

Riverwalk
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 17, 2022

Mr. Byron Brooks - **Sent Via USPS**
Orange County Administrator
201 S. Rosalind Ave
Orlando, Florida 32801

Mr. Kevin Edmonds - **Sent Via USPS**
City of Orlando Chief Administrative Officer
400 South Orange Avenue,
Orlando, Florida 32801

Mr. Jack Gaskins - **Sent Via E-mail**
Florida Department of Economic Opportunity
Division of Community Development
Special District Information Program
107 E. Madison Street, MSC-400
Tallahassee, Florida 32399-6508

Re: Riverwalk Community Development District

Dear Gentlemen:

Pursuant to Chapter 190 F.S. enclosed is a map of the **Riverwalk Community Development District** (the "District"), the legal description as shown in the Ordinance and Chapter 190 of the Florida Statutes, which will serve as the charter for the District. The District has selected Mr. George Flint as the District's Registered Agent and his business address, Governmental Management Services - Central Florida, LLC at 219 East Livingston Street, Orlando, Florida 32801, as the District's Registered Office whose telephone number is 407-841-5524. A certified copy of this resolution has also been enclosed. During the next several months the District will undertake the preparation of a capital improvements program, which will serve as the basis for the District's public facilities report, which will be submitted to each of you upon its completion.

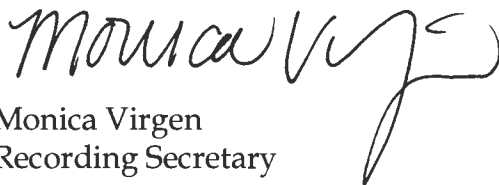
Please be advised the District held its organizational meeting on **September 21, 2022**, and at that time each Supervisor was provided with the financial disclosure statement and advised to file same with the Supervisor of Elections within 30 days, which will satisfy the requirements of Chapter 112 F.S. dealing with financial disclosure.

The Board of Supervisors will hold their meetings for the Fiscal Year 2023 at 3:30 PM at 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida 32822 as follows:

November 16, 2022
December 21, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023

Please contact me at 407-841-5524 x 130 if you should have any questions.

