

CERTIFICATION OF
THE FLORIDA LAND AND WATER
ADJUDICATORY COMMISSION RULE
FILED WITH THE
DEPARTMENT OF STATE

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I do hereby certify:

(1) The time limitations prescribed by subsection 120.54(11)(a), F.S. have been complied with; and

(2) There is no administrative determination under paragraph 120.54(4), F.S., pending on any rule covered by this certification; and

(3) All rules covered by this certification are filed within the prescribed time limitations of paragraph 120.54(11)(b), F.S. They are filed not less than 28 days after the notice required by subsection 120.54(1), F.S., and;

(a) Are filed not more than 90 days after the notice;

or

(b) Are filed not more than 90 days after the notice not including days an administrative determination was pending;

or

(c) Are filed within 21 days after the adjournment of the final public hearing on the rule; or

(d) Are filed within 21 days after the date of the receipt of all material authorized to be submitted at the hearing; or

(e) Are filed within 21 days after the date the transcript was received by this agency.

①

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MAR 10 1994
FRAN BUSBY

Handwritten notes and stamps in the bottom right corner, including a circular stamp with the number 10.

Attached are the original and two copies of each rule covered by this certification. The rules are hereby adopted by the undersigned agency by and upon their filing with the Department of State.

Rule No.	Specific Rulemaking Authority	Law Being Implemented, Interpreted or Made Specific
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42R-1.001	190.005, F.S.	190.005, F.S.
42R-1.002	190.005, F.S.	190.004 and 190.005, F.S.
42R-1.003	190.005, F.S.	190.006(1), F.S.

Under the provisions of paragraph 120.54(13)(a), F.S., the rule takes effect 20 days from the date filed with the Department of State or at a later date as set forth below:

Effective Date: _____

Jeresa B. Inker
 for DAVID K. COBURN, Secretary
 Florida Land and Water Adjudicatory
 Commission

7

 Number of Pages Certified

STAMP: 05-11-09 11:00 AM
 05-11-09 11:00 AM

SUMMARY OF FILE

The purpose of this proposed rule is to establish the Enterprise Community Development District, in unincorporated Osceola County and the Reedy Creek Improvement District, pursuant to the requirement of the Uniform Community Development District Act, as amended, and particularly section 190.005, Florida Statutes (F.S.). The petition filed by the Disney Development Company, a Florida corporation, requests that the Commission establish a community development district located in Osceola County, Florida and the Reedy Creek Improvement District. The land area to be served by the district is an approximate 1,552 acre tract located south of U.S. Highway 192 and west of the Bonnett Creek Canal and the proposed Southern Connector Extension Corridor. This district will be asked to provide infrastructure to a development that will consist of office, medical, retail, theme park, recreational, and mixed-use, and will be predominantly commercial in character. Development is projected to occur over a 10 year period.

SPECIFIC RULEMAKING AUTHORITY: Sections 190.005, F.S.

LAW IMPLEMENTED: Section 190.005, F.S.

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STATE OF FLORIDA
LAND AND WATER ADJUDICATORY COMMISSION
CHAPTER 42R1.001 - 1.003
ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

Statement of Facts and Circumstances Justifying Adoption of the Proposed Rule:

Chapter 190, Florida Statutes (F.S.), provides that a Community Development District the size of 1,000 acres or greater may be established by rule, adopted under Chapter 120, F.S., by the Florida Land and Water Adjudicatory Commission (FLWAC). Disney Development Company has applied to establish the Enterprise Community Development District pursuant to Chapter 190, F.S. Granting Community Development District status to the Enterprise Community Development District authorizes the use of the district's financing and management mechanisms to develop a community which consists of approximately 1,552 contiguous acres of land located in unincorporated Osceola County and the Reedy Creek Improvement District, south of U.S. 192 and west of the Bonnett Creek Canal and the proposed Southern Connector Extension. District status confers the power to plan, construct, operate, and maintain certain basic services and facilities such as potable water, sewer, and effluent reuse; surface water management; roadways, bridges, and streetlights; recreational improvements; and fire prevention, mosquito control, security and solid waste. The land area in the Enterprise Community Development District will be developed as part of the Celebration

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Development of Regional Impact (DRI), and will consist of office, medical, retail, theme park, recreational, residential, and mixed-use development of a predominantly commercial nature.

