

**CITY OF PALM BEACH GARDENS
CITY COUNCIL
Agenda Cover Memorandum**

**Meeting Date: December 1, 2016
Ordinance 17, 2016**

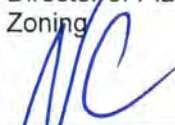
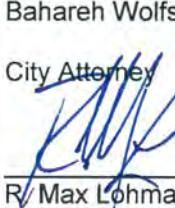


Subject/Agenda Item:

Avenir Planned Community Development (PCD) – Establishment of a Community Development District (CDD)

First Reading: A request from Avenir Holdings, LLC to establish a Community Development District (CDD) for Avenir Planned Community Development (PCD). Avenir PCD is generally located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway.

Recommendation to APPROVE

Recommendation to DENY

<p>Reviewed by: Director of Planning and Zoning  _____ Natalie M. Crowley, AICP Development Compliance and Zoning Manager N/A Bahareh Wolfs, AICP City Attorney  _____ R/ Max Lohman, Esq.</p>	<p>Originating Dept.: Planning & Zoning: Project Manager _____ Joann Skaria, AICP Senior Planner <input checked="" type="checkbox"/> Quasi – Judicial <input type="checkbox"/> Legislative <input type="checkbox"/> Public Hearing</p>	<p>Finance: Accountant  _____ Tresha Thomas Fees Paid: <u>Yes</u> Funding Source: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u> Budget Acct.#: <u>N/A</u> Effective Date: <u>N/A</u> Expiration Date: <u>N/A</u></p>	<p>Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> App. w/ Conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____</p>
<p>Approved by: City Manager  _____ Ronald M. Ferris</p>	<p>Advertised: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Date: <u>N/A</u> Paper: <u>N/A</u></p>	<p>Affected parties: <input type="checkbox"/> Notified <input checked="" type="checkbox"/> Not Required</p>	<p>Attachments:</p> <ul style="list-style-type: none"> • Development Application • Warranty Deed • Location Map • Community Development District Application Package • Ordinance 17, 2016

EXECUTIVE SUMMARY

The Applicant for Avenir PCD has requested the establishment of a Community Development District (CDD) for the Avenir PCD, per Chapter 190, *Florida Statutes*. Staff is recommending approval of the proposed CDD.

BACKGROUND

On March 21, 1991, the City Council adopted Ordinance 6, 1991, approving the annexation of the subject property into the City of Palm Beach Gardens. This annexation included land, in addition to what is now known as the Avenir PCD, for a total of 5,638 acres.

On May 5, 2016, the City Council adopted Ordinance 3, 2016, approving a large-scale Future Land Use Map amendment designating the future land use for the subject site as Mixed Use Development (MXD).

On May 5, 2016, the City Council adopted Ordinance 4, 2016, approving the rezoning of 4,763 acres from Planned Development Area District (PDA) to Planned Community Development Overlay District (PCD) with an underlying zoning designation of Mixed Use Development District (MXD), with a Conservation Preserved Land Overlay on 2,407 acres.

On May 5, 2016, the City Council adopted Resolution 4, 2016, approving the Avenir PCD Master Plan and Development Standards. The Avenir PCD development program consists of 3,000 single-family homes, 250 multifamily units, 400,000 square feet of commercial use, 200,000 square feet of medical office use, 1,940,000 square feet of office use, a 300-room hotel, a 55-acre land dedication for a public park, a 15-acre land dedication for a police/fire/city annex site, a 60-acre land dedication for civic/recreation use adjacent to the City's municipal golf course, 15 acres for a public elementary school, 20 acres of agriculture, and 2,407 acres of conservation.

Authority for CDDs was established by Florida's Uniform Community Development District Act of 1980. Community Development Districts are a local, special-purpose government framework authorized by Chapter 190, *Florida Statutes*, and is an alternative for managing and financing infrastructure required to support development of a community. The State of Florida has over 600 CDDs. The City of Palm Beach Gardens currently has one (1) CDD that was approved by the City Council in 2002 for the Old Palm PCD.

LAND USE & ZONING

The subject site has a Mixed Use Development (MXD) future land use designation. The site is zoned Planned Community Development Overlay District (PCD), with an underlying zoning of Mixed Use Development District (MXD).

Table 1. Existing Zoning and Land-Use Designations

DIRECTION	EXISTING USE	LAND USE	ZONING
SUBJECT PROPERTY	Vacant Agricultural Land	Planned Community Development (PCD) / Mixed Use (MXD)	Mixed Use Development District (MXD)
NORTH	(Northwest) Hungryland Slough	<i>Palm Beach Gardens Conservation (CONS)</i>	<i>Palm Beach Gardens Conservation (CONS)</i>
	(Across Beeline Hwy.) Caloosa (Residential)	<i>Palm Beach County Rural Residential 10 (RR10)</i>	<i>Palm Beach County Residential Medium (RM)</i>
SOUTH	Various Vacant Parcels (all approximately 600 feet in depth), and The Acreage (Residential)	<i>Palm Beach County Commercial Low (CL)/Rural Residential 5 (RR-5), Rural Residential 20 (RR20), Rural Residential 10 (RR10), Rural Residential 2.5 (RR2.5)</i>	<i>Palm Beach County Public Ownership (PO), Mixed Use Planned Development (MUPD), Agriculture Residential (AR), Residential Estate (RE)</i>
	Pierce Hammock Elementary School	<i>Palm Beach County Rural Residential 10 (RR10)</i>	<i>Palm Beach County Agricultural Residential (AR)</i>
	Bay Hill Estates Residential Community	<i>Palm Beach County Rural Residential 2.5</i>	<i>Palm Beach County Residential Estate (RE)</i>
	Vacant-Outparcel on north side of Northlake Blvd. (multiple owners) One (1) parcel contains a communication tower	<i>Palm Beach County Rural Residential 20 (RR20)</i>	<i>Palm Beach County Agriculture Residential (AR)</i>
EAST	North County General Aviation Airport	<i>Palm Beach County Utilities and Transportation (U/T)</i>	<i>Palm Beach County Public Ownership (PO)</i>
	Loxahatchee Slough	<i>Palm Beach Gardens Conservation (CONS)</i>	<i>Palm Beach Gardens Conservation (CONS)</i>
	Palm Beach Gardens Municipal Golf Course	<i>Palm Beach Gardens Public & Institutional (P/I)</i>	<i>Palm Beach Gardens Golf (G)</i>
	Vacant	<i>Palm Beach County Rural Residential 10 (RR10)</i>	<i>Palm Beach County Agriculture Residential (AR)</i>
WEST	Vacant Mecca Farms	<i>Palm Beach County Rural Residential 10 (RR10)</i>	<i>Palm Beach County Agriculture Residential (AR)</i>
	The Acreage (Residential)	<i>Palm Beach County Rural Residential 10 (RR10) and Rural Residential 2.5 (RR2.5)</i>	<i>Palm Beach County Agriculture Residential (AR)</i>

EXISTING SITE DETAILS

The overall Avenir project is approximately 4,763 acres and is generally located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway.

The 4,763-acre property is presently undeveloped with the vast majority in agricultural land-cover types, along with minor components of natural systems. Long-term agricultural and silvicultural use has resulted in significant alteration of the property from its natural

state, including surface water drainage and management improvements in association with timber harvest, row crops, and cattle grazing. There are remaining natural resources on the site, primarily in the form of wetland systems ranging in ecological quality, as well as some areas of native upland habitat. Currently, the land cover includes primarily improved pasture with active cattle grazing as well as areas of unimproved pasture, other agricultural lands, including inactive row crops, and upland and wetland natural systems. Over 75 percent of the property is characterized by non-native and invasive vegetation species that severely degrade the native habitat functions of the property.

The property has 11,565 feet of linear frontage on Northlake Boulevard at its southern boundary, and 1,687 feet of frontage on the SR 710-Beeline Highway at its northern boundary. The C-18 Hungryland Slough Canal is adjacent to the diagonal northwestern boundary. The property is bordered to the east by the Sweetbay Natural Area, the North County General Aviation Airport, a portion of the Loxahatchee Slough, a portion of the Grassy Waters Preserve, the City of Palm Beach Gardens Municipal Golf Course, and a vacant parcel to the east. The property is bordered to the west by the former Mecca Farms citrus grove, which is approved for water management and owned by the South Florida Water Management District (SFWMD), and The Acreage residential community. To the south, across from Northlake Boulevard are various vacant parcels at approximately 600 feet in depth, the Pierce Hammock Elementary School, Bay Hill Estates residential community, and The Acreage. There is an outparcel (approximately 100 acres) fronting Northlake Boulevard, located at the approximate middle of the Avenir frontage.

SUBJECT REQUEST

The Applicant is requesting to establish a CDD, as provided for in the *Florida Statutes*. CDDs are a local, special-purpose government framework authorized by Chapter 190, *Florida Statutes*, and is an alternative for managing and financing the infrastructure required to support development of a community.

The CDD is a financing mechanism for the infrastructure costs associated with the project. Therefore, the CCD would likely provide a cost savings to the workforce housing units/parcels. The specific services that are provided are up to the landowners/residents, and, generally, the initial price for property owners within the CDD is lower due to deferred infrastructure costs. However, all infrastructure must be built in accordance to the Master Plan for the PCD and related approving exhibits.

The specific services proposed to be addressed through the CDD include: Wastewater Collection System; Water Distribution System; Surface Water Management and Drainage Systems; Roadway Improvements; Open Space and Recreation; Common Area Landscaping, Irrigation, Entry Features and Hardscapes; and Wetlands Mitigation and Conservation. The Applicant has indicated that Seacoast Utility Authority will be utilized to provide water distribution and wastewater services rather than establishing a private utility entity.

It is anticipated that the non-residential entities will be assessed by property ownership. The number of entities cannot yet be determined. The lands to be dedicated to the City will not be included as part of the assessment. Additionally, the economic development parcel specifically will also be subject to Conditions No. 94 and 99 of the Avenir Development Order, Resolution 4, 2016, with regard to dedication timing and assessment responsibility.

The bond terms will be set at bond pricing, and the assessment allocation will be set forth in an Assessment Methodology adopted by the CDD Board of Supervisors. The Applicant has provided a "good faith" assessment and bond assumption; these are preliminary estimates subject to change and amendment as they cannot be established until the CDD Board of Supervisors is established:

Assessment Assumptions

Product	# of Units	Debt (annual)	Total Assess.	Par Per Lot
Residential (Units)	3,250	\$1,800.00	\$5,850,000.00	\$27,670.00
Commercial (SF)	2,540,000	\$2.40	\$6,096,000.00	\$36.89

It is estimated that the average homeowner/unit will be assessed approximately \$1,800.00 per year. The Applicant has indicated that this is a conservative estimate, and could potentially be lower.

The specific item that the Applicant is requesting with this petition is the establishment of the CDD Board of Supervisors so that the necessary planning and engineering work may commence. The CDD will be governed as required by Chapter 190, *Florida Statutes*. The general duties of a CDD are set forth in Section 190.007, *Florida Statutes* and the general and special powers of a CDD's Board of Supervisors are set forth in Section 190.011 and Section 190.012, *Florida Statutes*, respectively.

Section 190.006, *Florida Statutes*, sets forth the process of election of the Board of Supervisors of the District. The statute provides that, within 90 days following the effective date of the ordinance establishing the District, the landowners of the District shall hold a meeting and elect the initial five (5) members. The term of the office of a supervisor is either two (2) or four (4) years. The two (2) candidates receiving the highest number of votes shall be elected for four (4) years, and the three (3) candidates receiving the next largest number of votes shall be elected for two (2) years. Thereafter, the statutory process provides for elections of members every two (2) years in November. After the District reaches its sixth year in existence and there are at least 250 qualified electors residing in the District, the positions of two (2) board members whose terms are expiring shall be filled by qualified electors of the District elected by the qualified electors of the District for four-(4) year terms.

As the terms expire for the remaining board members, these board members shall be qualified electors elected by qualified electors of the District for a term of four (4) years.

Following an initial period during which the District's non-ad valorem assessments may be collected from the developer/landowners by direct bill, the non-ad valorem assessments levied by the District to pay debt service on the District's special assessment bonds payable over a 30-year period, as well as the District's operation and maintenance assessments, will be collected by the District utilizing the Uniform Method (i.e., on the Palm Beach County Tax Roll) pursuant to Section 197.3632, *Florida Statutes*.

DISCLOSURE

The *Florida Statutes* have specific provisions for disclosure regarding the proposed District. Section 190.048, *Florida Statutes*, requires that each contract for the initial sale of residential real property in the District contain the following disclosure statement:

"THE AVENIR COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

This disclosure statement must be placed immediately prior to the space in the contract reserved for the signature of the purchaser, in bold-faced and conspicuous type that is larger than the type in the remaining text of the contract.

Additionally, *The Notice of Establishment of the Avenir Community Development District* shall be recorded in the official property records of Palm Beach County within 30 days after the effective date of the establishing ordinance. The Notice of Establishment shall include the legal description of the District and the aforementioned disclosure statement.

Further, disclosures of the existence of the District and the levy of non-ad valorem assessments by the District will be provided to prospective residents of the District pursuant to Section 190.009, *Florida Statutes*, and a Notice of Public Financing will be recorded in the official records of Palm Beach County. Other disclosure information will also be recorded in the official records of Palm Beach County, including the Notice of Establishment discussed above and a Notice of Lien of Record, to be recorded following the issuance of the District's levy of non-ad valorem assessments. Therefore, future property purchasers will become aware of these disclosures in connection with their purchase of property in the District.

PUBLIC NOTICE

The petition will be publicly noticed prior to second reading of the Ordinance, which includes the public hearing, per 190.005 (d) of the *Florida Statutes*, with published ads in a local newspaper of general circulation for four (4) consecutive weeks.

RECOMMENDATION

Staff recommends **APPROVAL** of Ordinance 17, 2016 as presented on first reading.

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

MISC-16-09-000130

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- | | |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input checked="" type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input checked="" type="checkbox"/> Other <u>Community Development District</u> |

Date Submitted: Sep 27, 2016

Project Name: Avenir Community Development District

Owner: Avenir Holdings, LLC

Applicant (if not Owner): Same

Applicant's Address: 550 Biltmore Way, Coral Gables, FL Telephone No. 561-478-8501

Agent: Peter L. Pimentel of Special District Services, Inc.

Contact Person: Peter L. Pimentel E-Mail: ppimentel@sdsinc.org

Agent's Mailing Address: 2501A Burns Road, Palm Beach Gardens, FL 33410

Agent's Telephone Number: 561-630-4923

FOR OFFICE USE ONLY

Petition Number: _____

Date & Time Received: _____

Fees Received

Application \$ _____

Engineering \$ _____

Receipt Number: _____



Architect: _____

Engineer: Ballbe and Associates, Inc. & Susan O'Rourke, PE, Inc. _____

Planner: Urban Design Kilday Studios _____

Landscape Architect: _____

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: About 1 mile east of Seminole Pratt-Whitney Road on north side of Northlake Blvd. _____

Address: 12001 Northlake Boulevard _____

Section: See below Township: 41, 42 Range: 41 _____

Property Control Number(s): 52414128000005010, 52414133000001020, 52414132000005010
52414205000001000, 52414204000009000, 52414210000009000, 52414214000003020, 52414215000005010

Acreage: ~~4.280~~ 2427.5 Current Zoning: PCD Requested Zoning: PCD _____

Flood Zone ^B _____ Base Flood Elevation (BFE) - to be indicated on site plan ^{N/A} _____

Current Comprehensive Plan Land Use Designation: ^{MXD} _____

Existing Land Use: Vacant Requested Land Use: Mixed Use community _____

Proposed Use(s) i.e. hotel, single family residence, etc.: _____
N/A

Proposed Square Footage by Use: ^{N/A} _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):
N/A

Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: Consistent with Chapter 190, Florida Statutes, the Applicant is requesting to establish a Community Development District within the Avenir project. The proposed CDD will allow for the financing, construction, acquisition and maintenance of applicable infrastructure costs need to develop the Avenir community.

2. What will be the impact of the proposed change on the surrounding area?

No adverse impacts to the surrounding area are anticipated with the creation of the Avenir CDD.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

Not applicable as this is not a rezoning request.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The Avenir project exceeds the City's requirement for preservation of upland and wetland habitats.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The project will comply with the City's Art in Public Places requirement during the review of

non-residential site plans.

6. Has project received concurrency certification?

Yes, through the adoption of the Avenir Master Plan through Resolution 4, 2016.

Date Received:

[Empty rectangular box for date]

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately ¹ _____ mile(s) from the intersection of _____ Seminole
Pratt-Whitney Rd. and Northlake _____, on the north, east, south, west side of _____
Northlake Boulevard _____ (street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared David Serviansky, Pres.
of Avenir Holdings, LLC who, being by me first duly sworn, on oath deposed and says:

1. That ~~he/she~~ Avenir Holdings, LLC is the fee simple title owner of the property described in the attached Legal Description.
2. That ~~he/she~~ Avenir Holdings, LLC is requesting _____ in the City of Palm Beach Gardens, Florida.
3. That ~~he/she~~ Avenir Holdings, LLC has appointed _____ to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: AVENIR HOLDINGS, LLC

David Serviansky
Signature of Owner
550 Biltmore Way, Suite 1110
Street Address

David Serviansky, President
By: Name/Title
Coral Gables, FL 33134
City, State, Zip Code

P. O. Box
(305) 461-2440
Telephone Number
ds@landstardevelopment.com
E-mail Address

City, State, Zip Code
(305) 461-3190
Fax Number

Sworn and subscribed before me this 27th day of September, 2016

Clara L. Diaz
Notary Public

My Commission expires:



Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

AVENIR HOLDINGS, LLC

Applicant is:



Signature of Applicant

Owner

By: David Serviansky, President

Print Name of Applicant

Optionee

Street Address

Lessee

City, State, Zip Code

Agent

Telephone Number

Contract Purchaser

Fax Number

E-Mail Address



Permit # _____

Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbusement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

David Serviansky
Owner signature David Serviansky, as President of

9/27/2016
Date

AVENIR HOLDINGS, LLC
Owner printed name

Property Control Number

DESIGNEE/BILL TO:

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Miami-Dade

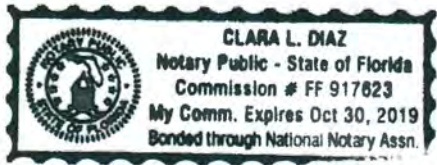
I hereby certify that the foregoing instrument was acknowledged before me this 27th day of September, 2016, by David Serviansky, as President of Avenir Holdings, LLC. He or she is personally known to me or has produced _____ as identification.

Clara L. Diaz
Notary public signature

Printed name

State of Florida at-large

My Commission expires: 10/30/2019



THIS CHECK IS VOID WITHOUT A COLORED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

AVENIR HOLDINGS, LLC
550 BILTMORE WAY, SUITE 1110
CORAL GABLES, FL 33134

BANK OF AMERICA, N.A.

63-4/630

002812

DATE
09/19/2016

CHECK AMOUNT

\$*****15,000.00**

PAY FIFTEEN THOUSAND AND 00/100 DOLLARS

TO THE
ORDER
OF

CITY OF PALM BEACH
GARDENS FINANCE DEPT
10500 N. MILITARY TRAIL
P.BEACH GARDEN FL 33410

[Handwritten Signature]

⑈002812⑈ ⑆063000047⑆ 229046312944⑈





September 26, 2016

Natalie Crowley, AICP
Director of Planning and Zoning
City of Palm Beach Gardens
10500 North Military Trail
Palm Beach Gardens, FL 33410

RE: Avenir Community Development District

Dear Ms. Crowley:

Enclosed on behalf of Avenir Holdings, LLC is one (1) original and nine (9) copies of the September 26, 2016 Petition for the Formation of the Avenir Community Development District in the City of Palm Beach Gardens. This Petition is submitted in accordance with the provisions of Chapter 190, Florida Statutes, as amended.

Also enclosed as required under Chapter 190 is check no. 002812 in the amount of \$15,000 to offset any expenses the City may incur in the processing of this Petition.

We are available to meet with you, your staff and/or City consultants at your convenience to discuss this Petition in detail. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

Peter L. Pimentel
Vice President

cc. Rosa Schechter, Esq.
David Serviansky
Manuel Mato
E. Daniel Lopes
Virginia Cepero
Brian Seymore, Esq.
Dennis Lyles, Esq.
Gerald Knight, Esq.
Ginger Wald, Esq.
Ken Tuma





CFN 20120436909
 OR BK 25564 PG 1325
 RECORDED 10/31/2012 13:09:39
 Palm Beach County, Florida
 ANT 20,000,000.00
 Doc Stamp 140,000.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1325 - 1329; (5pgs)

This instrument prepared by:
 Lawrence C. Griffin, Esq.
 Haile, Shaw & Pfaffenberger, P.A.
 660 US Highway One, 3rd Floor
 North Palm Beach, FL 33410

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$20,000,000.00. Documentary stamps in the amount of \$140,000.00 has been paid hereon.

Tax Folio Numbers are listed in Exhibit A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of October, 2012, between WIFL, LLC, A Florida limited liability company, whose address is 2655 North Ocean Drive, Suite 404, Singer Island, Florida, 33404, hereinafter referred to as "Grantor", and WAL DEVELOPMENT GROUP, LLC, a Florida limited liability company, whose address is 550 Biltmore Way, Suite 1110, Coral Gables, Florida, 33134, hereinafter referred to as "Grantee".

WITNESSETH:

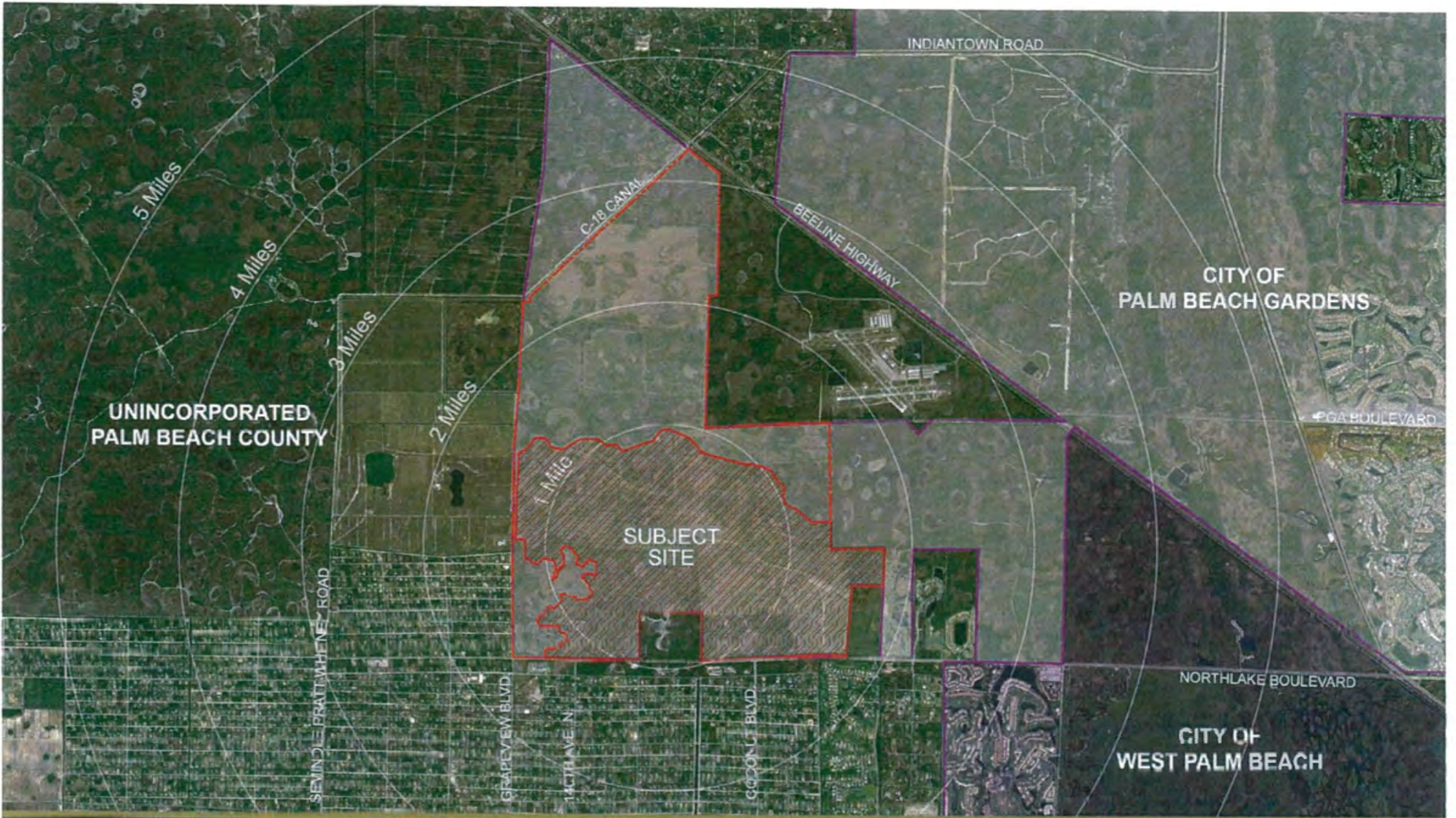
That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Palm Beach, State of Florida, described as follows:

See attached Exhibit A.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, SUBJECT TO:

1. Conditions, restrictions, limitations, easements, reservations, zoning ordinances and other matters of record, if any, none of which are hereby reimposed; and
2. Real estate taxes for the year 2012 and subsequent years.




