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 1338.43 feet; thence run Southwesterly along the arc of said curve through a central angle of $23^{\circ}31'30''$ for a distance of 549.55 feet to the point of non-tangency; thence run $S 22^{\circ}52'59'' W$ for a distance of 368.45 feet; thence run $S 27^{\circ}59'57'' W$ for a distance of 608.58 feet; thence run $S 13^{\circ}15'30'' E$ for a distance of 102.73 feet to a point on a non-tangent curve concave Northwesterly having a radius of 6400.20 feet and a chord bearing of $S 33^{\circ}11'39'' W$; thence run Southwesterly along the arc of said curve through a central angle of $06^{\circ}19'09''$ for a distance of 705.89 feet to the point of non-tangency, point being on the Northerly line of that 300-foot REEDY CREEK DRAINAGE DISTRICT CANAL C-1 recorded in Minute Book "Q", Page 246 and Lis Pendens Book 8, Page 271 of the Public Records of Osceola County, Florida; thence run $N 25^{\circ}49'21'' W$ along said Northerly line for a distance of 785.70 feet; thence run $N 40^{\circ}56'03'' W$ along said Northerly line for a distance of 665.61 feet to the East line of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 25 South, Range 28 East, Osceola County, Florida; thence run $N 00^{\circ}27'03'' E$ along said East line for a distance of 441.04 feet to the Southerly Right-of-Way line of the aforementioned 160-foot Florida Power Corporation easement; thence run $N 52^{\circ}58'06'' E$ along said Southerly Right-of-Way line for a distance of 2340.12 feet to the POINT OF BEGINNING.

LESS: INTERNATIONAL DRIVE RIGHT-OF-WAY

Being subject to any rights-of-way, restrictions and easements of record.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

IN RE: AN ORDINANCE TO ESTABLISH)
 THE XENTURY CITY COMMUNITY)
 DEVELOPMENT DISTRICT)

PETITION

Petitioners, XENEL INTERNATIONAL USA, a Nevada corporation and G.P. Limited Partnership, a Florida limited partnership ("Petitioners") hereby petition the Board of County Commissioners of Osceola County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (the "District") with respect to the land described herein. In support of the Petition, Petitioners state:

1. The proposed District is located within the unincorporated area of Osceola County. Exhibit 1 depicts the general location of the District. The proposed District covers approximately 354± acres of land. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2. There is no real property within the external boundaries of the proposed District which is to be excluded from the District, other than the right-of-way of Osceola Parkway and Highway 417, which have been previously deeded by Petitioners to Osceola County and State of Florida Department of Transportation, respectively. There will not be any adverse impacts to the public resulting from the exclusion of the Osceola Parkway and Highway 417 right of-way from the District.

2. Attached to this Petition as Exhibit 3 and made a part hereof is the written consent to the establishment of the District by the owners of 100% of the real property to be included in the District.

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

Name	Address
Dimitri Toumazos	7575 Dr. Philips Blvd., Suite 260, Orlando, FL 32819
Steve Ivins	7575 Dr. Philips Blvd., Suite 260, Orlando, FL 32819
John Percy	7575 Dr. Philips Blvd., Suite 260, Orlando, FL 32819
John Florio	7575 Dr. Philips Blvd., Suite 260, Orlando, FL 32819
William Owen	7575 Dr. Philips Blvd., Suite 260, Orlando, FL 32819

4. The proposed name of the District to be established is Xentury City Community Development District ("XCCDD").

5. The existing major trunk water mains and sewer interceptors are depicted on Exhibit 4. There are no existing outfalls.

6. The proposed timetable for the construction of District services and the estimated cost of constructing the services, based on available data, is shown on Exhibit 5. This is a good faith estimate but is not binding on the Petitioners and the District and is subject to change.

7. A majority of the land within the proposed District is presently vacant. Petitioners are in the process of developing the project as a mixed use subdivision development of regional impact. The proposed land uses within the District are hotel/time share; retail/service; attractions/recreation; office; and residential, as set forth in the Xenorida Development Program made a part of the Amendment to the Little England Development Order, Xenorida Development of Regional Impact, Osceola County, recorded in Official Records Book 1211, Page 17, as modified by the Second Amendment thereto, recorded in Official Record Book 1236, Page 1947, all of the Public Records of Osceola County, Florida. The proposed uses for the land included within the proposed District are consistent with the Osceola County Comprehensive Plan and the Osceola County Land Use Plan. The County Plans designate the land contained within the proposed District for those uses described above. Properties which are included within the external boundaries of the District, but are to be excluded from the District (the "Excluded Areas"), other than the previously described rights of way, are described in Exhibit 6, which includes a list of owners of the Excluded Areas. The future general distribution, location and extent of public and private uses within the District is shown on Exhibit 7.

8. Exhibit 8 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes (1996).

9. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.012(1), Florida Statutes and Sections 190.012(2)(a) and (d), Florida Statutes.

10. The Petitioners are: Xenel International USA, and G.P. Limited Partnership whose address is 7575 Dr. Philips Boulevard, Suite 260, Orlando, Florida 32819. Copies of all correspondence and official notices should also be sent to: Nicholas A. Pope, c/o Lowndes Drosdick Doster Kantor & Reed, P.A., 215 North Eola Drive, Orlando, FL 32802, (407) 843-4600.

