



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: December 11, 2012

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *[Signature]*

SUBJECT: **CD-45-12:** The applicant, Gerald L. Knight, Esq., on behalf of Aqua Isles by Carr Residential LLC., is requesting to dissolve the Aqua Isles Community Development District located at 4761 SW 39 Way (SECOND READING).

PROPERTY INFORMATION:

ZONING: Residential (PRD-1)
FUTURE LAND USE: Low-Medium (10) Residential

The applicant is requesting to dissolve the Aqua Isles Community Development District (CDD). The CDD was established in 2007. It was designed to provide community infrastructure, services and facilities along with certain on-going operations and maintenance to the Aqua Isles development, which encompasses approximately 10.35 acres. The approved site plan includes 127 residential townhouse units and 20 docks.

The Community Development Division and Public Services have reviewed the applicant's request. While the Public Services Division does not support conveyance of the improvements to the City, they have no objection to dissolving the CDD provided the improvements are conveyed to a private entity.

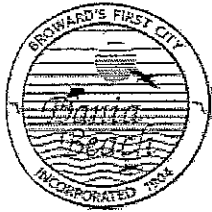
CITY COMMISSION PREVIOUS ACTION

On November 27 the City Commission heard this item on first reading.

On April 24, 2007, the City Commission approved establishment of the Community Development District for the Aqua Isles development via Ordinance No. 2007-08.

STAFF RECOMMENDATION

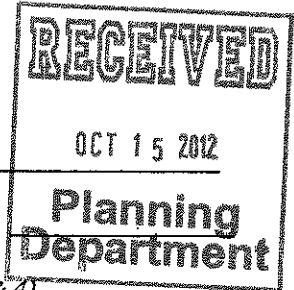
Approve the request to dissolve the CDD provided the improvements are conveyed to a private entity.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Petition to Dissolve (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)



Date Rec'd:

OCT 15 2012

Petition No.:

Planning Department

CDD

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4761 SW 39 Way, Dania Beach, FL 33312

Lot(s): _____ Block: _____ Subdivision: Aqua Isles

Recorded Plat Name: Aqua Isles Plat (PB 176/163)

Folio Number(s): _____ Legal Description: (see attached)

Applicant/Consultant/Legal Representative (circle one) Gerald L. Knight

Address of Applicant: 515 East Las Olas Blvd., Sixth Floor, Ft. Lauderdale, FL 33301

Business Telephone: 954-764-7150 Home: _____ Fax: 954-764-7279

E-mail address: gknight@bc1nr.com

Name of Property Owner: Aqua Isles by Carr Residential LLC

Address of Property Owner: 135 San Lorenzo Ave., Ste. 740, Coral Gables, FL 33146

Business Telephone: 305-666-4900 Home: _____ Fax: _____

Explanation of Request: Petition to Dissolve Aqua Isles Community Development District For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Gerald L. Knight (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)
Chairman, Aqua Isles Community Development
District

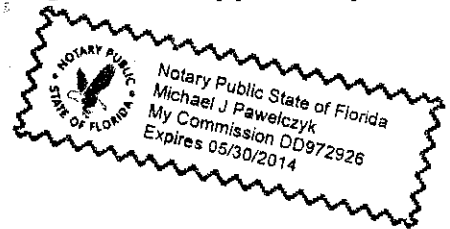
BEFORE ME THIS 15th DAY OF October, 2012

By:

Hal Eisenacher
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***

Lajoie, Corinne

From: Michael J. Pawelczyk [mpawelczyk@bchlm.com]
Sent: Wednesday, October 24, 2012 4:23 PM
To: Lajoie, Corinne
Cc: Gerald L. Knight; Hal Eisenacher; Munilytics
Subject: Aqua Isles CDD - Dissolution

Corrine:

This shall confirm our telephone call yesterday in which you indicated that the City's Public Services Division would not accept ownership of the storm water management/drainage improvements. Therefore, the District will proceed to move towards conveying such infrastructure improvements through a bill of sale instrument from the District to a private entity, which private entity would be either the landowner or an applicable condominium association. This conveyance will take place once the outstanding bonds have been paid in full and prior to second reading of the ordinance. Upon completion of the conveyance, we will provide you with copies of such conveyance documents for your records.

Should you need anything further, please do not hesitate to contact me.

Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard | 6th Floor | Fort Lauderdale, FL 33301
Phone: 954/764-7150 | Fax: 954/764-7279 | E-mail: mjp@bclmr.com
Website: www.billingcochran.com

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10/25/2012

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Tuesday, October 23, 2012 12:35 PM
To: Lajoie, Corinne
Subject: FW: Aqua Isles CDD - Petition to Dissolve

FYI

Ronnie S. Navarro, PE
City Engineer
Public Services Department
City of Dania Beach

phone [954.924.3615](tel:954.924.3615)
fax [954.923.1109](tel:954.923.1109)
email rnavarro@ci.dania-beach.fl.us

From: Orlando, Dominic
Sent: Tuesday, October 23, 2012 12:34 PM
To: Navarro, Ronnie; Kroll, Joe
Cc: Urtecho, Jose
Subject: FW: Aqua Isles CDD - Petition to Dissolve

Since this area is in Broward County's water and sewer service area, water and sewer already turned over to BC. No advantage for City to take over stormwater system on private property.

Dominic F. Orlando, P.E.
Public Services Director
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
954 924-3740
Fax 954 923-1109
dorlando@ci.dania-beach.fl.us

From: Navarro, Ronnie
Sent: Friday, October 19, 2012 4:01 PM
To: Orlando, Dominic; Kroll, Joe
Subject: FW: Aqua Isles CDD - Petition to Dissolve

FYI – In my personal opinion, I am not in favor of endorsing transfer of any physical infrastructure to the City. This will prove to be a perpetual maintenance issue. You may want to weigh in on this.

Ronnie S. Navarro, PE
City Engineer
Public Services Department
City of Dania Beach

phone [954.924.3615](tel:954.924.3615)
fax [954.923.1109](tel:954.923.1109)

10/23/2012

email rnavarro@ci.dania-beach.fl.us

From: Lajoie, Corinne
Sent: Friday, October 19, 2012 2:36 PM
To: Navarro, Ronnie
Subject: FW: Aqua Isles CDD - Petition to Dissolve

Please see the attached. Does this assist you in making a recommendation?

Corinne Lajoie, AICP, LEED Green Associate



From: Michael J. Pawelczyk [<mailto:mpawelczyk@bchl.com>]
Sent: Friday, October 19, 2012 2:33 PM
To: Lajoie, Corinne
Cc: Gerald L. Knight
Subject: FW: Aqua Isles CDD - Petition to Dissolve

Corrine:

Pursuant to your request, attached please find our correspondence dated today and providing you with the detailed information requested. Should you require anything further, please do not hesitate to contact Gerry Knight or me.

Michael J. Pawelczyk, Esq.

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 515 East Las Olas Boulevard | 6th Floor | Fort Lauderdale, FL 33301
 Phone: 954/764-7150 | Fax: 954/764-7279 | E-mail: mjp@bclmr.com
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From: Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]
Sent: Thursday, October 18, 2012 12:42 PM
To: Gerald L. Knight
Cc: Navarro, Ronnie; LaFerrier, Marc
Subject: RE: Aqua Isles CDD

Unfortunately the attached does not answer my questions. I am not looking for a letter of support of your request. I need to know what infrastructure existing that the CDD is currently responsible for, who are you proposing will take over the responsibility of said infrastructure (rental company, municipality, county or other). If you are proposing the city

10/23/2012

to take over responsibility, I believe the Public Services will want to see an engineering report regarding the status of the existing infrastructure.

I am still waiting for comments back from the City Engineer. As soon as I receive those I will forward them to you.

Corinne Lajoie, AICP, LEED Green Associate



From: Gerald L. Knight [<mailto:gknight@bchl.com>]
Sent: Thursday, October 18, 2012 8:59 AM
To: Lajoie, Corinne
Subject: Aqua Isles CDD

Corrine, attached is a Statement in Support of Petition to Dissolve CDD signed by Christopher Wallace, District Manager. If you need anything further please let me know.

Gerald L. Knight, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, 6th Floor
515 East Las Olas Boulevard
Fort Lauderdale, FL 33301
Tel: (954) 764-7150
Fax: (954) 764-7279
E-mail: gknight@bclmr.com
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SHAWN B. MCKAMEY
ANDREW A. RIEF
MICHAEL L. SCHWEBEL, JR.
PAUL E. WILSON

PLEASE REPLY TO:
FORT LAUDERDALE

October 19, 2012

VIA U.S. MAIL AND E-MAIL

Ms. Corrine Lajoie, AICP, LEED
Principal City Planner
City of Dania Beach City Hall
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

Re: **Aqua Isles Community Development District
Statement in Support of Petition to Dissolve**

Dear Ms. Lajoie:

The undersigned serves as District Counsel for the Aqua Isles Community Development District (the "District") and offers this statement in support of the District's Petition to Dissolve. Pursuant to Resolution No. 2012-05 of the District's Board of Supervisors (the "Board"), the District has submitted a Petition to Dissolve the District (the "Petition") to the City of Dania Beach, Florida (the "City"). The Board has determined, based on information provided by the developer and primary landowner of the Aqua Isles community, that it is in the best interest of the residents of the District that the District be dissolved. Such information includes the developer's intent to cause the District outstanding special assessment revenue bonds to be tendered to the District's Bond Trustee or otherwise be prepaid prior to December 1, 2012, thereby eliminating the District's bonded indebtedness. Since the District would then have no further debt service responsibility, the Board has decided that the cost to the community of the continued operation of the District is not justified or warranted. Also, under the proposed dissolution plan detailed below, the District will have no further liabilities or maintenance responsibilities at the time the City adopts the ordinance dissolving the District.

The District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes. Chapter 190, Florida Statutes, serves as

Ms. Corrine Lajoie, AICP, LEED
October 19, 2012
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the Charter for the District and describes the general and special powers of the District. The District was established on April 24, 2007, by Ordinance No. 2007-008 of the City of Dania Beach. The District encompasses approximately 10.35 acres and was established to plan, finance, construct, operate and maintain certain public improvements and community facilities within its jurisdiction, including, but not limited to, water distribution and wastewater collection and transmission facilities and certain stormwater management facilities consisting of a system of catch basins, pipes and swales that direct runoff to the adjacent canal system (the "Project"). The roadways within the boundaries of the District are private roadways and were not acquired, constructed, or funded, in whole or in part, by the District.

*Need a
Complete
List*

The District is governed by the District Board of Supervisors, consisting of up to five (5) members elected initially by the landowners within the District on a one acre/one vote basis. No sooner than six (6) years after the initial election of supervisors and not before there are at least 250 qualified electors (registered voters) in the District will the supervisors begin to be elected by the District's qualified electors. Section 190.006, Florida Statutes. To date, these thresholds have not been achieved and the members of the Board of Supervisors are elected on a one acre/one vote basis by the landowners. There are currently three (3) members serving on the District Board of Supervisors.

The District Manager is appointed by the Board of Supervisors and is responsible for overseeing the day-to-day operations of the District. District Counsel is also appointed by and serves at the pleasure of the Board of Supervisors.

The District validated special assessment bonds in an amount not to exceed \$1,500,000 pursuant to bond validation proceedings held in the Seventeenth Judicial Circuit in and for Broward County, Florida (the "Court") under Case No. 0719120-04. On October 9, 2007, a final judgment was entered by the Court validating such bonds. Thereafter, on or about April 15, 2008, the District responded by issuing its Series 2008A special assessment revenue bonds in an amount of \$955,000 ("Series 2008A Bonds" or "Bonds") in order to partially fund the Project.

The public infrastructure for the Aqua Isles community was partially funded through the issuance of the Bonds includes the water distribution facilities, the sanitary sewer facilities, and certain drainage improvements. The District has conveyed the water distribution and sanitary sewer improvements, including, but not limited to 2,240 LF of 8" gravity sewer, 100 LF forcemain (6"), 16 manholes, 225 LF 4" water main, 804 LF 6" water main, 2,267 LF 8" water main, 6 fire hydrants, and the sanitary sewer lift station, to Broward County, pursuant to bills of sale recorded at ORB 45694, PG 1829 and at ORB 46943, PG 589 of the Public Records of Broward County, Florida. Broward County owns and is responsible for maintaining such water and sewer improvements. The drainage improvements consist of a system of catch basins, pipes and swales that direct stormwater runoff through a control structure for offsite discharge into an adjacent canal. The drainage improvements were conveyed by the developer to the District pursuant to a bill of sale, dated April 15, 2008. Copies of the referenced bills of sale as well as a copy

Ms. Corrine Lajoie, AICP, LEED
October 19, 2012
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of the most recent Engineer's Report prepared by the District Engineer are enclosed for your convenience.

