



DATE: February 5<sup>th</sup>, 2007

I HEREBY CERTIFY, that the attached is a true and correct copy of Ordinance # 2447, as adopted by the City Commission of the City of Kissimmee, Florida on January 27<sup>th</sup>, 2003.

By: Linda P. Jaworski  
Linda P. Jaworski, CMC  
City Clerk



**Office of the City Clerk**

City of Kissimmee • 101 N. Church Street • Kissimmee, FL 34741-5054 • Phone 407-518-2309 • FAX 407-518-2260 • [ljaworsk@kissimmee.org](mailto:ljaworsk@kissimmee.org)

**ORIGINAL**

**PROPOSED ORDINANCE NO. 02-39  
ORDINANCE NO. 2447**

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA; TITLE IV COMMUNITY RELATIONS, RECREATION FACILITIES AND EDUCATIONAL FACILITIES; CHAPTER 4-3 EDUCATIONAL FACILITIES BENEFIT DISTRICT; SECTION 4-3-1 FINDINGS; SECTION 4-3-2 CREATING THE EDUCATIONAL FACILITIES BENEFIT DISTRICT AND PROVIDING THE DISTRICT NAME; SECTION 4-3-3 PROVIDING ITS BOUNDARIES; SECTION 4-3-4 PROVIDING FOR ITS DISTRICT PURPOSE; SECTION 4-3-5 PROVIDING FOR DISTRICT POWERS; SECTION 4-3-6; ESTABLISHING A GOVERNING BOARD FOR THE BENEFIT DISTRICT; MEMBERSHIP, DUTIES, COMPENSATION; SECTION 4-3-7 PROVIDING FOR REMOVAL OF SUPERVISORS AND THE FILLING OF VACANCIES; SECTION 4-3-8 PROVIDING FOR FINANCING AND NON-AD VALOREM ASSESSMENT COLLECTION; SECTION 4-3-9 PROVIDING FOR AUTHORITY TO ISSUE BONDS; SECTION 4-3-10; PROVIDING FOR THE ADOPTION OF AN ANNUAL BUDGET; SECTION 4-3-11 PROVIDING FOR DISBURSEMENT OF EXCESS REVENUES; SECTION 4-3-12 PROVIDING FOR NOTICE OF PUBLIC MEETINGS AND REPORTING; SECTION 4-3-13 PROVIDING FOR CONSISTENT PLANNING COMPLIANCE; SECTION 4-3-14 PROVIDING FOR REQUIRED DISCLOSURE ON REAL ESTATE CONTRACTS; SECTION 4-3-15 REQUIRING AN INTERLOCAL AGREEMENT AND CONFLICT RESOLUTION. REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA, IN LAWFUL SESSION ASSEMBLED AS FOLLOWS:**

**SECTION 1. SECTION 4-3-1 FINDINGS**

WHEREAS, the City Commission of Kissimmee (City) has determined that it is authorized pursuant to Chapters 166 and 1013, Florida Statutes, to establish an Educational Facilities Benefit District when such district is located within the City, an Interlocal Agreement has been entered into between the City and the applicable School District, and all Landowners within the proposed district consent to such inclusion; and

C.A. ✓  
C.M. ✓  
FIN. ✓  
D.S. ✓

WHEREAS, the City and the School District of Osceola County (School Board) are entering into an Interlocal Agreement providing for the creation of an Educational Facilities Benefit District (Benefit District), boundaries of the district, and district procedures; and

WHEREAS, the three Landowners within the Benefit District (Landowners), have submitted letters to the City consenting to Benefit District creation and inclusion of all assessable lands within the district; and

WHEREAS, the City has taken testimony and considered the record of the public hearing and the factors set forth in Chapters 1013 and 189, Florida Statutes; and

WHEREAS, the City and School Board determined that the creation and use of an Educational Facilities Benefit District for the timely construction and maintenance of school facilities is appropriate in the public interest and will benefit all Landowners within the Benefit District by accelerating construction of necessary educational facilities and increasing property values;

**NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA AS FOLLOWS:**

**SECTION 4-3-2 ESTABLISHMENT; NAME**

There is hereby created an Educational Facilities Benefit District known as the Flora Ridge Education Facilities Benefit District (Benefit District), a dependent special district, hereby established pursuant to Sections 1013.355 and 189.4041, Florida Statutes.