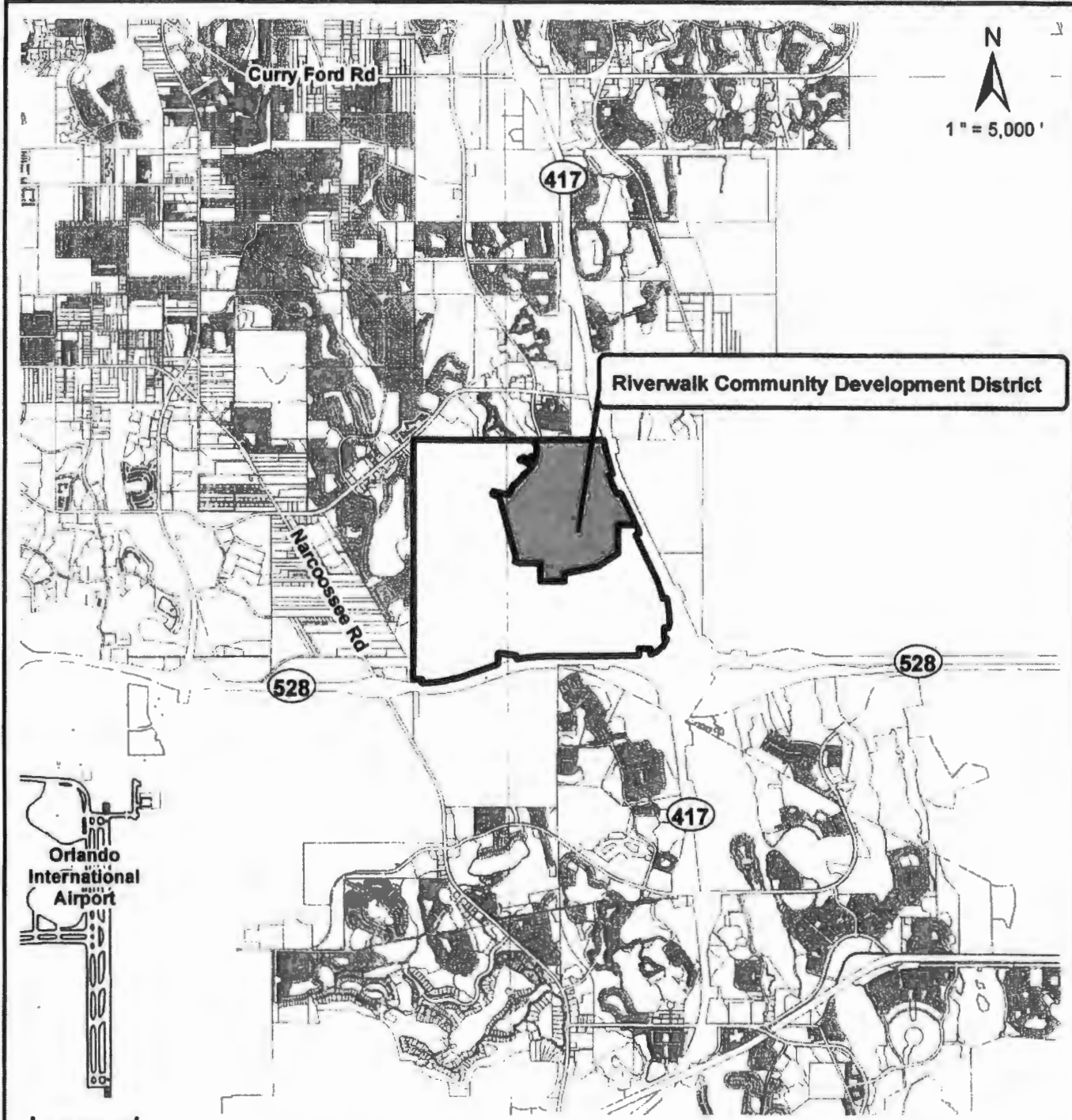
Sincerely,



Monica Virgen
Recording Secretary

Cc: George S. Flint, District Manager

Enclosures



N
1" = 5,000'

Riverwalk Community Development District

Orlando
International
Airport

Legend

-  Riverwalk Community Development District
-  Planned Development Boundary



DONALD W. McINTOSH ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789
 PHONE 407.644.4068 FAX 407.644.8318

LOCATION MAP

RIVERWALK
TAKEDOWN 1, 2 AND 3 OVERALL PARCEL

DESCRIPTION:

That part of Sections 19, 20, 29 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°51'04"W along the North line of the South 1/2 of said Section 19 for a distance of 917.42 feet; thence departing said North line run S01°59'00"E, 65.70 feet; thence S49°18'20"E, 84.45 feet; thence S30°51'23"E, 84.45 feet; thence S12°22'44"E, 70.05 feet; thence S00°11'45"E, 69.81 feet; thence S00°07'16"E, 59.77 feet; thence S02°28'59"W, 48.45 feet; thence S06°10'45"W, 56.79 feet; thence S09°52'34"W, 52.79 feet; thence S13°34'23"W, 60.78 feet; thence S21°09'07"W, 67.56 feet; thence N66°56'51"W, 172.38 feet to a non-tangent curve concave Northwesterly having a radius of 704.00 feet and a chord bearing of S27°46'30"W; thence Southwesterly along the arc of said curve through a central angle of 17°29'20" for a distance of 214.89 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet and a chord bearing of S82°30'58"W; thence Westerly along the arc of said curve through a central angle of 91°59'36" for a distance of 24.08 feet to the point of tangency; thence N51°29'14"W, 21.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 351.07 feet and a chord bearing of N60°09'38"W; thence Northwesterly along the arc of said curve through a central angle of 17°20'47" for a distance of 106.29 feet to a non-tangent line; thence N15°12'38"E, 78.40 feet; thence N74°55'27"W, 59.00 feet; thence S15°12'38"W, 77.09 feet to a non-tangent curve concave Southerly having a radius of 351.07 feet and a chord bearing of N84°18'45"W; thence Westerly along the arc of said curve through a central angle of 11°40'22" for a distance of 71.52 feet to the point of tangency; thence S89°51'04"W, 41.02 feet; thence S00°08'56"E, 54.00 feet; thence N89°51'04"E, 41.02 feet to the point of curvature of a curve concave Southerly having a radius of 297.07 feet and a chord bearing of S70°49'05"E; thence Easterly along the arc of said curve through a central angle of 38°39'42" for a distance of 200.45 feet to the point of tangency; thence S51°29'14"E, 89.55 feet to a non-tangent curve concave Northwesterly having a radius of 758.00 feet and a chord bearing of N34°31'21"E; thence Northeasterly along the arc of said curve through a central angle of 14°47'33" for a distance of 195.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of N70°05'22"E; thence Easterly along the arc of said curve through a central angle of 85°55'35" for a distance of 37.49 feet to the point of tangency; thence S66°56'51"E, 114.12 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet and a chord bearing of S20°20'59"E; thence Southerly along the arc of said curve through a central angle of 93°11'45" for a distance of 40.66 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 1072.00 feet and a chord bearing of S34°42'57"W; thence Southwesterly along the arc of said curve through a central angle of 16°56'07" for a distance of 316.86 feet to the point of tangency; thence S43°11'01"W, 598.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 1202.00 feet and a chord bearing of S38°08'04"W; thence Southwesterly along the arc of said curve through a central angle of 10°05'52" for a distance of 211.84 feet to a non-tangent line; thence N56°54'52"W, 51.00 feet to a non-tangent curve concave

Southeasterly having a radius of 1253.00 feet and a chord bearing of S24°49'03"W; thence Southwesterly along the arc of said curve through a central angle of 16°32'10" for a distance of 361.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 80.00 feet and a chord bearing of S61°03'25"W; thence Southwesterly along the arc of said curve through a central angle of 89°00'53" for a distance of 124.29 feet to the point of tangency; thence N74°26'09"W, 311.32 feet; thence S15°33'51"W, 40.00 feet to a non-tangent curve concave Northerly having a radius of 1007.00 feet and a chord bearing of N68°25'16"W; thence Westerly along the arc of said curve through a central angle of 12°01'44" for a distance of 211.41 feet to a non-tangent line; thence S27°35'36"W, 126.00 feet to a non-tangent curve concave Northerly having a radius of 1133.00 feet and a chord bearing of S68°25'16"E; thence Easterly along the arc of said curve through a central angle of 12°01'44" for a distance of 237.87 feet to the point of tangency; thence S74°26'09"E, 57.08 feet; thence S15°27'47"E, 2326.49 feet; thence S22°49'34"W, 126.80 feet; thence S67°10'26"E, 186.33 feet; thence N89°51'04"E, 748.16 feet; thence S00°08'56"E, 667.87 feet; thence N89°51'04"E, 905.51 feet; thence N00°08'56"W, 301.30 feet; thence N78°11'59"E, 1255.44 feet; thence N56°36'26"E, 869.34 feet; thence N00°00'00"E, 1044.06 feet; thence N90°00'00"E, 660.58 feet to the Westerly limited access right-of-way line of State Road Number 417, as described in Official Records Book 4307, Page 2300, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Westerly limited access right-of-way line: N25°12'52"W, 1317.80 feet; S64°47'08"W, 150.00 feet; N25°12'52"W, 200.20 feet to the point of curvature of a curve concave Northeasterly having a radius of 6029.58 feet and a chord bearing of N22°35'26"W; thence Northwesterly along the arc of said curve through a central angle of 05°14'53" for a distance of 552.28 feet to a non-tangent line; N70°02'01"E, 150.00 feet to a non-tangent curve concave Easterly having a radius of 5879.58 feet and a chord bearing of N16°13'10"W; thence Northerly along the arc of said curve through a central angle of 07°29'38" for a distance of 769.01 feet to the point of tangency; N12°28'21"W, 521.19 feet to the North line of the South 1/2 of said Section 20; thence departing said Westerly limited access right-of-way line, run S89°46'34"W along said North line, 1682.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 404.22 acres more or less when calculated in ground dimensions.