With respect to the drainage improvements, the District proposes that said improvements be conveyed to the City as part of the dissolution process. The City can either continue to own and maintain said improvements or convey that same to the primary landowner, which has indicated a willingness to accept ownership and maintenance responsibility for the drainage improvements. In the event the City is not willing to accept the drainage improvements, the District will transfer ownership directly to the primary landowner following defeasance of the District's Bonds.

The annual assessment for properties located within the District includes a debt assessment to repay the Bonds and an operation and maintenance assessment that funds the annual costs of operating the District. The debt service component is a fixed amount required to amortize the District's Bonds. The operation and maintenance component is an annual assessment for District operations and maintenance of District public infrastructure facilities (i.e., the drainage improvements). Each year the District Board holds a public hearing pursuant to Chapter 190, Florida Statutes, to set the fiscal year budget and the annual level of assessments. The assessments in the past have appeared on the property tax bills as the District collects and enforces its assessments pursuant to the Uniform Method authorized by Section 197.3632, Florida Statutes.

At its meeting on October 15, 2012, the District Board of Supervisors adopted Resolution No. 2012-05, authorizing District Counsel to file with the City a Petition to dissolve the District. Under the dissolution process, the District will be dissolved by Ordinance of the City Commission of the City once all debts and obligations of the District have been paid in full or otherwise satisfied. It is the Developer's (or primary landowner's) intent to tender or pay off the Bonds and any and all other debts or obligations of the District in full prior to the dissolution becoming effective. The primary landowner is Aqua Isles by Carr Residential, LLC, a Florida limited liability company.

Once dissolved by the City, the assessments imposed by the District for debt and for operation and maintenance will be removed from and no longer levied against the properties and units within the District.

In addition, in connection with the dissolution process, the District intends to convey the drainage improvements for the Aqua Isles community to the City or, in the event the City is unwilling to accept the drainage improvements, to the primary landowner. Therefore, at the time the District is dissolved by the City, the District will have no property or facilities under its ownership or control. With the infrastructure being owned and maintained by the City or the primary landowner, and the District having satisfied all its debts and other fiscal obligations, the stated purpose of the District has been removed.

Ms. Corrine Lajoie, AICP, LEED
October 19, 2012
Page 4

Should you have any questions or require any further documentation, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Pawelczyk", with a long horizontal flourish extending to the right.

Gerald L. Knight
Michael J. Pawelczyk
For the Firm

Enclosures (4)
cc: Chris Wallace, District Manager (via e-mail only)



AQUA ISLES

COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S UPDATED REPORT August 2012

Prepared For:

**Board of Supervisors
Aqua Isles Community Development District**

Prepared By:



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS

560 Village Blvd., Suite 340, West Palm Beach, Florida 33409
Phone: 561.684.6161 • Fax: 561.684.6360

CGA Project No. 04-4925.20

August 21, 2012

**AQUA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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**AQUA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF EXHIBITS

EXHIBIT 1 LOCATION MAP
EXHIBIT 2 LEGAL DESCRIPTION
EXHIBIT 3 LAND USE BREAKDOWN
EXHIBIT 4 CITY COMMISSION APPROVED SITE PLAN
EXHIBIT 5 ENGINEER'S OPINION OF CURRENT DEPRECIATED COST

I. INTRODUCTION

The Aqua Isles Community Development District ("District") is located in the City of Dania Beach in Broward County, Florida. The District has been established in accordance with applicable Florida Statutes as a Community Development District, a local unit of special-purpose government. The District currently contains approximately 10.35 acres of land proposed to be developed as a townhouse community (the "Development" or "Aqua Isles). Currently only seven of the proposed seventeen buildings have been constructed and have tenants. Exhibit 1 illustrates the location of the District.

Aqua Isles received plat approval for the construction of 127 townhouses from the City of Dania Beach City Commission on March 14, 2006. The Broward County Board of Commissioners approved the plat on May 9, 2006. The plat was recorded in the Public Records of Broward County on February 23, 2007 at Plat Book 176, Page 163-165.

II. PURPOSE

The purpose of this report is to provide a description of the infrastructure constructed by the Aqua Isles Community Development District, which serves the 10.35 acre Aqua Isles community. The District financed, constructed, operates, and maintains certain of the capital improvements that were needed to serve the development and allocated the costs for the capital improvements. The District's financial advisor developed the financing and assessment methodology. A portion of these capital improvements were completed by Aqua Isles by Carr Residential, LLC, the petitioner, landowner and primary developer of Aqua Isles (the "Developer"), and were acquired by the District with proceeds of bonds issued by the District. The developer financed and constructed the infrastructure needed for the development that was not financed by the district. The Engineer has considered and, in certain instances, relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, the Developer, engineering professionals, landscape architects, general contractors, and surveyors.

III. DISTRICT BOUNDARY

The District, as established by the City of Dania Beach City Commission, consists of approximately 10.35 acres. The primary usage of lands is comprised of 9.063 acres of residential development (3.367 pervious acres, 5.696 impervious acres) and 1.291 acres of open water (portions of existing canals on the north and west). The 10.35 acres comprise the unit of development.

IV. PROJECT DESCRIPTION

The Aqua Isles Community Development District is located in Broward County in the State of Florida, at 3901 Griffin Road in the city of Dania Beach. More specifically, it is located in Section 30, Township 50 South, Range 42 East. It is bounded on the south by Griffin Road, the north by a canal and conservation area, the east by vacant Florida Power & Light property and the west by a canal. Please refer to Exhibit 2 for the Legal Description of the Aqua Isles area.

The site within the Development is designated as a Planned Residential Development (PRD-1) zoned property, and will ultimately consist of 127 townhouse residences. Please refer to Exhibit 3 for a Land Use Breakdown of the Aqua Isles development. Please refer to Exhibit 4 for a schematic of the site plan approved by the City Commission on July 25, 2006.

The master infrastructure needed for the Development was completed in April of 2008. The first residents moved in shortly after this.

V. INFRASTRUCTURE BENEFITS

The District funded, maintains and operates three types of public benefits. These capital improvements include:

1. Direct (site specific) improvements
2. Project wide benefits
3. Incidental benefits

The site-specific public benefits involved in the construction of infrastructure for public purposes specifically serving residential units within the District. These improvements include public roadways, street lighting and drainage facilities specifically used by identifiable residential units.

The project-wide public benefits were provided by improvements that serve all residents in the District equally. These public infrastructure improvements include potable water and sanitary sewer system improvements, or other general public purpose improvement requirements to serve the entire District.

Incidental public benefits include those benefits received by the general public who do not necessarily reside within the District. For example, stub out connections of the potable water and sanitary sewer systems to the adjacent residential communities will be used by non-residents of Aqua Isles. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the external improvements provided by the District. Second, the improvements were required under the project's approved plat, site plan and engineering permit, which includes not only the District but also additional acreage outside the District (Griffin Road r/w), which will also benefit from District Improvements.

The improvements identified in this Plan were intended to provide specific benefit to the assessable real property within the boundaries of the Community Development District. As the property was formerly used for a different type of residential community (mobile homes), the construction and maintenance of the proposed improvements was necessary and will benefit the property for the intended use as a multi-family residential subdivision.

The District has constructed all of the above mentioned project infrastructure. However, the potable water and sanitary sewer has been turned over to Broward County Office of Environmental Services (BCOES). These improvements have been accepted by BCOES and are currently being operated and maintained by them. As noted earlier, the Developer has constructed the infrastructure not the District.

VI. CONSTRUCTED IMPROVEMENTS

The Aqua Isles Community Development District infrastructure constructed generally consists of the following:

1. Water Distribution System – Maintained and Operated by BCOES
2. Sanitary Sewer System – Maintained and Operated by BCOES
3. Stormwater Management System – Maintained and Operated by the Aqua Isles Community Development District

A summary of the current value associated with these systems can be found in Exhibit 5, "Engineer's Opinion of Current Depreciated Cost".

Water Distribution System

The Broward County Office of Environmental Services (BCOES) provides the potable water and fire protection service to the site and also owns and operates the potable water facilities within the District. The potable water facilities were designed and constructed in accordance with the Broward County Office of Environmental Services (BCOES) and Florida Department of Planning and Environmental Protection standards. An easement was dedicated to BCOES over all the potable water and fire protection facilities.

The potable water system improvements include both transmission and distribution mains along with the required valving, fire hydrants and water services up to the meters. Approximately 2,340 linear feet of 8" polyvinyl chloride water main and approximately 240 linear feet of 6" and 180 linear feet of 4" polyvinyl chloride water main was constructed to serve the Aqua Isles development. This development has been connected to the Broward County Office of Environmental Services water distribution system via a 12" main on Griffin Road. This system was dedicated to the Broward County Office of Environmental Services (OES) upon the completion of construction and certification.

Sanitary Sewer System

The Broward County Office of Environmental Services (BCOES) provides the sanitary sewer service collection and transmission system to the site and also owns and operates the sewer facilities within the District. The sanitary sewer facilities were designed and constructed in accordance with the Broward County Office of Environmental Services (BCOES) and Florida Department of Planning and Environmental Protection standards. An easement was dedicated to BCOES over the sanitary sewer collection and transmission system as well as the lift station.

The sanitary sewer (wastewater) collection and transmission system improvements included as District infrastructure is comprised of approximately 2,563 linear feet of 8" PVC gravity collection mains with individual building sewer services, 16 sanitary sewer manholes, one lift station and approximately 1,920 linear feet of 6" DIP forcemain and associated valving. The lift

station will pump wastewater offsite to an existing collection system located along Griffin Road, south of the development. The District improvements also include the construction of a manhole along Griffin Road for collection of wastewater generated by the residential development to the west of the Aqua Isles development.

This system was dedicated to the Broward County Office of Environmental Services (BCOES) upon the completion of construction and certification.

Stormwater Management System

Stormwater is pretreated on site via percolation through pervious areas and the exfiltration trench. The site runoff is routed to the adjacent canal via a system of catch basins, pipes and swales. The system included the construction of a control structure for offsite discharge. The water management system was designed in accordance with the South Florida Water Management District (SFWMD) and Broward County Department of Planning and Environmental Protection standards. These regulations set forth the minimum criteria for water quality treatment and flood protection. The water management design criteria adheres to these agency's criteria. The storm water management system is owned and operated by the Aqua Isles Community Development District. Approximately 1.29 acres of canal exists within the completed District.

The Federal Emergency Management Agency flood zone elevation for the property is 8.00 feet NGVD. All finished floor elevations are required to be above the FEMA flood zone elevation. The existing building finished floor elevations are at 8.00 feet NGVD or higher.

During the construction of the District stormwater management infrastructure, the contractor was required to adhere to a strict Stormwater Pollution Prevention Plan, as required by the Environmental Protection Agency (EPA). This included the floating turbidity barriers at all lake banks and lake interconnects hay bales around the stormwater inlets, as well as silt fences and silt screens.

VII. PERMITTING

The following permits were required for the development of the Aqua Isles CDD.

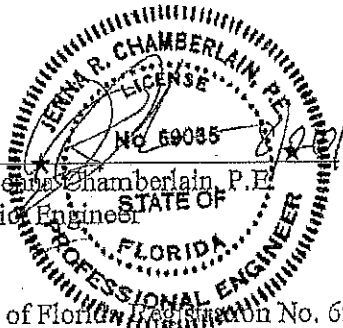
Permit Agency-Permit	Date Received	Permittee-Constructed by	Owned/Maintained by	Current Status
SFWMD ERP 06-04826-P	11-29-06	Aqua Isles by Carr Residential, LLC	Aqua Isles CDD	Operation Phase
SFWMD Water Use 06-05012-W	3-28-07	Jim Carr	Property Owner's Association	Operation Phase
BCDPEP Dredge & Fill DF05-1291	11-29-06	Aqua Isles by Carr Residential, LLC	N/A (no lakes)	Closed
BCDPEP Surface Water SWM2006-109-0	11-29-06	Aqua Isles by Carr Residential, LLC	Aqua Isles CDD	Operation Phase
BCPHU Water 6-06-1822 IG	11-08-06	Carr Residential, LLC	BCOES	Closed
BCDPEP Sewer # WW-60851	11-14-06	Carr Residential	BCOES	Closed
Broward County OES Water & Sewer Project # 2199	4-19-07	Aqua Isles by Carr Residential, LLC	BCOES	Closed
BCTE Pavement Markings/Signs	10/07	Aqua Isles by Carr Residential, LLC	Property Owner's Association	Closed
BCHC&E remove bus bay, add S.W.	10/07	Aqua Isles by Carr Residential, LLC	Broward County	Closed
FDOT Driveway Connection/Drainage	09/07	Aqua Isles by Carr Residential, LLC	FDOT	Closed

VIII. CONCLUSION

Periodic inspections of the current Aqua Isles Community Development District owned and maintained systems have occurred since the completion of the site infrastructure three years ago. Since the potable water and sanitary sewer system was turned over to the Broward County Office of Environmental Services, inspections are not performed for these improvements as they are no longer the responsibility of the District. Therefore only the stormwater management system can be inspected on behalf of the District.