**SECTION 4-3-3 BOUNDARIES**

The boundaries of the Benefit District are set forth in the legal description contained in the attached exhibit A. The Benefit District boundaries may be amended upon written consent of the School Board and any Landowner whose land is included therein and the adoption of an Ordinance by the City.

**SECTION 4-3-4 PURPOSE; INTENT**

The purpose of the Benefit District is to provide for the timely construction and maintenance of school facilities. The Benefit District is an alternative mechanism that allows for the sharing of educational facilities costs that is necessary to accommodate new growth and development.

**SECTION 4-3-5 POWERS**

- (A) The Benefit District shall have all the power and authority to construct and maintain educational facilities as authorized by Chapter 1013, Florida Statutes, as amended from time to time. Said power shall be discharged in accord with this Ordinance.
- (B) The Benefit District has the authority to adopt policies and procedures to carry out its purpose for the Benefit District.

- (C) The Benefit District has the authority to enter into a use agreement with the City.
- (D) The Benefit District shall be required to carry insurance to protect the Benefit District from liability, as well as Errors and Omissions insurance policies for its Supervisors and any other insurance required by the City or authorized by law.

**SECTION 4-3-6 GOVERNING BOARD OF THE BENEFIT DISTRICT;  
INITIAL MEMBERSHIP; COMPENSATION; ADMINISTRATION DUTIES**

- (A) The Benefit District shall be governed by a Board of Supervisors (Board) and shall be comprised of five members that serve four-year terms. The City shall appoint one Supervisor, the School Board shall appoint one Supervisor, and the Landowner shall appoint three Supervisors. The term of office shall expire on May 30 of the end of their term.
- (B) The initial City and School Board appointees shall serve 4-year terms. One Landowner appointee shall serve a 4-year term and two Landowner appointees shall serve 2-year terms, as designated by the Landowner.
- (C) At its initial meeting, the Board shall appoint a Chair, Vice Chair, Treasurer and Secretary. The Treasurer and Secretary may be the same person. The term of office for the Chair, Vice Chair and Secretary/Treasurer shall be 1 year and no member shall hold the same office for more than two consecutive terms.
- (D) Following initial Board appointments, Landowner representatives on the Board shall be elected on a one-acre/one-vote basis with each acre or fraction thereof, which is subject to Benefit District assessments representing one vote. Each Landowner or their representative as evidenced by a written proxy approved by the Board of Supervisors shall be entitled to vote their acreage. Election procedures shall be established by the Board and shall provide a date of the election in the same month every election year.
- (E) The members of the Board shall serve without pay.
- (F) Three of the Supervisors shall constitute a quorum, and a majority of those Supervisors present is necessary for the transaction of any business of the Benefit District; except a majority of the entire Board shall be necessary to authorize the issuance of bonds.

**SECTION 4-3-7 REMOVAL OF SUPERVISORS AND FILLING OF VACANCIES**

- (A) The then-existing Board shall fill vacant supervisor seats through appointment; appointees shall serve until the expiration of the term for which they are appointed.
  
- (B) The City's appointee may be removed by the Board, but only for grounds constituting misfeasance, neglect of duty, incompetence, permanent inability to perform his or her official duties, or commission of a felony. The City may remove its appointee at will. The School Board's appointee may be removed by the School Board, but only for grounds constituting misfeasance, neglect of duty, incompetence, permanent inability to perform his or her official duties, or commission of a felony. Any elected Supervisor may be removed by the Governor but only for grounds constituting misfeasance, neglect of duty, incompetence, permanent inability to perform his or her official duties, or commission of a felony.