- PALM BEACH GARDENS MUNICIPAL BOUNDARY
- WEST PALM BEACH MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY BOUNDARY



AVENIR
PALM BEACH GARDENS

LOCATION MAP

CDD BOUNDARY



**PETITION OF
AVENIR HOLDINGS, LLC
TO ESTABLISH THE
AVENIR
COMMUNITY DEVELOPMENT DISTRICT**

PALM BEACH GARDENS, FLORIDA

September 26, 2016

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922



IN RE: AN ORDINANCE TO ESTABLISH THE
AVENIR COMMUNITY DEVELOPMENT DISTRICT

PETITION

Avenir Holdings, LLC, a Florida limited liability company (“Petitioner”), hereby petitions the City of Palm Beach Gardens, 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 lands described herein. In support of this Petition, Petitioner states as follows:

1. Location and Size. The proposed District is located within the incorporated area of the City of Palm Beach Gardens, Florida (“City”), and contains approximately 2,427.5 acres. EXHIBIT 1 attached hereto depicts the general location of the proposed District. The metes and bounds description (and sketch) of the external boundaries of the District is set forth in EXHIBIT 2 attached hereto.
2. Landowner Consent. Attached to this Petition as EXHIBIT 3 is the written consent to the establishment of the District by the owner of 100% of the real property to be included in the proposed District boundaries.
3. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

David Serviansky
Rosa Eckstein Schechter
Eduardo Stern
E. Daniel Lopez
Virginia Cepero

All of the above listed persons are residents of the State of Florida and citizens of the United States of America.

4. Name. The name of the proposed District is “Avenir Community Development District.”
5. District Facilities and Improvements. The Petitioner presently intends for the proposed District to participate in the funding and construction of the following described facilities, services and improvements serving the proposed development of lands located within the proposed District boundaries: Surface Water Management System; Water Distribution System; Wastewater Collection System; Roadway and Drainage Improvements; Open Space and Recreation, Landscape, Irrigation, Entry Features; Hardscape; Wetland Mitigation and Conservation. The proposed timetable for construction of such facilities and improvements is shown in EXHIBIT 4A attached hereto. The estimated costs of construction of such facilities and improvements are set forth in EXHIBIT 4B attached hereto. Actual expenditures and construction timetables will likely vary, due in part to the

effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

6. Existing and Future Land Uses. Petitioner is planning for the development of the lands located within the proposed District boundaries as a Planned Community Development in accordance with a development plan approved by City Resolution 4, 2016. The proposed uses for the lands located within the proposed District boundaries include, but are not limited to residential, commercial, professional and medical offices, public and institutional facilities, public school, hotel, conservation and agriculture. The proposed uses for the lands located within the proposed District are in compliance with the City of Palm Beach Gardens Comprehensive Plan and the State of Florida Comprehensive Plan. The Future Land Use Plan Element of the City's Comprehensive Plan designates such lands as Mixed Use. The future general distribution, location and extent of public and private uses of lands proposed for the area within the proposed District boundaries are shown on EXHIBIT 5 attached hereto.
7. Statement of Estimated Regulatory Costs. EXHIBIT 6 attached hereto is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.
8. Major Water and Wastewater Facilities. EXHIBITS 7A, 7B, and 7C attached hereto show the existing major trunk water mains, sewer connections, and drainage outfalls serving the lands located within the proposed District boundaries.
9. Petitioner and Authorized Agent. The Petitioner is Avenir Holdings, LLC, a Florida Limited Liability Company, whose address is 550 Biltmore Way, Suite 1110, Coral Gables, Florida 33134. Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Dennis E. Lyles, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 E. Las Olas Blvd., 6th floor
Fort Lauderdale, Florida 33301
Phone: 954-764-7150 / Fax: 954-764-7279
Email: dlyles@bclmr.com

10. Rights to be Granted to the District. The Petitioner hereby requests that the District be granted the right to exercise all powers provided for in Sections 190.012(1) and (2)(a), (2)(b) (with respect to the installation of fire lines and hydrants only), and 2(d), Florida Statutes.
11. Reasons for the Establishment of the District. The Petition to Establish the Avenir 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 City Comprehensive Plan and the State Comprehensive Plan.

- b. The area of land within the proposed District is part of a unified plan of development that has been approved by the City. The proposed District is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The community development facilities that the proposed District proposes to finance will be compatible 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 services and facilities in the future.
- d. The proposed District will be the best alternative available for delivering community infrastructure to the area to be served because the proposed District provides a governmental entity for delivering the infrastructure in a manner that does not financially impact persons residing outside the District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.
- e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Palm Beach Gardens to:

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

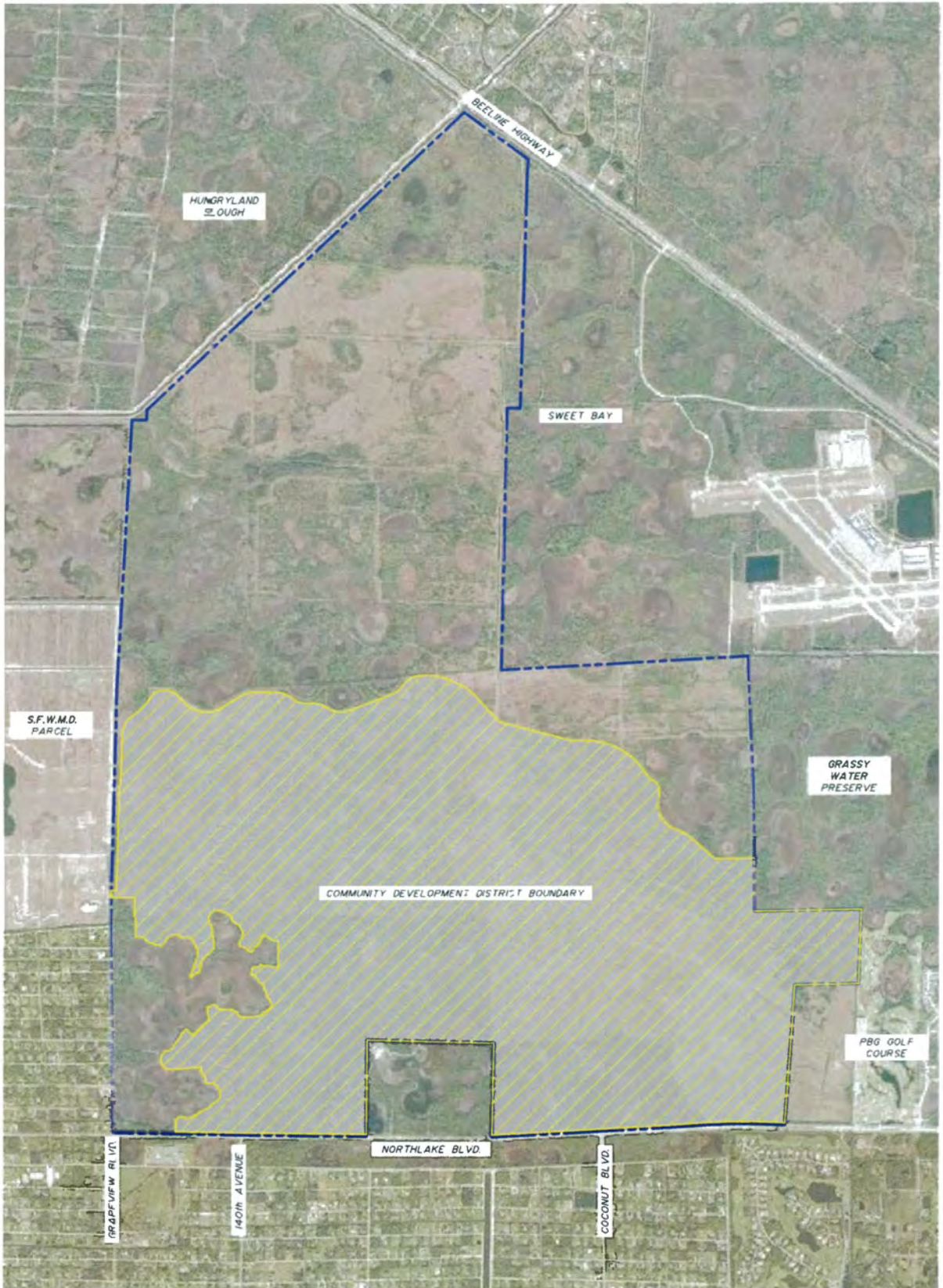
Respectfully submitted this 23 day of September, 2016.



Avenir Holdings, LLC, a Florida limited liability company

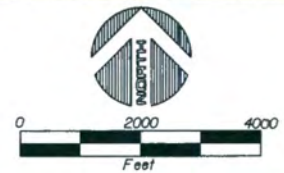
By: David Seviansky President

EXHIBIT 1

**LOCATION MAP
AVENIR COMMUNITY DEVELOPMENT DISTRICT**



 PROPERTY BOUNDARY LIMITS
 COMMUNITY DEVELOPMENT DISTRICT BOUNDARY



Engineer of Record:
Carlos J. Ballbé
 9/13/2016
 Reg. Eng. No. 41811
 State of Florida

BALLBÉ
 & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

EXHIBIT 1
 LOCATION MAP

AVENIR C.D.D.
 AVENIR HOLDINGS, LLC



EXHIBIT 2

**LEGAL DESCRIPTION
AVENIR COMMUNITY DEVELOPMENT DISTRICT**

A PARCEL OF LAND IN SECTIONS 4, 8, 9, 10, 14, 15, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 14;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 14,
 S02°11'18"W FOR 1592.57 FEET;

THENCE S88°59'02"W FOR 1351.88 FEET;
 THENCE S04°12'40"W FOR 2951.27 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH,
 THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, ACCORDING TO PARCEL 101, RECORDED IN
 OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY,
 AND ITS WESTERLY EXTENSION RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131 OF SAID PUBLIC
 RECORDS FOR THE FOLLOWING COURSES:

THENCE N87°52'51"W FOR 444.46 FEET;
 THENCE N88°37'51"W FOR 200.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTH, HAVING A RADIUS OF 11,569.16 FEET;
 THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 04°28'16 FOR 902.80 FEET TO A POINT OF TANGENCY;
 THENCE S86°53'53"W FOR 167.83 FEET;
 THENCE S86°08'53"W FOR 763.92 FEET;
 THENCE S86°53'53"W FOR 1280.82 FEET;
 THENCE S86°54'02"W FOR 2453.49 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER
 OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, N01°06'43"E FOR 1959.73 FEET TO THE WEST QUARTER CORNER
 OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N88°34'05"W
 FOR 2689.73 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16;
 THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S00°26'50"W FOR 2011.79 FEET TO A LINE
 LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD,
 RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 125, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY FOR
 THE FOLLOWING COURSES:

THENCE N89°20'55"W FOR 2656.83 FEET;
 THENCE N88°54'50"W FOR 1378.46 FEET;

THENCE N01°05'27"E FOR 253.43 FEET;	THENCE N49°46'38"E FOR 18.91 FEET;
THENCE N41°34'11"E FOR 41.36 FEET;	THENCE N46°47'03"E FOR 38.64 FEET;
THENCE S86°47'34"E FOR 53.17 FEET;	THENCE S74°45'48"E FOR 86.39 FEET;
THENCE S81°17'03"E FOR 40.54 FEET;	THENCE S83°58'24"E FOR 62.83 FEET;
THENCE N62°26'52"E FOR 87.02 FEET;	THENCE N60°22'01"E FOR 47.81 FEET;
THENCE N66°59'09"E FOR 80.06 FEET;	THENCE N12°18'44"E FOR 23.25 FEET;
THENCE N57°54'21"E FOR 101.81 FEET;	THENCE S82°24'02"E FOR 25.28 FEET;

CONTINUED ON SHEET 2 OF 22

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
 COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL
 DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH
 OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
 WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER
 NOTED HEREON.

 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 1 OF 22

THENCE N59°36'08"E FOR 152.81 FEET;
 THENCE N49°59'25"E FOR 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14" FOR 250.33 FEET TO A POINT OF TANGENCY;
 THENCE N34°22'49"W FOR 142.93 FEET; THENCE N83°58'24"W FOR 48.99 FEET;
 THENCE N76°25'20"W FOR 51.80 FEET; THENCE S89°40'05"W FOR 64.40 FEET;
 THENCE N72°40'11"W FOR 28.04 FEET; THENCE N37°07'08"W FOR 29.06 FEET;
 THENCE N00°19'55"W FOR 56.92 FEET; THENCE N21°22'01"W FOR 54.68 FEET;
 THENCE N36°44'06"W FOR 117.80 FEET; THENCE N21°21'55"W FOR 35.72 FEET;
 THENCE N12°18'38"E FOR 75.75 FEET;
 THENCE S85°50'31"W FOR 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" FOR 689.00 FEET;
 THENCE N55°37'11"E FOR 47.11 FEET; THENCE N23°49'55"E FOR 16.72 FEET;
 THENCE N46°46'56"E FOR 44.89 FEET; THENCE N22°09'50"E FOR 87.82 FEET;
 THENCE N35°20'16"E FOR 31.78 FEET; THENCE N47°18'27"E FOR 86.08 FEET;
 THENCE N21°51'20"E FOR 110.85 FEET; THENCE N47°56'51"E FOR 75.71 FEET;
 THENCE N41°34'04"E FOR 55.38 FEET; THENCE S71°03'40"E FOR 25.85 FEET;
 THENCE S50°26'21"E FOR 23.06 FEET; THENCE S42°13'54"E FOR 85.24 FEET;
 THENCE S67°39'01"E FOR 56.72 FEET; THENCE N47°26'59"E FOR 454.14 FEET;
 THENCE N04°59'45"W FOR 83.48 FEET; THENCE N24°29'40"W FOR 40.70 FEET;
 THENCE N07°36'52"W FOR 78.36 FEET; THENCE N06°04'02"E FOR 54.40 FEET;
 THENCE N31°13'06"W FOR 22.66 FEET; THENCE N69°17'14"E FOR 54.09 FEET;
 THENCE N60°32'16"E FOR 35.16 FEET; THENCE N79°08'38"E FOR 31.23 FEET;
 THENCE N69°17'09"E FOR 49.85 FEET; THENCE N89°40'05"E FOR 16.19 FEET;
 THENCE S35°16'36"E FOR 32.28 FEET; THENCE S48°36'41"E FOR 41.76 FEET;
 THENCE S48°36'42"E FOR 45.79 FEET; THENCE S72°40'08"E FOR 78.45 FEET;
 THENCE S82°24'06"E FOR 47.77 FEET; THENCE N89°40'01"E FOR 59.51 FEET;
 THENCE N74°05'48"E FOR 72.93 FEET; THENCE S56°33'39"E FOR 53.73 FEET;
 THENCE S66°18'18"E FOR 106.80 FEET; THENCE S19°24'36"W FOR 31.67 FEET;
 THENCE S42°14'00"E FOR 37.60 FEET; THENCE S34°16'12"E FOR 34.65 FEET;
 THENCE S66°18'21"E FOR 20.48 FEET;
 THENCE S89°39'47"E FOR 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET;
 THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42" FOR 224.45 FEET;
 THENCE N41°33'58"E FOR 83.97 FEET; THENCE N69°17'09"E FOR 52.49 FEET;
 THENCE N53°03'02"E FOR 60.27 FEET; THENCE N41°33'49"E FOR 71.53 FEET;
 THENCE N23°49'42"E FOR 42.42 FEET; THENCE N16°59'08"W FOR 54.18 FEET;
 THENCE N21°52'06"W FOR 61.17 FEET; THENCE N42°14'03"W FOR 50.48 FEET;
 THENCE N53°03'01"W FOR 40.09 FEET; THENCE N16°59'06"W FOR 8.39 FEET;
 THENCE N00°20'09"W FOR 36.35 FEET; THENCE N12°58'04"W FOR 55.75 FEET;
 THENCE N34°16'18"W FOR 17.73 FEET; THENCE N24°29'43"W FOR 82.05 FEET;
 THENCE N14°42'44"W FOR 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E;
 THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23" FOR 201.79 FEET;
 THENCE N50°26'26"W FOR 45.67 FEET; THENCE N61°12'17"W FOR 61.33 FEET;
 THENCE N74°45'50"W FOR 48.87 FEET; THENCE N19°24'28"E FOR 32.26 FEET;
 THENCE N09°50'26"E FOR 30.49 FEET; THENCE N20°41'54"E FOR 44.52 FEET;
 THENCE N14°02'36"E FOR 48.69 FEET; THENCE N65°38'14"E FOR 44.56 FEET;
 THENCE S81°17'12"E FOR 73.39 FEET; THENCE N47°56'35"E FOR 49.67 FEET;
 THENCE N41°33'53"E FOR 34.08 FEET; THENCE S79°22'23"E FOR 22.01 FEET;

CONTINUED ON SHEET 3 OF 22



E-Mail: info@brown-phillips.com

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THENCE S51°18'21"E FOR 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21" FOR 178.70 FEET;

THENCE N90°00'00"E FOR 137.30 FEET;	THENCE N00°00'00"E FOR 537.59 FEET;
THENCE N76°54'04"W FOR 61.86 FEET;	THENCE N61°12'17"W FOR 23.36 FEET;
THENCE N69°57'09"W FOR 41.20 FEET;	THENCE S89°39'53"W FOR 25.18 FEET;
THENCE N61°12'13"W FOR 61.48 FEET;	THENCE N31°13'10"W FOR 44.45 FEET;
THENCE N69°57'11"W FOR 77.99 FEET;	THENCE S41°33'52"W FOR 77.38 FEET;
THENCE S29°46'56"W FOR 102.67 FEET;	THENCE S10°56'28"W FOR 48.49 FEET;
THENCE S84°07'57"W FOR 74.67 FEET;	THENCE S51°08'33"W FOR 58.86 FEET;
THENCE S18°15'42"W FOR 52.35 FEET;	THENCE S45°58'26"W FOR 39.81 FEET;
THENCE S75°45'14"W FOR 34.79 FEET;	THENCE N64°48'04"W FOR 28.22 FEET;
THENCE N42°13'57"W FOR 37.50 FEET;	THENCE N50°26'22"W FOR 57.91 FEET;
THENCE N66°18'16"W FOR 86.11 FEET;	THENCE N74°45'47"W FOR 42.98 FEET;
THENCE N34°16'18"W FOR 35.51 FEET;	THENCE N12°58'33"W FOR 15.09 FEET;
THENCE N09°50'28"E FOR 21.75 FEET;	THENCE N27°57'39"E FOR 64.26 FEET;
THENCE N32°31'02"E FOR 56.10 FEET;	THENCE N00°19'57"W FOR 38.63 FEET;
THENCE N23°49'35"E FOR 39.84 FEET;	THENCE N00°19'58"W FOR 39.30 FEET;
THENCE N16°59'03"W FOR 62.21 FEET;	THENCE N24°29'35"W FOR 44.00 FEET;
THENCE N36°00'12"W FOR 82.68 FEET;	THENCE N61°12'07"W FOR 38.75 FEET;
THENCE N42°13'54"W FOR 24.42 FEET;	THENCE N59°52'00"W FOR 88.26 FEET;
THENCE N16°59'01"W FOR 31.18 FEET;	THENCE N28°37'37"W FOR 32.32 FEET;
THENCE N07°38'11"W FOR 51.67 FEET;	THENCE N64°30'42"W FOR 66.09 FEET;
THENCE N55°01'27"W FOR 67.51 FEET;	THENCE N66°18'49"W FOR 66.86 FEET;
THENCE N76°52'32"W FOR 123.56 FEET;	THENCE S66°23'02"W FOR 78.71 FEET;
THENCE S37°43'00"W FOR 58.63 FEET;	THENCE S31°46'54"W FOR 43.18 FEET;
THENCE S47°08'30"W FOR 39.89 FEET;	THENCE S10°37'59"W FOR 43.68 FEET;
THENCE S14°39'33"E FOR 74.46 FEET;	THENCE S32°41'23"E FOR 128.59 FEET;
THENCE S00°19'58"E FOR 52.88 FEET;	THENCE S10°30'19"E FOR 59.29 FEET;
THENCE S09°50'25"W FOR 30.57 FEET;	THENCE S08°32'27"E FOR 154.84 FEET;
THENCE S00°19'56"E FOR 90.53 FEET;	THENCE S06°01'34"E FOR 48.17 FEET;
THENCE S28°56'55"W FOR 43.10 FEET;	THENCE S49°46'26"W FOR 56.32 FEET;
THENCE S30°33'08"W FOR 43.03 FEET;	THENCE S46°46'53"W FOR 39.81 FEET;
THENCE S52°00'43"W FOR 91.44 FEET;	THENCE S36°52'19"W FOR 136.41 FEET;
THENCE S10°56'35"W FOR 57.39 FEET;	THENCE S10°34'06"W FOR 86.54 FEET;
THENCE S06°03'57"W FOR 70.00 FEET;	THENCE S41°33'58"W FOR 16.76 FEET;
THENCE S55°53'42"W FOR 32.70 FEET;	THENCE S41°34'02"W FOR 17.49 FEET;
THENCE N66°18'09"W FOR 26.17 FEET;	THENCE S53°03'10"W FOR 57.77 FEET;
THENCE S41°33'58"W FOR 65.12 FEET;	THENCE S53°03'14"W FOR 23.05 FEET;
THENCE N51°10'50"W FOR 25.82 FEET;	THENCE N10°56'35"E FOR 44.79 FEET;
THENCE N23°49'46"E FOR 37.02 FEET;	THENCE N25°40'41"E FOR 89.47 FEET;
THENCE N08°10'21"E FOR 39.92 FEET;	THENCE N16°19'05"E FOR 36.66 FEET;
THENCE N14°02'46"E FOR 42.14 FEET;	THENCE N23°49'41"E FOR 31.94 FEET;
THENCE N49°46'28"E FOR 31.06 FEET;	THENCE N12°18'35"E FOR 31.76 FEET;
THENCE N19°24'36"E FOR 67.17 FEET;	THENCE N00°19'57"W FOR 78.65 FEET;
THENCE N04°37'27"W FOR 72.63 FEET;	THENCE N20°04'26"W FOR 93.12 FEET;
THENCE N28°37'35"W FOR 42.25 FEET;	THENCE N24°29'36"W FOR 53.12 FEET;
THENCE N28°37'29"W FOR 32.76 FEET;	THENCE N16°59'06"W FOR 22.02 FEET;
THENCE N42°13'47"W FOR 36.82 FEET;	THENCE N72°40'02"W FOR 48.62 FEET;
THENCE N81°17'06"W FOR 42.39 FEET;	THENCE S89°40'03"W FOR 50.90 FEET;
THENCE S89°40'09"W FOR 45.48 FEET;	THENCE S80°37'16"W FOR 36.84 FEET;
THENCE N50°26'18"W FOR 125.08 FEET;	THENCE S79°08'44"W FOR 49.04 FEET;
THENCE S80°32'13"W FOR 25.65 FEET;	THENCE S75°45'28"W FOR 51.44 FEET;
THENCE S55°53'47"W FOR 39.24 FEET;	THENCE S45°58'32"W FOR 58.18 FEET;
THENCE S30°33'15"W FOR 43.33 FEET;	THENCE S41°34'00"W FOR 72.59 FEET;



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	SHEET 3 OF 22

CONTINUED FROM SHEET 3 OF 22

THENCE S38°34'25"W FOR 77.47 FEET; THENCE S72°00'17"W FOR 21.09 FEET;
 THENCE N56°33'35"W FOR 25.80 FEET; THENCE N79°48'27"W FOR 44.11 FEET;
 THENCE S80°03'10"W FOR 40.08 FEET; THENCE N50°37'10"W FOR 79.29 FEET;
 THENCE S77°06'13"W FOR 36.50 FEET; THENCE N83°58'18"W FOR 42.56 FEET;
 THENCE N48°36'29"W FOR 23.11 FEET; THENCE N24°29'29"W FOR 27.74 FEET;
 THENCE N53°42'58"W FOR 44.84 FEET; THENCE N42°13'42"W FOR 54.83 FEET;
 THENCE N79°48'29"W FOR 76.43 FEET; THENCE N53°42'58"W FOR 13.90 FEET;
 THENCE N61°11'57"W FOR 47.99 FEET; THENCE S79°08'44"W FOR 64.76 FEET;
 THENCE N69°57'02"W FOR 4.12 FEET; THENCE N00°45'13"E FOR 406.07 FEET;
 THENCE N53°23'37"W FOR 30.82 FEET; THENCE N01°16'44"E FOR 405.48 FEET;
 THENCE N90°00'00"W FOR 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8;
 THENCE ALONG SAID WEST LINE, N01°28'46"E FOR 160.05 FEET;
 THENCE N90°00'00"E FOR 100.49 FEET;
 THENCE N01°30'51"E FOR 2211.96 FEET;
 THENCE N40°12'41"E FOR 37.09 FEET;
 THENCE N02°11'39"E FOR 1065.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE
 SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°23'16"
 FOR 474.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST,
 HAVING A RADIUS OF 1300.73 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'56"
 FOR 558.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST,
 HAVING A RADIUS OF 300.52 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 57°23'41" FOR 300.00 FEET TO A POINT OF TANGENCY;
 THENCE N89°22'39"E FOR 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 46°02'21" FOR 241.06 FEET TO A POINT OF TANGENCY;
 THENCE S44°35'00"E FOR 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 35°45'57" FOR 202.88 FEET TO A POINT OF TANGENCY;
 THENCE S80°20'57"E FOR 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 40°03'47" FOR 349.82 FEET TO A POINT OF TANGENCY;
 THENCE N59°35'18"E FOR 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 30°53'57" FOR 269.65 FEET TO A POINT OF TANGENCY;
 THENCE S89°30'47"E FOR 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 35°20'02" FOR 308.35 FEET TO A POINT OF TANGENCY;
 THENCE S54°10'45"E FOR 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 39°11'27" FOR 342.00 FEET TO A POINT OF TANGENCY;
 THENCE N86°37'48"E FOR 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°40'48"
 FOR 337.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,
 HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°43'07"
 FOR 486.24 FEET TO A POINT OF TANGENCY;
 THENCE N69°35'29"E FOR 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;

CONTINUED ON SHEET 5 OF 22



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 1860 OLD OKEECHOBEE ROAD., SUITE 509,
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 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

LEGAL DESCRIPTION

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CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 4 OF 22

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°58'45" FOR 488.51 FEET TO A POINT OF TANGENCY;
 THENCE N90°00'00"E FOR 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°12'01" FOR 404.92 FEET TO A POINT OF TANGENCY;
 THENCE S66°47'59"E FOR 277.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°09'28" FOR 421.83 FEET TO A POINT OF TANGENCY;
 THENCE S42°38'31"E FOR 559.36 FEET;
 THENCE S43°20'53"E FOR 198.83 FEET;
 THENCE S75°19'58"E FOR 1604.71 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2317.98 FEET, WHERE A RADIAL LINE BEARS S04°27'38"E;
 THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'03" FOR 280.97 FEET;
 THENCE S61°12'40"E FOR 25.46 FEET;
 THENCE N75°44'35"E FOR 57.20 FEET;
 THENCE N89°39'23"E FOR 24.13 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, WHERE A RADIAL LINE BEARS S02°59'37"W;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°33'00" FOR 1428.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°58'33" FOR 244.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°37'20" FOR 356.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°25'11" FOR 889.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°57'31" FOR 383.25 FEET TO A POINT OF TANGENCY;
 THENCE S49°16'16"E FOR 650.43 FEET;
 THENCE N89°13'48"E FOR 241.57 FEET;
 THENCE S66°19'04"E FOR 57.84 FEET;
 THENCE N58°55'18"E FOR 47.44 FEET;
 THENCE N89°13'48"E FOR 491.43 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
 THENCE ALONG SAID EAST LINE, S00°46'12"E FOR 1137.24 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 14;
 THENCE ALONG SAID NORTH LINE, N88°59'02"E FOR 2266.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2427.5 ACRES, MORE OR LESS.