The construction of the remaining buildings finished this year and the final inspection of the site was completed in July. Final certification of the surface water management system was sent to Broward County Environmental Department on August 21, 2012.

Broward County Environmental Protection Department (BCEPD) currently has a program in place where they require that sites obtain a drainage certification every five years. BCEPD will require that the drainage system be inspected by a reputable firm and then certified by a professional engineer that the system is functioning properly. Since this site received final certification in 2012, the next drainage inspection will be required in 2017. It is suggested that the drainage system continue to be inspected and maintained to ensure that a major cleaning is not necessary in 2017, and so the system continues to function properly.

By:  8/20/12
By: Jenna Chamberlain, P.E.
District Engineer
State of Florida Registration No. 69035

**EXHIBIT 1
LOCATION MAP**



EXHIBIT 2
LEGAL DESCRIPTION

All of Parcel A of AQUA ISLES, according to the plat thereof as recorded in Plat Book 176, Pages 163 through 165 of the Public Records of Broward County Florida; said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.3548 acres), more or less.

EXHIBIT 3
LAND USE BREAKDOWN

Gross Area	451,059 Square Feet (10.3548 Acres)
Open water Area	56,254 Square Feet (1.291 Acres)
Development Area	394,805 Square Feet (9.063 Acres)
Pervious Area	146,683 Square Feet (3.367 Acres)
<u>Impervious Area</u>	
Vehicular Use Area	101,209 Square Feet (2.323 Acres)
Building Coverage Area	83,309 Square Feet (1.910 Acres)
Sidewalks and Pool Deck Area	41,030 Square Feet (0.942 Acres)
Other Impervious Area (Ac pads, dumpsters, etc)	22,674 Square Feet (0.521 Acres)
<u>Utility Easements</u>	
Water Line Easements Area	78,863 Square Feet (1.8104 Acres)
Sanitary Sewer Easements Area	58,949 Square Feet (1.3533 Acres)
Lift Station Easement Area (30'x30')	900 Square Feet 0.0206 Acres)

EXHIBIT 4 CITY COMMISSION APPROVED SITE PLAN

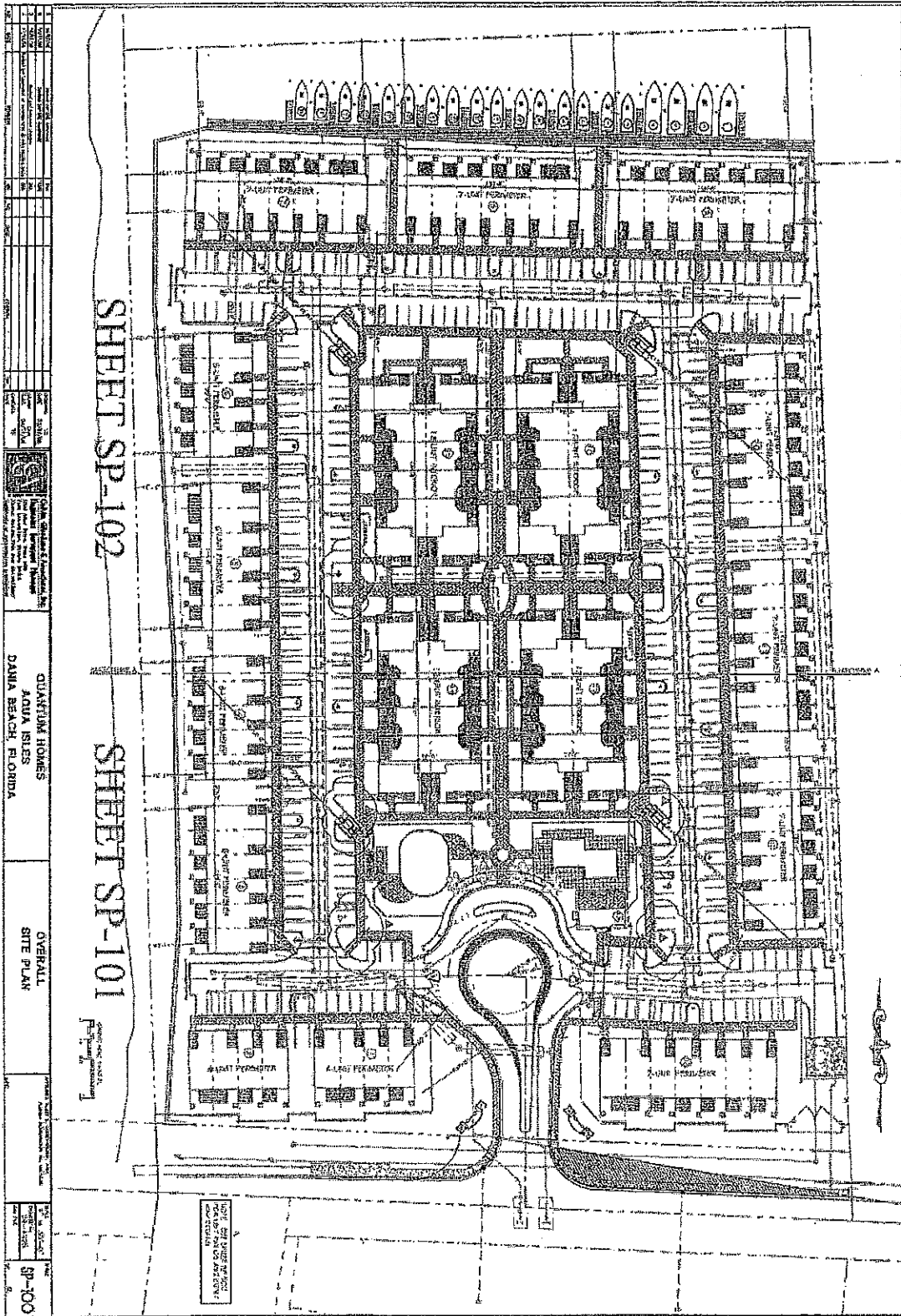


EXHIBIT 5
ENGINEER'S OPINION OF CURRENT DEPRECIATED COST

ENGINEER'S OPINION OF PROBABLE CURRENT DEPRECIATED VALUE SITE IMPROVEMENTS FOR AQUA ISLES COMMUNITY DEVELOPMENT DISTRICT CITY OF DANIA BEACH, FLORIDA		DATE June 15, 2012
		CGA PROJECT NO. 04-4925
ESTIMATED BY		CHECKED BY
APPROVED BY		APPROVED BY
ITEM NO.	DESCRIPTION	ESTIMATED AMOUNT ³
Summary		
A	Stormwater Management System ²	\$378,901.60
B	Water Distribution System ¹	\$230,806.40
C	Sewer Collection System ¹	\$252,076.00
SUBTOTAL		\$ 861,784.00
TOTAL		\$ 861,784.00

Notes:

1. The Water Distribution and Sewer Collection System have been turned over to Broward County Office of Environmental Services and is currently being operated and maintained by them.
2. The Stormwater Management System is currently being maintained by the Aqua Isles Community Development District.
3. The current depreciated value of the above improvements paid for by the Aqua Isles Community Development District is calculated based upon a 50 year expected life and a system that was originally constructed in 2006.

Corporation

INSTR # 108153652
OR BK 45694 Pages 1829 - 1830
RECORDED 09/22/08 07:32:50
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1025
#2, 2 Pages

TO BE RECORDED
WWS/WWED PROJECT NO.: 2199
BUDGET NO.: _____

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that Aqua Isles Community
Development District Party of the First Part,
address: 4801 S. University Drive Suite 132, Dania Beach, Florida 33025,
for and in consideration of the covenants contained in that certain agreement/ permit dated _____
between Party of the First Part and BROWARD COUNTY, Party of the
Second Part, address 2555 West Copans Road, Pompano Beach, Florida 33069, by these presents
do/does grant, bargain, sell, transfer, and deliver unto the said Party of the Second Part, its
successors and assigns, the following goods and chattels:

2240 LF of 8" gravity sewer, 100 LF forcemain (6"), 16 manholes, 225 LF 4" water
804 LF 6" water, 2267 LF 8" water and 6 fire hydrants

installed at (address): Aqua Isles, 3901 Griffin Road, Dania Beach, Florida

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, its
successors and assigns forever.

And they do for themselves and their successors and assigns, covenant to and with
said Party of the Second Part, its successors and assigns, that said Party of the First Part is lawful
owner of said goods and chattels; that they are free from all encumbrances; that he has good right to
sell the same as aforesaid, and that he will warrant and defend the sale of said property, goods, and
chattels hereby made, unto the said Party of the Second Part, its successors and assigns, against the
lawful claims and demands of all persons whomsoever.

(2)

IN WITNESS WHEREOF, the said Party of the First Part has caused this instrument to be executed and its corporate seal affixed, by its proper officers thereunto duly authorized, this 16th day of May, 2008.

Agua Fria Community Development District
(Corporate Name)

WITNESSES:

[Signature]

Heat Holden
Print Name

[Signature]

Matt Rosenbaum
Print Name

SIGNED:

[Signature]
President Chairman

[Signature]
Secretary

CORPORATE SEAL
IMPRESSED



SWORN AND SUBSCRIBED TO before me this 16th day of May, 2008.

My Commission Expires:

8/26/11

Robin Glander Levy
Notary Public

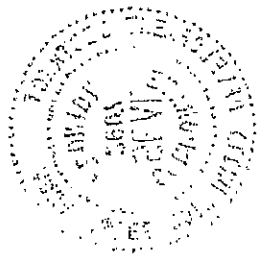
Robin Glander Levy
Print Name of Notary Public

Rev 10/24/06

(for christopher wallace only)



ROBIN GLANDER LEVY
MY COMMISSION # DD 667821
EXPIRES: August 26, 2011
Bonded Third Budget Notary Services



Corporation/Partnership

TO BE RECORDED
WWED PROJECT NO.: 2199
BUDGET NO.: _____

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that AQUA ISLES BY CARR
RESIDENTIAL, LLC Party of the First Part,
address: 1560 S. DIXIE HWY, ITE 209, CORAL GABLES, FL. 33146
for and in consideration of the covenants contained in that certain agreement/ permit dated _____
between Party of the First Part and BROWARD COUNTY, Party of the
Second Part, address 2555 West Copans Road, Pompano Beach, Florida 33069, by these presents
do/does grant, bargain, sell, transfer, and deliver unto the said Party of the Second Part, its
successors and assigns, the following goods and chattels:

SANITARY SEWER LIFT STATION

installed at (address): _____

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, its
successors and assigns forever.

And they do for themselves and their successors and assigns, covenant to and with
said Party of the Second Part, its successors and assigns, that said Party of the First Part is lawful
owner of said goods and chattels; that they are free from all encumbrances; that he has good right to
sell the same as aforesaid, and that he will warrant and defend the sale of said property, goods, and
chattels hereby made, unto the said Party of the Second Part, its successors and assigns, against the
lawful claims and demands of all persons whomsoever.

(signed on the following page)

(P)

IN WITNESS WHEREOF, the said Party of the First Part has caused this instrument to be executed and its corporate seal affixed, by its proper officers thereunto duly authorized, this _____ day of _____, 2010.

Witnesses (if partnership):
[Signature]
Signature
Print name: Way Holden

[Signature]
Signature
Print name: Glen Harrelson

AQUA ISLES BY CARR RESIDENTIAL LLC
Corporate/Partnership Name
By [Signature]
Signature
Print name: JAMES CARR
Title: OWNER
Address: 1560 S. DIXIE HWY, SUITE 209
CORAL GABLES, FL. 33146
9 day of MARCH, 2010

ATTEST (Use in place of Witnesses if a corporation):

Secretary Signature

Print Name of Secretary

(CORPORATE SEAL)

ACKNOWLEDGMENT (if other than corporation)

STATE OF Florida)
) ss.
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 9 day of march, 2010, by James Carr, as owner of Aqua Isles by Carr Residential LLC, a _____ corporation/partnership, on behalf of the corporation/ partnership.