**SECTION 4-3-8 METHODS OF FINANCING; NON AD VALOREM ASSESSMENT COLLECTION**

- (A) The Benefit District shall be financed pursuant to Sections 1013.355 and 1013.356, Florida Statutes, and all other applicable laws, as they may be amended from time to time, and the Interlocal Agreement entered into by the City and School Board, and as later amended.
  
- (B) The Benefit District may levy and collect non-ad valorem assessments as provided for by Section 1013.355 and Chapters 170 and 197, Florida Statutes, as they may be amended from time to time.

**SECTION 4-3-9 BONDS ISSUANCE**

The Benefit District may issue notes, bonds and other evidence of indebtedness pursuant to Chapters 1013, 166, 189, Florida Statutes, and other applicable laws. No pledge of the Benefit District shall constitute a pledge of the full faith and credit of the City or the School Board nor shall any of the debts or obligations of the Benefit District become the responsibility of the City or School Board.

**SECTION 4-3-10 BUDGET**

- (A) The Benefit District shall adopt a budget annually, and has the authority to amend it during the fiscal year.
  
- (B)
  1. Prior to preparation of the annual budget, the Board shall develop an annual proposed budget according to the provisions set forth in this section by May of each year, and hold a public hearing before the Landowners of the Benefit District.

2. The Board, in each fiscal year, shall prepare an annual budget for operating revenue accounts and operating expense accounts, for its operations in the ensuing fiscal year and, on or before the first day of June of each year, the Chair of the Board shall submit such budget to the City. The fiscal year for the Benefit District shall be concurrent with the fiscal year of the City. At the time the Board prepares its annual budget, it shall adopt a resolution determining and finding the estimated amounts to be expended by the Board in the ensuing year, exclusive of any bonds or other obligations of the Benefit District. A certified copy of the resolution shall be submitted to the City at the same time that it submits its annual budget referred to above.
3. The City shall review the budget and the certified copy of the resolution within 30 days of receipt, and shall approve the budget of the Benefit District if in compliance with all applicable laws.
4. Prior to becoming effective, any budget amendment adopted by the Board that increases the total budget shall be approved by the City if in compliance with all applicable laws.
5. The City shall not amend the Benefit District's assessment or budget or take any action that would prevent the Benefit District from timely payment of any bonded indebtedness or contractual obligations lawfully incurred by the Benefit District.

#### **SECTION 4-3-11 EXCESS REVENUES**

If the Benefit District has any excess unobligated revenues within a fiscal year, these revenues shall be used to pay the Benefit District's debt service on a faster basis and/or to build a 6-8 grade educational facility within the Benefit District. The determination of any excess revenue shall be made at the same time the annual budget is adopted by the Benefit District.

#### **SECTION 4-3-12 REPORTING, NOTICE AND PUBLIC MEETING REQUIREMENT**

The Benefit District shall comply with all requirements of Section 189.415, 189.417 and 189.418, Florida Statutes, as may be amended from time to time.

#### **SECTION 4-3-13 PLANNING REQUIREMENTS**

The creation of the Benefit District is consistent with the approved City of Kissimmee Comprehensive Plan. Except as may otherwise be required by general law, the Benefit District is not required by this act to do comprehensive planning but shall comply with the City of Kissimmee Comprehensive Plan as required by Chapter 189, Florida Statutes.

**SECTION 4-3-14 REQUIRED DISCLOSURE**

Subsequent to the establishment of a District under this Ordinance, each contract for the initial sale of a parcel of real property and each contract for the initial sale of a residential unit within the Benefit District shall include, immediately prior to the space reserved in the contract for the signature of the purchaser, the following disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract. **"THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT WILL IMPOSE AND LEVY NON-AD VALOREM ASSESSMENTS ON THIS PROPERTY. THESE ASSESSMENTS PAY THE CONSTRUCTION AND MAINTENANCE COSTS OF EDUCATIONAL FACILITIES WITHIN THE BENEFIT DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE BENEFIT DISTRICT. THESE ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENT PROVIDED FOR BY LAW"**.