BEARING BASIS: S02°11'18"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

ABBREVIATIONS:

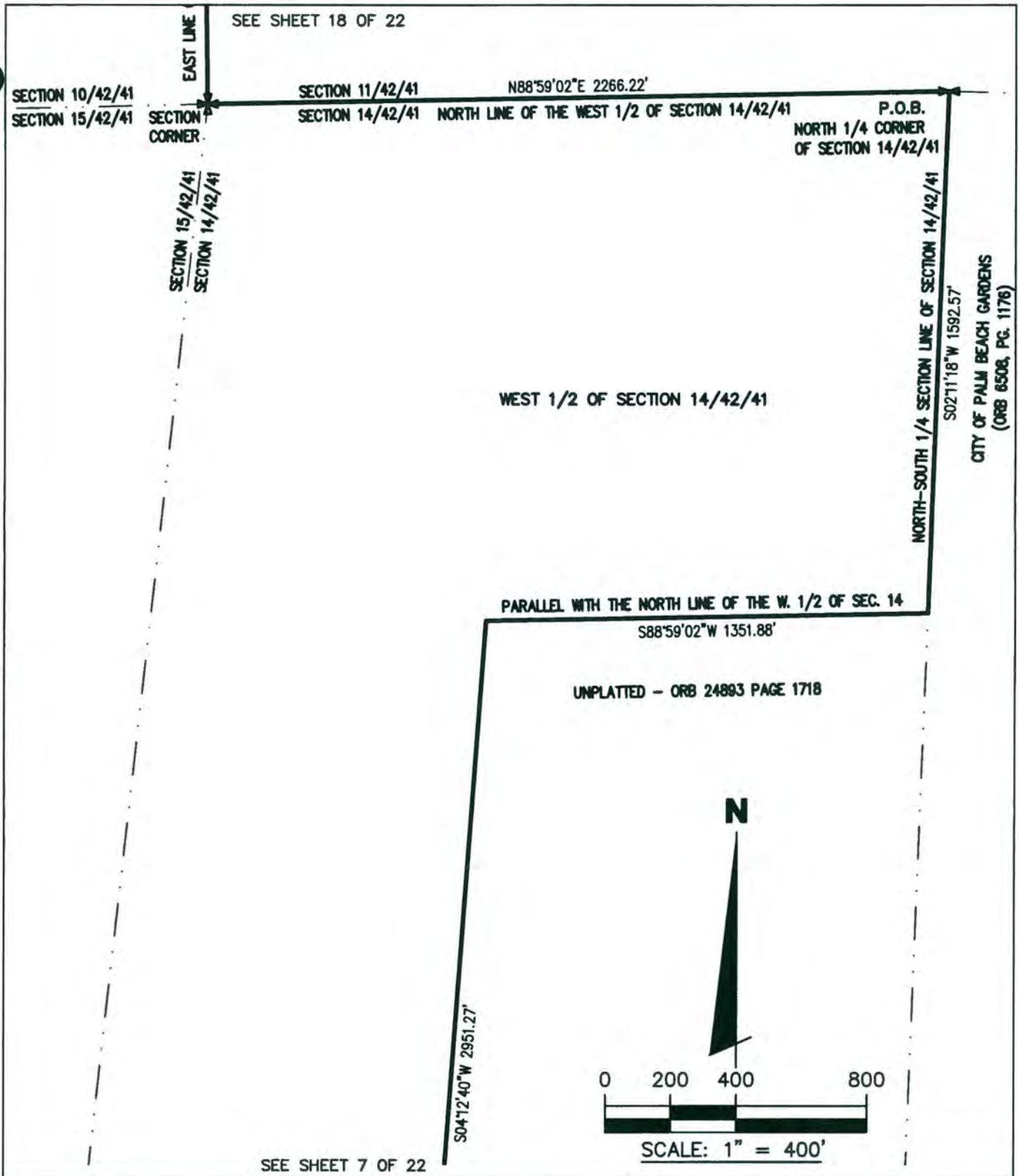
- RPB - ROAD PLAT BOOK
- ORB - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- CL - CENTERLINE
- SEC. - SECTION
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 5 OF 22



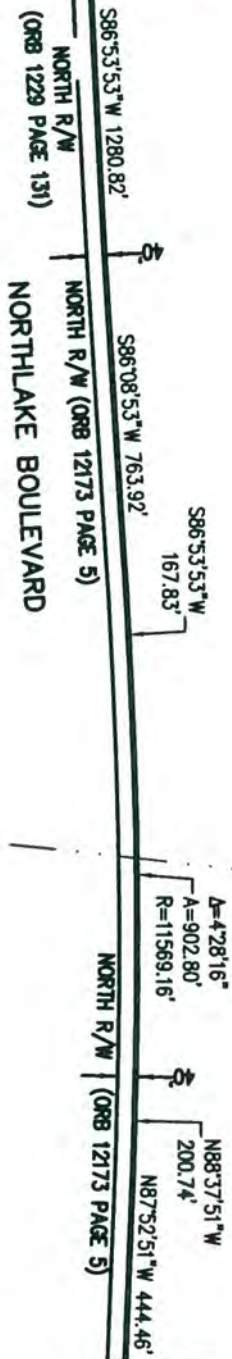
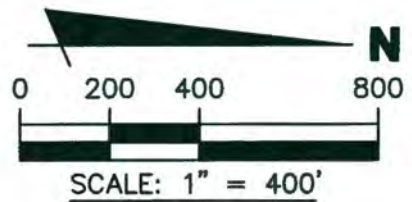
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CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 6 OF 22

SEE SHEET 8 OF 22



SECTION 15/42/41

SECTION 14/42/41

SEE SHEET 6 OF 22

S04°12'40"W 2951.27'

UNPLATTED - ORB 24883 PAGE 1718

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DRAWN: MDB	PROJ. No. 16-060
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 7 OF 22

SEE SHEET 9 OF 22

S.E. 1/4 SECTION 16/42/41

N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

W.1/4 CORNER
SEC.15/42/41

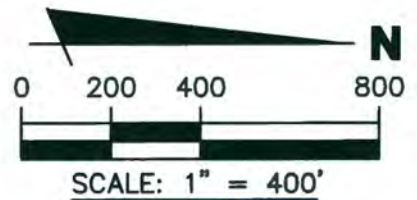
SECTION 15/42/41

SECTION 15/42/41

NORTH R/W (ORIG 1229 PAGE 131)

S86°54'02"W 2453.49'

S86°53'53"W 1280.82'



SEE SHEET 7 OF 22

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 8 OF 22

SEE SHEET 10 OF 22

NORTHLAKE
BOULEVARD
NORTH R/W
(ORB 1229 PAGE 125)

40'

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W.1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

S00°26'50"W 2011.79'

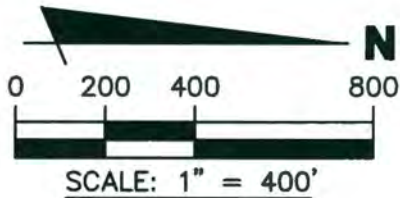
N.E. 1/4 SECTION 16/42/41

SOUTH LINE OF THE N.E. 1/4 OF SECTION 16/42/41

N88°34'05"W 2689.73'

S.E. 1/4 SECTION 16/42/41

S.E. 1/4 SECTION 16/42/41



S.E. 1/4 SECTION 16/42/41

N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

W.1/4 CORNER
SEC.15/42/41

SECTION 15/42/41

SEE SHEET 8 OF 22

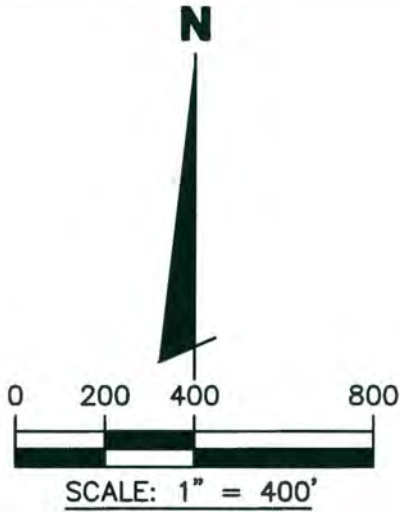
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 9 OF 22



SECTION 16/42/41

SEE SHEET 11 OF 22

S.W. 1/4 SECTION 16/42/41

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W. 1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

500'26'50"W 2011.79'

N89°20'55"W 2656.83'

10'

NORTH R/W
(ORB 1229 PAGE 125)

NORTHLAKE
BOULEVARD

SEE SHEET 9 OF 22



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**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 10 OF 22

0 200 400 800



SCALE: 1" = 400'

N



$\Delta=185^{\circ}20'15''$
 $A=689.00'$
 $R=213.00'$

RADIAL=
 $N07^{\circ}23'50''W$

L27

SECTION 17/42/41

SECTION 16/42/41

L26
L25
L24
L23
L22
L21
L20
L19
L18
L17
L16

SECTION 17/42/41

$\Delta=84^{\circ}22'14''$
 $A=250.33'$
 $R=170.00'$

L7
L8
L9
L14
L15
L13
L12
L11
L10
L5
L6
L4
L3
L2
L1

$N01^{\circ}05'27''E$
253.43'

$N88^{\circ}54'50''W$ 1378.46'

40'

$N89^{\circ}20'55''W$ 2656.83'

NORTH R/W (ORB 1229 PAGE 125)

NORTHLAKE BOULEVARD

L74
L73
L72
L71
L70
L69
L68
L67
L66
 $\Delta=22^{\circ}33'42''$
 $A=224.45'$
 $R=570.00'$

SEC. 17/42/41
SEC. 16/42/41

SEE SHEET 10 OF 22

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

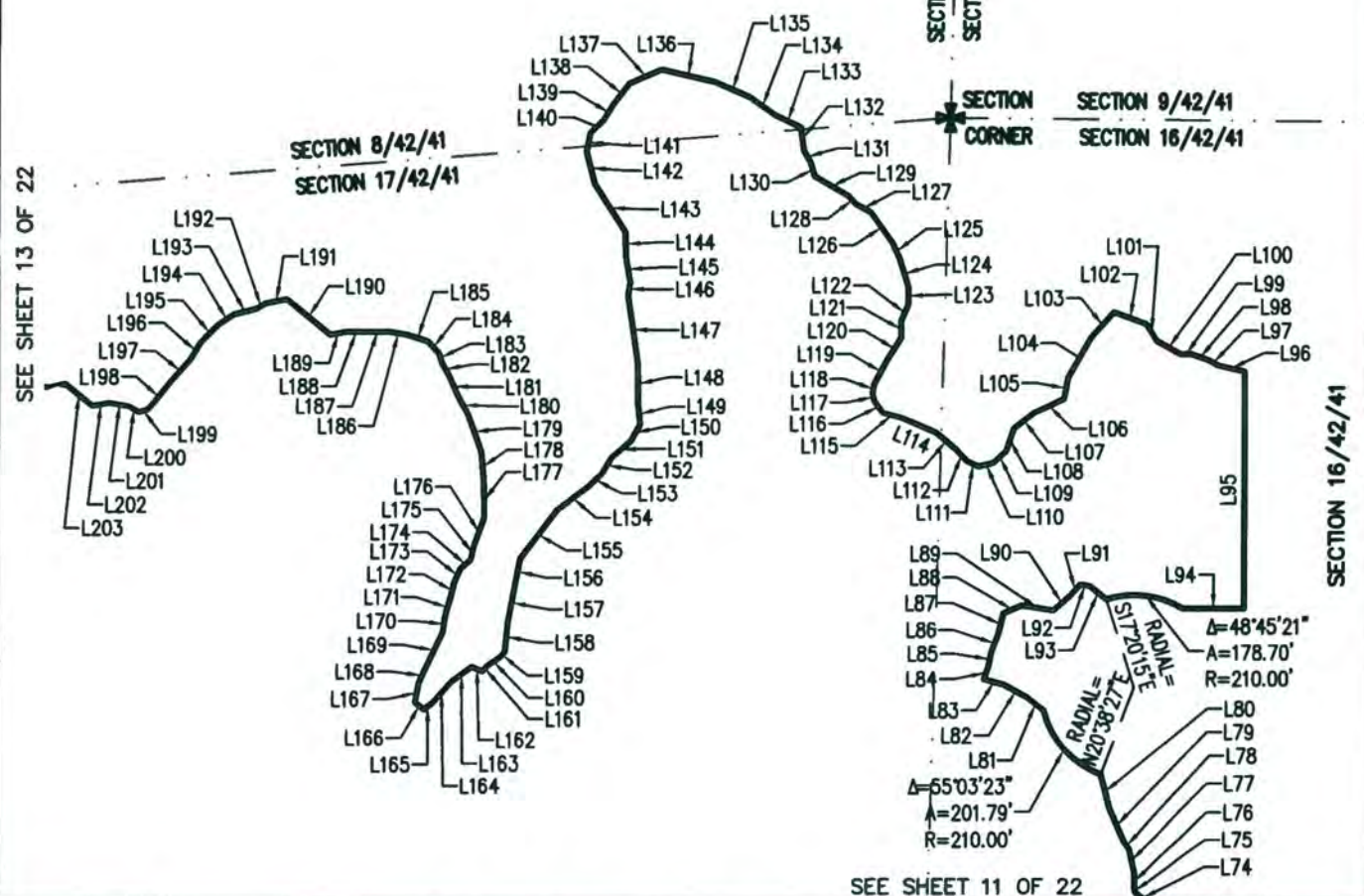
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 11 OF 22

N



SCALE: 1" = 400'



SEE SHEET 13 OF 22

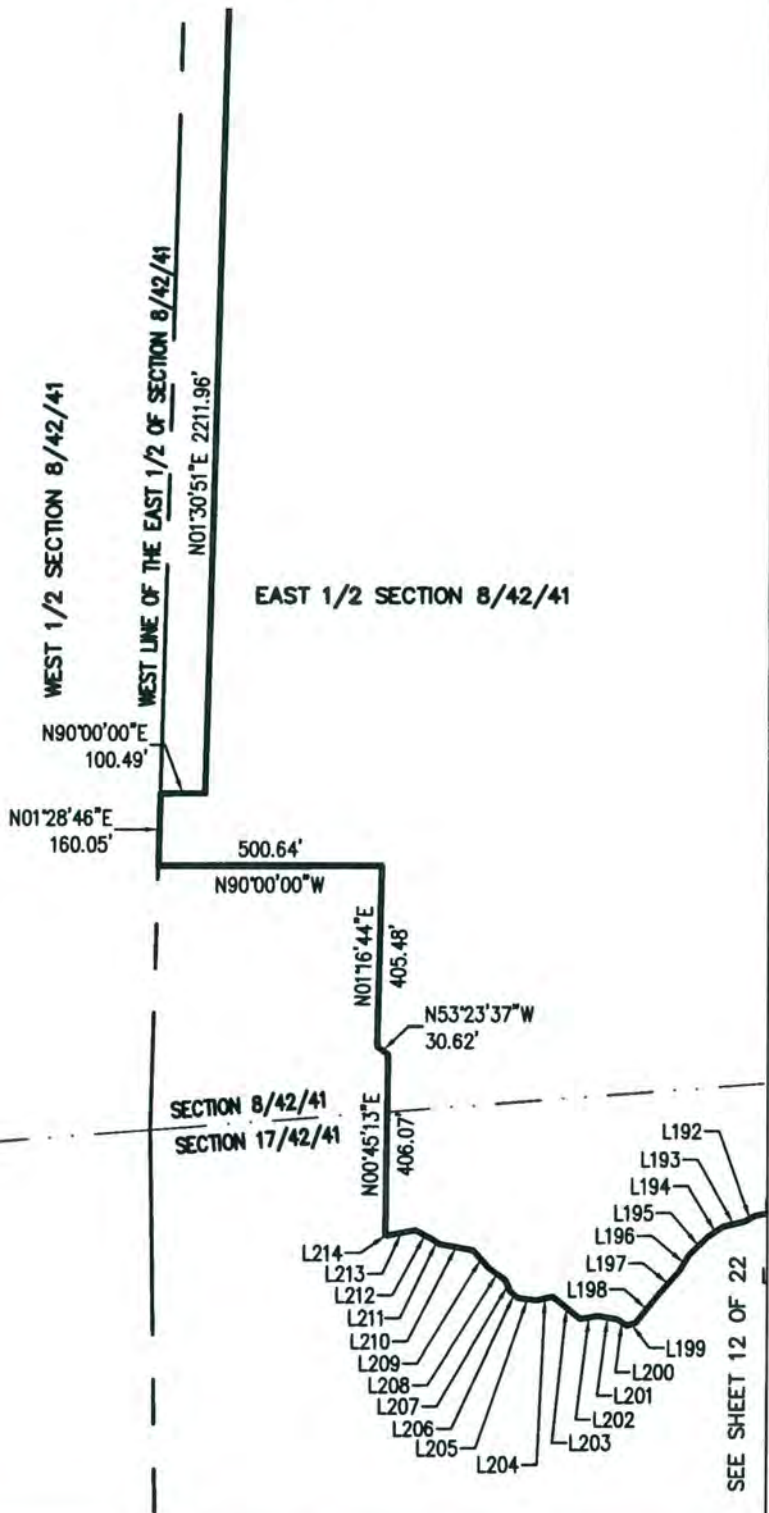
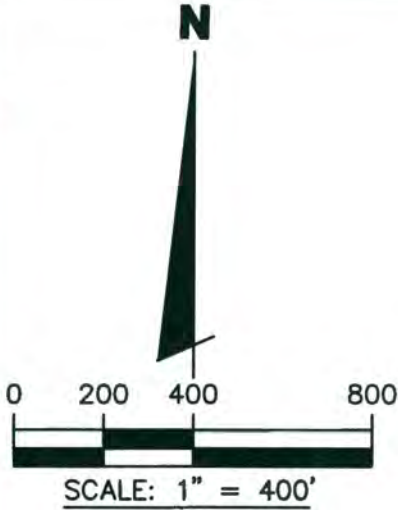
SEE SHEET 11 OF 22

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SKETCH TO ACCOMPANY
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 12 OF 22



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SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
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DRAWN: MDB	PROJ. No. 16-060
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 13 OF 22

EAST 1/2 SECTION 5/42/41

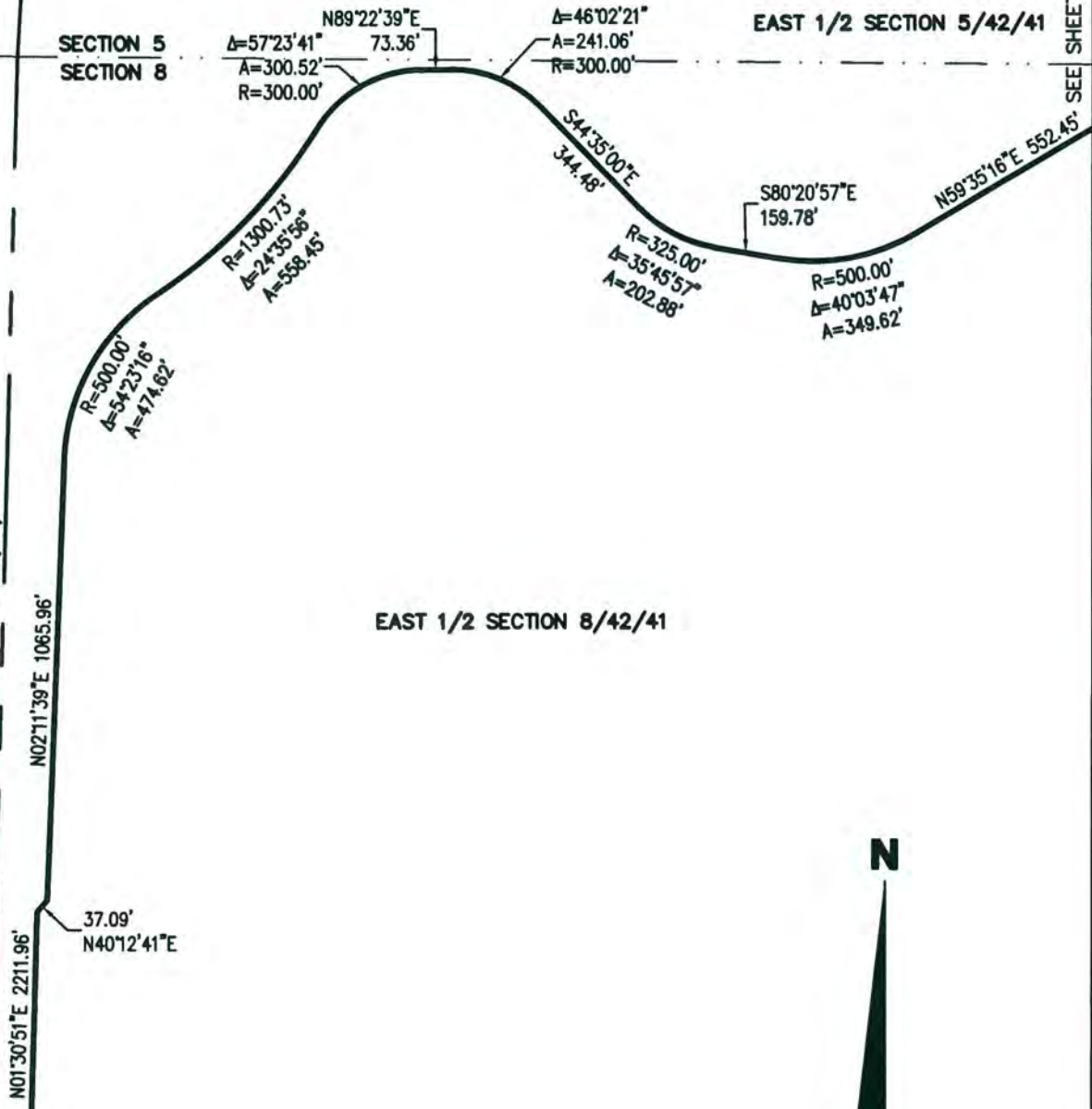
EAST 1/2 SECTION 5/42/41

SECTION 5
SECTION 8

WEST 1/2 SECTION 8/42/41

WEST LINE OF THE EAST 1/2 OF SECTION 8/42/41

EAST 1/2 SECTION 8/42/41



N



SCALE: 1" = 400'