The development order approving the Celebration DRI was adopted by Osceola County on January 3, 1994 and rendered to the Department of Community Affairs on March 3, 1994.

SUMMARY OF HEARINGS

The Commission published a Notice of Proposed Rulemaking scheduling a public hearing for January 11, 1994, if requested. No hearing was requested and no written comments were received as a result of this notice.

The final public hearing was held on March 8, 1994, in Tallahassee, Florida, before the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission. There was no public testimony for or against the rule.

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MILLER, J. B.
TALLAHASSEE, FLORIDA

THE FULL TEXT OF THE PROPOSED RULES ARE:

42R-1.001 Creation. Enterprise Community Development District is hereby created.

Specific Authority: 190.005, F.S.; Law Implemented: Section 190.005, F.S.; History -- New _____.

42R-1.002 Boundary. The boundaries of the district are as follows: A tract or parcel lying in portions of Sections 11, 12, 13, 14, 23 and 24, Township 25 South, Range 27 East; and Sections 7, 8 and 9, Township 25 South, Range 28 East; all in Osceola County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Section 12, Township 25 South, Range 27 East, Osceola County, Florida; thence run S.00°09'01"E. along the West line of said Section 12, for 132.00 feet to a point on the Southerly right-of-way of U.S. Highway 192, said point also being the POINT OF BEGINNING; thence run N.89°50'58"E. along said Southerly right-of-way, 1,252.70 feet; thence N.89°49'01"E. along said right-of-way, 191.31 feet to a point on a curve concaved Northerly, having a radius of 814.00 feet and a central angle of 97°33'27"; thence from a tangent bearing of S.19°08'48"E., run Southerly along the arc of said curve and road right-of-way, 1,386.00 feet; thence N.63°17'45"E., 460.24 feet to the beginning of a curve concaved Southerly, having a radius of 1,809.86 feet and a central angle of 25°29'28"; thence run Northeasterly along the arc and aforesaid right-of-way, 805.21 feet; thence N.88°47'13"E., 1,008.69 feet; thence N.89°49'01"E. along said Southerly right-of-way of U.S.

Highway 192 for 593.25 feet; thence N.89°38'08"E. along said right-of-way, 1,370.11 feet to a point on U.S. Interstate Highway No. 4 interchange right-of-way, said point also being the beginning of a curve concaved Southerly, having a radius of 2,774.79 feet and a central angle of 14°35'33"; thence run Easterly along the arc of said curve and right-of-way, 706.70 feet; thence S.72°42'02"E. along said Southwesterly interchange right-of-way, 120.32 feet; thence S.68°42'02"E., 476.40 feet to the beginning of a curve concaved Southerly, having a radius of 310.00 feet and a central angle of 64°11'45"; thence run Southeasterly along the arc of said curve and interchange right-of-way, 347.33 feet to a point of compound curvature of a curve concave Southwesterly, having a radius of 710.00 feet and a central angle of 43°41'01"; thence continue Southeasterly along the arc of said curve and right-of-way, 541.32 feet to a point on the Northerly and Westerly right-of-way of U.S. Interstate Highway No. 4; thence S.39°10'44"W., along said Interstate Highway right-of-way, 593.50 feet; thence S.39°57'46"W., 428.40 feet to the beginning of a curve concaved Northwesterly, having a radius 17,038.73 feet and a central angle of 0°14'02"; thence Southwesterly along said curve and said right-of-way for 69.54 feet to the Northwesterly right-of-way line of the proposed State Road No. 417 (Southern Connector); thence S.84°35'04"W. along said right-of-way line for 288.06 feet to a non-tangent curve concave Southeasterly and having a radius of 1,380.39 feet and a chord bearing of S.51°22'28"W.; thence Southwesterly along said curve and said right-of-way line through a central angle of