**SECTION 4-3-15 EXCEPTIONS AND INTERLOCAL AGREEMENTS**

While the Benefit District shall have all of the authority and power contained within Chapter 1013, Florida Statutes, and other applicable laws, the Benefit District shall not exercise any power in conflict with the Interlocal Agreement adopted by the City and School Board on 1/27/03 and as later amended.

SECTION 2 All Ordinances in conflict herewith are hereby repealed.

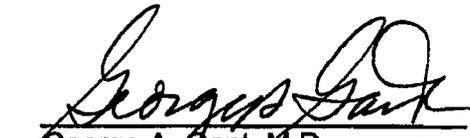
SECTION 3. This Ordinance shall become effective upon final adoption and the final approval by the School Board of the Interlocal Agreement required pursuant to Chapter 1013, Florida Statutes.

Commissioner Makinson moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner Goodwin-Nichols and upon roll call on the motion the vote was as follows:

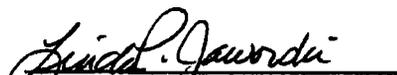
**AYES:**

- Commissioner McKinnon
- Commissioner Burke
- Commissioner Makinson
- Commissioner Goodwin-Nichols
- Mayor Gant

**NAYS:**

  
 \_\_\_\_\_  
 George A. Gant, M.D. 10/29/02  
 Mayor-Commissioner

ATTEST:

  
 \_\_\_\_\_  
 City Clerk Linda P. Jaworski



DATE: February 5<sup>th</sup>, 2007

I HEREBY CERTIFY, that the attached is a true and correct copy of Ordinance # 2478, as adopted by the City Commission of the City of Kissimmee, Florida on July 29<sup>th</sup>, 2003.

By: Linda P. Jaworski  
Linda P. Jaworski, CMC  
City Clerk

(SEAL)

**Office of the City Clerk**

City of Kissimmee • 101 N. Church Street • Kissimmee, FL 34741-5054 • Phone 407-518-2309 • FAX 407-518-2260 • [ljaworsk@kissimmee.org](mailto:ljaworsk@kissimmee.org)

**ORIGINAL**

**PROPOSED ORDINANCE NO. 03-23**  
**ORDINANCE NO. 2478**

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA; TITLE IV COMMUNITY RELATION; RECREATION FACILITIES AND EDUCATIONAL FACILITIES; CHAPTER 4-3; EDUCATIONAL FACILITIES BENEFIT DISTRICT; SECTION 4-3-2 ESTABLISHMENT NAME, CLARIFYING THE NAME; SECTION 4-3-3 CLARIFYING LEGAL DESCRIPTION OF DISTRICT BOUNDARIES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KISSIMMEE, FLORIDA IN LAWFUL SESSION ASSEMBLED AS FOLLOWS:

**SECTION 1. Section 4-3-2 ESTABLISHMENT; NAME**

The name of the Educational Facilities Benefit District created by Ordinance No. 2447 shall be now known as the Flora Ridge Educational Facilities Benefit District.

**SECTION 2. Section 4-3-3 BOUNDARIES**

The boundaries of the Flora Ridge Educational Facilities Benefit District are set forth in the legal description contained in the attached Exhibit "A". The legal description contained in Exhibit "A" of this Ordinance shall supplant and replace Exhibit "A" of Ordinance No. 2447. The Flora Ridge Educational Facilities Benefit District boundaries may be amended upon written consent of the School Board and any Landowner whose land is included therein and the adoption of an Ordinance by the City.

**SECTION 3.** All Ordinances in conflict herewith are hereby repealed.

**SECTION 4** This Ordinance shall take effect immediately upon its passage.

Commissioner McKinnon moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner Goodwin-Nichols and upon roll call on the motion the vote was as follows:

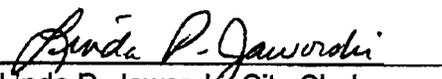
**AYES:**

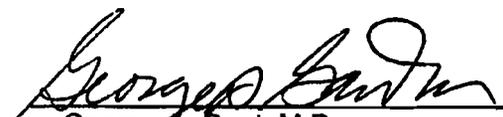
Commissioner McKinnon  
Commissioner Burke  
Commissioner Brooks  
~~Commissioner Goodwin-Nichols~~  
~~Mayor Gant~~

**NAYS:**

Said motion having been duly carried, thereupon, Mayor Gant, declared said Ordinance duly passed and adopted this 29th day of July 2003.