SEE SHEET 13 OF 22

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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 14 OF 22

SEE SHEET 14 OF 22

SECTION 5/42/41

EAST 1/2 SECTION 8/42/41

SECTION 9/42/41

SECTION CORNER

SECTION 9/42/41

SECTION 4/42/41
SECTION 9/42/41

1/4 CORNER

N59°35'16"E 552.45'

R=500.00'
Δ=305.351'
A=286.695'

S89°30'47"E 477.59'

R=500.00'
Δ=352.072'
A=308.35'

S54°10'45"E
79.97'

R=500.00'
Δ=397.127'
A=342.00'

N86°37'48"E
67.63'

R=500.00'
Δ=387.4048'
A=337.55'

R=500.00'
Δ=557.307'
A=486.24'

N69°35'29"E 961.70'

SEE SHEET 16 OF 22



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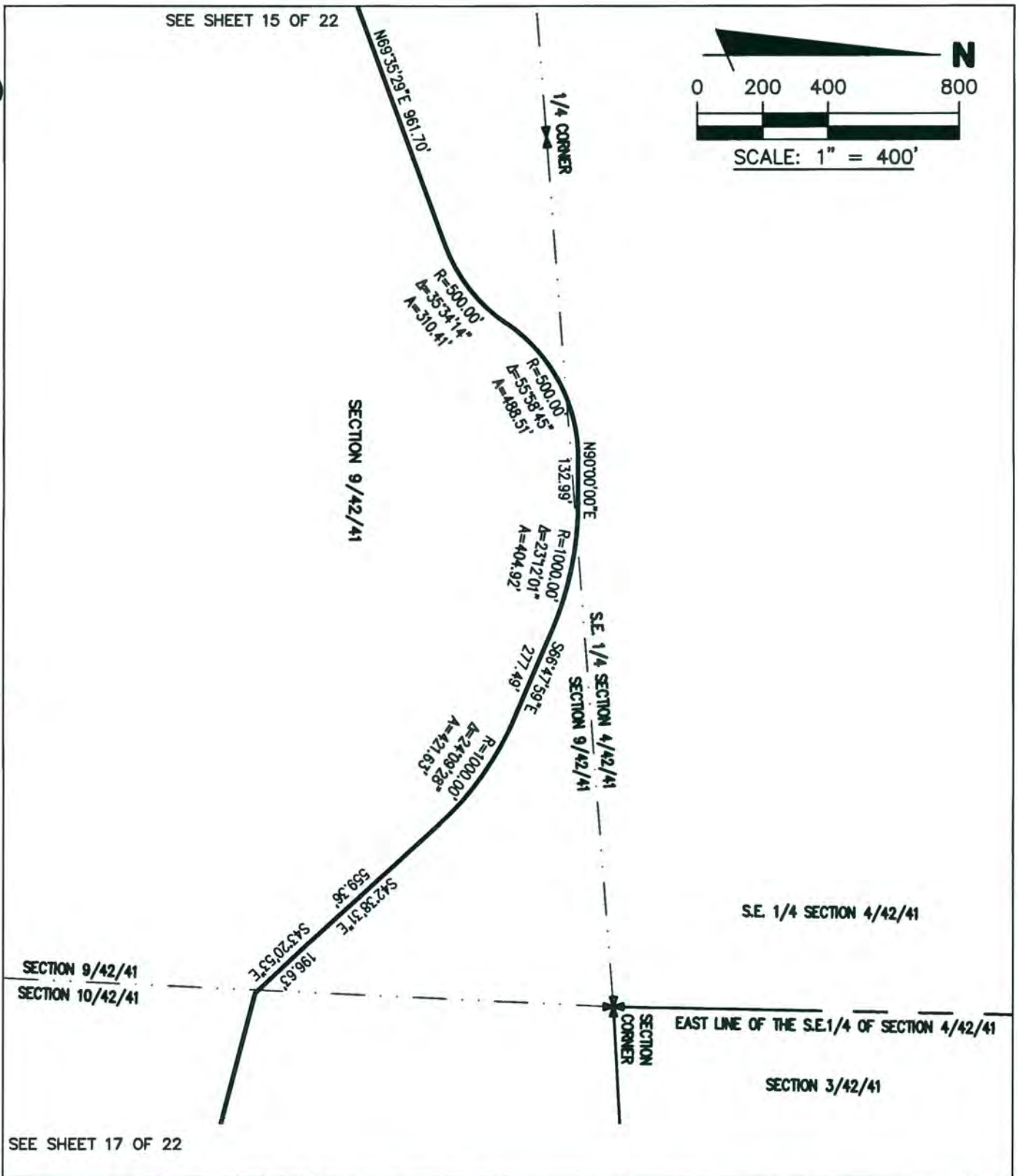
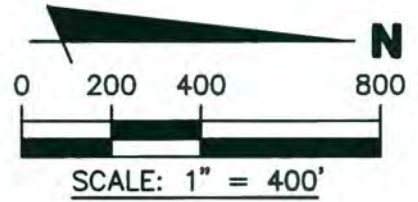
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 15 OF 22

SEE SHEET 15 OF 22



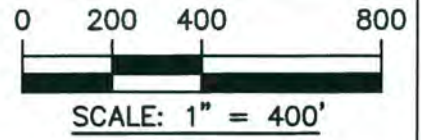
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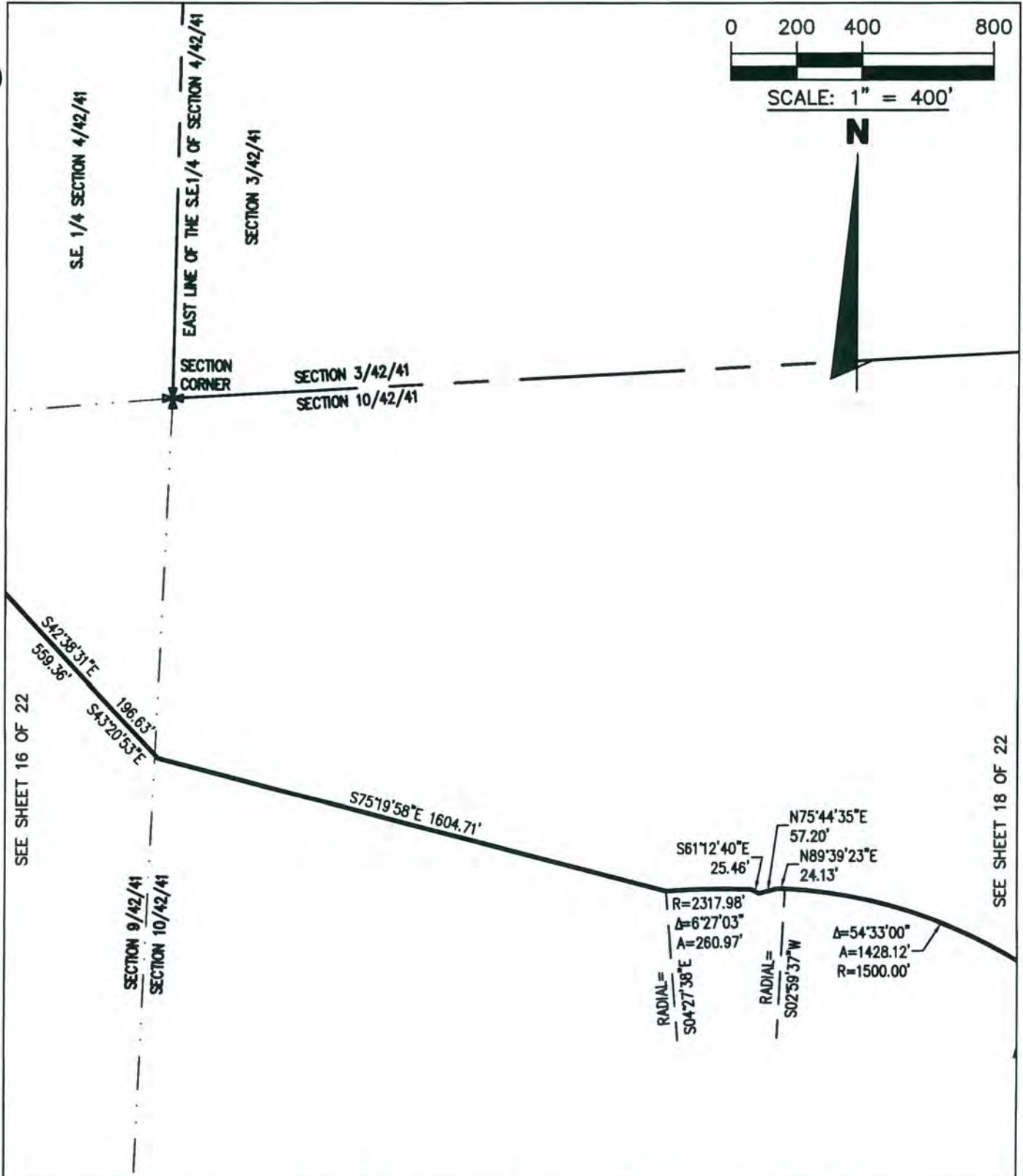
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SKETCH TO ACCOMPANY
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AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 17 OF 22

SEE SHEET 17 OF 22

$\Delta=54^{\circ}33'00''$
A=1428.12'
R=1500.00'

$\Delta=27^{\circ}58'33''$
A=244.13'
R=500.00'

$\Delta=78^{\circ}37'20''$
A=356.78'
R=260.00'

R=570.00'
 $\Delta=89^{\circ}25'11''$
A=889.58'

R=1000.00'
 $\Delta=21^{\circ}57'31''$
A=383.25'

S49°16'16"E 650.43'

N89°13'48"E

N89°13'48"E 491.43'

241.57'
S66°19'04"E
57.84'

N58°55'18"E
47.44'

EAST LINE OF THE S.E. 1/4 OF SECTION 10/42/41

S00°46'12"E 1137.24'

SEE SHEET 6 OF 22

N

0 200 400 800

SCALE: 1" = 400'

SECTION 10/42/41

SECTION 15/42/41

SECTION CORNER

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	SHEET 18 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°48'38"E	18.91'
L2	N41°34'11"E	41.38'
L3	N48°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	66.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N66°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N59°36'08"E	152.81'
L15	N49°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'08"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.68'
L24	N36°44'06"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.89'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.78'
L33	N47°18'27"E	86.06'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S67°39'01"E	56.72'
L41	N47°26'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°08'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N89°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N89°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S66°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.67'
L62	S42°14'00"E	37.60'
L63	S34°16'12"E	34.65'
L64	S66°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.49'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'26"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'28"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.69'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'



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**DIMENSION
 LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 19 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.59'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.48'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S64°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.66'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S66°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.66'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	128.59'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S08°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151	S49°46'26"W	56.32'
L152	S30°33'08"W	43.03'
L153	S46°46'53"W	39.81'
L154	S52°00'43"W	91.44'
L155	S36°52'19"W	138.41'
L156	S10°56'35"W	57.39'
L157	S10°34'06"W	86.54'
L158	S06°03'57"W	70.00'
L159	S41°33'58"W	16.76'
L160	S55°53'42"W	32.70'
L161	S41°34'02"W	17.49'
L162	N66°18'09"W	26.17'
L163	S53°03'10"W	57.77'
L164	S41°33'58"W	65.12'
L165	S53°03'14"W	23.05'
L166	N51°10'50"W	25.82'
L167	N10°56'35"E	44.79'
L168	N23°49'46"E	37.02'
L169	N25°40'41"E	89.47'
L170	N08°10'21"E	39.92'
L171	N16°19'05"E	36.66'
L172	N14°02'46"E	42.14'
L173	N23°49'41"E	31.94'
L174	N49°46'28"E	31.06'
L175	N12°18'35"E	31.76'
L176	N19°24'36"E	67.17'
L177	N00°19'57"W	78.65'
L178	N04°37'27"W	72.63'
L179	N20°04'26"W	93.12'
L180	N28°37'35"W	42.25'

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**DIMENSION
 LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 20 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	36.82'
L185	N72°40'02"W	48.62'
L186	N81°17'06"W	42.39'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	36.84'
L190	N50°26'18"W	125.08'
L191	S79°08'44"W	48.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.18'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.59'
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N56°33'35"W	25.80'

LINE #	BEARING	DISTANCE
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.06'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'

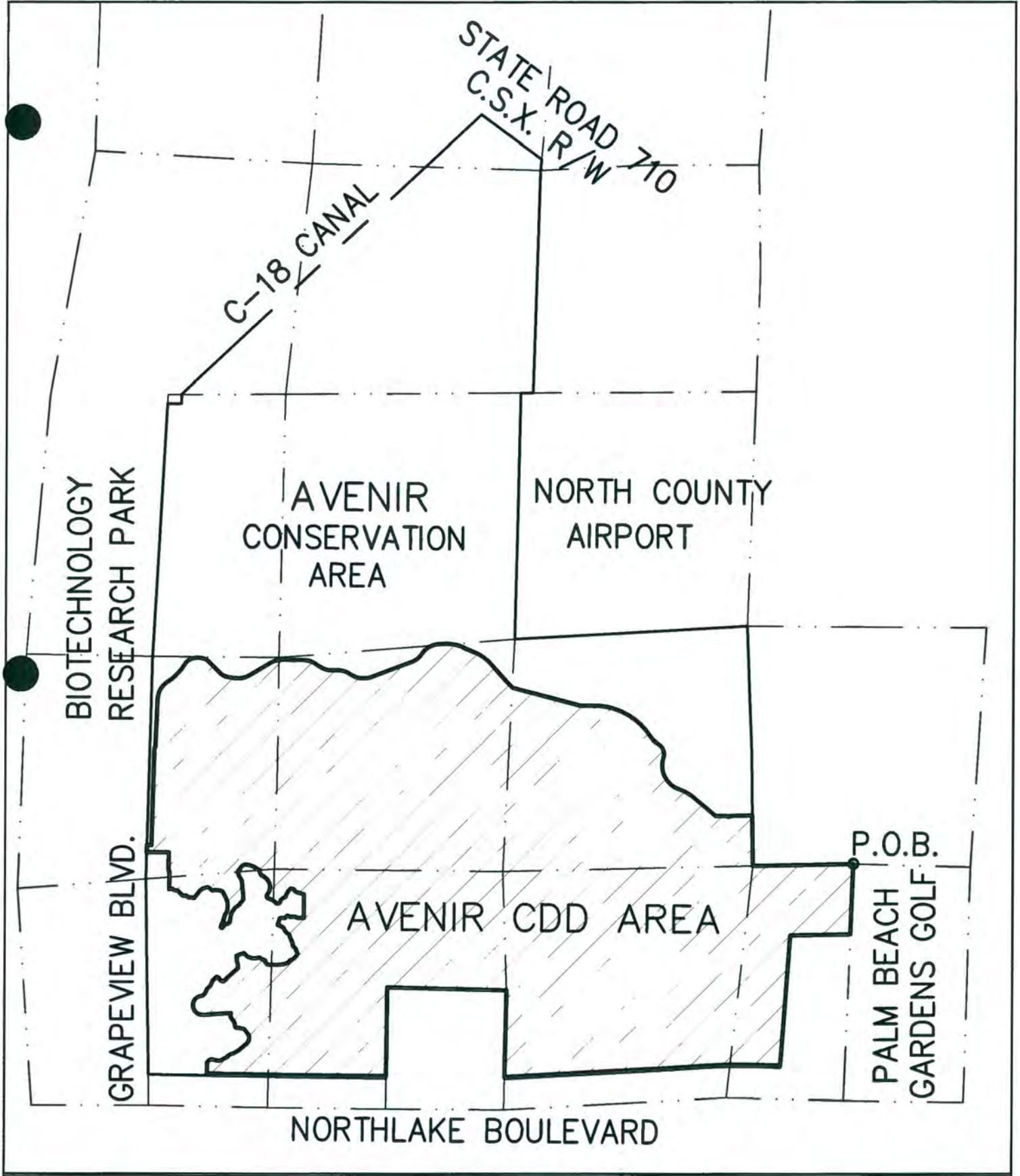


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	SHEET 21 OF 22



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PARCEL SKETCH	
DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 22 OF 22

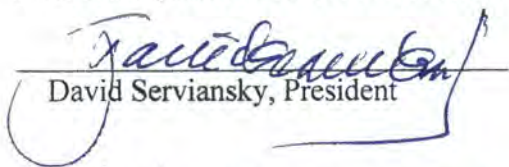
EXHIBIT 3

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE CREATION OF THE
AVENIR COMMUNITY DEVELOPMENT DISTRICT**

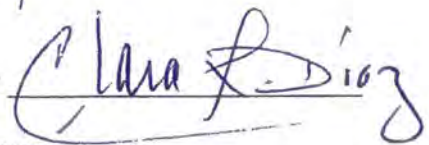
On this 22 day of September 2016, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, David Serviansky who, after being duly sworn, deposes and says:

1. Affiant, David Serviansky, an individual, is the President of Avenir Holdings, LLC.
2. Avenir Holdings, LLC is the owner of the real property described as Exhibit 2 to the Petition to create the Avenir Community Development District.
3. Affiant, David Serviansky, hereby represents that he has full authority to execute all documents and instruments on behalf of Avenir Holdings, LLC consenting to the enactment of an ordinance to establish the Avenir Community Development District (the "Proposed CDD").
4. The Property represents all of the real property to be included in the Proposed Community Development District.
5. Affiant, David Serviansky, on behalf of Avenir Holdings, LLC, the owner of the Property in the capacity described above, hereby consents to the establishment of the Proposed CDD.

FURTHER, AFFIANT SAYETH NOT.


David Serviansky, President

Subscribed and sworn to before me this 22 day of September 2016, David Serviansky, who personally appeared before me, and is personally known.

Notary: 

Print Name: _____
Notary Public, State of Florida



EXHIBIT 4A

**ESTIMATED INFRASTRUCTURE CONSTRUCTION TIME TABLE
AVENIR COMMUNITY DEVELOPMENT DISTRICT**

IMPROVEMENT	START DATE	COMPLETION DATE
Wastewater Collection System	October, 2017	October, 2025
Water Distribution System	October, 2017	October, 2025
Surface Water Management And Drainage Systems	March, 2017	March, 2023
Wetlands Mitigation And Conservation	October, 2017	October, 2025
Roadway Improvements	June, 2017	June, 2023
Open Space And Recreation	January, 2018	October, 2025
Landscaping, Irrigation, Entrance Features, Hardscapes	January, 2018	October, 2025

EXHIBIT 4B

**CONSTRUCTION COSTS ESTIMATES
AVENIR COMMUNITY DEVELOPMENT DISTRICT**

IMPROVEMENTS	ESTIMATED COST	ESTIMATED EXPENDITURE ALLOCATION			
		2017-2018 25%	2019-2020 40%	2021-2022 20%	2023-2025 15%
WASTEWATER COLLECTION SYSTEM	\$43,395,800	\$10,848,950	\$17,358,320	\$8,679,160	\$6,509,370
WATER DISTRIBUTION SYSTEM	\$41,636,400	\$10,409,100	\$16,654,560	\$8,327,280	\$6,245,460
SURFACE WATER MANAGEMENT AND DRAINAGE SYSTEMS	\$93,190,000	\$23,297,500	\$37,276,000	\$18,638,000	\$13,978,500
WETLANDS MITIGATION AND CONSERVATION	\$8,000,000	\$2,000,000	\$3,200,000	\$1,600,000	\$1,200,000
ROADWAY IMPROVEMENTS	\$66,202,500	\$16,550,625	\$26,481,000	\$13,240,500	\$9,930,375
OPEN SPACE AND RECREATION	\$37,155,200	\$9,288,800	\$14,862,080	\$7,431,040	\$5,573,280
LANDSCAPING, IRRIGATION, ENTRANCE FEATURES, HARDSCAPES	\$13,000,000	\$3,250,000	\$5,200,000	\$2,600,000	\$1,950,000
TOTAL ESTIMATED PROJECT COSTS	\$302,579,900	\$75,644,975	\$121,031,960	\$60,515,980	\$45,386,985

EXHIBIT 5

**PUBLIC AND PRIVATE USES OF LAND MAP
AVENIR COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT 6

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 Avenir Community Development District (“District”). The District comprises approximately 2,427.5 acres of land located in the incorporated area of the City of Palm Beach Gardens, Florida (“City”). The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), F.S. (governing District establishment) as follows:

“That the process of establishing such a district pursuant to uniform general law shall 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 Avenir Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a master planned development containing approximately 2,427.5 acres within the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2014), 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 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 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 and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements

of the ordinance. As used in this paragraph, “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, and the cost of monitoring and reporting.

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

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

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

“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), Florida Statutes.”

2.0 An economic analysis of potential impacts on growth, business competitiveness or increased regulatory costs, in excess of \$1 million within the next 5 years.

It is unlikely that the establishment of the District will meet any of the adverse triggers referenced in Section 120.541(2)(a), Florida Statutes. The basis for this determination is that this Petition to establish the District is for the sole purpose of providing public infrastructure for the development of Avenir, which has already been vetted by the City during the review process and subsequently approved by the City Council. Additional support of this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

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 District will serve land that comprises an approximate 2,427.5 -acre mixed use development to be made up of an estimated 3,250 residential units. The estimated population of the District is 7,637 (2.35 per household). The property owners in the District will be entities and/or individuals that may operate industrial, manufacturing and other retail and non-retail related businesses inside and outside the boundaries of the District.

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 rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District as established on the proposed land, will encompass under 2,500 acres, therefore, the City is the establishing entity under 190.005(2), F.S. The modest 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 very small, 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 189.412, F.S., the District must pay an annual fee to the State of Florida Department of Economic Development, which offsets such costs.

City of Palm Beach Gardens

There will be only modest costs to the City 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 much of the information needed for a staff review. Third, the City 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. Finally, the City routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than is the petition to establish a community development district.

The annual costs to the City 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 City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District. However, the Petitioner has included a payment of \$15,000 to offset any expenses the City may incur in the processing of this Petition, or in the monitoring of 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.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other units of local government. In accordance with State 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 required to comply with the requirements of the ordinance.

The Petitioner has estimated the costs for providing the capital facilities to be approximately \$302,579,900. The District may issue special assessment bonds to fund all or a portion of the costs of these facilities. These bonds would be repaid through the levy of non-ad valorem special assessments. In addition to the levy of non-ad valorem special assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, locating in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem special assessments by various names and user fees as a tradeoff for the benefits and facilities that the District provides.

A Community Development District (“CDD”) provides property owners with the option of having higher levels of facilities and services financed through self-imposed assessments. The District is an alternative means to manage necessary development services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a property association, City provision, or through developer equity and/or bank loans.

In considering these costs, it shall be noted that owners of the lands to be included within the District will receive three major classes of benefits. First, landowners in the District will receive a higher long-term sustained level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. 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 governance which allows District landowners, through landowner voting, to determine the type, quality and expense of District services they receive, provided they meet the City's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative management mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

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.

Approval of the District will have positive impacts on small business as defined in Chapter 288.703 (1), F. S. These positive impacts will result because the additional population in the District will require goods and services from small businesses. These services can be provided by the small businesses that currently serve the general area. Additional opportunities will also be created for new businesses to be formed or relocate to the area. No negative impacts have been identified for small businesses as defined.

The City has an estimated population in 2010 that is greater than 10,000; therefore the City is not defined as a "small" City according to Section 120.52, F.S, and there will accordingly be no impact on a small City because of the formation of the District.