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

ORDINANCE NO. 2022-44

1 AN ORDINANCE GRANTING PETITION OF PULTE
2 HOME COMPANY, LLC, ESTABLISHING AND NAMING
3 THE RIVERWALK COMMUNITY DEVELOPMENT
4 DISTRICT PURSUANT TO CHAPTER 190, FLORIDA
5 STATUTES; DESCRIBING THE EXTERNAL
6 BOUNDARIES, THE FUNCTIONS AND THE POWERS OF
7 THE DISTRICT; DESIGNATING FIVE PERSONS TO
8 SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S
9 BOARD OF SUPERVISORS; PROVIDING A
10 SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.
11

12 WHEREAS, the Florida Legislature created and amended Chapter 190, Florida
13 Statutes, to provide an alternative method to finance and manage basic services for
14 community development; and
15

16 WHEREAS, Pulte Home Company, LLC (the "Petitioner") petitioned the City
17 Council of the City of Orlando, Florida (the "Orlando City Council"), to enact an
18 ordinance establishing the Riverwalk Community Development District (the "District")
19 pursuant to Chapter 190, Florida Statutes, over the real property described in Exhibit 2
20 of the Petition to Establish the Riverwalk Community Development District; and
21

22 WHEREAS, Petitioner has provided written consent to the establishment of the
23 District from the owners of 100 percent of the real property to be included in the District;
24 and
25

26 WHEREAS, Petitioner is a company authorized to conduct business in the State
27 of Florida, Petitioner's principal place of business is 4901 Vineland Road, Suite 500,
28 Orlando, Florida 32811; and
29

30 WHEREAS, a public hearing has been conducted by the Orlando City Council on
31 August 15, 2022, in accordance with the requirements and procedures
32 of section 190.005(2)(b), Florida Statutes, and the applicable requirements and
33 procedures of the City's Charter and Code of Ordinances; all interested persons and
34 affected units of general-purpose local government were afforded an opportunity to
35 present oral and written comments on the Petition at said duly noticed public hearing;
36 and
37

38 WHEREAS, upon consideration of the record established at that hearing, the
39 Orlando City Council determined that the statements within the Petition were true and
40 correct, that the establishment of the District is not inconsistent with any applicable
41 element or portion of the state comprehensive plan or the City's comprehensive plan,
42 that the land within the District is of sufficient size, is sufficiently compact, and sufficiently
43 contiguous to be developable as a functionally interrelated community, that the District is
44 the best alternative available for delivering community development services and
45 facilities to the area served by the District, that the community development services and
46 facilities of the District will not be incompatible with the capacity and uses of existing

47 local and regional community development services and facilities, and that the area to
48 be served by the District is amenable to separate special-district governance; and
49

50 **WHEREAS**, establishment of the District will constitute a timely, efficient,
51 effective, responsive, and economic way to deliver community development services in
52 the area described, thereby providing a solution to the City's planning, management and
53 financing needs for delivery of capital infrastructure therein without overburdening the
54 City and its taxpayers; and

55
56 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
57 **OF ORLANDO, FLORIDA, AS FOLLOWS:**

58
59 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and
60 pursuant to the Uniform Community Development District Act of 1980, Chapter 190,
61 Florida Statutes.

62
63 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct
64 and are incorporated herein, adopted, and made a part hereof.

65
66 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office
67 of the City Clerk on June 13, 2022, and a copy of which is attached hereto as Exhibit
68 "A" and incorporated herein, is hereby granted.