ATTEST:

  
Linda P. Jaworski, City Clerk

  
George A. Gant, M.D.,  
Mayor-Commissioner

7/30  
CA  
CM  
DS

**EXHIBIT A**

**DESCRIPTION OF LANDS ENCOMPASSED BY THE FLORA RIDGE  
EDUCATIONAL FACILITIES BENEFIT DISTRICT**

**DESCRIPTION OF LANDS ENCOMPASSED BY THE FLORA RIDGE  
EDUCATIONAL FACILITIES BENEFIT DISTRICT**

This Exhibit A is a description of lands encompassed by the Flora Ridge Educational Facilities Benefit District and includes the following descriptions of the Interest Benefited Property, the Transeastern Benefited Property and the Kelley Benefited Property.

**DESCRIPTION OF INTEREST BENEFITED PROPERTY**

Being those certain lands described in Corrective Special Warranty Deed recorded in Official Record Book 2096, at Page 2381, Public Records of Osceola County, Florida; and Special Warranty Deed recorded in Official Record Book 2096, at Page 2388, Public Records of Osceola County, Florida, and Special Warranty Deed recorded in Official Record Book 2096 at Page 2401, Public Records of Osceola County, Florida, and

The lands encompassed by Crestwood Subdivision, (a replat of Tract 1 of Weston Reserve), according to the plat recorded in Plat Book 13, at Pages 60-63, Public Records of Osceola County, Florida, and

The lands encompassed by Windsor Point Subdivision (a replat of Tract 3 of Weston Reserve), according to the plat recorded in Plat Book 13, at Pages 64 and 65, Public Records of Osceola County, Florida, and

The lands encompassed by Forest Edge Subdivision (a replat of Tract 5 of Weston Reserve), according to the plat recorded in Plat Book 13, at Pages 66 and 67, Public Records of Osceola County, Florida, and

**LESS AND EXCEPTING FROM ALL OF THE FOREGOING DESCRIBED  
LANDS THE FOLLOWING DESCRIBED LOTS OR PARCELS:**

Lots 4, 7, 8, 9, 10, 14, 15, 16, 20, 26, 36, 38, 41, and 64, Crestwood Subdivision, (a replat of Tract 1 of Weston Reserve), according to the plat recorded in Plat Book 13, at Pages 60-63, Public Records of Osceola County, Florida, and

Lots 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 106, 107, 109, 110, 111, 112, 113, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, and 131, Windsor Point Subdivision (a replat of Tract 3 of Weston Reserve), according to the plat

recorded in Plat Book 13, at Pages 64 and 65, Public Records of Osceola County, Florida, and

Lots 138, 139, 140, 141, 142, 149, 150, 151, 152, 155, 156, 162, 163, 175, 176, 177, 178, 179, and 181, Forest Edge Subdivision (a replat of Tract 5 of Weston Reserve), according to the plat recorded in Plat Book 13, at Pages 66 and 67, Public Records of Osceola County, Florida, and