7.0 Any additional useful information.

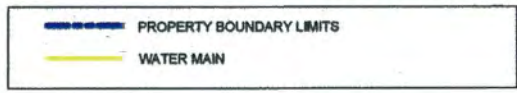
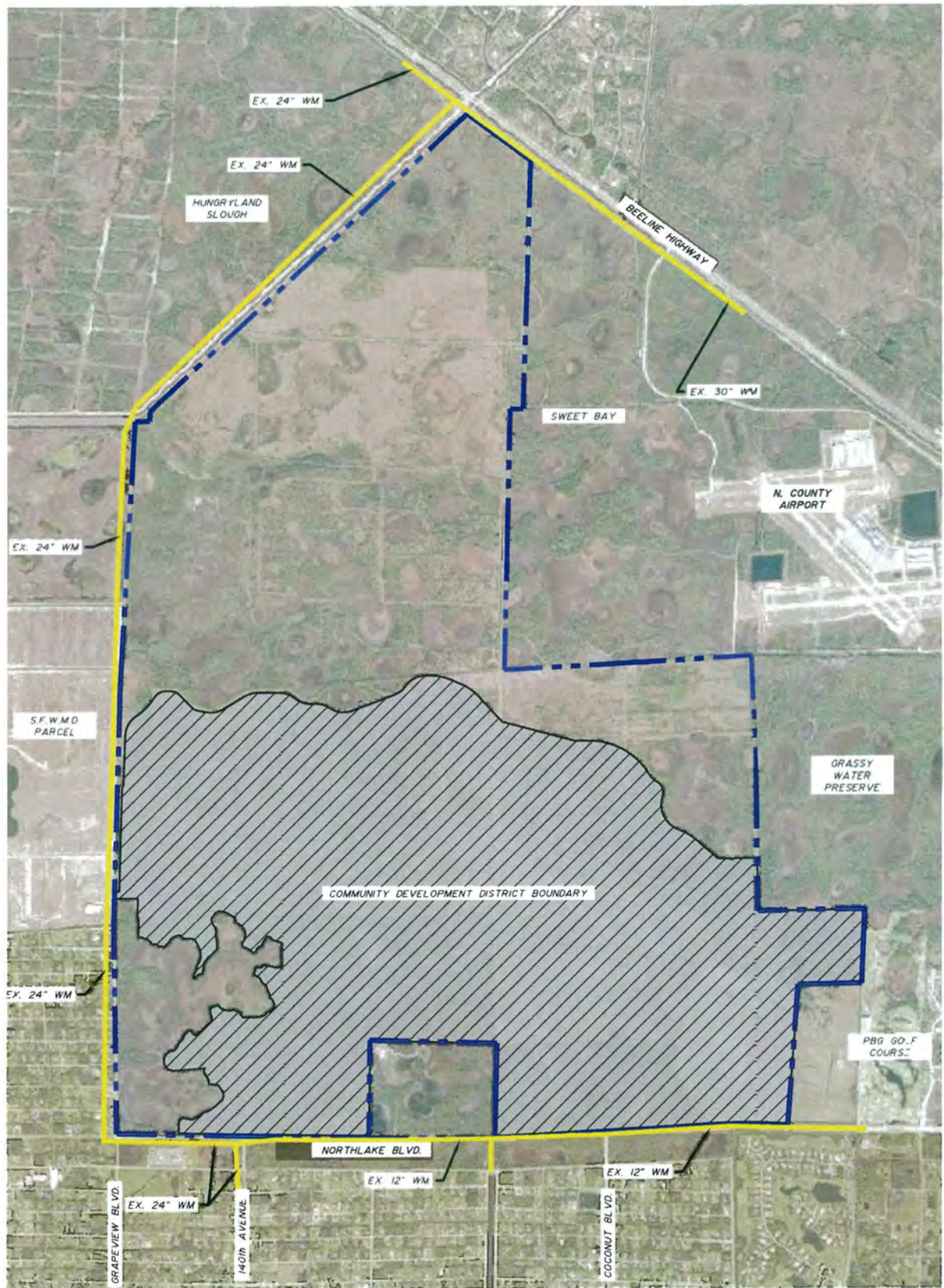
The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUE CITATION	DUE DATE
Annual Financial Audit	11.45	within 45 days of audit completion, but no later than 12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 12 months after end of fiscal year; if no audit required, by 4/30
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	112.3145	within 30 days of accepting interest 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	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by 11/30

EXHIBIT 7A

**EXISTING UTILITIES (WATER)
AVENIR COMMUNITY DEVELOPMENT DISTRICT**



Engineer of Record:
Carlos J. Balibe*
 6/13/2016
 Reg. Eng. No. 41811
 State of Florida

BALLBÉ
& ASSOCIATES
 Civil Engineering • Planning • Surveying

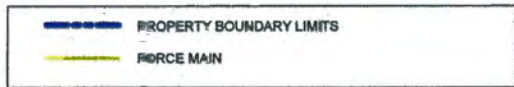
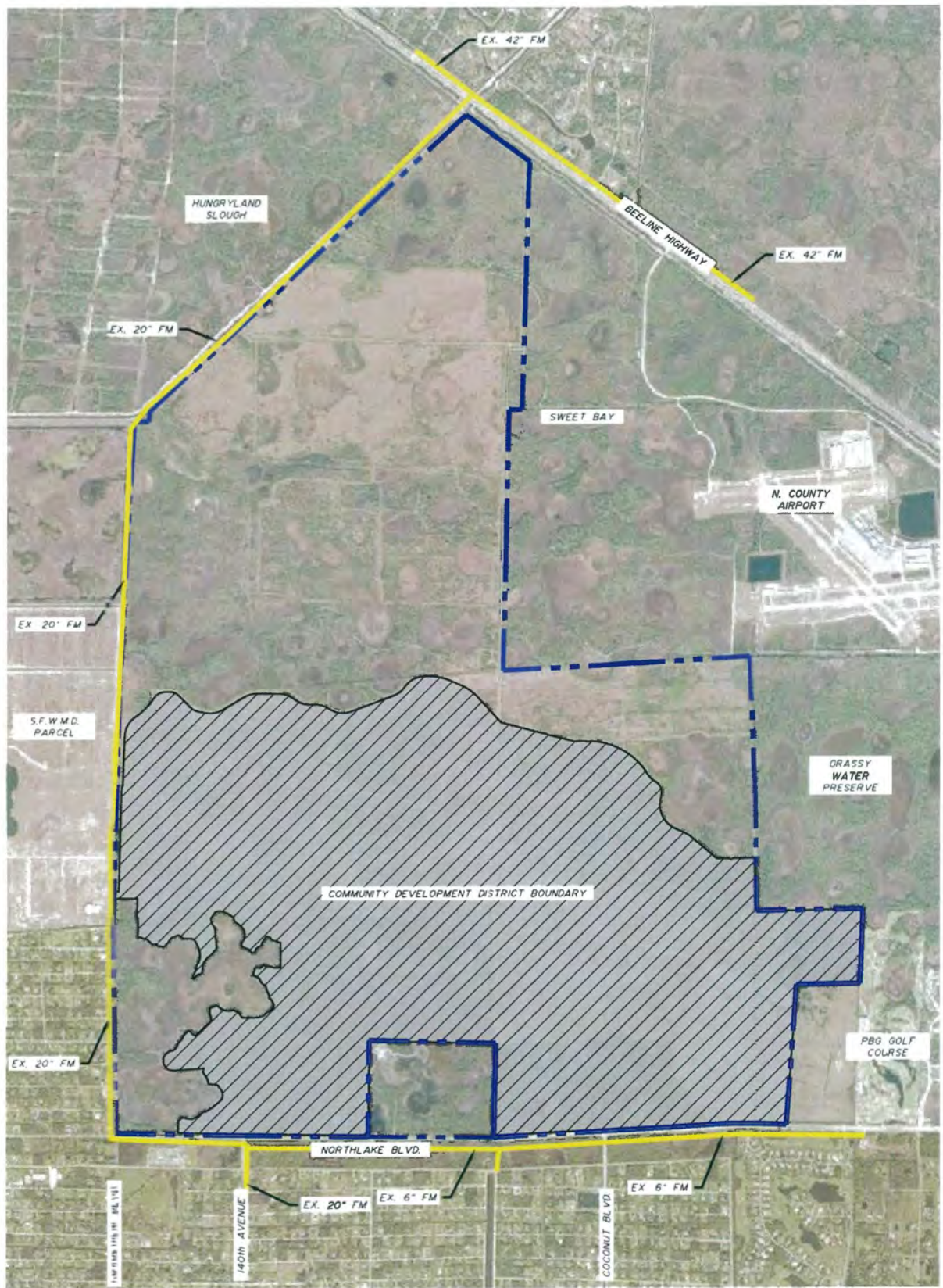
2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

EXHIBIT 7A
EXISTING UTILITIES (WATER)
 AVENIR C.D.D.
 AVENIR HOLDINGS, LLC



EXHIBIT 7B

**EXISTING UTILITIES (SEWER)
AVENIR COMMUNITY DEVELOPMENT DISTRICT**



Engineer of Record:
Carlos J. Ballbé
 9/13/2018
 Reg. Eng. No. 41811
 State of Florida

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

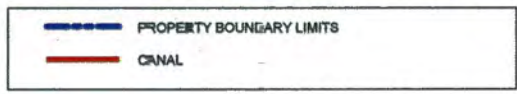
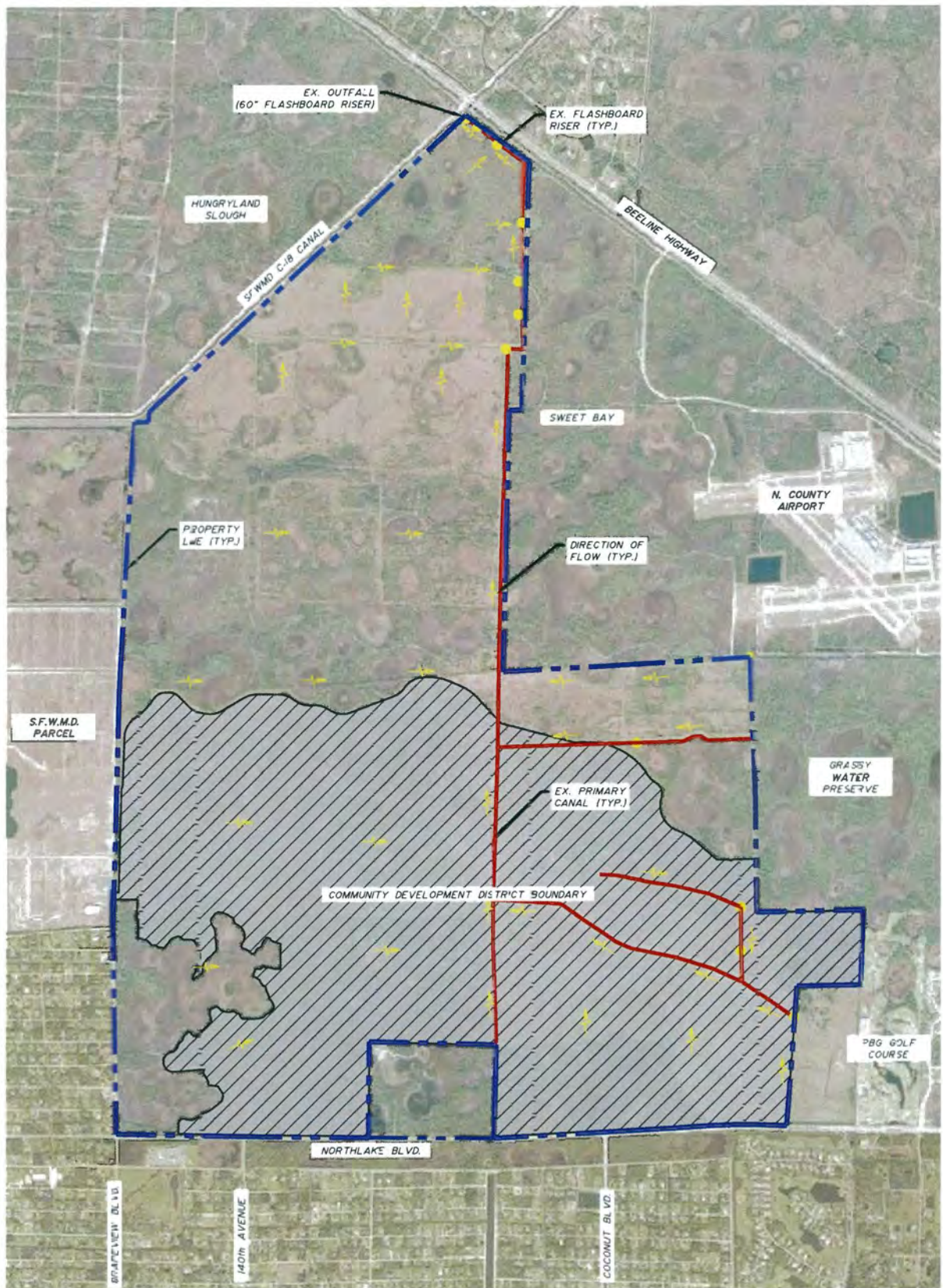
EXHIBIT 7B
 EXISTING UTILITIES (SEWER)

AVENIR C.D.D.
 AVENIR HOLDINGS, LLC



EXHIBIT 7C

**EXISTING UTILITIES (DRAINAGE SYSTEM)
AVENIR COMMUNITY DEVELOPMENT DISTRICT**



Engineer of Record:
Carlos J. Ballbé
 9/13/2016
 Reg. Eng. No. 41811
 State of Florida

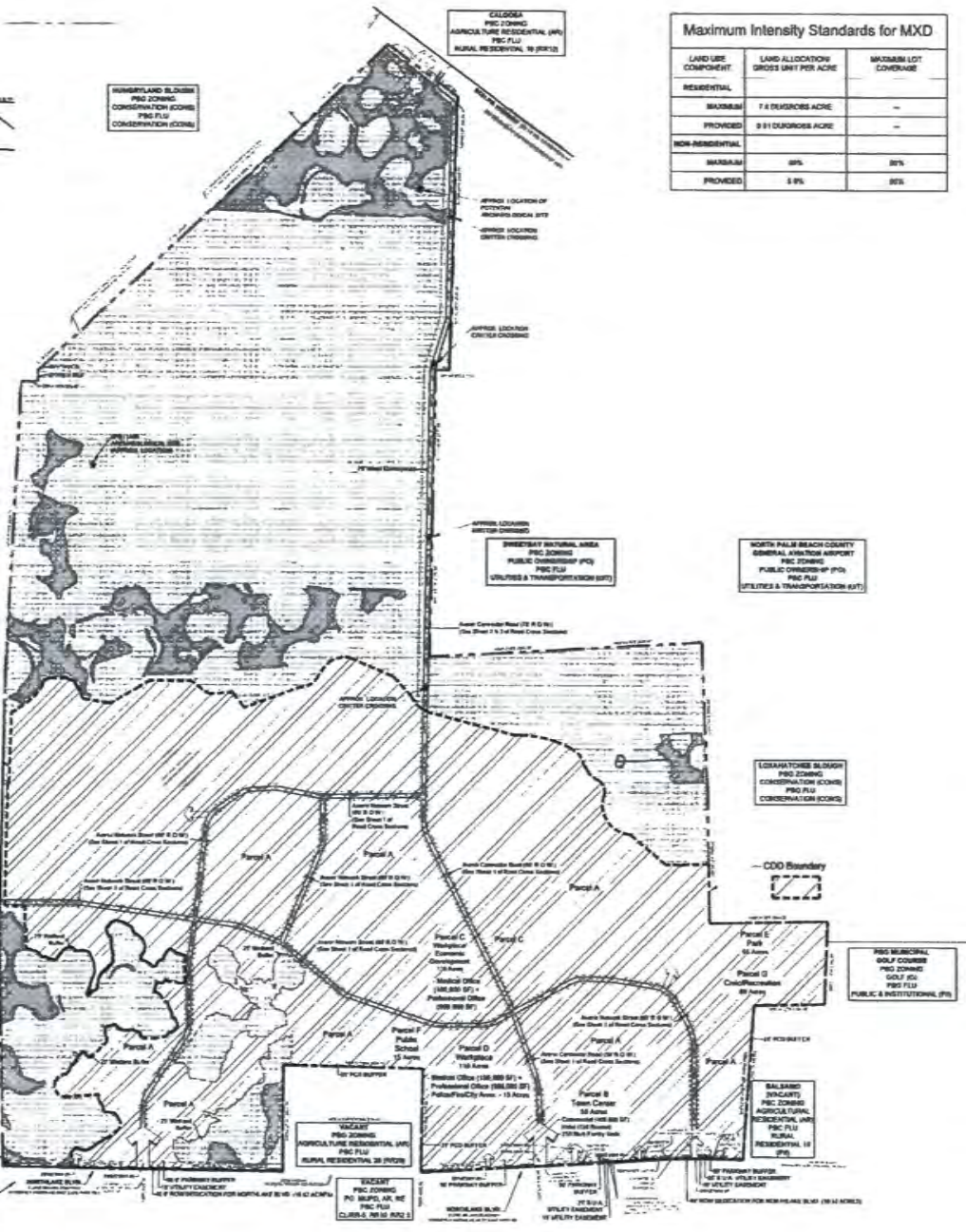
BALLBÉ
 & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

EXHIBIT 7C
EXISTING UTILITIES (DRAINAGE)
 AVENIR C.D.D.
 AVENIR HOLDINGS, LLC



Location Map



Maximum Intensity Standards for MXD

LAND USE COMPONENT	LAND ALLOCATION GROSS UNIT PER ACRE	MAXIMUM LOT COVERAGE
RESIDENTIAL		
MAXIMUM	7.6 DEDICATED ACRE	-
PROVIDED	9.11 DEDICATED ACRE	-
NON-RESIDENTIAL		
MAXIMUM	8%	8%
PROVIDED	9.9%	8%

Site Data

PROPERTY CONTROL NUMBER: PDC-12-08-0000

RESIDENTIAL	32-41-42-25-28-33-38-43	32-41-43-32-48-53-58-63	32-41-43-32-48-53-58-63
	32-41-42-46-49-54-59-64	32-41-43-39-44-49-54	32-41-43-39-44-49-54
	32-41-42-50-55-60-65	32-41-43-45-50-55-60	32-41-43-45-50-55-60
	32-41-42-54-59-64	32-41-43-49-54-59-64	32-41-43-49-54-59-64

GROSS ACREAGE: 4,782.3 ACRES

EXISTING LAND USE DESIGNATION: RW19 & RW29

PROPOSED LAND USE DESIGNATION: MIXED USE AERIAL - LTRD 4 ACRES

EXISTING ZONING: PDC

PROPOSED ZONING: PDC

EXISTING LAND USE OVERLAY: WESTERN NORTH-LAKE BLVD CORRIDOR PLANNED AREA

EXISTING & PROPOSED ZONING OVERLAY: CONDITIONAL USE FOR AGRICULTURAL USES - 26 ACRES

Land Use Designation Summary

GROSS ACREAGE	4,782.3 ACRES
NON-DEDICATION	19.6 ACRES (OF NON-DEDICATION - NORTH-LAKE BLVD)
NET ACREAGE	4,762.7 ACRES
DEVELOPMENT AREA	2,342.3 ACRES (85% OF NET)
PARCEL A - RESIDENTIAL	1,732.71 ACRES
PARCEL B - COMMERCIAL	88 ACRES
PARCEL C - WORKPLACE/ECONOMIC DEVELOPMENT	118 ACRES
PARCEL D - MIXED-USE	28 ACRES
PARCEL E - PARK	38 ACRES
PARCEL F - PUBLIC SCHOOL	38 ACRES
PARCEL G - CONCENTRATION	38 ACRES
PARCEL H - AGRICULTURE	38 ACRES
PDC BUFFERS	4.16 ACRES
ROW BUFFERS	68.24 ACRES
PARKWAY BUFFER	22.11 ACRES
PROFIT OF RIGHTS	62.54 ACRES
UTILITY EASEMENTS ALONG NORTH-LAKE	4.88 ACRES

CONCENTRATION OVERLAY AREA - 2,342.3 ACRES (85% OF NET)

TOTAL NET ACREAGE: 4,762.7 ACRES

DEVELOPMENT AREA	DEVELOPMENT PROGRAM	ACRES
DEVELOPMENT AREA	RESIDENTIAL	1,732.71
DEVELOPMENT AREA	COMMERCIAL	118
DEVELOPMENT AREA	MIXED-USE	28
DEVELOPMENT AREA	PARK	38
DEVELOPMENT AREA	SCHOOL	38
DEVELOPMENT AREA	CONCENTRATION	38
DEVELOPMENT AREA	AGRICULTURE	38
DEVELOPMENT AREA	PDC BUFFERS	4.16
DEVELOPMENT AREA	ROW BUFFERS	68.24
DEVELOPMENT AREA	PARKWAY BUFFER	22.11
DEVELOPMENT AREA	PROFIT OF RIGHTS	62.54
DEVELOPMENT AREA	UTILITY EASEMENTS	4.88

Residential Summary

GROSS DENSITY	1.91 UNITS PER ACRE (NET)
NET DENSITY	1.91 UNITS PER ACRE (NET)
AGE RESTRICTED	888 UNITS
MULTI-FAMILY	229 UNITS

Non-Residential Summary

PROFIT OF RIGHTS	62.54 ACRES (PROFIT OF RIGHTS)
COMMERCIAL	49,888 SF
MIXED-USE OFFICE	28,888 SF
PROFESSIONAL OFFICE	1,000,000 SF
HOTEL	300 ROOMS (APPROX. 60,000 SF)

MXD PCD Open Space Summary

PDC REC. 74-08 (NET) - 88% 20% COMMUNITY SERVICE OPEN SPACE REQUIRED FOR OVERALL 4,762.7 ACRES (85% OF NET)

REQUIRED OPEN SPACE	100.00 ACRES
PROVIDED OPEN SPACE	100.00 ACRES (100%)
ENVIRONMENTALLY SENSITIVE LANDS	287 ACRES
UPLAND PRESERVE	178 ACRES
WETLANDS	109 ACRES
WATERWAY	0 ACRES
ROW BUFFERS	68.24 ACRES
PARKWAY BUFFER	22.11 ACRES
PUBLIC PARKS	38 ACRES
PARK	38 ACRES
PROFIT OF RIGHTS	62.54 ACRES
UTILITY EASEMENTS	4.88 ACRES
OTHER OPEN SPACE	4.16 ACRES

Upland Preserve

NET 25% OF EXISTING UPLAND PRESERVE REQUIRED FOR PRESERVATION PLAN (SECTION 10) OF SUBDIVISION

EXISTING UPLAND PRESERVE	229 ACRES (5% PLANNING)
REQUIRED PDC UPLAND PRESERVE	92 ACRES (20%)
PROVIDED PDC UPLAND PRESERVE	100 ACRES (43%)

urban design kilday STUDIOS
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics

915 Collins Street, Suite 6142
 West Palm Beach, FL 33411
 561 388 1188 FAX 561 388 1111
 www.urbandesignkilday.com
 PLOCC000016

Consent: All plans, specifications, and plans prepared by the design professional are subject to the approval of the client, and shall remain the property of the design professional. These plans, specifications, and plans shall not be used or altered in any way without the written consent of the design professional.

Avenir
 A Planned Community Development
 Palm Beach Gardens, Florida
 PCD Master Plan with CDD Boundary



Date: 08/07/24
 Project No.: 12-088-001
 Developed By:
 Drawn By:
 Checked By:
 Revision Dates:

MP-1
 of 1



DATE: November 1, 2016

PROJECT NAME:
AVENIR COMMUNITY DEVELOPMENT DISTRICT

PROJECT NUMBER:
201622

GOOD FAITH ESTIMATE OF CONSTRUCTION COST SUMMARY

NO.	DESCRIPTION	AMOUNT
1	WASTEWATER COLLECTION SYSTEM	\$43,395,800
2	WATER DISTRIBUTION SYSTEM	\$41,636,400
3	SURFACE WATER MANAGEMENT AND DRAINAGE SYSTEMS	\$93,190,000
4	WETLANDS MITIGATION AND CONSERVATION	\$8,000,000
5	ROADWAY IMPROVEMENTS	\$66,202,500
6	OPEN SPACE AND RECREATION	\$37,155,200
7	COMMON AREAS LANDSCAPING, IRRIGATION, ENTRANCE FEATURES, HARDSCAPES	\$13,000,000
TOTAL GOOD FAITH ESTIMATE OF CONSTRUCTION COST =		\$302,579,900



PROJECT NAME:
AVENIR C.D.D.

PROJECT NUMBER:
201622

GOOD FAITH ESTIMATE COST FOR PARCELS INFRASTRUCTURE

PARCEL INFRASTRUCTURE COST BREAKDOWN					
Parcel I.D. No.	Area (ac.)	Use	Wastewater Collection System	Water Distribution System	Surface Water Management and Drainage System
		Product			
1	27.00	Single family	\$1,061,937	\$1,016,645	\$844,800
2	33.80	Single family	\$853,753	\$815,125	\$600,000
5	95.65	Single family age restricted	\$3,358,194	\$3,197,528	\$2,588,750
6	104.60	Single family age restricted	\$3,180,942	\$3,035,742	\$2,370,000
7	36.75	Single family	\$1,005,781	\$965,901	\$732,000
8	60.90	Single family	\$1,750,652	\$1,673,857	\$1,286,250
10	28.70	Single family	\$819,991	\$782,665	\$600,000
11	25.00	Townhomes	\$735,498	\$699,116	\$540,000
12	27.25	Single family	\$965,792	\$923,136	\$749,700
13	36.65	Single family	\$978,619	\$937,264	\$704,000
17	39.00	Single family	\$1,270,176	\$1,216,221	\$968,000
19	65.15	Single family	\$1,556,287	\$1,494,656	\$1,080,000
20	36.50	Single family	\$860,376	\$826,309	\$594,000
21	49.15	Single family	\$1,364,868	\$1,313,822	\$1,001,000
22	49.40	Single family	\$1,210,223	\$1,159,213	\$844,800
23	35.00	Single family	\$1,106,697	\$1,062,762	\$840,000
24	23.50	Single family	\$754,068	\$719,569	\$570,000
25	66.00	Single family	\$1,381,914	\$1,330,066	\$910,000
26	21.00	Single family	\$832,018	\$795,157	\$661,500
27	95.00	Single family	\$2,978,891	\$2,837,141	\$2,232,500
27	50.00	Single family	\$1,811,495	\$1,728,232	\$1,410,000
27	45.00	Single family	\$2,068,896	\$1,976,909	\$1,690,500
29	57.00	Single family	\$1,502,334	\$1,442,785	\$1,080,000
30	45.70	Single family	\$1,072,530	\$1,025,864	\$735,000
33	49.30	Single family	\$830,361	\$793,777	\$480,000



34	56.00	Single family	\$1,120,715	\$1,076,420	\$720,000
Totals =	1933.90		\$40,900,781.00	\$39,141,381.00	\$26,832,800.00

Master Lakes Water Management System =			\$63,862,181
Soft Cost & permit fees =	\$2,495,019	\$2,495,019	\$2,495,019
TOTAL =	\$43,395,800	\$41,636,400	\$93,190,000



DATE: **October 1, 2016**

PROJECT NAME:
NORTH-SOUTH ROAD FROM NORTHLAKE BLVD. TO END OF DEVELOPMENT AREA

PROJECT NUMBER:
201622

GOOD FAITH ESTIMATE OF CONSTRUCTION COST SUMMARY

Phase one road length = 3,285 l.f.
 Phase two road length = 5,950 l.f.
 Total road length = 9,235 l.f.

