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Randal Park Community Development District  
c/o Government Management Services, LLC  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837

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Martha O. Haynie, Comptroller  
Orange County, FL  
SA - Ret To: LATHAM SHUKER EDEN AND BE



**RANDAL PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Disclosure of Public Financing and Maintenance of  
Improvements to Real Property Undertaken by the Randal Park  
Community Development District**

**June 5, 2012**

**Board of Supervisors\***  
**Randal Park**  
**Community Development District**

Jim Dowd  
Chairman

Kevin Rainey  
Vice Chairman

Kenneth Marshall  
Assistant Secretary

Robert Hair  
Assistant Secretary

George S. Flint  
District Manager  
Governmental Management Services-Central Florida, LLC.  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837  
(407) 841-5524

District records are on file at the District Office, and are available for public inspection upon request during normal business hours.

\* - This list reflects the composition of the Board of Supervisors as of June 5, 2012. For a current list of Board members, please call the District Manager.

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## **INTRODUCTION**

On behalf of the Board of Supervisors of the Randal Park Community Development District, the following information is provided to give you a description of the District's services, the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The Randal Park Community Development District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners association, or another unit of local government. Unlike city and county governments, the District has only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, operation and/or maintenance of certain types of infrastructure, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the **Randal Park Community Development District** and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district established on December 11, 2006 by an Ordinance of the City of Orlando. The boundaries of the District were amended by an Ordinance of the City of Orlando on December 13, 2010. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 580 acres of land in on the southwest corner of the intersection of SR 528 and SR 417 in the City of Orlando, Orange County. The District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors that is initially elected by the landowners of the District. The members must be residents of the State of Florida and citizens of the United States. Pursuant to the provisions of Chapter 190, the Board will transition to be filled and elected by qualified electors. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County.

Board meetings are noticed in the Orlando Sentinel Newspaper and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours at the District Office. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide?**

Infrastructure improvements necessary for the development of residential tracts within the District include the following:

**Stormwater Management**

The stormwater management facilities consist of lakes, canals, culverts, control structures and wetland areas. These facilities were designed to prevent flooding and to maintain the quality of storm water runoff in accordance with regulatory standards. The water management facilities attenuate, direct and absorb excess runoff from the lands within the District. The District is responsible for the operation and maintenance of the system. The District intends to construct and/or acquire stormwater ponds and pipe culverts that, in conjunction with natural wetlands, treat the stormwater created by the development.

These systems were designed to meet the regulations of the South Florida Water Management District and City of Orlando regulations.

### **Wastewater Collection, Water Distribution Systems and Reclaimed Water**

The District intends to construct and/or acquire gravity mains, sanitary manholes, pump stations, and associated forcemains to serve the wastewater treatment services needs. The District is located within the City of Orlando wastewater treatment service area, and the improvements will be dedicated to the City of Orlando to own, operate, and maintain.

The District is located within the Orlando Utilities Commission (OUC) water service area. The District will construct and/or acquire water mains, valves, and fire hydrants to provide potable water service and fire flow protection. This infrastructure will be dedicated to OUC to own, operate, and maintain.

The District is located within the City of Orlando reclaimed water service area. The District will construct and/or acquire reclaimed water mains and valves to provide irrigation for common area landscaping throughout the District. This infrastructure will be dedicated to the City of Orlando to own, operate, and maintain.

### **Underground Electrical System & Streetlights**

The District lies within the area serviced by OUC for electrical power service. The District intends to construct and/or acquire underground cable, duct banks, manholes, transformers, and service pedestals. This will occur along District property as well as offsite collector roadways to connect the system. These improvements will be dedicated to OUC to own, operate, and maintain. Streetlights will be installed by OUC with the District funding the monthly lease costs.

### **Amenities**

The District intends to construct and/or acquire two community center areas, parks, bike paths and walking trails. The Community Center Areas are planned to include a 4,400 sq feet building with a public pool and a 5 acre central park to include passive and active spaces, dog parks, playgrounds, and covered pavilions. This infrastructure is anticipated to be owned, operated, and maintained by the District.

### **Off-Site Shared Cost Facilities**

The District is required to construct a collector roadway to provide primary access from Dowden Road, along with the necessary drainage improvements. This includes a four lane divided boulevard, sidewalks, multi-use trail, and drainage improvements. Additionally, the District will require construction of utilities for potable water, reclaimed water, and wastewater service from Dowden Road.

### **Bonds, Assessments, Fees, and Charges**

The costs of infrastructure improvements were financed by the District through the sale of bonds. Principal on the Bonds is as follows:

- Series 2012 Infrastructure Improvement Bonds \$5,115,000

The primary source of payment for the Series 2012 Bonds is the annual levy of benefit special assessments against lands within the District, which benefit from the construction, acquisition,

establishment, and operation of the District's infrastructure facilities. The bonds are secured equally and ratably being a first lien and pledge of benefit special assessments levied on the lands within the District.

All areas are assessed for the improvements based upon the average density of the proposed ultimate land uses. The Series 2012 Infrastructure Bond Assessment is as follows:

***Series 2012 Infrastructure Improvement Bond Assessment (Net)***

Single Family 40'	\$1,011
Single Family 50'	\$1,062
Single Family 60'	\$1,113
Single Family 70'	\$1,214
Townhome	\$759

There will also be an operations and maintenance assessment levied against CDD properties. The funds received from this assessment are used to comply with all the required legislation as dictated in the Florida Statutes. In addition, this is used to maintain all CDD responsibilities in the District. This includes, but is not limited to, the stormwater system, alleys, landscaping, and recreational amenities. The operations and maintenance assessment is adopted annually in a public hearing, and may vary annually based upon the adopted budget. For updated information on the current operations and maintenance assessment, please contact the District Office.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

**Method of Collection**

The District's debt service and maintenance assessments will be directly billed by the District Manager or appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Randal Park Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact:

George S. Flint, District Manager  
Governmental Management Services – Central Florida, LLC.  
Randal Park Community Development District  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837  
(407) 841-5524



IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 5<sup>th</sup> day of June, 2012, and recorded in the Official Records of Orange County, Florida.

**RANDAL PARK COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Chairman

[Signature]  
Witness

[Signature]  
Witness

Jason M. Showe  
Print Name

Stacie M. Vandebilt  
Print Name

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2012, by James Dowd, Chairman of the Randal Park Community Development District, who is personally know to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [  ] take the oath.



GEORGE S. FLINT  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# DD0929572  
Expires 10/16/2013

[Signature]  
Notary Public, State of Florida

Print Name: George S. Flint

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_