That part of Tract "K", according to the Plat of Eagle's Reserve, as recorded in Plat Book 10, Pages 22 through 25, said Land lies in the Northeast Quarter of Section 5, Township 25 south, Range 29 East, City of Kissimmee, Osceola County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract "K" of said Plat of Eagle's Reserve, and a point on the Westerly Right-of-Way line of Dyer Boulevard South, according to said Plat of Eagle's Reserve, said point being a point on a curve, concave Easterly, having a radius of 656.00 feet, a chord bearing of South 01°21'05" East and a chord of 40.02; thence run Southerly along arc of said curve a distance of 40.02 feet through a central angle of 3°29'45" to a point of tangency; thence run south 03°06'02" East, still along said Right-of-Way line, a distance of 335.00 feet to a point of curvature of a curve concave Northwesterly, having a radius of 25.00 feet, a chord bearing of South 41°53'58" West and a chord of 35.36 feet; thence run Southerly and Southeasterly, still along said Right-of-Way line, along the arc of said curve a distance of 39.27 feet through a central angle of 90°00'00" to a point lying on the Northerly existing Right-of-Way line of Osceola Parkway, as recorded in Official Records Book 1360, Page 1242; thence run South 86°54'12" West along said Right-of-Way line a distance of 439.84 feet; thence departing said North Right-of-Way line, run North 03°05'27" West, a distance of 231.47 feet; thence run North 44°36'35" East, a distance of 12.11 feet; thence run North 36°56'43" East, a distance of 49.46 feet; thence run North 18°17'02" East, a distance of 19.44 feet; thence run North 05°56'47" East, a distance of 30.69 feet; thence run North 11°19'39" West, a distance of 69.03 feet; thence run North 16°19'50" West, a distance of 5.99 feet, to a point of the North line of Tract "K"; thence run North 86°54'31" West, along said North line a distance of 424.58 feet, to the Point of Beginning.

**DESCRIPTION OF TRANSEASTERN BENEFITED PROPERTY**

Being those certain lands described in Special Warranty Deed recorded in Official Record Book 2103, at Page 1562, Public Records of Osceola County, Florida.

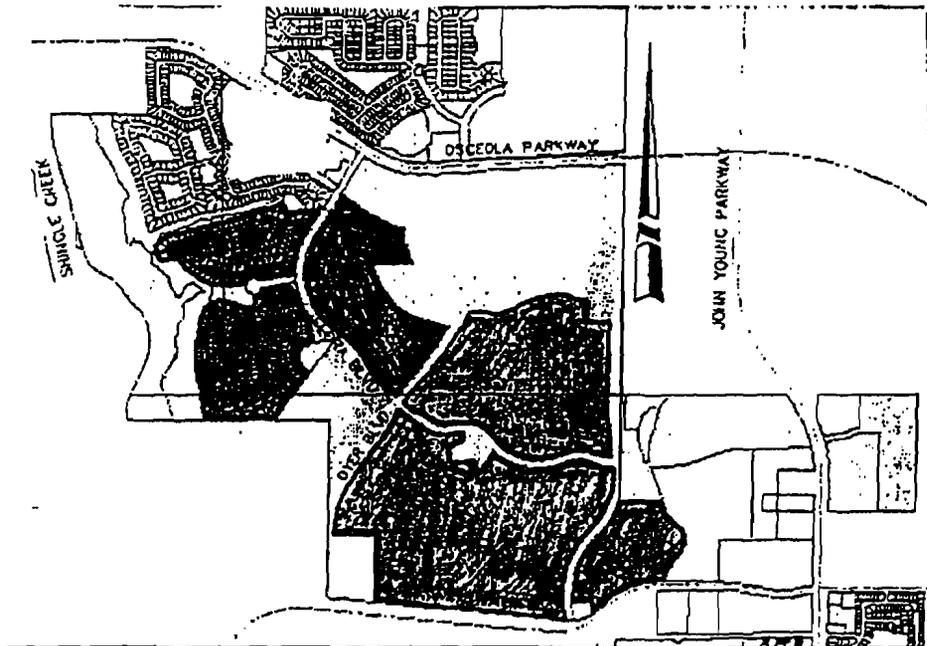
## DESCRIPTION OF KELLEY BENEFITED PROPERTY

Being the following described lands:

A parcel of land lying in Section 5 and 8, Township 25 South, Range 29 East, City of Kissimmee, Osceola County, Florida and being more particularly described as follows:

Commencing at the southeasterly most corner of Tract 4 of the recorded Plat of Weston Reserve as recorded in Plat Book 13, Pages 56 through 59 of the Public Records of Osceola County, Florida; thence run North 89°52'56" East, a distance of 727.50 feet; thence N 85°35'17" E, a distance of 1222.70 feet to a point lying on the proposed Northerly Right Of Way line of the Flora Boulevard, for a Point of Beginning; thence North 54°08'46" West, a distance of 187.11 feet to a point on the Easterly Right Of Way of Dyer Boulevard South, also a point of curvature of a circular curve concaved Easterly having a radius of 30.00 feet and chord bearing of North 09°08'46" West; thence Northerly along the arc of said curve through a central angle of 90°00'00" a distance of 47.12 feet; thence continue along said Easterly Right Of Way line the following courses and distances: North 35°51'14" East, a distance of 1,118.60 feet to a point of curvature of a circular curve concaved Northwesterly having a radius of 1,489.89 feet and chord bearing of North 28°00'53" East; thence Northeasterly along the arc of said curve through a central angle of 15°40'43" a distance of 407.70 feet to a point of curvature of a circular curve concaved Southeasterly having a radius of 30.00 feet and chord bearing of North 66°05'10" East; thence Northeasterly along the arc of said curve through a central angle of 87°12'24" a distance of 45.66 feet to a point on the proposed Southerly Right Of Way of Ball Park Road East; thence along the said Southerly right of way line the following courses and distances: South 72°02'28" East, a distance of 130.96 feet to a point of curvature of a circular curve concaved northerly having a radius of 560.00 feet and chord bearing of North 78°29'12" East; thence Easterly along the arc of said curve through a central angle of 58°56'41" a distance of 576.12 feet to a point of reverse curvature of a circular curve concaved southerly having a radius of 750.00 feet and chord bearing of North 83°39'34" East; thence Easterly along the arc of said curve through a central angle of 69°17'26" a distance of 907.01 feet to a point of reverse curvature of a circular curve concaved Northeasterly having a radius of 560.00 feet and chord bearing of South 66°22'45" East; thence Southeasterly along the arc of said curve through a central angle of 09°22'04" a distance of 91.56 feet; thence departing said easterly right of way line, South 00°01'23" West, a distance of 230.24 feet; thence South 89°58'37" East, a distance of 350.00 feet to a point on the Westerly Right Of Way line of proposed Thacker Avenue; thence along said Westerly Right Of Way line, South 00°01'23" West, a

distance of 1,925.35 feet to a point of curvature of a circular curve concaved Northwesterly having a radius of 35.00 feet and chord bearing of South 44°58'44" West; thence Southwesterly along the arc of said curve through a central angle of 89°54'41" a distance of 54.92 feet to a point on the Northerly Right Of Way of proposed Flora Boulevard Extension; thence along said Northerly Right Of Way line, South 89°56'04" West, a distance of 40.21 feet to a point of curvature of a circular curve concaved Northerly having a radius of 350.00 feet and chord bearing of North 77°06'24" West; thence Westerly along the arc of said curve through a central angle of 25°55'05" a distance of 158.32 feet to a point of reverse curvature of a circular curve concaved southerly having a radius of 600.00 feet and chord bearing of North 72°25'18" West; thence Westerly along the arc of said curve through a central angle of 16°32'53" a distance of 173.29 feet; thence departing said Northerly Right Of Way line, North 25°49'24" West, a distance of 394.91 feet; thence North 00°01'23" East, a distance of 618.47 feet; thence North 89°56'04" West, a distance of 948.59 feet; thence North 60°48'17" West, a distance of 637.76 feet; thence South 44°19'51" West, a distance of 138.60 feet; thence South 46°46'24" West, a distance of 111.96 feet; thence North 60°48'17" West, a distance of 111.35 feet; thence South 49°18'30" West, a distance of 148.17 feet; thence South 50°56'45" West, a distance of 57.22 feet; thence South 19°45'30" West, a distance of 88.49 feet; thence South 04°23'46" East, a distance of 129.58 feet; thence South 24°29'11" West, a distance of 72.59 feet; thence South 29°16'19" West, a distance of 241.53 feet to the Point of Beginning.



Graphic depiction of the Flora Ridge Educational  
Facilities Benefit District