37°21'08" for 899.90 feet to the point of tangency; thence S.32°41'54"W. along said right-of-way line for 1,099.40 feet; thence N.54°37'55"W. along said right-of-way line for 177.52 feet; thence S.38°17'48"W. along said right-of-way line for 323.18 feet; thence S.54°37'55"E. along said right-of-way line for 207.66 feet; thence S.35°09'46"W. along said right-of-way line for 341.38 feet to a non-tangent curve concave Southeasterly and having a radius of 17,361.95 feet and a chord bearing of S.40°00'14"W.; thence Southwesterly along said curve and said right-of-way line, through a central angle of 2°00'00" for 606.03 feet; thence S.34°07'05"W. along said right-of-way line for 303.71 feet to a point on the Northwesterly right-of-way line of U.S. Interstate Highway No. 4, said point being on a curve concave Southeasterly, and having a radius of 17,338.73 feet, a central angle of 3°23'44", and a chord bearing of S.36°18'22"W.; thence Southwesterly along said curve and said right-of-way line for 1,027.58 feet to a point of reverse curvature of a curve concaved Northwesterly, having a radius of 17,038.73 feet and a central angle of 05°21'16"; thence continue along the arc of said curve and aforesaid right-of-way, 1,592.32 feet; thence S.39°57'46"W. along said Interstate Highway No. 4 right-of-way, 5,580.32 feet; thence N.56°53'19"W., 1,375.82 feet; thence N.00°00'00"W. 1,050.00 feet; thence N.20°22'37"E., 1,354.78 feet; thence N.39°36'38"E., 1,142.27 feet; thence S.90°00'00"E., 550.00 feet; thence N.00°00'00"E., 1,600.00 feet; thence N.53°58'21"W., 680.07 feet; thence N.11°08'05"W., 1,105.17 feet; thence N.44°36'14"W., 1,268.50 feet; thence N.61°15'40"W., 889.74 feet;

thence N.18°33'32"W., 469.54 feet; thence N.0°00'00"E., 391.70 feet; thence S.90°00'00"E., 48.91 feet; thence N.6°11'27"E., 747.77 feet; thence N.13°51'38"E., 679.15 feet; thence N.45°32'00"E., 264.41 feet; thence S.90°00'00"E., 356.15 feet; thence N.00°00'00"E., 314.60 feet to a point on the Southerly right-of-way of U.S. Highway 192; thence run N.89°53'37"E. along said right-of-way line 1476.84 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Commence at the Northeast corner of Section 8, Township 25 South, Range 28 East; thence S.00°08'14"E. along the East line of Section 8 for 132.00 feet to the South right-of-way line of U.S. Highway 192; thence S.89°44'51"W. along said South right-of-way line for 1,209.53 feet to the POINT OF BEGINNING, being a point on the Westerly right-of-way line of the proposed U.S. 192 Connector road; thence Easterly and Southerly along said right-of-way line, along the arc of a curve concave Southwesterly, and having a radius of 100.00 feet, a central angle of 108°30'12" and a chord bearing of S.35°59'57"E., for 189.38 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 556.62 feet, a central angle of 31°54'17", and a chord bearing of S.34°12'27"W.; thence Southwesterly along the arc of said curve and said right-of-way line for 309.95 feet to the point of tangency; thence S.50°09'36"W. along said right-of-way line for 636.02 feet to the point of curvature of a curve concave Southwesterly and having a radius of 716.62 feet and a central angle of 31°31'49"; thence Southwesterly along the arc of said curve for 394.36 feet to the point of tangency; thence