He or she is:
 personally known to me, or
 produced identification. Type of identification produced _____.

(Seal) 
My Commission Expires _____

NOTARY PUBLIC:
[Signature]
Print name: _____

ABSOLUTE BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that AQUA ISLES BY CARR RESIDENTIAL, LLC, a Florida limited liability company, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by AQUA ISLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, hereinafter called GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the GRANTEE, its successors and assigns, the following:

Improvements more particularly described on Exhibit "A" attached hereto and made a part hereof, located on the property described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns forever.

GRANTOR does covenant to and with the GRANTEE, its successors and assigns, that GRANTOR is the lawful owner of the above described; that said property is free from all encumbrances; that GRANTOR has good right to sell the same aforesaid; that the GRANTOR will warrant and defend the sale of the said property unto the GRANTEE, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal as of this 15 day of April, 2008.

WITNESSETH:

AQUA ISLES BY CARR RESIDENTIAL, LLC,
a Florida limited liability company

By: Aqua Isles Holdings, Inc., a Florida corporation, its sole member

Signature:
Print Name:

[Signature]
LITALLANO

By: [Signature]
Jim Carr, President

Signature:
Print Name:

[Signature]
Lila Fernandez

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 15 day of April, 2008 by Jim Carr, as President of Aqua Isles Holdings, Inc., a Florida corporation, sole member of AQUA ISLES BY CARR RESIDENTIAL, LLC, a Florida limited liability company, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

[Signature]
Notary Public
Ronald Mims
Print Name

My Commission Expires:

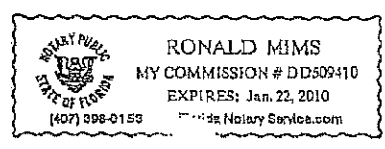


EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

Exhibit 'A'

The Aqua Isles Community Development District infrastructure will generally consist of the following:

1. Water Distribution System
2. Sanitary Sewer System
3. Stormwater Management System

The potable water system improvements will include both transmission and distribution mains along with the required valving, fire hydrants and sample points. Approximately 2,340 linear feet of 8" polyvinyl chloride water main and approximately 240 linear feet of 6" and 180 linear feet of 4" polyvinyl chloride water main will be constructed to serve the Aqua Isles development. This development will be connected to the Broward County Office of Environmental Services water distribution system via a 12' main on Griffin Road. This system will be dedicated to the Broward County Office of Environmental Services (OES) upon the completion of construction and certification. This information is based on the approved plans, Sheet C300-C304 (Rev. 09/17/07) and the approved as-builts, Sheet C300 & C300A.

The sanitary sewer (wastewater) collection and transmission system improvements included as District infrastructure will be comprised of approximately 2,563 linear feet of 8" PVC gravity collection mains with individual building sewer services, 16 sanitary sewer manholes, one lift station and approximately 1,920 linear feet of 6" DIP forcemain and associated valving. The lift station will pump wastewater offsite to an existing gravity collection system located along Griffin Road south of the development. The District improvements will also include the construction of a stub out for collection of wastewater generated by the residential development to the west of the Aqua Isles development. This system will be dedicated to the Broward County Office of Environmental Services (OES) upon the completion of construction and certification. This information is based on the approved plans, Sheet C300-C304, LS-1 (Rev. 09/17/07) and the approved as-builts, Sheet C300, C300B, C301 & C302.

Stormwater will be pretreated on site via percolation through exfiltration trench. All site runoff is routed to the adjacent canal via a system of catch basins, pipes and swales. The proposed system does include the construction of control structures for offsite discharge. The water management system is designed in accordance with the South Florida Water Management District (SFWMD) and Broward County Department of Planning and Environmental Protection standards. These regulations set forth the minimum criteria for water quality treatment and flood protection. The SFWMD's water management design criteria will adhere to these agency's design criteria. The storm water management system will be owned and operated by the Aqua Isles Community Development District. Approximately 1.29 acres of canal will exist within the completed District. This information is based on the approved plans, Sheet C100-C102 (Rev. 05/30/07) and the approved as-builts, Sheet C100.

EXHIBIT "B"

LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W. $\frac{1}{4}$) of said Section 30, a distance of 886.69 feet;

THENCE North 88°13'56" East, a distance of 528.68 feet;

THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W. $\frac{1}{4}$) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W. $\frac{1}{4}$) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.



Galvin, Grondero & Associates, Inc.
Engineers Surveyors Planners
1600 E. Las Olas, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.721.7791 Fax: 954.721.8207
Certificate of Authentication No. 12 5791

LEGAL DESCRIPTION
AQUA ISLES PLAT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
N. T. S.	04-4825	2
DATE	CAD FILE	of 3
07-11-2006		

OWNER'S AFFIDAVIT

State of _____

County of _____

The undersigned, Jim Carr, as President of Aqua Isles Holdings, Inc., sole member of AQUA ISLES BY CARR RESIDENTIAL, LLC, hereinafter called Affiant, (whether one or more) being duly sworn, says that:

1. AQUA ISLES BY CARR RESIDENTIAL, LLC, a Florida limited liability company ("Owner") is the owner in fee simple estate of the following premises:

(See attached Exhibit "A")

2. Owner has present possession of all the premises subject to lessees or tenants in possession. Affiant further represents that there are no options, contracts, rights of refusal, or any other rights to purchase all or part of the properties, and agrees not to place (or cause placement) of record any such rights from the date hereof to the date of recordation of documents executed and delivered with respect to the above referenced transaction
3. Affiant states further, that within the past ninety (90) days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.
4. Owner is not currently in bankruptcy and has no intention of filing bankruptcy under the U.S. Code, and further represents to its knowledge that there are no pending proceedings or unsatisfied judgements of record, nor any tax liens filed against the affiant. That if there are any judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against affiant.
5. Affiant agrees not to place of record any lien or encumbrance upon the above-mentioned property from the date hereof to the date of recordation of documents executed and delivered in connection herewith.

This affidavit is made for the purpose of inducing one or more of _____ title

insurers (hereinafter "Underwriter") to issue an Owner's and/or Mortgagee policy of title insurance or an Opinion of Title on the premises without exception to rights of parties in possession, mechanics' and materialmen's lien claims or intervening matters which do or do not appear of record between the date of closing and recordation.

Said Affiant(s) do hereby jointly and severally agree to indemnify and hold Underwriter harmless of and from any and all loss, cost, damage, and expense of every kind, including attorney's fees, which said Underwriter shall or may suffer or incur or become liable for under its said policy or policies directly or indirectly, concerning any and all of the above stated items 1-2-3-4-5.

BY: [Signature]
Jim Carr, President, Aqua Isles Holdings, Inc.,
sole member of Aqua Isles by Carr Residential, LLC

Subscribed and sworn to before me this 15 day of April, 2008.

[Signature]
Notary Public

Printed Name: Ronald Mims

My Commission Expires: 1-22-2010

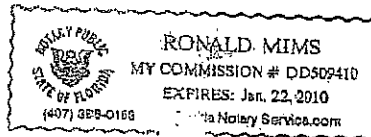


Exhibit "A"



EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 886.69 feet;


THENCE North 88°13'56" East, a distance of 528.68 feet;

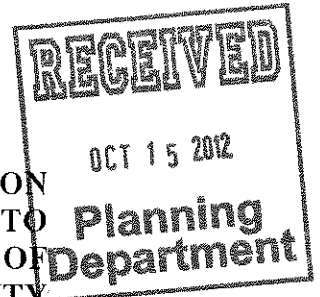
THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.

	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 N.W. 24th, Suite 600 Fort Lauderdale, Florida 33316 Phone: 954-221-7711 Fax: 954-221-6907 Certificate of Authorization No. ES 6791	SCALE N. T. S.		PROJECT No. 04-4925	SHEET 2 OF 3
		DATE 07-11-2006		CAD FILE	
LEGAL DESCRIPTION AQUA ISLES PLAT CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA					



PETITION REQUESTING THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO ADOPT AN ORDINANCE FOR THE PURPOSE OF DISSOLVING THE AQUA ISLES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(9), FLORIDA STATUTES

Petitioner, Aqua Isles Community Development District, a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes (the "District"), hereby petitions the City Commission of the City of Dania Beach, Florida (the "City"), to adopt an Ordinance for the purpose of dissolving the District in accordance with Section 190.046(9), Florida Statutes.

1. The District was established by City of Dania Beach Ordinance No. 2007-08 adopted on April 24, 2007. The boundaries of the District are located wholly within the boundaries of the City. A description of the District boundaries is attached hereto as Exhibit "A".
2. Section 190.046 (9), Florida Statutes, provides that, upon petition of the District, the City Commission may adopt an ordinance dissolving the District when the District has no outstanding financial obligations and no operating or maintenance responsibilities. A copy of Resolution No. _____, adopted by the District Board of Supervisors requesting the City to dissolve the District is attached hereto as Exhibit "B".
3. The District issued special assessment bonds; however, the District's bonds will be redeemed by the landowner and cancelled prior to the adoption of the ordinance dissolving the District. Also, prior to the adoption of the ordinance dissolving the District, ownership of all infrastructure improvements owned by the District will be transferred to other entities and all other financial obligations of the District will be satisfied, so that at the time the District is dissolved, the District will have no further outstanding financial obligations or operating or maintenance responsibilities. A copy of an updated balance sheet for the District through September 30, 2012, is attached hereto as Exhibit "C".


9.1

WHEREFORE, Petitioner respectfully requests the City Commission to grant this Petition and adopt an ordinance for the purpose of dissolving the District pursuant to Section 190.046 (9), Florida Statutes.

Respectfully submitted this 15th day of October, 2012.

Attest:

AQUA ISLES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Name: Felix Castillo
Title: Secretary
Asst.

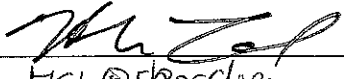
By: 
Name: Hal Osteracher
Title: Chairperson

EXHIBIT "A"

Description of District Boundaries

LEGAL DESCRIPTION:

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 886.69 feet;

THENCE North 88°13'56" East, a distance of 528.68 feet;

THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.

P:\Projects\2004\04-4925 Area File\SURVEY\SKETCH\044925-V-SI-LOCUS.dwg Aug 07, 2006 - 11:13am


 Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Eller Drive, Suite 800 Fort Lauderdale, Florida 33316 Phone: 954.921.7781 Fax 954.921.8807 Certificate of Authorization No. LB 8781	LEGAL DESCRIPTION AQUA ISLES PLAT CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA	SCALE N. T. S.	PROJECT No 04-4925	SHEET 2
	DATE 07-11-2006	CAD FILE	OF 3	

EXHIBIT "B"

Resolution

RESOLUTION 2012-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF
AQUA ISLES COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING THE FILING OF A PETITION TO THE
CITY COMMISSION OF CITY OF DANIA BEACH,
FLORIDA, REQUESTING THE ADOPTION OF A CITY
ORDINANCE DISSOLVING THE AQUA ISLES
COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Aqua Isles Community Development District ("District") was established pursuant to Ordinance No. 2007-08 of City of Dania Beach, Florida ("City"), on April 24, 2007; and

WHEREAS, the Board of Supervisors of the District has determined that it is in the best interest of the public and the owners of the land within the District boundaries that the District be dissolved;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Aqua Isles Community Development District as follows;


Section 1. That the Board of Supervisors of the District hereby requests that the City Commission take the appropriate action, including the adoption of an Ordinance in accordance with Section 190.046(9), Florida Statutes, to dissolve the Aqua Isles Community Development District.

Section 2. That the District Counsel is hereby authorized to file a Petition to the City Commission requesting that the City take the appropriate action to dissolve the District.


APPROVED AND ADOPTED this 15th day of October, 2012.