69
70 **SECTION 4. DISTRICT NAME.** There is hereby created a community
71 development district situated entirely within the incorporated boundaries of the City of
72 Orlando, Florida, named the "Riverwalk Community Development District."

73
74 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
75 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,
76 contains 404.22 acres, more or less.

77
78 **SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the
79 District are described in section 190.011, subsection 190.012(1), paragraphs
80 190.012(2)(a) & (d), and subsection 190.012(2)(f), Florida Statutes.

81
82 **SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to
83 serve as initial members of the District's Board of Supervisors are as follows:

84
85

<u>Name</u>	<u>Address</u>
Eric Baker	4901 Vineland Road, Suite 500 Orlando, FL 32811

86
87
88
89
90

ORDINANCE NO. 2022-44

91	Chris Wrenn	4901 Vineland Road, Suite 500
92		Orlando, FL 32811
93		
94	Kimberly Clayton	4901 Vineland Road, Suite 500,
95		Orlando, FL 32811
96		
97	Cliff Torres	4901 Vineland Road, Suite 500,
98		Orlando, FL 32811
99		
100	Mary Burns	4901 Vineland Road, Suite 500,
101		Orlando, FL 32811
102		

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

105
106 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation
107 of the District, nor any default thereon, shall constitute a debt or obligation or burden of
108 the City.

109
110 **SECTION 9. SCRIVENER'S ERROR.** The city attorney may correct scrivener's
111 errors found in this ordinance by filing a corrected copy of this ordinance with the City
112 Clerk.

113
114 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its
115 application to any person or circumstance is held invalid, the invalidity does not affect
116 other provisions or applications of this ordinance which can be given effect without the
117 invalid provision or application, and to this end the provisions of this ordinance are
118 severable.

119
120 **SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.

121
122 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
123 Florida, at a regular meeting, this 18th day of July, 2022.

124
125 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City
126 of Orlando, Florida, by the Petitioner, commencing the 17th day of
127 July, 2022, and running once each week for four consecutive
128 weeks ending on the 7th day of August, 2022.

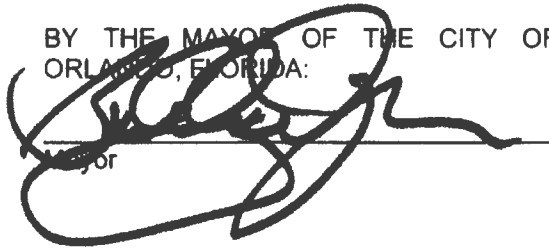
129
130 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**
131 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
132 Council of the City of Orlando, Florida, at a regular meeting, this 15th day of
133 August, 2022.

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ORDINANCE NO. 2022-44

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BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:




Mayor

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:



City Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF ORLANDO, FLORIDA:



Assistant City Attorney

[Remainder of page intentionally left blank.]

Riverwalk
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

CERTIFICATE

I, George S. Flint, Secretary of the **Riverwalk Community Development District** do hereby certify that the attached copy of **Resolution 2022-04** was adopted at a meeting of the Board of Supervisors duly called and held on September 21, 2022 at which a quorum was present and acting throughout, and which Resolution has been compared by me with the original thereof and that said resolution is a true, complete and correct copy thereof, and said Resolution had been duly adopted and has not been modified, amended or supplemented and is in full force and effect on and as of the date hereof in the form attached hereto.

IN WITNESS WHEREOF, I have set my hand this 17th day of October, 2022.

**RIVERWALK COMMUNITY
DEVELOPMENT DISTRICT**



BY: George S. Flint
ITS: Secretary

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Riverwalk Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. George Flint is hereby designated as the Registered Agent for the Riverwalk Community Development District. The Registered Agent can be contacted at (phone) 407-841-5524, (facsimile) 407-839-1526, and (email) gflint@gmscfl.com.

SECTION 2. The District's Registered Office shall be located at Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with the City of Orlando, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 21 day of September 2022.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT



Secretary/Assistant Secretary



Chairperson, Board of Supervisors