S.18°37'47"W. along said right-of-way line for 331.73 feet to the Northerly right-of-way line of proposed State Road No 417 (Southern Connector); thence S.68°45'13"W. along said right-of-way line for 1,371.27 feet, to a non-tangent curve concave Northerly and having a radius of 6,350.00 feet, a central angle of 8°20'13" and a chord bearing of S.85°14'57"W.; thence Westerly along the arc of said curve and said right-of-way line for 923.94 feet to the point of tangency; thence S.89°25'03"W. along said right-of-way line for 932.63 feet; thence N.85°49'08"W. along said right-of-way line for 240.83 feet; thence N.40°23'17"W. for 78.10 feet; thence S.89°25'03"W. along said right-of-way line for 385.00 feet; thence S.55°43'39"W. along said right-of-way line for 144.22 feet; thence S.89°25'03"W. along said right-of-way line for 1,060.00 feet; thence N.89°42'56"W. along said right-of-way line for 1,103.75 feet to the Southeast right-of-way line of Interstate Highway No. 4; thence N.39°57'46"E. along said right-of-way line for 747.62 feet; thence N.44°45'39"E. along said right-of-way, 348.13 feet to the beginning of a curve concaved Southeasterly, having a radius 1,342.00 feet and a central angle 24°28'40"; thence run Northeasterly along the arc of said curve and road right-of-way 573.33 feet; thence N.69°14'19"E., 2,105.83 feet to the beginning of a curve concaved Southeasterly having a radius of 1,342.00 feet and a central angle of 19°21'30"; thence run Easterly along the arc of said curve and right-of-way 453.42 feet; thence N.88°35'49"E., 599.69 feet; thence N.83°14'17"E. along said U.S. Interstate Highway No. 4 right-of-way, 300.13 feet to a point on the Southerly right-

of-way of U.S. Highway 192; thence N.89°44'34"E. along said right-of-way, 1,034.11 feet; thence N.89°44'51"E., along State Road 192 right-of-way, 1,433.03 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

Commence at the Northwest corner of Section 9, Township 25 South, Range 28 East; thence S.00°08'14"E. along the West line of Section 9 for 132.00 feet to the South right-of-way line of U.S. Highway 192 and the POINT OF BEGINNING; thence N.89°47'42"E. along said right-of-way line for 270.04 feet to the Northwesterly right-of-way line of the proposed State Road No. 417 (Southern Connector); thence Southwesterly along said right-of-way line, along the arc of a curve concave Northwesterly and having a radius of 6,350.00 feet, a central angle of 04°49'18" and a chord bearing of S.45°33'25"W., for 534.38 feet to a non-tangent curve concave Northwesterly and having a radius of 4,489.66 feet, a central angle of 10°09'47", and a chord bearing of S.55°38'39"W.; thence Southwesterly along said curve and said right-of-way line for 796.37 feet to the point of tangency; thence S.60°43'32"W. along said right-of-way line for 898.45 feet to the point of curvature of a curve concave Northerly, and having a radius of 622.20 feet and a central angle of 18°21'17"; thence Westerly along said curve and said right-of-way line for 199.32 feet to the point of compound curvature of a curve concave Northeasterly and having a radius of 100.00 feet and a central angle of 115°39'10"; thence Northwesterly and Northeasterly along the arc of said curve, for 201.86 feet to the point of compound curvature of a curve concave Southeasterly and having a radius of 556.62

feet and a central angle of $35^{\circ}25'36''$; thence Northeasterly along said curve for 344.17 feet to the point of tangency; thence $N.50^{\circ}09'36''E.$ along said right-of-way line for 636.02 feet, to the point of curvature of a curve concave Northwesterly and having a radius of 716.62 feet and a central angle of $40^{\circ}11'19''$; thence Northeasterly along said curve and said right-of-way line for 502.65 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along said curve, having a radius of 100.00 feet and a central angle of $79^{\circ}46'34''$, for 139.24 feet to the point of tangency; thence $N.89^{\circ}44'51''E.$ along the South right-of-way line of U.S. Highway 192 for 838.88 feet to the POINT OF BEGINNING.

Containing 1,552 acres, more or less.

Specific Authority: 190.005, F.S.; Law Implemented: Section 190.005, F.S.; History -- New _____.

42R-1.003. Supervisors. The following five persons are designated as initial board members of the Board of Supervisors: Jay Berlinsky; Dick Luzadder; Todd Mansfield; Matt Ouimet; Larry Slocum.

Specific Authority: 190.005, F.S.; Law Implemented: Section 190.005, F.S.;

History -- New _____.