AQUA ISLES COMMUNITY
DEVELOPMENT DISTRICT

Attest:



Print: Felix Castillo
Secretary / Assistant Secretary



Print: Hal Ebenacher
Chair / Vice Chair

EXHIBIT "C"

Balance Sheet

Aqua Isles Community Development District Balance Sheet

At September 30, 2012, Unaudited

	<u>General Fund</u>
ASSETS	
Current Assets	
Checking/Savings	
101.000 — AICDD Valley Bank	10,449.63
101.100 — AICDD Regions Bank Trustee Acct	
101.101 — Revenue Acct - Restricted Cash	32,025.80
101.102 — Debt Service Reserve	7,622.30
101.103 — Interest Account	0.01
101.105 — Acquisition and Const Account	322.28
Total 101.100 — AICDD Regions Bank Trustee Acct	<u>39,970.39</u>
Total Checking/Savings	<u>50,420.02</u>
Total Current Assets	<u>50,420.02</u>
TOTAL ASSETS	<u>50,420.02</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 — Accounts Payable	6,678.15
Total Accounts Payable	<u>6,678.15</u>
Other Current Liabilities	
203.000 — Notes & Loans Payable - Current	24,773.00
Total Other Current Liabilities	<u>24,773.00</u>
Total Current Liabilities	<u>31,451.15</u>
Total Liabilities	31,451.15
Fund Balance	<u>18,968.87</u>
TOTAL LIABILITIES & EQUITY	<u>50,420.02</u>

ORDINANCE NO. 2007-008

AN ORDINANCE OF THE CITY OF DANIA BEACH, FLORIDA ESTABLISHING THE AQUA ISLES COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR CERTAIN SPECIAL POWERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the City of Dania Beach, Florida ("City") is authorized to adopt this Ordinance under the authority granted by the provisions of Chapter 166, Florida Statutes, as amended, and other applicable provisions of law.

Section 2. That it is found and determined that:

A. Aqua Isles by Carr Residential, LLC, a Florida limited liability company, the owner of 100% of that certain development within the City commonly known as Aqua Isles (the "Property"), has petitioned the City to form a community development district for the Property within the meaning of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act") as a reasonable and appropriate method of providing the infrastructure to serve residents of the Property. The District would be known as the "Aqua Isles Community Development District" (the "District") and the boundaries of the District would be coterminous with the boundaries of the Property.

B. The City has conducted a public hearing on the Petition in accordance with the requirements of section 190.005(1)(d) and has considered the record of the public hearing and the factors set forth in section 190.005(1)(e) of the Act, among other factors, and finds that:

1. All statements in the Petition have been found to be true and correct;
2. The creation of the District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan;

3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
4. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

C. The City now desires to grant the Petition and to establish the District, as more fully set forth in this Ordinance.

Section 3. That the City grants the Petition and establishes the District as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes. The name of the District shall be the "Aqua Isles Community Development District."

Section 4. That the external boundaries of the District shall be as set forth on Exhibit A, attached and incorporated by this reference.

Section 5. That the five persons to be the initial members of the Board of Supervisors of the District, each of whom is designated in the Petition, are as follows:

Name: James Carr
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Oscar Barbara
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Harold Eisenacher
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Ricardo Coelho
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Albert Sanchez
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Section 6. That pursuant to section 190.012(2) of the Act, the City consents to the exercise by the District of the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities within the boundaries of the property for (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) fire prevention and control, including fire stations, water mains and plugs, fire trucks and other vehicles and equipment; (3) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies, except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries; and (4) control and elimination of mosquitoes and other arthropods of public health importance. The foregoing powers are in addition, and supplemental, to the powers which the proposed District would be entitled to exercise pursuant to Sections 190.011 and 190.012 (1) and (3) of the Act.

Section 7. That the disclosures set forth in Exhibit "B" attached to this Ordinance shall apply to the sale of residential units within the boundaries of the District.

Section 8. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 9. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are repealed.

Section 10. That this Ordinance shall take effect immediately at the time of its passage and adoption.


PASSED on first reading on April 10, 2007.

PASSED AND ADOPTED on second reading on April 24, 2007.



BOB ANTON
MAYOR-COMMISSIONER

ATTEST:



LOUISE STILSON, CMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

BY:



THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

EXTERNAL BOUNDARIES OF THE DISTRICT

LEGAL DESCRIPTION

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W. ¼) of said Section 30, a distance of 886.69 feet;

THENCE North 88°13'56" East, a distance of 528.68 feet;

THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W. ¼) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W. ¼) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.

EXHIBIT "B"

DISCLOSURES APPLICABLE WITHIN THE DISTRICT

A. In addition to the disclosure required by Section 190.048, Florida Statutes, a copy of which is set forth below at (*), the following measures shall be taken by the petitioner with respect to disclosing the District to prospective purchasers of residential units from the petitioner within the District boundaries:

1. The petitioner shall provide prospective purchasers of residential units from the petitioner with a summary sheet containing information relating to the existence of the District, the functions of the District, and the fact that the District will be funding certain infrastructure within the District through special assessments on residential units within the District;

2. The petitioner shall provide prospective purchasers of residential units from the petitioner with a copy of a sample tax bill for a residential unit within a community development district highlighting the community development district special assessment;

3. The petitioner shall post a sign at the entrance to the project to be constructed on the Property and at the project sales office disclosing the existence of the District, the functions of the District, and the fact that the District will be funding certain infrastructure within the District through special assessments on residential units within the District. The signs shall be installed at locations that are readily available for viewing by prospective purchasers of residential units within the District.

4. The petitioner shall provide its sales staff with training regarding the District and instruct the sales staff to verbally inform prospective purchasers of residential units within the District of the existence of the District and to review the summary sheet referenced in Section 1 above.

5. All sales advertising prepared by the petitioner for the proposed project being constructed within the District shall state that the proposed project is located within a community development district and that the District will be funding certain infrastructure within the District through special assessments on residential units within the District.

B. The disclosure required by Section 190.048, Florida Statutes, to be given to the initial purchaser of a residential unit within the District, shall also be given by each purchaser of a residential unit within the District to the subsequent purchaser of such residential unit in the

same manner as set forth in Section 190.048, Florida Statutes. In addition, at closing of each residential unit within the District, the purchaser shall be provided with a separate sheet of paper with the disclosure language as set forth in Section 190.048, and the purchaser shall sign the sheet of paper acknowledging receipt of such disclosure. Further, each deed transferring title to a residential unit within the District shall contain the disclosure language set forth in Section 190.048.

(*) **190.048 Sale of real estate within a district; required disclosure to purchaser.**--Subsequent to the establishment of a district under this chapter, each contract for the initial sale of a parcel of real property and each contract for the initial sale of a residential unit within the district shall include, immediately prior to the space reserved in the contract for the signature of the purchaser, the following disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract: "**THE (Name of District) 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.**"

ORIGINAL

**PETITION TO ESTABLISH AQUA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

January, 2007

**BEFORE THE CITY COMMISSION OF THE CITY OF DANIA BEACH,
FLORIDA**

**IN RE: AN ORDINANCE TO ESTABLISH THE AQUA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

PETITION

Aqua Isles by Carr Residential, LLC, a Florida limited liability company (“Petitioner”), hereby submits this Petition to the City Commission of the City of Dania Beach, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. Location and Size. The proposed District is located on the north side of Griffin Road at S.W. 40th Avenue in the Dania Beach, Florida, and contains approximately 10.35 acres. The general location of the proposed District is shown on **Exhibit 1** attached hereto. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2** attached hereto.

2. Landowner Consent. Attached hereto as **Exhibit 3** is the written consent of the owner of 100% of the real property to be included within the proposed District.

3. Name. The proposed name of the proposed District to be established is Aqua Isles Community Development District (the “District”).

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: James Carr
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Oscar Barbara
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Harold Eisenacher
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Lisa Eisenacher
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

Name: Albert Sanchez
Address: 1560 South Dixie Highway, Suite 211
Coral Gables, Florida 33146

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

5. Existing Land Uses. The lands within the proposed District are currently vacant and are zoned in the PRD-1(Planned Unit Residential) zoning district, as set forth in the City of Dania Beach Zoning Code.

6. Future Land Uses. The proposed development of the lands within the proposed District contemplates the construction of 127 townhouses and 20 docks. These proposed land uses are consistent with the state comprehensive plan, and with the City of Dania Beach Comprehensive Plan, which designates the Property as Low Medium (10) Residential as shown on **Exhibit 4** attached hereto. **Exhibit 5** attached hereto shows the proposed development plan for the lands within the District.

7. Major Water and Wastewater Facilities. **Exhibit 6** attached hereto shows the existing major trunk water mains and sewer connections serving the lands within the District. **Exhibit 6** also depicts the major outfall canals and drainage system for the lands within the proposed District.

8. District Facilities and Services. The Petitioner presently intends for the proposed District to participate in the funding and construction of the following described improvements:

- (a) Surface water management system;
- (b) Water distribution system; and
- (c) Wastewater collection system.

Exhibit 7 attached hereto sets forth the estimated costs of construction of the improvements Petitioner presently expects the proposed District to fund, construct and install. The proposed timetable for construction is shown in **Exhibit 8** attached hereto. These are good faith estimates but are subject to change. Actual construction timetables and expenditures 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.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as **Exhibit 9**.

10. Petitioner and Authorized Agent. The Petitioner is Aqua Isles by Carr Residential LLC, a Florida limited liability company, whose address is 1560 South Dixie Highway, Suite 209, Coral Gables, Florida 33146. Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Dennis E. Lyles, Esq.
Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A.
888 S.E. 3rd Avenue, Suite 301
Fort Lauderdale, Florida 33316
Phone: 954-764-7150 / Fax: 954-764-7279
Email: dlyles@bchlm.com

11. This Petition to establish the Aqua Isles 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 any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development that has been or will be approved by the City Commission of the City of Dania Beach, Florida. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District 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.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the Dania Beach, Florida to:

a. Hold a public hearing to consider the establishment of the Aqua Isles Community Development District in accordance with the requirements of Section 190.005(2)(b), Florida Statutes; and

b. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Aqua Isles Community Development District.

SUBMITTED this 19 day of January, 2007.

Aqua Isles by Carr Residential, LLC, a Florida limited liability company

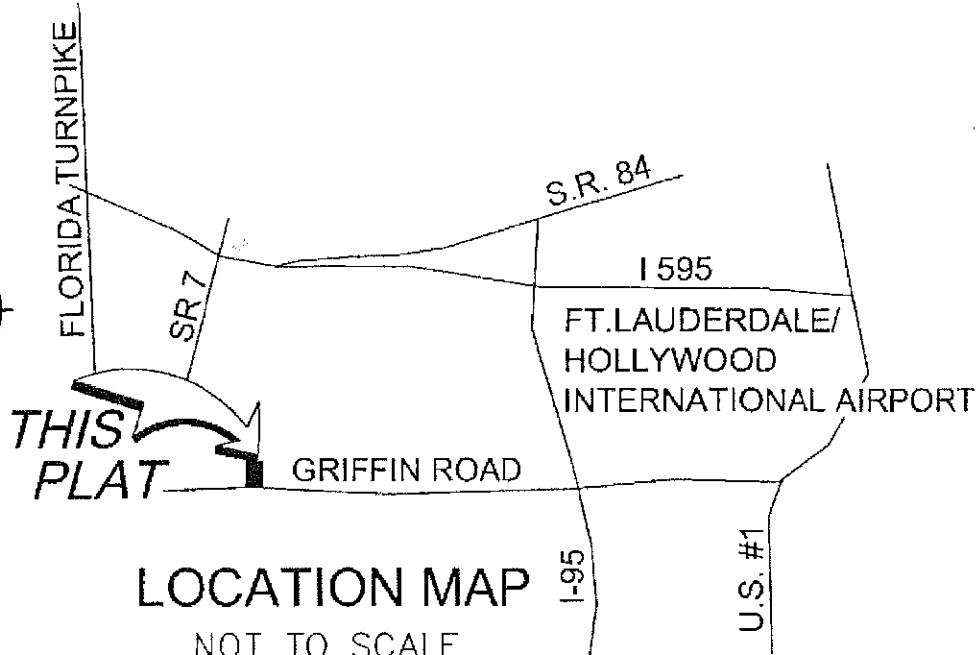
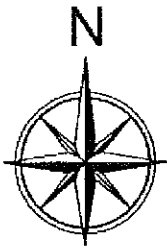
By: Harold Eisenacher

Print: Harold Eisenacher

Title: VP

EXHIBIT 1

LOCATION SKETCH



LOCATION MAP
NOT TO SCALE

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Calvin, Giordano & Associates, Inc.
 Engineers Surveyors Planners
 1800 Elix Drive, Suite 600
 Fort Lauderdale, Florida 33318
 Phone: 954.921.7781 Fax 954.921.6607
 Certificate of Authorization No. LB 8791

LEGAL DESCRIPTION
AQUA ISLES PLAT
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SCALE	PROJECT No
N. T. S.	04-4925
DATE	CAD FILE
07-11-2006	

SHEET
1
OF 3

EXHIBIT 2

METES AND BOUNDS DESCRIPTION

LEGAL DESCRIPTION:

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 886.69 feet;

THENCE North 88°13'56" East, a distance of 528.68 feet;

THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.