NO.	DESCRIPTION	AMOUNT
1	Earthwork operations	\$2,130,165
2	Water distribution system	\$1,824,938
3	Sewage collection/transmission system	\$2,292,438
4	Drainage system	\$2,139,323
5	Paving and related work	\$3,200,368
6	Street lights, landscape buffers, irrigation	\$6,579,678
TOTAL COST =		\$18,166,909

DATE: **September 8, 2016**

PROJECT NAME:
AVENIR SPINE ROADS

PROJECT NUMBER:
201622

GOOD FAITH ESTIMATE OF CONSTRUCTION COST SUMMARY

Phase 1 (4-lane divided)	6,600 I.f.
Phase 3 (4-lane divided)	6,630 I.f.
Phase 2A (4-lane divided)	5,360 I.f.
Phase 2B (2-lane)	1,995 I.f.
Phase 4 (2-lane)	2,600 I.f.
Total road length	23,185 I.f.

NO.	DESCRIPTION	AMOUNT
Phase 1 (4-lane divided)		
1	Earthwork operations	\$1,286,738
2	Water distribution system	\$914,915
3	Sewage collection/transmission system	\$1,267,415
4	Drainage system	\$1,225,515
5	Paving and related work	\$3,388,382
6	Street lights, landscape buffers, irrigation	\$4,443,315
	Sub-Total Phase 1 =	\$12,526,280

Phase 2A (4-lane divided)		
1	Earthwork operations	\$1,139,025
2	Water distribution system	\$841,755
3	Sewage collection/transmission system	\$1,219,055
4	Drainage system	\$1,126,915
5	Paving and related work	\$2,845,813
6	Street lights, landscape buffers, irrigation	\$3,715,395
	Sub-Total Phase 2A =	\$10,887,959
Phase 2B (2-lane)		
1	Earthwork operations	\$631,335
2	Water distribution system	\$643,220
3	Sewage collection/transmission system	\$1,588,335
4	Drainage system	\$845,190
5	Paving and related work	\$928,332
6	Street lights, landscape buffers, irrigation	\$1,310,985
	Sub-Total Phase 2B =	\$5,947,398
Phase 3 (4-lane divided)		
1	Earthwork operations	\$1,290,314
2	Water distribution system	\$916,685
3	Sewage collection/transmission system	\$1,268,585
4	Drainage system	\$1,227,465
5	Paving and related work	\$3,401,508
6	Street lights, landscape buffers, irrigation	\$4,457,055
	Sub-Total Phase 3 =	\$12,561,613

Phase 4 (2-lane)		
1	Earthwork operations	\$671,011
2	Water distribution system	\$672,915
3	Sewage collection/transmission system	\$1,015,915
4	Drainage system	\$893,515
5	Paving and related work	\$1,312,871
6	Street lights, landscape buffers, irrigation	\$1,546,115
	Sub-Total Phase 4 =	\$6,112,342
TOTAL COST =		\$48,035,591.09

ORDINANCE 17, 2016

1
2
3
4 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM
5 BEACH GARDENS, FLORIDA REGARDING APPLICATION TO
6 ESTABLISH THE AVENIR PLANNED COMMUNITY DEVELOPMENT
7 (PCD) COMMUNITY DEVELOPMENT DISTRICT (CDD); MAKING
8 FINDINGS OF FACT REGARDING THE PETITION; ESTABLISHING
9 AND NAMING AVENIR COMMUNITY DEVELOPMENT DISTRICT;
10 DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE
11 FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS
12 OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR
13 THE EXERCISE OF CERTAIN POWERS; PROVIDING A CONFLICTS
14 CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO
15 CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER
16 PURPOSES.
17

18
19 **WHEREAS**, the Florida Legislature enacted and amended Chapter 190, *Florida*
20 *Statutes*, to provide an alternative method to finance and manage basic services for
21 community development; and
22

23 **WHEREAS**, a Petition (the "Petition") to establish Avenir Community Development
24 District (the "District") pursuant to Chapter 190, *Florida Statutes*, was submitted to the
25 City of Palm Beach Gardens, Florida (the "City") by Avenir Holdings, LLC, a Florida limited
26 liability company, on September 27, 2016; and
27

28 **WHEREAS**, the proposed District comprises approximately 2,427.5 acres, all
29 located within the City; and
30

31 **WHEREAS**, pursuant to Section 190.005(1)(d), *Florida Statutes*, notice of the
32 public hearing on the Petition to establish the proposed District was published in the Palm
33 Beach Post once a week for four (4) consecutive weeks prior to the hearing; and
34

35 **WHEREAS**, the City Council held a public hearing on the Petition to establish the
36 District on January 5, 2017; and
37

38 **WHEREAS**, pursuant to Section 18-1(3)(a) of the City's Charter, notice of this
39 Ordinance was published in the Palm Beach Post at least fourteen (14) days prior to
40 adoption; and
41

42 **WHEREAS**, the City Council, having considered the Petition and all information
43 presented at the public hearing, and being fully advised and informed of the premises,
44 has determined that it is in the best interest of the citizens of the City to approve the
45 Petition to establish the District and approve this Ordinance.
46

1 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
2 **OF PALM BEACH GARDENS, FLORIDA** that:

3
4 **SECTION 1.** The foregoing findings that are expressly set forth herein are
5 hereby adopted and made a part hereof.

6
7 **SECTION 2.** The City Council hereby makes the following additional findings of
8 fact:

- 9
10 1. The property proposed to comprise the District consists of approximately
11 2,427.5 acres, more or less; lies entirely within the boundaries of the City; and
12 is generally located as identified on the location map attached hereto as
13 Exhibit "A". A metes and bounds description of the external boundaries of
14 the proposed District is set forth in the legal description attached hereto as
15 Exhibit "B".
16
17 2. The City Council has reviewed the Petition to establish the District and found
18 all the statements therein to be true and correct.
19
20 3. The establishment of the District is not inconsistent with any applicable
21 element or portion of the state comprehensive plan or the effective local
22 government comprehensive plan.
23
24 4. The District is of sufficient size, is sufficiently compact, and is sufficiently
25 contiguous to be developable as one functional, interrelated community and
26 as an independent special district.
27
28 5. The creation of the District is the best alternative available for delivering the
29 community development services and facilities set forth below to the area that
30 will be served by the District.
31
32 6. The community development services and facilities of the District will be
33 compatible with the capacity and uses of existing City and regional
34 community development services and facilities.
35
36 7. The area that will be served by the District is amenable to separate special
37 district government.
38

39 **SECTION 3.** The City Council hereby grants the Petition to establish and create
40 a community development district that shall be known as "Avenir Community
41 Development District."
42

43 **SECTION 4.** The external boundaries of the District shall be as depicted on
44 Exhibit "A" attached hereto and described in Exhibit "B" attached hereto.
45
46

1 **SECTION 5.** Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for
2 the District shall consist of Sections 190.006 through 190.041, *Florida Statutes*, inclusive.
3

4 **SECTION 6.** The five (5) persons designated to be the initial members of the
5 Board of Supervisors are as follows:
6

- 7 David Serviansky
- 8 Rosa Eckstein Schechter
- 9 Eduardo Stern
- 10 E. Daniel Lopez
- 11 Virginia Cepero
- 12

13 **SECTION 7.** As provided in Chapter 190, *Florida Statutes*, the District shall
14 have, subject to the regulatory jurisdiction and permitting authority of all applicable
15 governmental bodies, agencies, and districts having authority with respect to any area
16 included within the District, those special powers relating to public improvements and
17 community facilities authorized by Section 190.012, *Florida Statutes*.
18

19 **SECTION 8.** The City Council hereby consents to the exercise of and grants to
20 the District the powers set forth in Sections 190.012(2)(a), (b) (as to installation of fire
21 lines and hydrants only) and (d), *Florida Statutes*.
22

23 **SECTION 9.** All ordinances or parts of ordinances in conflict be and the same
24 are hereby repealed.
25

26 **SECTION 10.** In the event a court of competent jurisdiction shall hold or
27 determine that any part of this Ordinance is invalid or unconstitutional, the remainder of
28 the Ordinance shall not be affected thereby, and it will be presumed that the City Council
29 for the City of Palm Beach Gardens did not intend to enact such invalid or unconstitutional
30 provision. It shall further be assumed that the City Council would have adopted the
31 remainder of this Ordinance without said invalid and unconstitutional provision, thereby
32 causing said remainder to remain in full force and effect.
33

34 **SECTION 11.** Specific authority is hereby given to codify this Ordinance.
35

36 **SECTION 12.** This Ordinance shall become effective immediately upon adoption.
37

38
39 (The remainder of this page intentionally left blank)
40
41
42
43
44
45
46
47

1 PASSED this ____ day of _____, 2016, upon first reading.

2

3 PASSED AND ADOPTED this ____ day of _____, 2017, upon second and
4 final reading.

5

6 CITY OF PALM BEACH GARDENS FOR AGAINST ABSENT

7

8 BY: _____

9 Marcie Tinsley Mayor

10

11 _____

12 Eric Jablin, Vice Mayor

13

14 _____

15 Robert Premuroso, Councilmember

16

17 _____

18 Maria Marino, Councilmember

19

20 _____

21 Carl Woods, Councilmember

22

23

24 ATTEST:

25

26

27 BY: _____

28 Patricia Snider, CMC, City Clerk

29

30

31 APPROVED AS TO FORM AND
32 LEGAL SUFFICIENCY

33

34

35 BY: _____

36 R. Max Lohman, City Attorney

37

38

39

40

41

42

43

44

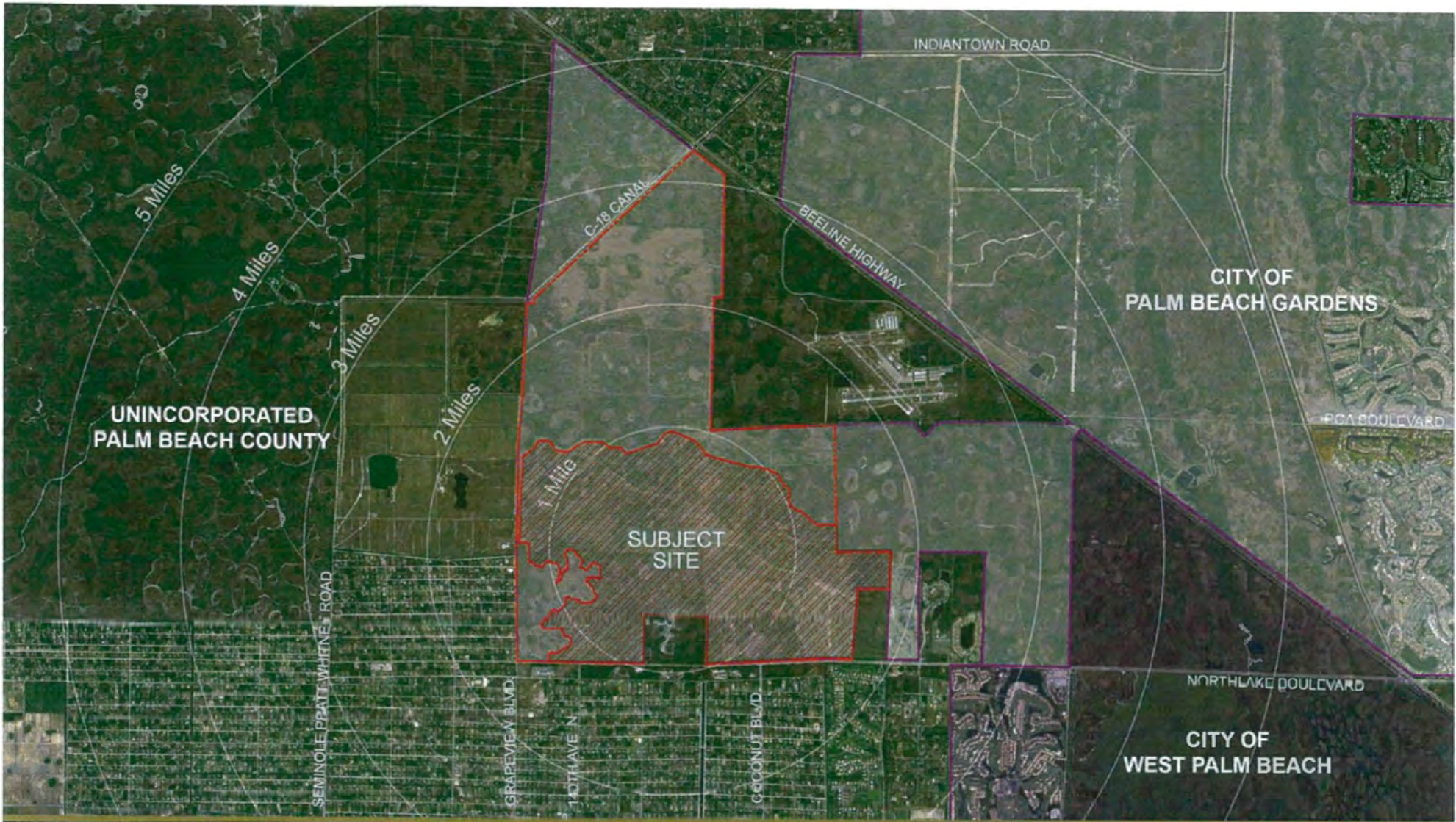
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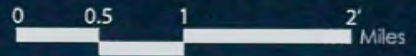
47



EXHIBIT "A"



- PALM BEACH GARDENS MUNICIPAL BOUNDARY
- WEST PALM BEACH MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY BOUNDARY



AVENIR
PALM BEACH GARDENS

LOCATION MAP



CDD BOUNDARY

EXHIBIT "B"

A PARCEL OF LAND IN SECTIONS 4, 8, 9, 10, 14, 15, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 14;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 14,
 S02°11'18"W FOR 1592.57 FEET;

THENCE S88°59'02"W FOR 1351.88 FEET;
 THENCE S04°12'40"W FOR 2951.27 FEET TO A LINE LYING 40.00 FEET NORTH OF, AND PARALLEL WITH,
 THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, ACCORDING TO PARCEL 101, RECORDED IN
 OFFICIAL RECORD BOOK 12173, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY,
 AND ITS WESTERLY EXTENSION RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 131 OF SAID PUBLIC
 RECORDS FOR THE FOLLOWING COURSES:

THENCE N87°52'51"W FOR 444.48 FEET;
 THENCE N88°37'51"W FOR 200.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTH, HAVING A RADIUS OF 11,589.16 FEET;
 THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 04°28'16 FOR 902.80 FEET TO A POINT OF TANGENCY;
 THENCE S86°53'53"W FOR 167.83 FEET;
 THENCE S86°08'53"W FOR 763.92 FEET;
 THENCE S86°53'53"W FOR 1280.82 FEET;
 THENCE S86°54'02"W FOR 2453.49 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER
 OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, N01°06'43"E FOR 1959.73 FEET TO THE WEST QUARTER CORNER
 OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, N88°34'05"W
 FOR 2689.73 FEET TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 16;

THENCE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, S00°26'50"W FOR 2011.79 FEET TO A LINE
 LYING 40.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD,
 RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 125, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SAID NORTH RIGHT-OF-WAY FOR
 THE FOLLOWING COURSES:

THENCE N89°20'55"W FOR 2658.83 FEET;
 THENCE N88°54'50"W FOR 1378.46 FEET;

THENCE N01°05'27"E FOR 253.43 FEET; THENCE N49°46'38"E FOR 18.91 FEET;
 THENCE N41°34'11"E FOR 41.36 FEET; THENCE N46°47'03"E FOR 38.64 FEET;
 THENCE S86°47'34"E FOR 53.17 FEET; THENCE S74°45'48"E FOR 66.39 FEET;
 THENCE S81°17'03"E FOR 40.54 FEET; THENCE S83°58'24"E FOR 62.83 FEET;
 THENCE N62°26'52"E FOR 87.02 FEET; THENCE N60°22'01"E FOR 47.81 FEET;
 THENCE N66°59'09"E FOR 60.06 FEET; THENCE N12°18'44"E FOR 23.25 FEET;
 THENCE N57°54'21"E FOR 101.81 FEET; THENCE S82°24'02"E FOR 25.28 FEET;

CONTINUED ON SHEET 2 OF 22

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
 COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL
 DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH
 OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
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 SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER
 NOTED HEREON.

 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION

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CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 1 OF 22

THENCE N59°38'08"E FOR 152.81 FEET;
 THENCE N49°59'25"E FOR 224.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°22'14" FOR 250.33 FEET TO A POINT OF TANGENCY;
 THENCE N34°22'49"W FOR 142.93 FEET; THENCE N83°58'24"W FOR 48.99 FEET;
 THENCE N76°25'20"W FOR 51.80 FEET; THENCE S89°40'05"W FOR 64.40 FEET;
 THENCE N72°40'11"W FOR 28.04 FEET; THENCE N37°07'08"W FOR 29.08 FEET;
 THENCE N00°19'55"W FOR 56.92 FEET; THENCE N21°22'01"W FOR 54.88 FEET;
 THENCE N36°44'06"W FOR 117.60 FEET; THENCE N21°21'55"W FOR 35.72 FEET;
 THENCE N12°18'38"E FOR 75.75 FEET;
 THENCE S85°50'31"W FOR 623.65 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.00 FEET, WHERE A RADIAL LINE BEARS N07°23'50"W;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 185°20'15" FOR 689.00 FEET;
 THENCE N55°37'11"E FOR 47.11 FEET; THENCE N23°49'55"E FOR 16.72 FEET;
 THENCE N46°46'56"E FOR 44.89 FEET; THENCE N22°09'50"E FOR 87.82 FEET;
 THENCE N35°20'16"E FOR 31.78 FEET; THENCE N47°18'27"E FOR 86.08 FEET;
 THENCE N21°51'20"E FOR 110.85 FEET; THENCE N47°56'51"E FOR 75.71 FEET;
 THENCE N41°34'04"E FOR 55.38 FEET; THENCE S71°03'40"E FOR 25.85 FEET;
 THENCE S50°26'21"E FOR 23.06 FEET; THENCE S42°13'54"E FOR 85.24 FEET;
 THENCE S87°39'01"E FOR 56.72 FEET; THENCE N47°26'59"E FOR 454.14 FEET;
 THENCE N04°59'45"W FOR 83.48 FEET; THENCE N24°29'40"W FOR 40.70 FEET;
 THENCE N07°36'52"W FOR 78.36 FEET; THENCE N06°04'02"E FOR 54.40 FEET;
 THENCE N31°13'06"W FOR 22.66 FEET; THENCE N69°17'14"E FOR 54.09 FEET;
 THENCE N60°32'16"E FOR 35.16 FEET; THENCE N79°08'38"E FOR 31.23 FEET;
 THENCE N69°17'09"E FOR 49.85 FEET; THENCE N89°40'05"E FOR 16.19 FEET;
 THENCE S35°16'36"E FOR 32.28 FEET; THENCE S48°36'41"E FOR 41.76 FEET;
 THENCE S48°36'42"E FOR 45.79 FEET; THENCE S72°40'08"E FOR 78.45 FEET;
 THENCE S82°24'06"E FOR 47.77 FEET; THENCE N89°40'01"E FOR 59.51 FEET;
 THENCE N74°05'48"E FOR 72.93 FEET; THENCE S56°33'39"E FOR 53.73 FEET;
 THENCE S66°18'18"E FOR 106.80 FEET; THENCE S19°24'36"W FOR 31.67 FEET;
 THENCE S42°14'00"E FOR 37.60 FEET; THENCE S34°16'12"E FOR 34.65 FEET;
 THENCE S86°18'21"E FOR 20.48 FEET;
 THENCE S89°39'47"E FOR 229.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 570.00 FEET;
 THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°33'42" FOR 224.45 FEET;
 THENCE N41°33'58"E FOR 83.97 FEET; THENCE N69°17'09"E FOR 52.49 FEET;
 THENCE N53°03'02"E FOR 60.27 FEET; THENCE N41°33'49"E FOR 71.53 FEET;
 THENCE N23°49'42"E FOR 42.42 FEET; THENCE N16°59'06"W FOR 54.16 FEET;
 THENCE N21°52'06"W FOR 61.17 FEET; THENCE N42°14'03"W FOR 50.48 FEET;
 THENCE N53°03'01"W FOR 40.09 FEET; THENCE N16°59'06"W FOR 8.39 FEET;
 THENCE N00°20'09"W FOR 36.35 FEET; THENCE N12°58'04"W FOR 55.75 FEET;
 THENCE N34°16'18"W FOR 17.73 FEET; THENCE N24°29'43"W FOR 82.05 FEET;
 THENCE N14°42'44"W FOR 79.54 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS N20°38'27"E;
 THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°03'23" FOR 201.79 FEET;
 THENCE N50°26'26"W FOR 45.67 FEET; THENCE N61°12'17"W FOR 61.33 FEET;
 THENCE N74°45'50"W FOR 48.87 FEET; THENCE N19°24'28"E FOR 32.28 FEET;
 THENCE N09°50'28"E FOR 30.49 FEET; THENCE N20°41'54"E FOR 44.52 FEET;
 THENCE N14°02'36"E FOR 48.69 FEET; THENCE N65°38'14"E FOR 44.56 FEET;
 THENCE S81°17'12"E FOR 73.39 FEET; THENCE N47°56'35"E FOR 49.67 FEET;
 THENCE N41°33'53"E FOR 34.08 FEET; THENCE S79°22'23"E FOR 22.01 FEET;

CONTINUED ON SHEET 3 OF 22



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THENCE S51°18'21"E FOR 47.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 210.00 FEET, WHERE A RADIAL LINE BEARS S17°20'15"E; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°45'21" FOR 178.70 FEET;