11. The property within the proposed District is amenable to operating as an independent special district 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 Osceola County Comprehensive Land Use Plan, as amended.
- b. The area of land within the proposed District is part of a unified plan of development for which a development plan has been approved by Osceola County as part of the Amendment to the Little England Development Order/Xenorida DRI. The land encompassing the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional inter-related community.
- c. The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.


- d. The proposed District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District and provides a responsible perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future.

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

1. Hold a public hearing as required by Section 190.005(1)(d), Florida Statutes to consider the establishment of the Xentury City Community Development District and;
2. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Xentury City Community Development District.

Respectfully submitted this 9th day of June, 1998.

LOWNDES DROSDICK DOSTER KANTOR &
REED, P.A.

By: 
Nicholas A. Pope
Attorneys for Xenel International USA
and G.P. Limited Partnership
215 North Eola Drive
Orlando, Florida 32802
(407) 843-4600

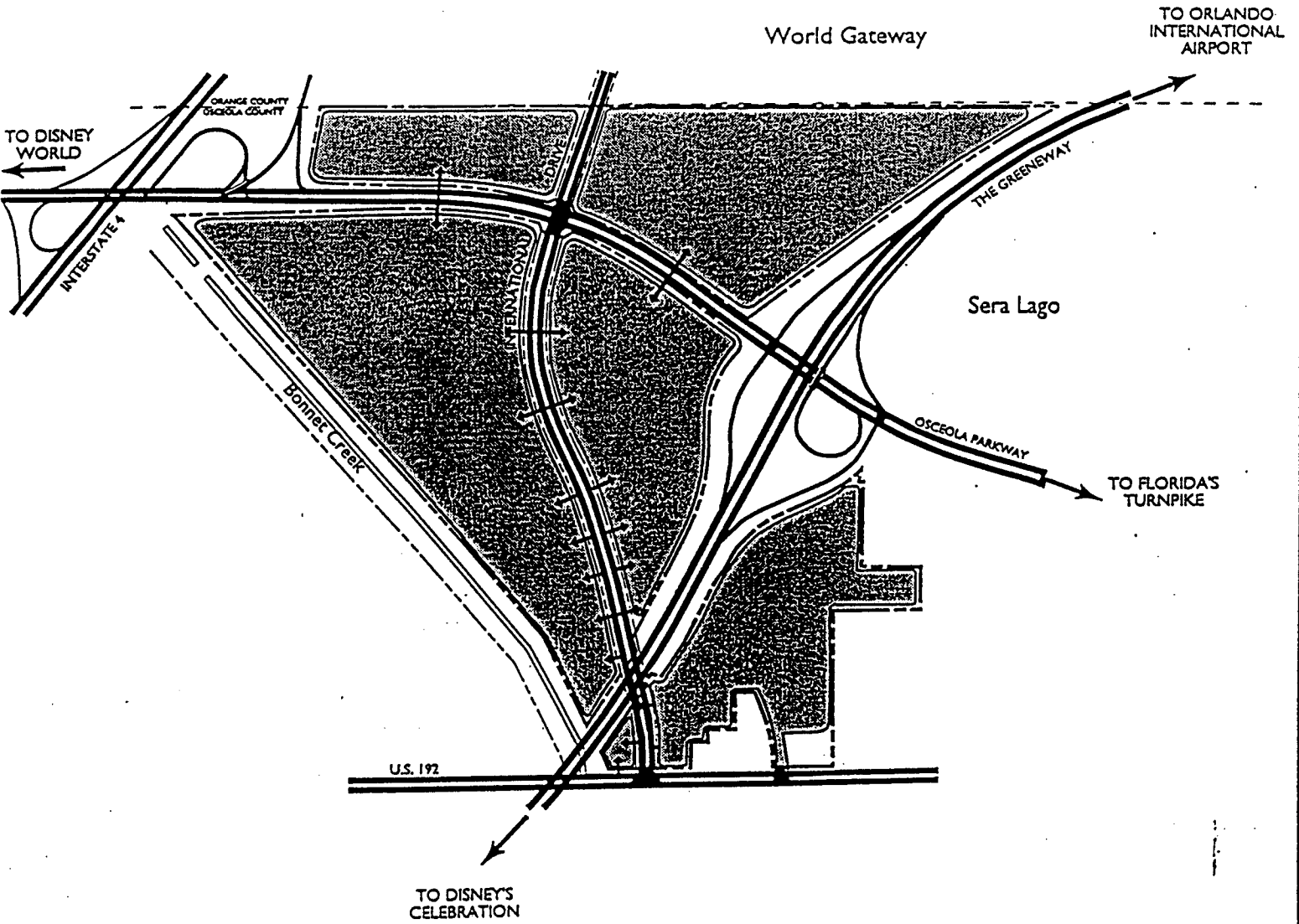
List of Exhibits

- Exhibit 1 General location of District
- Exhibit 2 Metes and bounds description of District
- Exhibit 3 Written Consents to Creation of District
- Exhibit 4 Description of water mains and sewer interceptors
- Exhibit 5 Proposed timetable and estimated budget
- Exhibit 6 Description of Excluded Areas
- Exhibit 7 Description of Public and Private uses within District
- Exhibit 8 Statement of Estimated Regulatory Costs

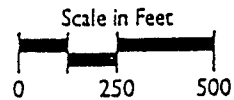
Exhibit 1
General Location of District

XENTURY CITY

Community Development District



 CDD (Community Development District)



GLATTING
JACKSON
KERCHER
ANGLIN
LOPEZ
BINEHART