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Calvin Giordano & Associates, Inc.
 Engineers Surveyors Planners
 1800 N.W. 11th Drive, Suite 600
 Fort Lauderdale, Florida 33310
 Phone: 954.921.7791 Fax: 954.921.6807
 Certificate of Authorization No. 1B 0791

LEGAL DESCRIPTION
AQUA ISLES PLAT
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SCALE N. T. S.	PROJECT No 04-4925	SHEET 2 OF 3
DATE 07-11-2006	DWG FILE	

EXHIBIT 3

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

STATE OF FLORIDA

COUNTY OF Miami-Dade

On this 19th day of January, 2007, personally appeared before me, Narold Eisenacher an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Vice President of Aqua Isles by Carr Residential, LLC, a Florida limited liability company (the "Company").
2. The Company is the owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property")

3. Affiant hereby represents that she/he has full authority to execute all documents and instruments on behalf of the Company, including the Petition before City Commission of the City of Dania Beach, Florida, to enact an ordinance to establish the Aqua Isles Community Development District (the "Proposed CDD").
4. The Property constitutes all of the real property to be included in the Proposed CDD.
5. Affiant, on behalf of the Company, hereby consents to the establishment of the Proposed CDD.

FURTHER AFFIANT SAYETH NOT.

Harold Eisenacher
Harold Eisenacher, V.P.

Subscribed and sworn to before me this 19th day of January 2007, by Harold Eisenacher, who personally appeared before me, and is personally known.



Notary: *Teresa A Tow*

Print Name: *Teresa A. Tow*

Notary Public, State of Florida

Exhibit "A" to Affidavit

Legal Description of Property

LEGAL DESCRIPTION:

BEGINNING at the Southwest corner of Section 30, Township 50 South, Range 42 East of Broward County, Florida;

THENCE North 01°46'18" West on the West line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 886.69 feet;

THENCE North 88°13'56" East, a distance of 528.68 feet;

THENCE South 01°46'18" East, a distance of 925.96 feet to a point on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30;

THENCE North 87°31'11" West on the South line of the Southwest one-quarter (S.W.¹/₄) of said Section 30, a distance of 530.14 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the South 53.0 feet for County Road per Official Records Book 18740, Page 421 of the Public Records of Broward County, Florida.

Said lands being in the City of Dania Beach, Broward County, Florida and containing 451,059 square feet (10.35 acres), more or less.

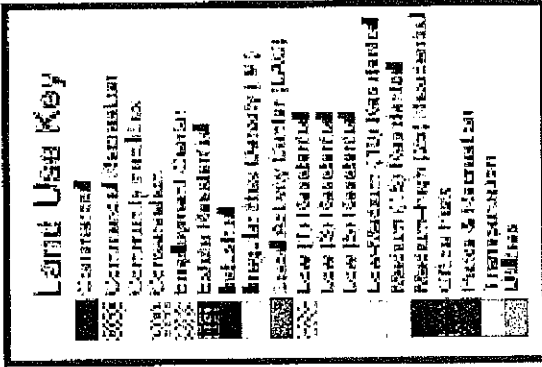
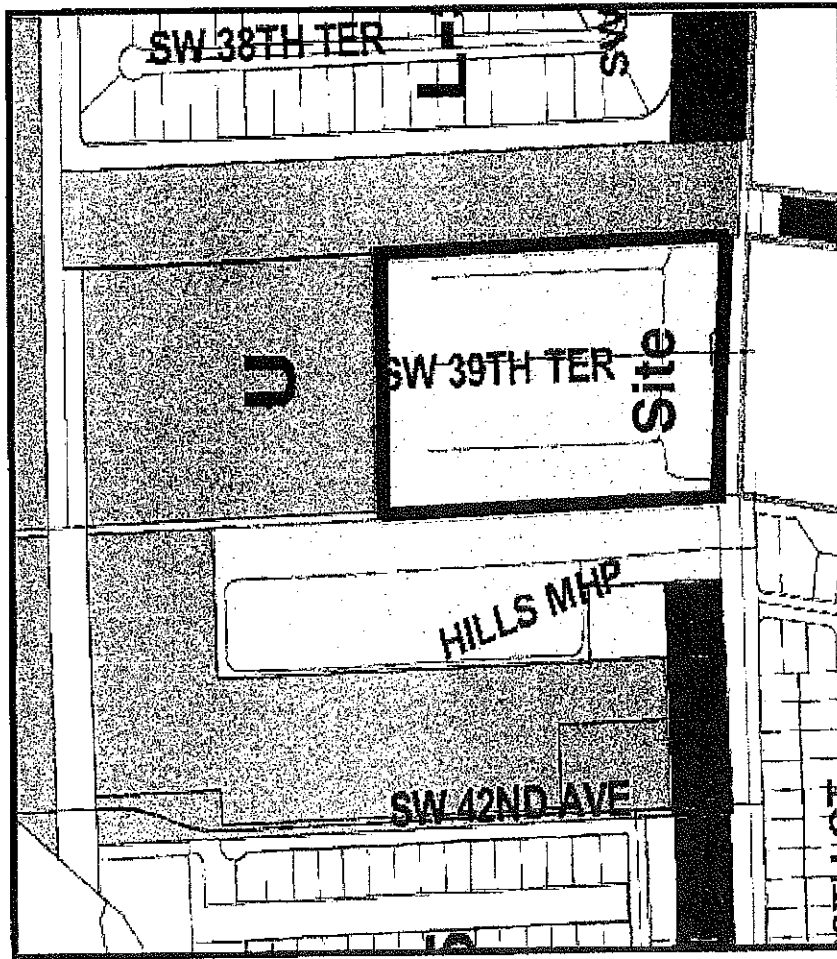
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	Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1000 Kilar Drive, Suite 600 Fort Lauderdale, Florida 33316 Phone: 954.921.7781 Fax 954.921.6607 Certificate of Authorization No. 03 6791	LEGAL DESCRIPTION AQUA ISLES PLAT CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA		SCALE N. T. S.	PROJECT No 04-4925	SHEET 2 OF 3
		DATE 07-11-2008	CAD FILE			

EXHIBIT 4

FUTURE LAND USE DESIGNATION

Aqua Isles- Land Use



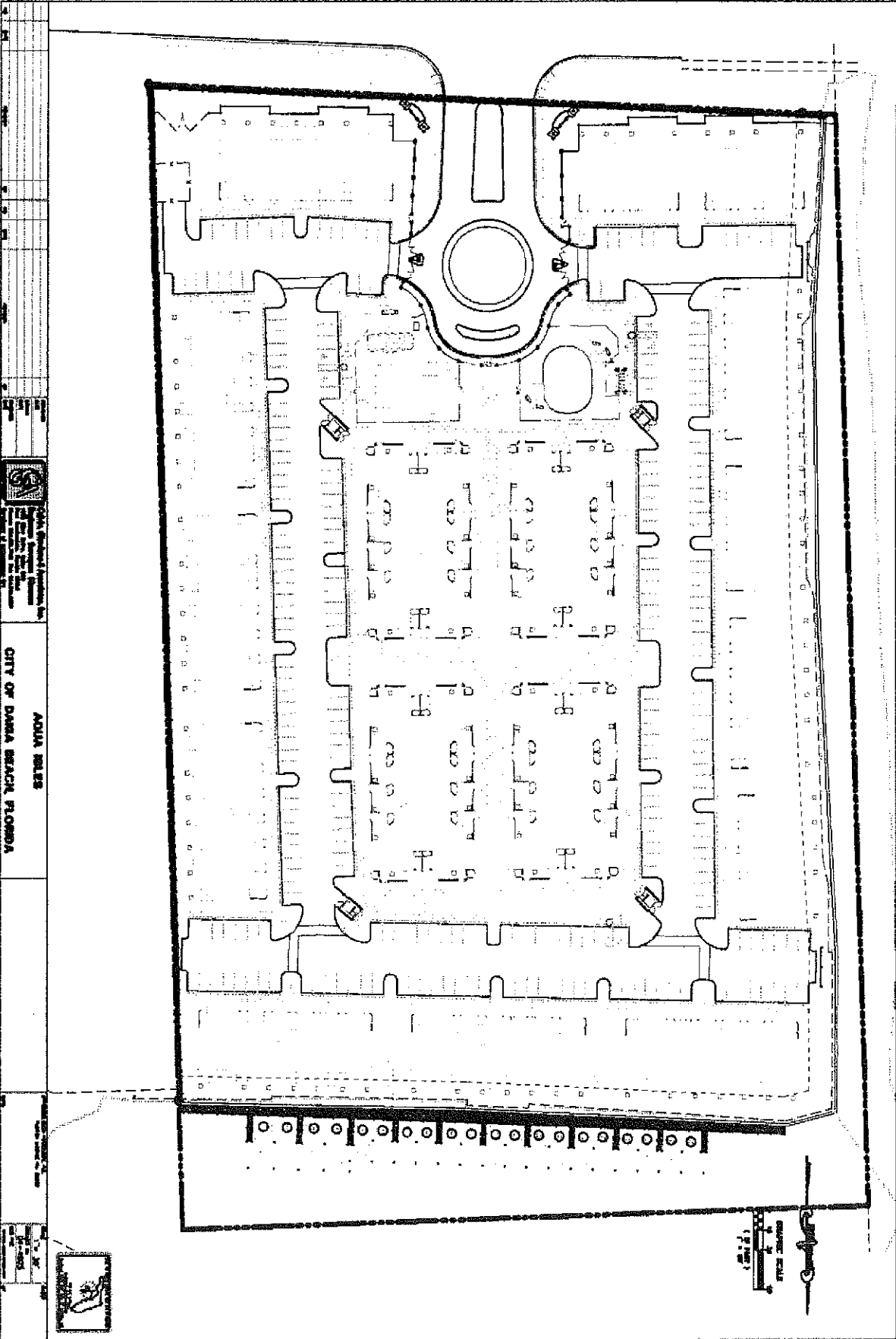
Low Medium (10)
Residential



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

EXHIBIT 5

PROPOSED DEVELOPMENT PLAN



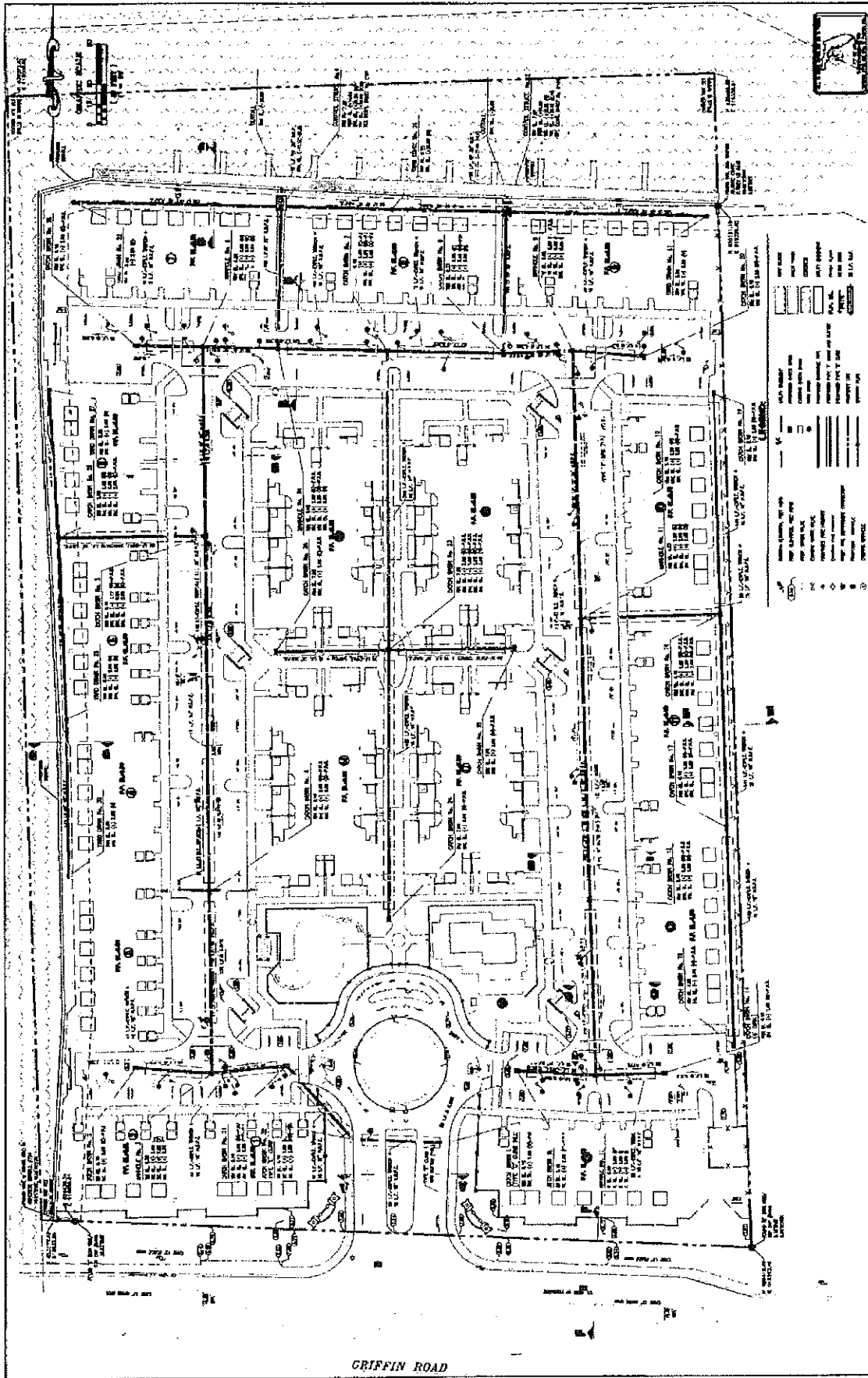
CITY OF DANA BEACH, FLORIDA
 AQUA RULES
 CITY OF DANA BEACH, FLORIDA

SCALE
 1" = 10'-0"
 (SEE PLAN)