THENCE N90°00'00"E FOR 137.30 FEET;	THENCE N00°00'00"E FOR 537.59 FEET;
THENCE N76°54'04"W FOR 61.68 FEET;	THENCE N61°12'17"W FOR 23.36 FEET;
THENCE N69°57'09"W FOR 41.20 FEET;	THENCE S89°39'53"W FOR 25.18 FEET;
THENCE N61°12'13"W FOR 61.48 FEET;	THENCE N31°13'10"W FOR 44.45 FEET;
THENCE N69°57'11"W FOR 77.99 FEET;	THENCE S41°33'52"W FOR 77.38 FEET;
THENCE S29°46'56"W FOR 102.67 FEET;	THENCE S10°56'28"W FOR 48.49 FEET;
THENCE S84°07'57"W FOR 74.67 FEET;	THENCE S51°08'33"W FOR 58.86 FEET;
THENCE S18°15'42"W FOR 52.35 FEET;	THENCE S45°58'26"W FOR 39.81 FEET;
THENCE S75°45'14"W FOR 34.79 FEET;	THENCE N64°48'04"W FOR 28.22 FEET;
THENCE N42°13'57"W FOR 37.50 FEET;	THENCE N50°26'22"W FOR 57.91 FEET;
THENCE N66°18'16"W FOR 86.11 FEET;	THENCE N74°45'47"W FOR 42.98 FEET;
THENCE N34°16'18"W FOR 35.51 FEET;	THENCE N12°58'33"W FOR 15.09 FEET;
THENCE N09°50'26"E FOR 21.75 FEET;	THENCE N27°57'39"E FOR 84.26 FEET;
THENCE N32°31'02"E FOR 56.10 FEET;	THENCE N00°19'57"W FOR 38.63 FEET;
THENCE N23°49'35"E FOR 39.84 FEET;	THENCE N00°19'58"W FOR 39.30 FEET;
THENCE N16°59'03"W FOR 62.21 FEET;	THENCE N24°29'35"W FOR 44.00 FEET;
THENCE N36°00'12"W FOR 82.68 FEET;	THENCE N61°12'07"W FOR 38.75 FEET;
THENCE N42°13'54"W FOR 24.42 FEET;	THENCE N59°52'00"W FOR 88.26 FEET;
THENCE N16°59'01"W FOR 31.18 FEET;	THENCE N28°37'37"W FOR 32.32 FEET;
THENCE N07°38'11"W FOR 51.67 FEET;	THENCE N64°30'42"W FOR 66.09 FEET;
THENCE N55°01'27"W FOR 67.51 FEET;	THENCE N66°18'49"W FOR 86.86 FEET;
THENCE N76°52'32"W FOR 123.56 FEET;	THENCE S86°23'02"W FOR 78.71 FEET;
THENCE S37°43'00"W FOR 58.63 FEET;	THENCE S31°46'54"W FOR 43.18 FEET;
THENCE S47°08'30"W FOR 39.89 FEET;	THENCE S10°37'59"W FOR 43.68 FEET;
THENCE S14°39'33"E FOR 74.46 FEET;	THENCE S32°41'23"E FOR 128.59 FEET;
THENCE S00°19'58"E FOR 52.88 FEET;	THENCE S10°30'19"E FOR 59.29 FEET;
THENCE S09°50'25"W FOR 30.57 FEET;	THENCE S08°32'27"E FOR 154.84 FEET;
THENCE S00°19'56"E FOR 90.53 FEET;	THENCE S06°01'34"E FOR 48.17 FEET;
THENCE S28°56'55"W FOR 43.10 FEET;	THENCE S49°46'26"W FOR 56.32 FEET;
THENCE S30°33'08"W FOR 43.03 FEET;	THENCE S46°46'53"W FOR 39.81 FEET;
THENCE S52°00'43"W FOR 91.44 FEET;	THENCE S36°52'19"W FOR 136.41 FEET;
THENCE S10°56'35"W FOR 57.39 FEET;	THENCE S10°34'06"W FOR 86.54 FEET;
THENCE S06°03'57"W FOR 70.00 FEET;	THENCE S41°33'58"W FOR 16.76 FEET;
THENCE S55°53'42"W FOR 32.70 FEET;	THENCE S41°34'02"W FOR 17.49 FEET;
THENCE N66°18'09"W FOR 26.17 FEET;	THENCE S53°03'10"W FOR 57.77 FEET;
THENCE S41°33'58"W FOR 65.12 FEET;	THENCE S53°03'14"W FOR 23.05 FEET;
THENCE N51°10'50"W FOR 25.82 FEET;	THENCE N10°56'35"E FOR 44.79 FEET;
THENCE N23°49'46"E FOR 37.02 FEET;	THENCE N25°40'41"E FOR 89.47 FEET;
THENCE N08°10'21"E FOR 39.92 FEET;	THENCE N16°19'05"E FOR 36.66 FEET;
THENCE N14°02'46"E FOR 42.14 FEET;	THENCE N23°49'41"E FOR 31.94 FEET;
THENCE N49°46'28"E FOR 31.06 FEET;	THENCE N12°18'35"E FOR 31.78 FEET;
THENCE N19°24'36"E FOR 67.17 FEET;	THENCE N00°19'57"W FOR 78.65 FEET;
THENCE N04°37'27"W FOR 72.63 FEET;	THENCE N20°04'26"W FOR 93.12 FEET;
THENCE N28°37'35"W FOR 42.25 FEET;	THENCE N24°29'36"W FOR 53.12 FEET;
THENCE N28°37'29"W FOR 32.78 FEET;	THENCE N16°59'06"W FOR 22.02 FEET;
THENCE N42°13'47"W FOR 36.82 FEET;	THENCE N72°40'02"W FOR 48.62 FEET;
THENCE N81°17'06"W FOR 42.39 FEET;	THENCE S89°40'03"W FOR 50.90 FEET;
THENCE S89°40'09"W FOR 45.48 FEET;	THENCE S80°37'16"W FOR 36.84 FEET;
THENCE N50°26'18"W FOR 125.08 FEET;	THENCE S79°08'44"W FOR 49.04 FEET;
THENCE S80°32'13"W FOR 25.65 FEET;	THENCE S75°45'28"W FOR 51.44 FEET;
THENCE S55°53'47"W FOR 39.24 FEET;	THENCE S45°58'32"W FOR 58.18 FEET;
THENCE S30°33'15"W FOR 43.33 FEET;	THENCE S41°34'00"W FOR 72.59 FEET;



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	SHEET 3 OF 22

CONTINUED FROM SHEET 3 OF 22

THENCE S38°34'25"W FOR 77.47 FEET; THENCE S72°00'17"W FOR 21.09 FEET;
 THENCE N56°33'35"W FOR 25.80 FEET; THENCE N79°48'27"W FOR 44.11 FEET;
 THENCE S80°03'10"W FOR 40.08 FEET; THENCE N50°37'10"W FOR 79.29 FEET;
 THENCE S77°06'13"W FOR 36.50 FEET; THENCE N83°58'18"W FOR 42.56 FEET;
 THENCE N48°36'29"W FOR 23.11 FEET; THENCE N24°29'29"W FOR 27.74 FEET;
 THENCE N53°42'58"W FOR 44.64 FEET; THENCE N42°13'42"W FOR 54.83 FEET;
 THENCE N79°48'29"W FOR 76.43 FEET; THENCE N53°42'58"W FOR 13.90 FEET;
 THENCE N61°11'57"W FOR 47.99 FEET; THENCE S79°08'44"W FOR 64.76 FEET;
 THENCE N89°57'02"W FOR 4.12 FEET; THENCE N00°45'13"E FOR 406.07 FEET;
 THENCE N53°23'37"W FOR 30.82 FEET; THENCE N01°16'44"E FOR 405.48 FEET;
 THENCE N90°00'00"W FOR 500.64 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 8;
 THENCE ALONG SAID WEST LINE, N01°28'46"E FOR 160.05 FEET;
 THENCE N90°00'00"E FOR 100.49 FEET;
 THENCE N01°30'51"E FOR 2211.96 FEET;
 THENCE N40°12'41"E FOR 37.09 FEET;
 THENCE N02°11'39"E FOR 1065.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE
 SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°23'16"
 FOR 474.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST,
 HAVING A RADIUS OF 1300.73 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°35'56"
 FOR 558.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST,
 HAVING A RADIUS OF 300.52 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 57°23'41" FOR 300.00 FEET TO A POINT OF TANGENCY;
 THENCE N89°22'39"E FOR 73.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 46°02'21" FOR 241.06 FEET TO A POINT OF TANGENCY;
 THENCE S44°35'00"E FOR 344.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHEAST, HAVING A RADIUS OF 325.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 35°45'57" FOR 202.88 FEET TO A POINT OF TANGENCY;
 THENCE S80°20'57"E FOR 159.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 40°03'47" FOR 349.82 FEET TO A POINT OF TANGENCY;
 THENCE N59°35'18"E FOR 552.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 30°53'57" FOR 269.65 FEET TO A POINT OF TANGENCY;
 THENCE S89°30'47"E FOR 477.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
 35°20'02" FOR 308.35 FEET TO A POINT OF TANGENCY;
 THENCE S54°10'45"E FOR 79.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
 39°11'27" FOR 342.00 FEET TO A POINT OF TANGENCY;
 THENCE N86°37'48"E FOR 67.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°40'48"
 FOR 337.55 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH,
 HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°43'07"
 FOR 486.24 FEET TO A POINT OF TANGENCY;
 THENCE N69°35'29"E FOR 961.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
 TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET;

CONTINUED ON SHEET 5 OF 22



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	SHEET 4 OF 22

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°58'45" FOR 488.51 FEET TO A POINT OF TANGENCY;
 THENCE N90°00'00"E FOR 132.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°12'01" FOR 404.92 FEET TO A POINT OF TANGENCY;
 THENCE S86°47'59"E FOR 277.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°09'28" FOR 421.83 FEET TO A POINT OF TANGENCY;
 THENCE S42°38'31"E FOR 559.36 FEET;
 THENCE S43°20'53"E FOR 198.83 FEET;
 THENCE S75°19'58"E FOR 1604.71 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2317.98 FEET, WHERE A RADIAL LINE BEARS S04°27'38"E;
 THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'03" FOR 260.97 FEET;
 THENCE S81°12'40"E FOR 25.48 FEET;
 THENCE N75°44'35"E FOR 57.20 FEET;
 THENCE N89°39'23"E FOR 24.13 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, WHERE A RADIAL LINE BEARS S02°59'37"W;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°33'00" FOR 1428.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°58'33" FOR 244.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°37'20" FOR 356.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 570.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°25'11" FOR 889.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°57'31" FOR 383.25 FEET TO A POINT OF TANGENCY;
 THENCE S49°16'16"E FOR 650.43 FEET;
 THENCE N89°13'48"E FOR 241.57 FEET;
 THENCE S66°19'04"E FOR 57.84 FEET;
 THENCE N58°55'18"E FOR 47.44 FEET;
 THENCE N89°13'48"E FOR 491.43 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
 THENCE ALONG SAID EAST LINE, S00°46'12"E FOR 1137.24 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF SAID SECTION 14;
 THENCE ALONG SAID NORTH LINE, N88°59'02"E FOR 2266.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2427.5 ACRES, MORE OR LESS.

BEARING BASIS: S02°11'18"W (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

ABBREVIATIONS:

RPB - ROAD PLAT BOOK
 ORB - OFFICIAL RECORD BOOK
 PG. - PAGE
 R/W - RIGHT-OF-WAY
 CL - CENTERLINE
 SEC. - SECTION
 R - RADIUS
 Δ - CENTRAL ANGLE
 A - ARC LENGTH

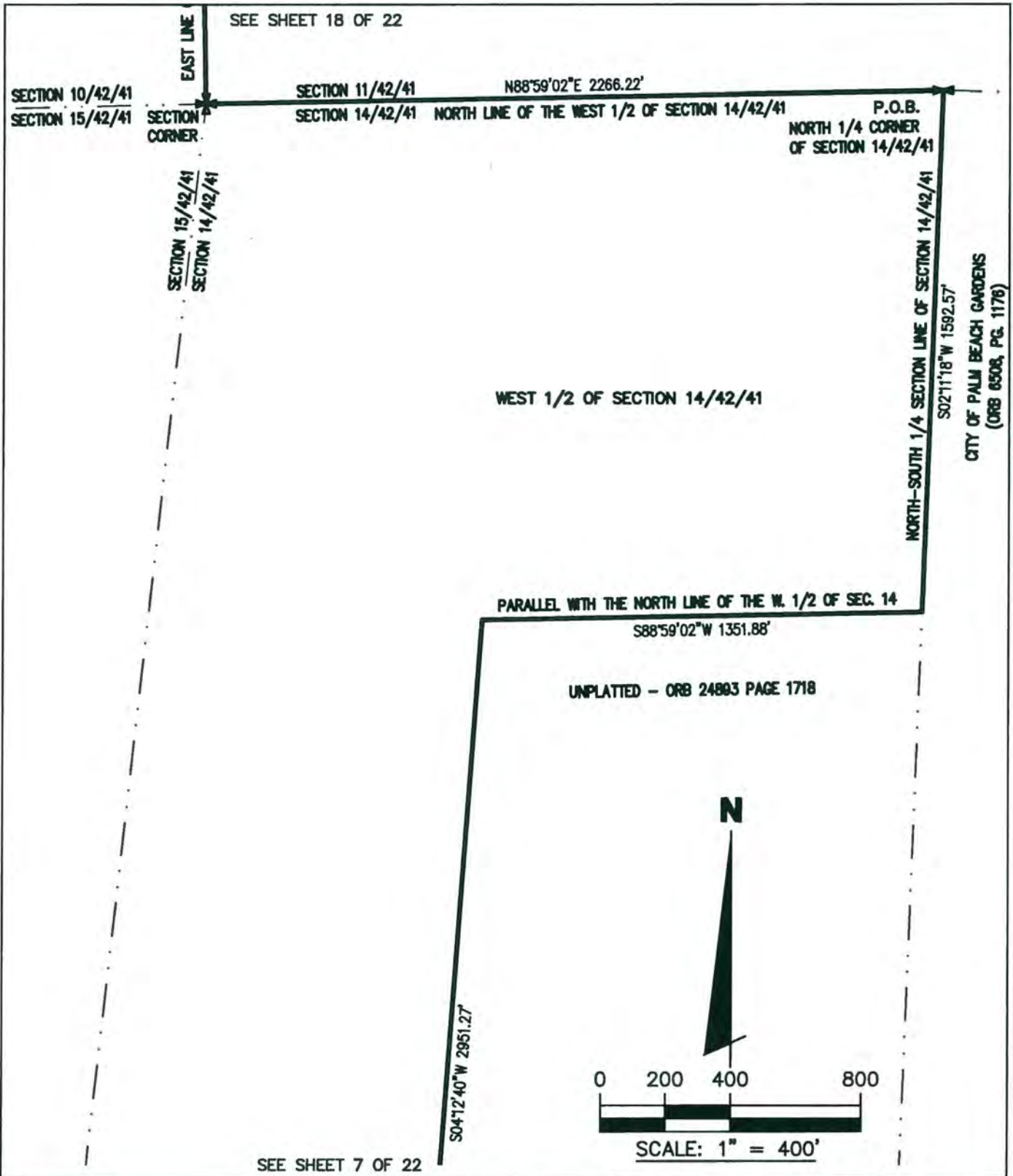


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LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 5 OF 22



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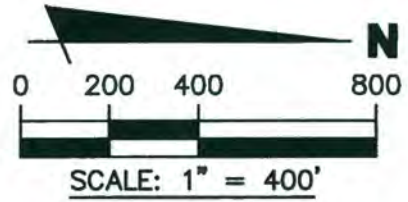
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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 6 OF 22

SEE SHEET 8 OF 22



S86°53'53"W 1280.82'

NORTH R/W (ORB 1229 PAGE 131)

NORTH R/W (ORB 12173 PAGE 5)

NORTHLAKE BOULEVARD

S86°08'53"W 763.92'

S86°53'53"W 167.83'

SECTION 15/42/41

SECTION 14/42/41

Δ=428'16"

A=902.80'

R=11569.16'

N88°37'51"W 200.74'

N87°52'51"W 444.46'

NORTH R/W (ORB 12173 PAGE 5)

S04°12'40"W 2951.27'

UNPLATTED - ORB 24883 PAGE 1718

SEE SHEET 6 OF 22

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 7 OF 22

SEE SHEET 9 OF 22

S.E. 1/4 SECTION 16/42/41

N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

W.1/4 CORNER
SEC.15/42/41

SECTION 15/42/41

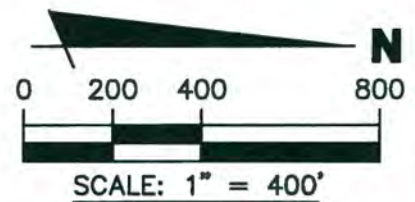
NORTH R/W (ORB 1229 PAGE 131)

S86°54'02"W 2453.49'

SECTION 15/42/41

S86°53'53"W 1280.82'

SEE SHEET 7 OF 22



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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 8 OF 22

NORTHLAKE BOULEVARD
NORTH R/W
(ORB 1229 PAGE 125)

SEE SHEET 10 OF 22

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W.1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

S00°26'50"W 2011.79'

N.E. 1/4 SECTION 16/42/41

SOUTH LINE OF THE N.E. 1/4 OF SECTION 16/42/41

N88°34'05"W 2889.73'

S.E. 1/4 SECTION 16/42/41

S.E. 1/4 SECTION 16/42/41

S.E. 1/4 SECTION 16/42/41

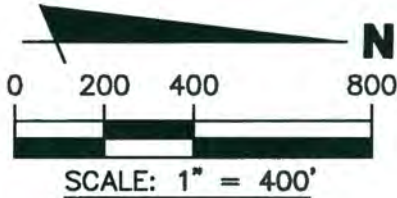
N01°06'43"E 1959.73'

WEST LINE OF THE S.W.1/4 OF SECTION 15/42/41

W.1/4 CORNER
SEC.15/42/41

SECTION 15/42/41

SEE SHEET 8 OF 22

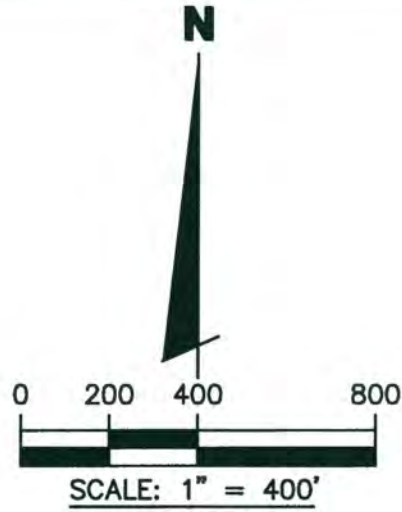


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SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 9 OF 22



SECTION 16/42/41

S.W. 1/4 SECTION 16/42/41

S.W. 1/4 SECTION 16/42/41

EAST LINE OF THE S.W. 1/4 OF SECTION 16/42/41 (N-S 1/4 SECTION LINE)

500'26'50"W 2011.79'

SEE SHEET 9 OF 22

SEE SHEET 11 OF 22

N89°20'55"W 2656.83'

10'

NORTH R/W
(ORB 1229 PAGE 125)

NORTHLAKE
BOULEVARD

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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 10 OF 22

0 200 400 800

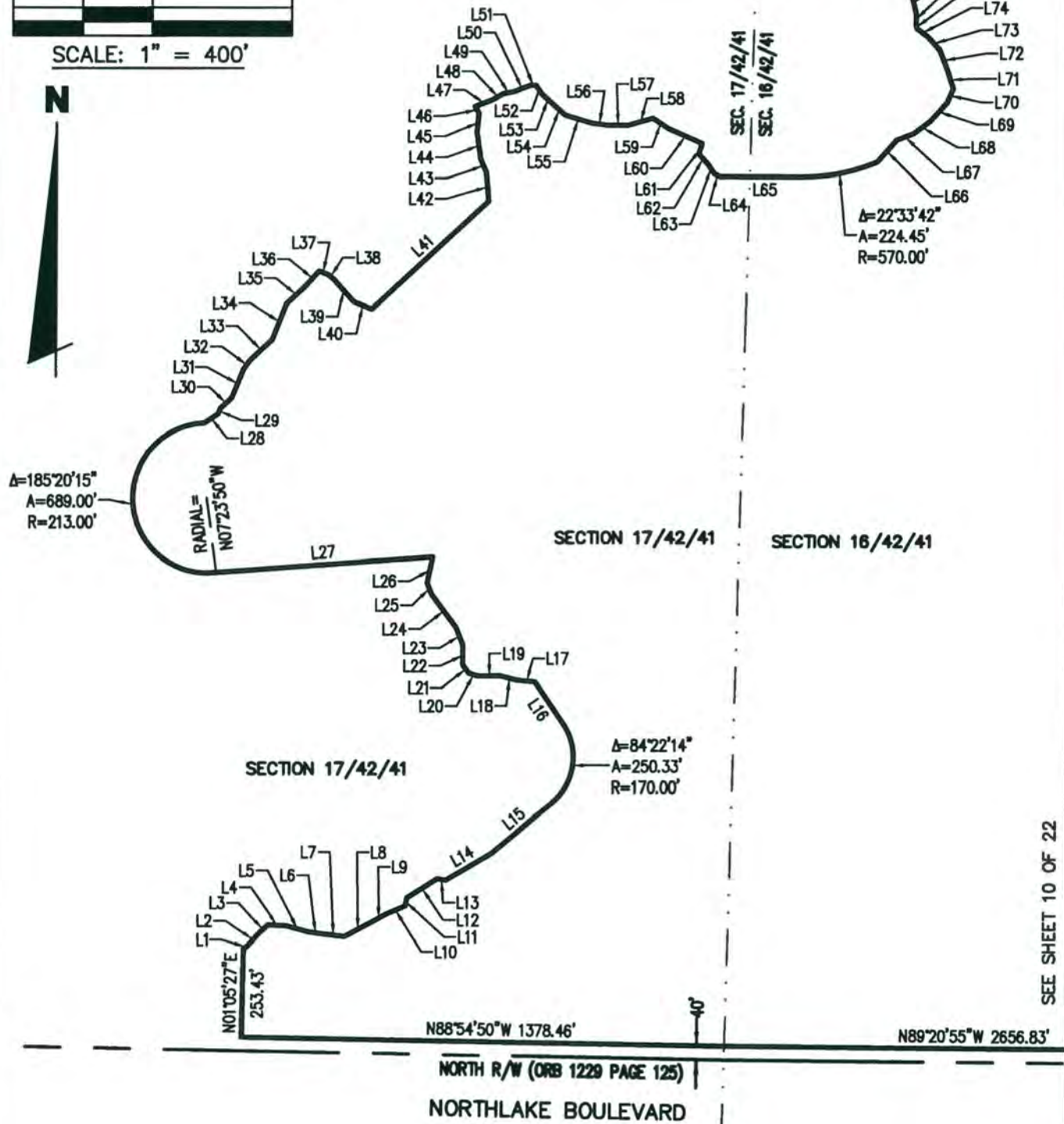


SCALE: 1" = 400'

N



SEE SHEET 12 OF 22



SEE SHEET 10 OF 22



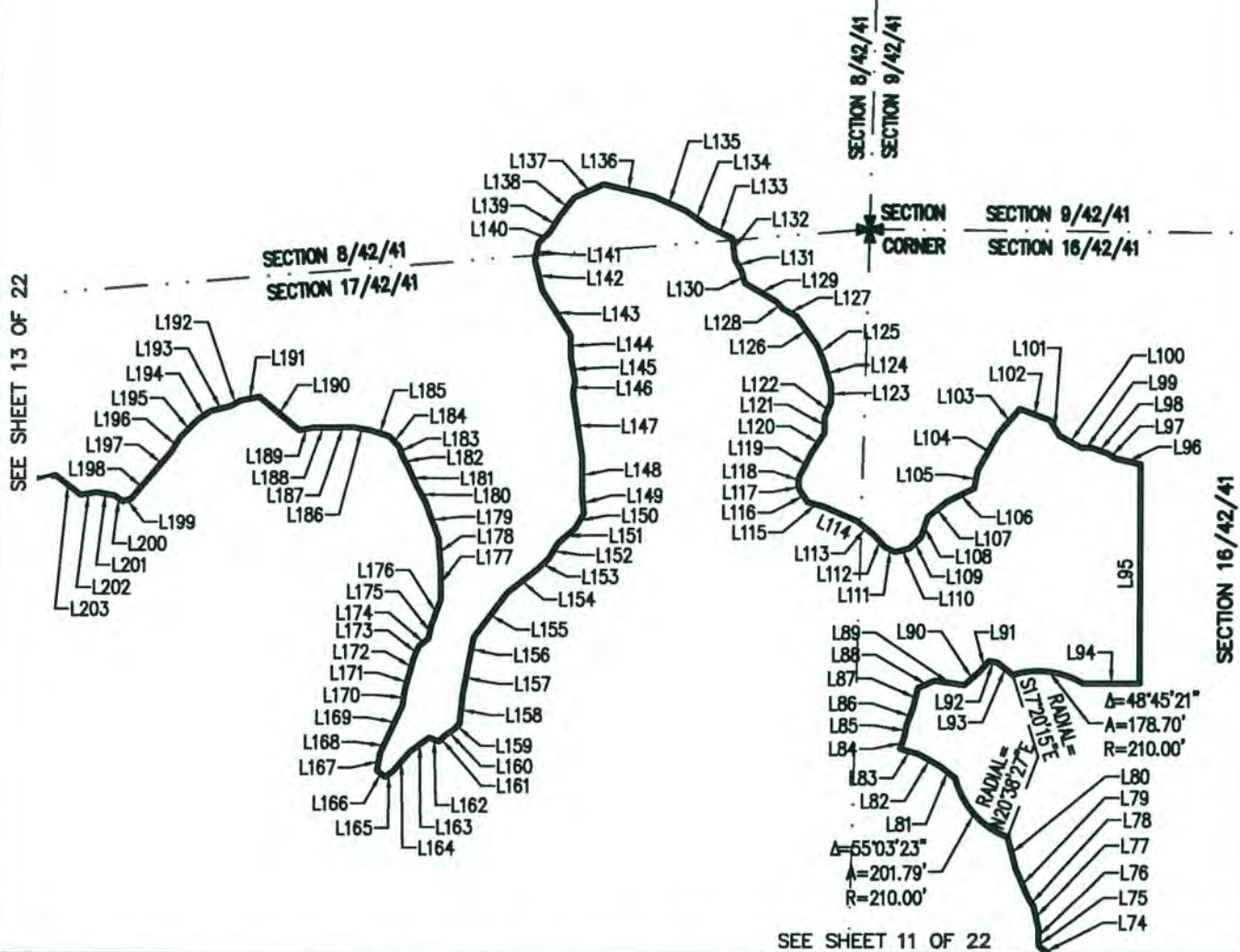
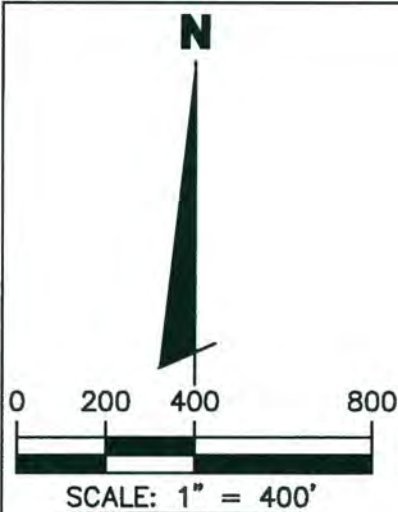
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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 11 OF 22