EXHIBIT 6

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS



No. 27
 03-2025
 C100

AQUA IBLER
 CITY OF DANIA BEACH, FLORIDA

PAVING, GRADING
 AND
 DRAINAGE PLANS

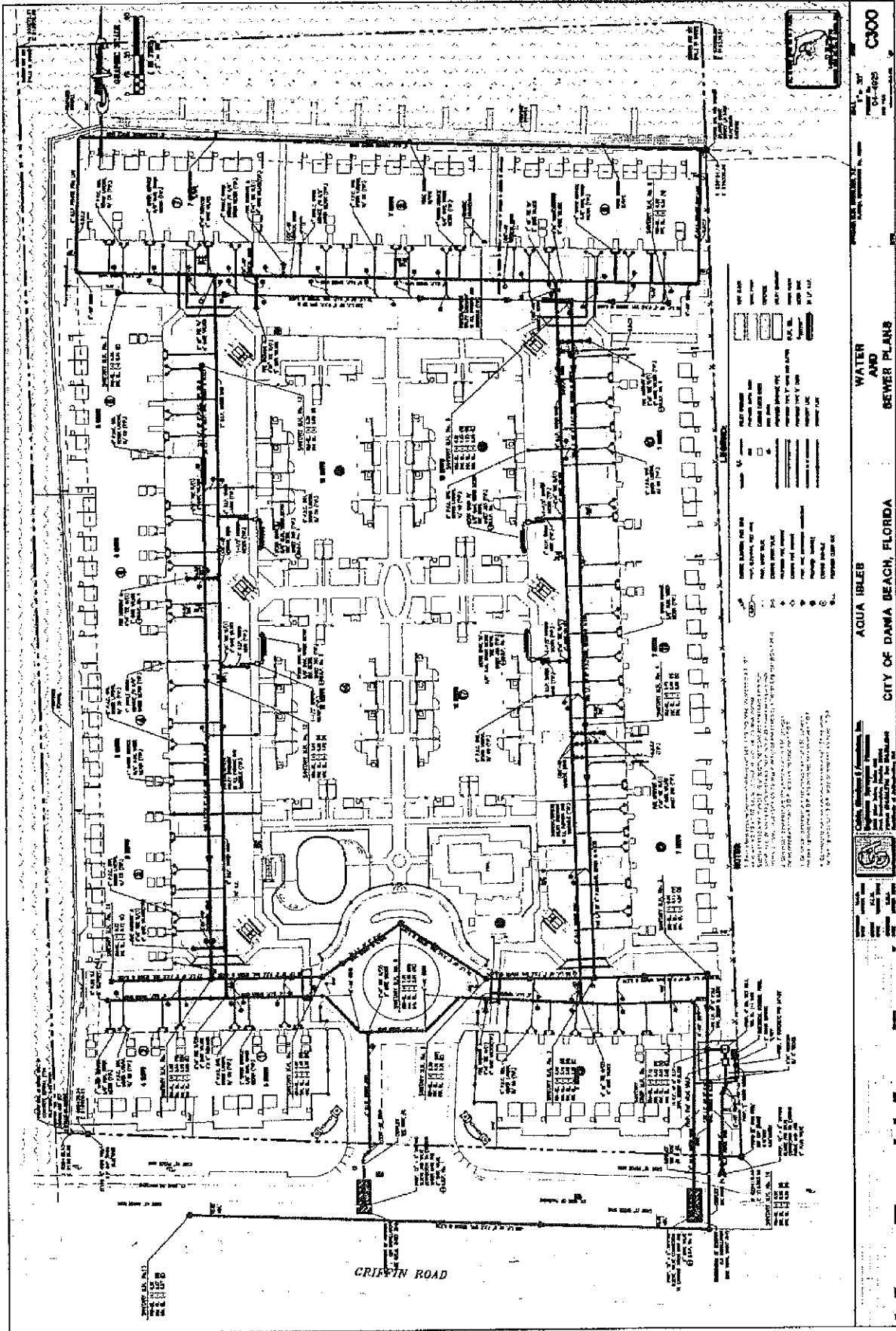
CITY OF DANIA BEACH, FLORIDA
 AQUA IBLER



Date: 03/20/25
 Scale: As Shown

- LEGEND**
- 1. PAVING
 - 2. GRADING
 - 3. DRAINAGE
 - 4. BUILDING FOOTPRINT
 - 5. PARKING SPACE
 - 6. DRIVEWAY
 - 7. SIDEWALK
 - 8. CURB
 - 9. STREET LIGHT
 - 10. TREE
 - 11. FENCE
 - 12. SIGN
 - 13. UTILITY
 - 14. EROSION CONTROL
 - 15. LANDSCAPE
 - 16. OTHER

GRIFFIN ROAD



C300

DATE: 11-27-57
 DRAWN BY: J. H. ...
 CHECKED BY: ...

WATER AND SEWER PLANS

AQUIA ISLEB
CITY OF DAMA BEACH, FLORIDA

LEGEND

Symbol	Description
Circle with dot	Water Meter
Square with dot	Sewer Manhole
Circle with cross	Water Valve
Square with cross	Sewer Valve
Circle with horizontal lines	Water Main
Square with horizontal lines	Sewer Main
Circle with vertical lines	Water Branch
Square with vertical lines	Sewer Branch
Circle with diagonal lines	Water Service
Square with diagonal lines	Sewer Service
Circle with wavy lines	Water Hydrant
Square with wavy lines	Sewer Hydrant
Circle with dots	Water Stop
Square with dots	Sewer Stop
Circle with solid fill	Water Tank
Square with solid fill	Sewer Tank
Circle with dashed lines	Water Line (Proposed)
Square with dashed lines	Sewer Line (Proposed)
Circle with dotted lines	Water Line (Existing)
Square with dotted lines	Sewer Line (Existing)

NOTES

1. All work to be done in accordance with the Florida Building Code and the Florida Sanitary Code.
2. All materials to be used shall be of the best quality and shall be approved by the local health department.
3. All work shall be done in accordance with the specifications of the Florida Building Code and the Florida Sanitary Code.
4. All work shall be done in accordance with the plans and specifications of the engineer.
5. All work shall be done in accordance with the plans and specifications of the engineer.

CRIVIN ROAD

EXHIBIT 7

ESTIMATED COSTS OF DISTRICT IMPROVEMENTS

Surface Water Management	\$ 661,770
Water Distribution	\$ 441,049
Wastewater Collection	\$ 955,960
Total Estimated Costs	\$ 2,058,779

EXHIBIT 8

**PROPOSED TIMETABLE FOR CONSTRUCTION OF DISTRICT
IMPROVEMENTS**

	<u>Start Date</u>	<u>Completion Date</u>
Stormwater Management	November, 2006	June, 2007
Water Distribution	November, 2006	June, 2007
Wastewater Collection	November, 2006	June, 2007

EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **Aqua Isles Community Development District** ("District"). The proposed District comprises approximately 10.35 acres of land located within the City of Dania Beach (the "City"), Broward County (the "County"), Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), F.S. (governing District formation or alteration) 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 the Aqua Isles Community Development District

The proposed District is designed to provide community infrastructure, services, and facilities along with certain on-going operations and maintenance to the Aqua Isles Community Development District. The Aqua Isles Community Development District will encompass approximately 10.35 acres. The development plan for the proposed lands within the District includes the construction of approximately 127 residential units and 20 docks (the "Development"). All are authorized for inclusion within the District.

A Community Development District is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the City or County in which the CDD lies. A CDD does not have permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the proposed Development herein. The scope of this SERC is

limited to evaluating the consequences of approving the proposal to establish the Aqua Isles Community Development District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), F.S. (1997), defines the elements a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency¹, 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 rule. 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. (The City is not defined as a small city for purposes of this requirement.)

(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 rule.

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Development described herein is an anticipated planned community designed for up to 127 total residential units. Formation of the District would put all of these households under the jurisdiction of the District. It is not anticipated that anyone

¹ For the purposes of this SERC, the term "agency" means City of Dania Beach and the term "rule" means the ordinance(s) which the City of Dania Beach will enact in connection with the creation of the District.

outside the District would be affected by the rule creating the District, although the State of Florida, the City and County would be required to comply with the rule.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass less than 1,000 acres; therefore, the City is the establishing entity under 190.005 (1) F.S. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed 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 169.412, F.S., the District will be required to pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

City of Dania Beach

The proposed land for the District is in the City of Dania Beach, Broward County, Florida. The City and its staff may process and analyze the petition, conduct hearings with respect to the petition, and the City Commission of the City of Dania Beach will vote upon the petition to establish the District. These activities will absorb some resources. The costs to produce the record of the City Commission hearing, the transcript of the hearing, and the ordinance adopted by the City Commission will be offset by the filing fee required under 190.005(1)(b), F.S.

These costs to the City are modest for a number of reasons. First, according to Chapter 190, F.S., 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, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs to the City are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges 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 proposed 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 local governing authorities.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the planned Development. 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, the City, or any other unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The proposed CDD intends to finance stormwater management and control systems, including earthworks and landscaping, and water distribution and wastewater collection and transmission facilities.

**Table 1. Aqua Isles Community Development District
Proposed Facilities and Services**

FACILITY	FUNDED BY	O&M	OWNERSHIP
Stormwater Management	CDD	CDD	CDD
Water Improvements	CDD	CITY	CITY
Wastewater Improvements	CDD	CITY	CITY

CDD = PROPOSED COMMUNITY DEVELOPMENT DISTRICT; CITY = CITY OF DANIA BEACH

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$2,058,779. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad

valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem 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. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A Community Development District ("CDD") provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, City/County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents and businesses in the District will receive a higher 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 and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the 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 financing 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.

Table 2. Cost Estimate for District Facilities

CATEGORY	COST
Stormwater Management	\$ 661,770
Water Improvements	\$ 441,049
Wastewater Improvements	\$ 955,960
Total Estimated Costs	\$ 2,058,779

5.0 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.

There will be little impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated population in 2000 that is greater than 10,000. Therefore the City is not defined as a "small" City according to Section 120.52, F.S.

6.0 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 Developer's Engineer and other professionals associated with the Developer.

**APPENDIX A
Reporting Requirements**

Florida Special District Handbook

APPENDIX A: REPORTING REQUIREMENTS AT A GLANCE

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
AUDITOR GENERAL, LOCAL GOVERNMENT SECTION Room 401, Claude Pepper Building, 111 West Madison Street, Tallahassee, Florida 32399-1450			
Annual Financial Audit Report	Section 218.39, F.S. Chapter 10.550, <i>Rules of the Auditor General</i> , Handbook Section 2 - 4	All special districts with either revenues or expenditures of more than \$100,000.00. All special districts with revenues or expenditures/expenses between \$50,000.00 and \$100,000.00 that have not been subjected to a financial audit for the two preceding fiscal years. A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the audit of that county or municipality. In such instances, that audit report must clearly state that the special district is a component unit of the county or municipality.	Annually within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end. Two copies of the annual financial audit report must be submitted to the Auditor General.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

Florida Special District Handbook

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF COMMUNITY AFFAIRS, SPECIAL DISTRICT INFORMATION PROGRAM 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100			
Creation Documents and Amendments, Including Codified Act, If applicable	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Written Status Statement	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval of creation document.
Dissolution Documents	Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the dissolution effective date.
Merger Documents	Section 189.418, F.S. Section 189.4042, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days of the merger's effective date.
Special District Map and Amendments	Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Special District Fee Invoice (\$175.00) and Update Form	Section 189.427, F.S. Rule 9B-50.003, F.A.C. Handbook Section 1 - 3	All special districts.	Annually, by the due date on the Form (sent to all special districts around October 1).
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF ACCOUNTING 200 East Gaines Street, Tallahassee, Florida 32399-0354			
Annual Financial Report with a copy of the Annual Financial Audit Report attached, if required	Section 189.418, F.S. Section 218.31, F.S. Section 218.32, F.S. Handbook Section 2 - 3	All Housing Authorities. All independent special districts. All dependent special districts that are not component units of a local governmental entity.	Annually within 12 months of fiscal year end (9/30) and 45 days of audit completion. If no audit is required, file by April 30.
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF COLLATERAL MANAGEMENT 200 East Gaines Street, Tallahassee, Florida 32399-0345			
Public Depositor Annual Report to the Chief Financial Officer (Form DFS-J1-1009)	Section 280.17, F.S. Handbook Section 3 - 5	All special districts.	Annually by November 30.
Public Deposit Identification and Acknowledgment Form (Form DFS-J1-1295)	Section 280.17, F.S. Handbook Section 3 - 5	All special districts.	Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository.