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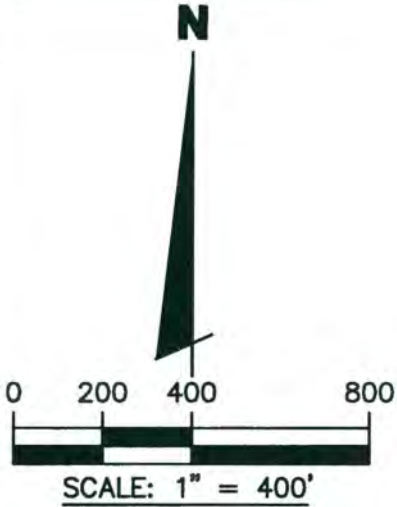
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**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 12 OF 22

SEE SHEET 14 OF 22



WEST 1/2 SECTION 8/42/41

WEST LINE OF THE EAST 1/2 OF SECTION 8/42/41

EAST 1/2 SECTION 8/42/41

N90°00'00"E
100.49'

N01°28'46"E
160.05'

500.64'

N90°00'00"W

N01°16'44"E
405.48'

N53°23'37"W
30.62'

SECTION 8/42/41
SECTION 17/42/41

N00°45'13"E
406.07'

- L214
- L213
- L212
- L211
- L210
- L209
- L208
- L207
- L206
- L205
- L204
- L198
- L197
- L196
- L195
- L194
- L193
- L192
- L199
- L200
- L201
- L202
- L203

SEE SHEET 12 OF 22



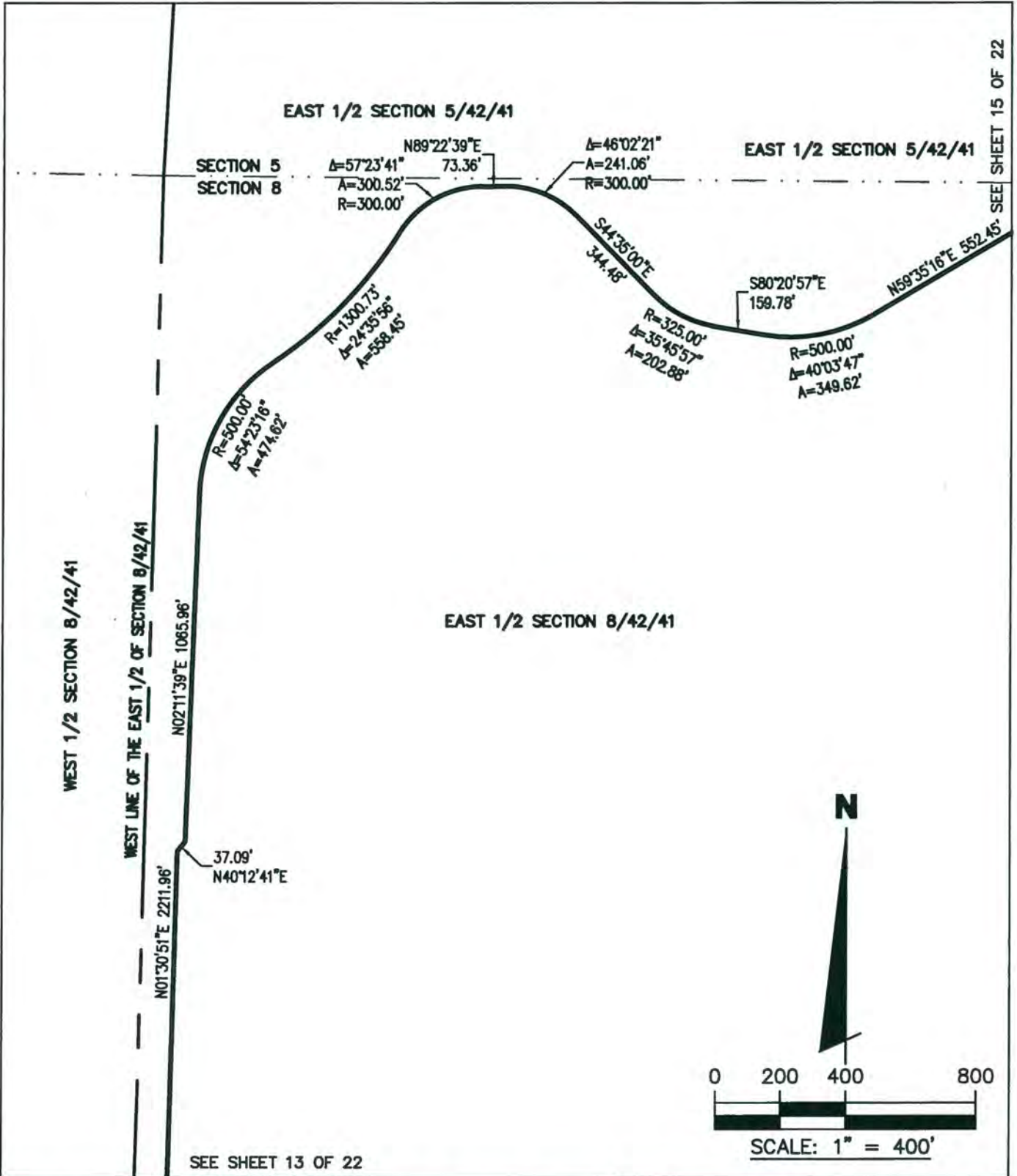
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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 13 OF 22



SEE SHEET 13 OF 22

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**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 14 OF 22

SEE SHEET 14 OF 22

SECTION 5/42/41

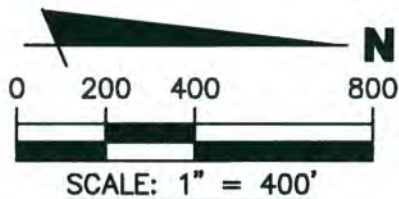
EAST 1/2 SECTION 8/42/41
SECTION 9/42/41

SECTION CORNER

SECTION 9/42/41

SECTION 4/42/41
SECTION 9/42/41

1/4 CORNER



SEE SHEET 16 OF 22



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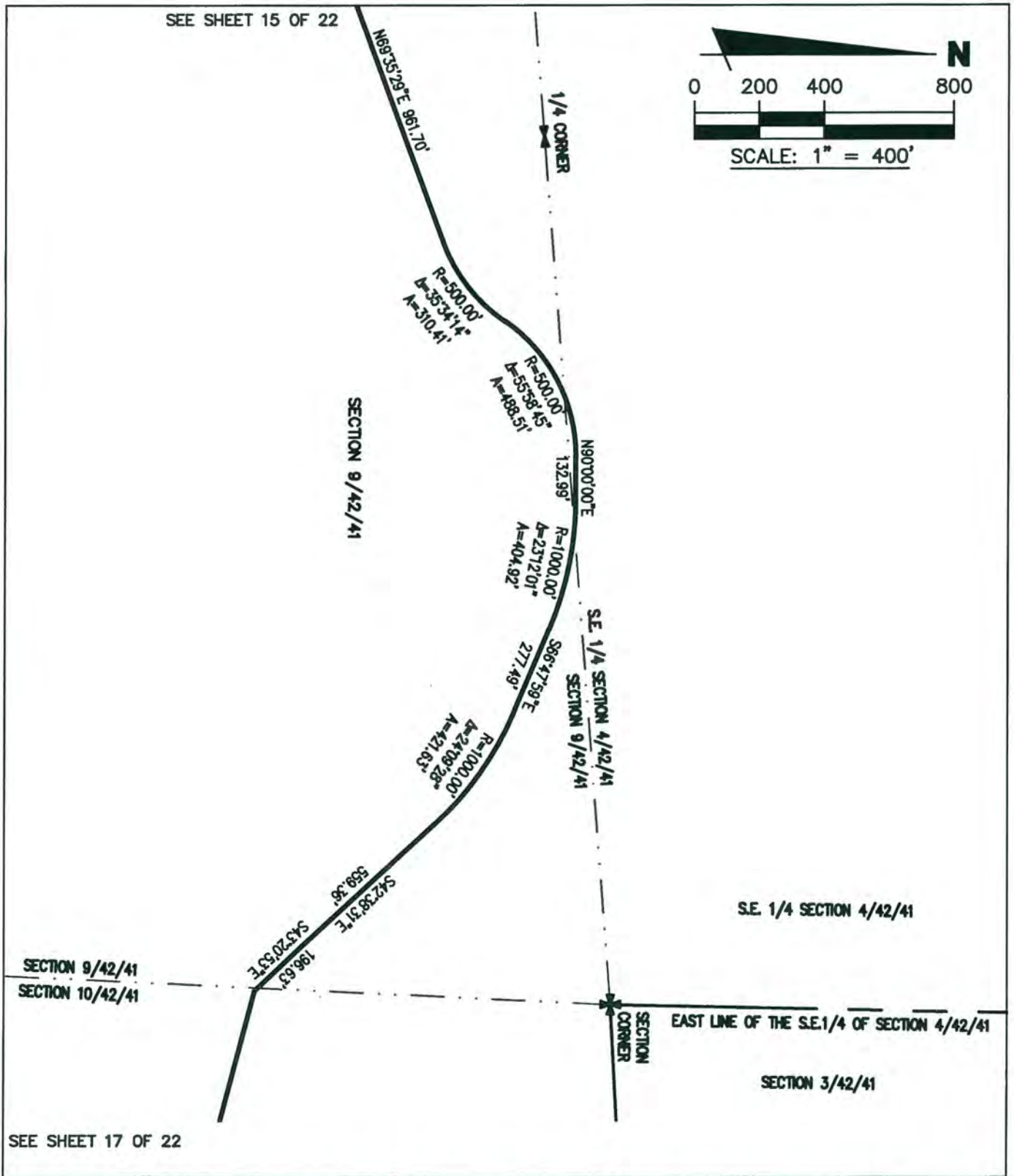
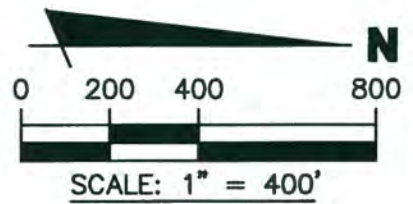
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 15 OF 22

SEE SHEET 15 OF 22



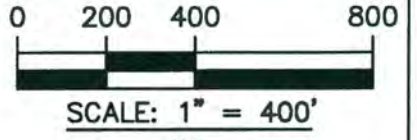
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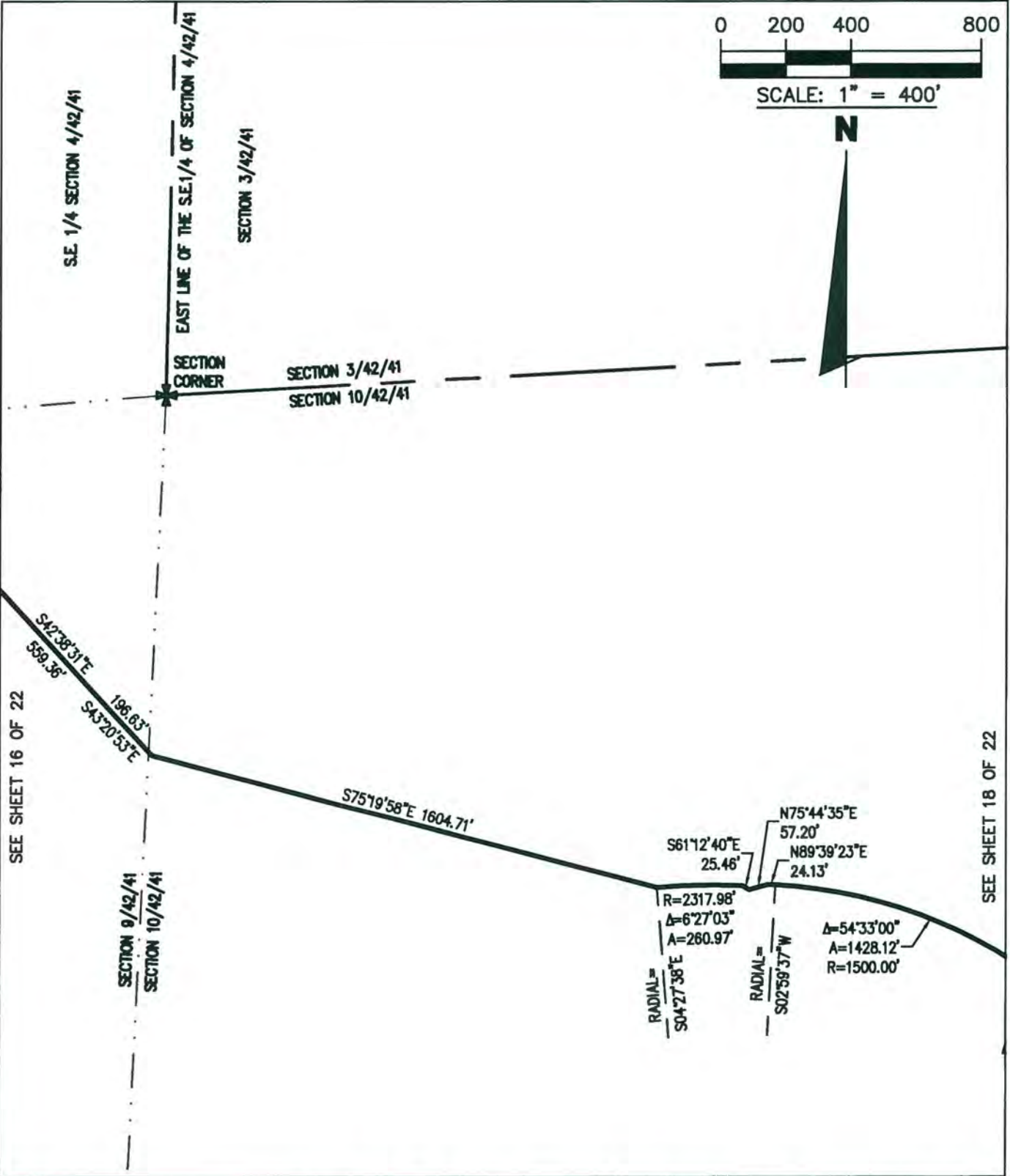
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 16 OF 22



N



SEE SHEET 16 OF 22

SEE SHEET 18 OF 22



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**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 17 OF 22

SEE SHEET 17 OF 22

$\Delta=54^{\circ}33'00''$
 $A=1428.12'$
 $R=1500.00'$

$\Delta=27^{\circ}58'33''$
 $A=244.13'$
 $R=500.00'$

$\Delta=78^{\circ}37'20''$
 $A=356.78'$
 $R=260.00'$

$R=570.00'$
 $\Delta=89^{\circ}25'11''$
 $A=689.38'$

$R=1000.00'$
 $\Delta=21^{\circ}57'31''$
 $A=383.25'$

$S49^{\circ}16'16''E$ 650.43'

$N89^{\circ}13'48''E$

241.57'
 $S66^{\circ}19'04''E$
57.84'

$N89^{\circ}13'48''E$ 491.43'

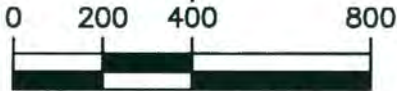
$N58^{\circ}55'18''E$
47.44'

EAST LINE OF THE S.E. 1/4 OF SECTION 10/42/41

$S00^{\circ}48'12''E$ 1137.24'

SEE SHEET 6 OF 22

N



SCALE: 1" = 400'

SECTION 10/42/41
SECTION 15/42/41

SECTION 4
CORNER



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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: 1" = 400'
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 18 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°46'38"E	18.91'
L2	N41°34'11"E	41.36'
L3	N46°47'03"E	38.64'
L4	S86°47'34"E	53.17'
L5	S74°45'48"E	68.39'
L6	S81°17'03"E	40.54'
L7	S83°58'24"E	62.83'
L8	N62°26'52"E	87.02'
L9	N60°22'01"E	47.81'
L10	N68°59'09"E	60.06'
L11	N12°18'44"E	23.25'
L12	N57°54'21"E	101.81'
L13	S82°24'02"E	25.28'
L14	N59°36'08"E	152.81'
L15	N49°59'25"E	224.50'
L16	N34°22'49"W	142.93'
L17	N83°58'24"W	48.99'
L18	N76°25'20"W	51.80'
L19	S89°40'05"W	64.40'
L20	N72°40'11"W	28.04'
L21	N37°07'08"W	29.06'
L22	N00°19'55"W	56.92'
L23	N21°22'01"W	54.66'
L24	N36°44'08"W	117.60'
L25	N21°21'55"W	35.72'
L26	N12°18'38"E	75.75'
L27	S85°50'31"W	623.65'
L28	N55°37'11"E	47.11'
L29	N23°49'55"E	16.72'
L30	N46°46'56"E	44.89'

LINE #	BEARING	DISTANCE
L31	N22°09'50"E	87.82'
L32	N35°20'16"E	31.78'
L33	N47°18'27"E	86.06'
L34	N21°51'20"E	110.85'
L35	N47°56'51"E	75.71'
L36	N41°34'04"E	55.36'
L37	S71°03'40"E	25.85'
L38	S50°26'21"E	23.06'
L39	S42°13'54"E	85.24'
L40	S67°39'01"E	56.72'
L41	N47°26'59"E	454.14'
L42	N04°59'45"W	83.48'
L43	N24°29'40"W	40.70'
L44	N07°36'52"W	78.36'
L45	N06°04'02"E	54.40'
L46	N31°13'06"W	22.66'
L47	N69°17'14"E	54.09'
L48	N60°32'16"E	35.16'
L49	N79°06'38"E	31.23'
L50	N69°17'09"E	49.85'
L51	N89°40'05"E	16.19'
L52	S35°16'36"E	32.28'
L53	S48°36'41"E	41.76'
L54	S48°36'42"E	45.79'
L55	S72°40'08"E	78.45'
L56	S82°24'06"E	47.77'
L57	N69°40'01"E	59.51'
L58	N74°05'48"E	72.93'
L59	S56°33'39"E	53.73'
L60	S66°18'18"E	106.80'

LINE #	BEARING	DISTANCE
L61	S19°24'36"W	31.67'
L62	S42°14'00"E	37.60'
L63	S34°16'12"E	34.65'
L64	S66°18'21"E	20.48'
L65	S89°39'47"E	229.23'
L66	N41°33'58"E	83.97'
L67	N69°17'09"E	52.49'
L68	N53°03'02"E	60.27'
L69	N41°33'49"E	71.53'
L70	N23°49'42"E	42.42'
L71	N16°59'06"W	54.16'
L72	N21°52'06"W	61.17'
L73	N42°14'03"W	50.48'
L74	N53°03'01"W	40.09'
L75	N16°59'06"W	8.39'
L76	N00°20'09"W	36.35'
L77	N12°58'04"W	55.75'
L78	N34°16'18"W	17.73'
L79	N24°29'43"W	82.05'
L80	N14°42'44"W	79.54'
L81	N50°26'28"W	45.67'
L82	N61°12'17"W	61.33'
L83	N74°45'50"W	46.87'
L84	N19°24'28"E	32.26'
L85	N09°50'28"E	30.49'
L86	N20°41'54"E	44.52'
L87	N14°02'36"E	48.69'
L88	N65°38'14"E	44.56'
L89	S81°17'12"E	73.39'
L90	N47°56'35"E	49.67'



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**DIMENSION
 LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 19 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N41°33'53"E	34.08'
L92	S79°22'23"E	22.01'
L93	S51°18'21"E	47.88'
L94	N90°00'00"E	137.30'
L95	N00°00'00"E	537.59'
L96	N76°54'04"W	61.66'
L97	N61°12'17"W	23.36'
L98	N69°57'09"W	41.20'
L99	S89°39'53"W	25.18'
L100	N61°12'13"W	61.48'
L101	N31°13'10"W	44.45'
L102	N69°57'11"W	77.99'
L103	S41°33'52"W	77.38'
L104	S29°46'56"W	102.67'
L105	S10°56'28"W	48.49'
L106	S64°07'57"W	74.67'
L107	S51°08'33"W	58.86'
L108	S18°15'42"W	52.35'
L109	S45°58'26"W	39.81'
L110	S75°45'14"W	34.79'
L111	N64°48'04"W	28.22'
L112	N42°13'57"W	37.50'
L113	N50°26'22"W	57.91'
L114	N66°18'16"W	86.11'
L115	N74°45'47"W	42.98'
L116	N34°16'18"W	35.51'
L117	N12°58'33"W	15.09'
L118	N09°50'26"E	21.75'
L119	N27°57'39"E	64.26'
L120	N32°31'02"E	56.10'

LINE #	BEARING	DISTANCE
L121	N00°19'57"W	38.63'
L122	N23°49'35"E	39.84'
L123	N00°19'58"W	39.30'
L124	N16°59'03"W	62.21'
L125	N24°29'35"W	44.00'
L126	N36°00'12"W	82.68'
L127	N61°12'07"W	38.75'
L128	N42°13'54"W	24.42'
L129	N59°52'00"W	88.26'
L130	N16°59'01"W	31.18'
L131	N28°37'37"W	32.32'
L132	N07°38'11"W	51.67'
L133	N64°30'42"W	66.09'
L134	N55°01'27"W	67.51'
L135	N66°18'49"W	86.86'
L136	N76°52'32"W	123.56'
L137	S66°23'02"W	78.71'
L138	S37°43'00"W	58.63'
L139	S31°46'54"W	43.18'
L140	S47°08'30"W	39.89'
L141	S10°37'59"W	43.68'
L142	S14°39'33"E	74.46'
L143	S32°41'23"E	128.56'
L144	S00°19'58"E	52.88'
L145	S10°30'19"E	59.29'
L146	S09°50'25"W	30.57'
L147	S08°32'27"E	154.84'
L148	S00°19'56"E	90.53'
L149	S06°01'34"E	48.17'
L150	S28°56'55"W	43.10'

LINE #	BEARING	DISTANCE
L151	S49°46'26"W	56.32'
L152	S30°33'08"W	43.03'
L153	S46°46'53"W	39.81'
L154	S52°00'43"W	91.44'
L155	S36°52'19"W	136.41'
L156	S10°56'35"W	57.39'
L157	S10°34'06"W	86.54'
L158	S06°03'57"W	70.00'
L159	S41°33'58"W	16.76'
L160	S55°53'42"W	32.70'
L161	S41°34'02"W	17.49'
L162	N66°18'09"W	26.17'
L163	S53°03'10"W	57.77'
L164	S41°33'58"W	65.12'
L165	S53°03'14"W	23.05'
L166	N51°10'50"W	25.82'
L167	N10°56'35"E	44.79'
L168	N23°49'46"E	37.02'
L169	N25°40'41"E	88.47'
L170	N08°10'21"E	39.92'
L171	N16°19'05"E	36.66'
L172	N14°02'46"E	42.14'
L173	N23°49'41"E	31.94'
L174	N49°46'28"E	31.06'
L175	N12°18'35"E	31.76'
L176	N19°24'36"E	67.17'
L177	N00°19'57"W	78.65'
L178	N04°37'27"W	72.63'
L179	N20°04'26"W	93.12'
L180	N28°37'35"W	42.25'



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

**DIMENSION
LINE TABLE**

DRAWN: MDB	PROJ. No. 16-060
CHECKED: JEP	SCALE: NONE
AVENIR CDD PARCEL	DATE: 9/20/16
	SHEET 20 OF 22

LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N24°29'36"W	53.12'
L182	N28°37'29"W	32.76'
L183	N16°59'06"W	22.02'
L184	N42°13'47"W	38.82'
L185	N72°40'02"W	48.82'
L186	N61°17'06"W	42.38'
L187	S89°40'03"W	50.90'
L188	S89°40'09"W	45.46'
L189	S80°37'16"W	38.84'
L190	N50°26'18"W	125.06'
L191	S79°08'44"W	48.04'
L192	S60°32'13"W	25.65'
L193	S75°45'26"W	51.44'
L194	S55°53'47"W	39.24'
L195	S45°58'32"W	58.18'
L196	S30°33'15"W	43.33'
L197	S41°34'00"W	72.58'
L198	S38°34'25"W	77.47'
L199	S72°00'17"W	21.09'
L200	N58°33'35"W	25.80'

LINE #	BEARING	DISTANCE
L201	N79°48'27"W	44.11'
L202	S80°03'10"W	40.06'
L203	N50°37'10"W	79.29'
L204	S77°06'13"W	36.50'
L205	N83°58'18"W	42.56'
L206	N48°36'29"W	23.11'
L207	N24°29'29"W	27.74'
L208	N53°42'58"W	44.64'
L209	N42°13'42"W	54.83'
L210	N79°48'29"W	76.43'
L211	N53°42'58"W	13.90'
L212	N61°11'57"W	47.99'
L213	S79°08'44"W	64.76'
L214	N69°57'02"W	4.12'



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	SHEET 21 OF 22