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<i>DEPARTMENT OF MANAGEMENT SERVICES, DIVISION OF RETIREMENT</i> Bureau of Local Retirement Systems, Cedars Executive Center, Building C, 2639-C North Monroe Street, Tallahassee, Florida 32399-1560			
Actuarial Impact Statement for Proposed Plan Amendments	Section 112.63, F.S. Rule Chapter 60T-1.001, F.A.C. Handbook Section 2 - 6	Any special district proposing benefit changes to its defined benefit retirement plan.	When considering plan changes.
Defined Contribution Report	Section 112.63, F.S. Rule Chapter 60T-1.004, F.A.C. Handbook Section 2 - 6	Special districts with defined contribution plans.	Within 60 days of the reporting period's ending date.
Actuarial Valuation Report	Section 112.63, F.S. Rule Chapter 60T-1, F.A.C. Handbook Section 2 - 6	Special districts with defined benefit retirement plans.	At least every three years, within 60 days of completion.
<i>DEPARTMENT OF REVENUE, PROPERTY TAX ADMINISTRATION PROGRAM, TRIM COMPLIANCE SECTION</i> P.O. Box 3000, Tallahassee, Florida 32315-3000			
Truth-in-Millage Form DR421	Section 200.068, F.S. Handbook Section 3 - 3	Special districts that can levy taxes but will not do so during the year.	Annually by November 1.
Truth-in-Millage Compliance Package Report	Section 200.068, F.S. Handbook Section 3 - 3	Special districts levying property taxes.	No later than 30 days following the adoption of the property tax levy ordinance/resolution.
<i>COMMISSION ON ETHICS</i> P.O. Drawer 15709, Tallahassee, Florida 32317-5709			
Quarterly Gift Disclosure (Form 9)	112.3148, F.S. Handbook Section 3 - 1	Everyone required to file Form 1, receiving a gift worth over \$100.00, unless the person did not receive any gifts during the calendar quarter.	By the last day of the calendar quarter following any calendar quarter in which a reportable gift was received.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
LEGISLATURE PRESIDENT OF THE SENATE (Florida Capitol, Suite 409, Tallahassee, Florida 32399-1100) SPEAKER OF THE HOUSE OF REPRESENTATIVES (Florida Capitol, Suite 420, Tallahassee, Florida 32399-1300) and EACH APPROPRIATE STANDING COMMITTEE OF THE LEGISLATURE			
Agency Rule Report	Section 120.74, F.S. Handbook Section 1 - 4	Certain Special Districts with adopted rules (see Handbook Section 1 - 4, page 20).	Initial by October 1, 1997, then by October 1 of every other year thereafter.
SPECIAL DISTRICT'S GOVERNING BOARD MEETING MINUTE RECORDER			
Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (Form 8B)	Section 112.3143, F.S. Handbook Section 3 - 1	Special District Local Officers with Voting Conflicts.	Within 15 days after the vote occurs.
SPECIAL DISTRICT'S GOVERNING BOARD MEMBERS (EACH MEMBER)			
Actuarial Valuation Report	See Department of Management Services, Division of Retirement.		
Annual Financial Audit Report	See Auditor General, Local Government Section.		

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICT'S LOCAL GOVERNING AUTHORITY(IES)/LOCAL GENERAL-PURPOSE GOVERNMENT(S) (if municipality, file at the place they designate; if county(ies), file with the (each) clerk of the board of county commissioners)			
Budget or Tax Levy	Section 189.418, F.S. Handbook Section 2 - 2	All special districts.	When requested, provide to the local governing authority within the district's boundaries.
Public Facilities Initial Report	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Within one year of the special district's creation.
Public Facilities Annual Notice of Any Changes	Section 163.3191, F.S. Section 189.415(2), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Annually. Contact each local general-purpose government for the due date.
Public Facilities Updated Report	Section 189.415(2)(a), F.S. Rule Chapter 9J-33, F.A.C. Handbook Section 1 - 6 Appendix B	Independent special districts (See Handbook Section 1 - 6, page 31).	Every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See Appendix B.
Registered Agent and Office Initial Designation	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, F.S. Section 189.418, F.S. Handbook Section 1 - 4	All special districts.	Upon making the change.
Regular Public Meeting Schedule	Section 189.417, F.S. Section 189.418, F.S. Handbook Section 3 - 2	All special districts.	Quarterly, semiannually, or annually.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
<i>SPECIAL DISTRICT'S LOCAL LEGISLATIVE DELEGATION</i>			
Draft Codified Charter as a Local Bill	Section 189.429, F.S. Handbook Section 1 - 4	All special districts with more than one Special Act.	December 1, 2004
<i>SPECIAL DISTRICT'S RESIDENTS AND PROSPECTIVE RESIDENTS AND RESIDENTIAL DEVELOPERS (GIVE SUFFICIENT NUMBER OF COPIES TO THE DEVELOPERS FOR DISTRIBUTION TO EACH PROSPECTIVE INITIAL PURCHASER OF PROPERTY)</i>			
Disclosure of Public Financing	Section 190.009, F.S.	All Community Development Districts.	At all times public financing is imposed.
<i>STATE BOARD OF ADMINISTRATION, FINANCIAL OPERATIONS. 1801 Hermitage Boulevard, Suite 100, Tallahassee, Florida 32308</i>			
Investment Pool Systems Input Documentation	Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of making any changes or updates to the account.
Resolution for Investment of Surplus Funds	Section 218.407, F.S. Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of investing surplus funds.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
<i>STATE BOARD OF ADMINISTRATION, DIVISION OF BOND FINANCE</i> 1801 Hermitage Boulevard, Suite 200, P.O. Box 13300, Tallahassee, Florida 32317-3300			
Advance Notice of Bond Sale	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	<u>Before</u> selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments.
Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)	Section 189.418, F.S. Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable. New bond issues only.	Within 120 days after delivery of general obligation bonds and revenue bonds.
Bond Verification Form (BF2005)	Handbook Section 2 - 5	All special districts as applicable.	Within 45 days of the Division of Bond Finance's request.
Final Official Statement (Bonds)	Section 218.38, F.S. Handbook Section 2 - 5	All special districts as applicable.	Within 120 days after delivery of the bonds, if prepared.
IRS Form 8038 (Bonds)	Section 159.345(1), F.S. Section 159.475(1), F.S. Section 159.7055, F.S. Handbook Section 2 - 5	Special districts issuing Industrial Development or Research and Development Bonds	Submit with the Bond Information Form & Official Statement, if any is published.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SUPERVISOR OF ELECTIONS (LOCAL) In the County of the Reporting Person's Permanent Residence			
Statement of Financial Interests (Form 1)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" appointed to a special district or special district's board	Within 30 days of accepting the appointment, then every year thereafter by July 1.
		All "special district local officers" elected to a special district's board.	During the qualifying period, then every year thereafter by July 1.
Final Statement of Financial Interests (Form 1F)	Section 112.3145, F.S. Handbook Section 3 - 1	All "special district local officers" who are required to file Form 1 and are leaving a public position.	Within 60 days of leaving a public position.
Quarterly Client Disclosure (Form 2)	Section 112.3145(4), F.S. Handbook Section 3 - 1	Certain special district local officers, depending upon their position, business or interests (See Handbook Section 3 - 1).	No later than the last day of the calendar quarter following the calendar quarter during which the representation was made.
Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)	Section 112.3148, F.S. Section 112.3149, F.S. Handbook Section 3 - 1	All special district local officers who file Form 1 and who received a reportable gift or expense.	Annually by July 1.
SUPERVISOR OF ELECTIONS (LOCAL) In the County in which the Special District of the Reporting Person has its Principal Office			
Interest in Competitive Bid for Public Business (Form 3A)	Section 112.313(12)(e), F.S. Handbook Section 3 - 1	Certain special district local officers (See Handbook Section 3 - 1).	Before or at the time of the submission of the bid.

Abbreviations: F.A.C. = Florida Administrative Code; F.S. = Florida Statutes

LAW OFFICES

BILLING, COCHRAN, HEATH, LYLES, MAURO & ANDERSON, P.A.

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VIVIAN H. FAZIO
CAROL J. HEALY GLASGOW
JUSTIN D. GROSZ
KERA E. HAGAN
DONNA M. KRUSBE
DANIEL L. LOSEY
ALINE O. MARCANTONIO
KRISTA K. MAYFIELD
SHAWN B. McKAMEY
JOHN B. MOORES
MICHAEL J. PAWELCZYK
T. CHRISTINE PEREZ
ANDREW A. RIEF
PHILLIP W. THRON

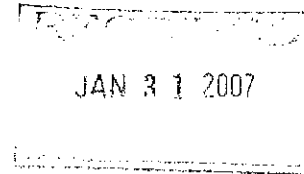
PLEASE REPLY TO:
FORT LAUDERDALE

GREGORY T. ANDERSON
CLARK J. COCHRAN, JR.
W. TUCKER CRAIG
SUSAN F. DELEGAL
HAYWARD D. GAY
THOMAS C. HEATH
GREGORY M. KEYSER
GERALD L. KNIGHT
DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
KEVIN M. VANNATTA
STEVEN F. BILLING (1947-1998)

January 30, 2007

VIA FED X

Louise Stilson
City Clerk
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



Re: Petition to Establish Aqua Isles Community Development District

Dear Ms. Stilson:

We represent Carr Residential, LLC, in connection with the proposed establishment of the Aqua Isles Community Development District ("CDD") in the City of Dania Beach, Florida. As you know, a community development district is a special purpose unit of local government authorized pursuant to Chapter 190, Florida Statutes, to provide certain infrastructure and services to new communities. In this instance, the proposed CDD would be established for the purpose of providing and maintaining surface water management, potable water, and wastewater facilities for the Aqua Isles community in the City of Dania Beach. The funding for these improvements and services will be provided through the issuance of special benefit bonds by the CDD, which will be paid through special assessments on property within the CDD.

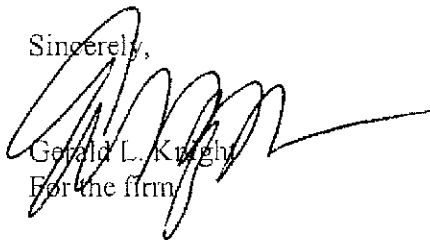
Chapter 190, Florida Statutes, also requires that disclosure of the existence of the CDD and CDD assessments be provided to homebuyers within the CDD. In addition, the condominium documents applicable to the Aqua Isles community will include disclosure language relating to the CDD, and a Notice of Establishment of the CDD will be recorded in the public records and appear as an exception to title in each homebuyer's title insurance policy. Thus, homebuyers within the CDD will have notice that they are purchasing a home within a CDD community.

Louise Stilson
January 30, 2007
Page 2 of 2

The establishment of the CDD necessitates the submittal of a Petition to Establish the CDD to the unit of general purpose local government where the proposed CDD is located, in this case the City of Dania Beach. Accordingly, please find enclosed the original executed and two (2) copies of the Petition to Establish the Aqua Isles Community Development District. The Petition is being filed with the City of Dania Beach pursuant to Section 190.005, Florida Statutes. We request that the Petition be processed in accordance with the procedures set forth in Chapter 190, as well as applicable City of Dania Beach procedures, so that an ordinance to establish the CDD may be scheduled for consideration by the City Commission at the earliest opportunity.

If additional information is required by the City, please let me know. Also, please advise me as to the applicable fee that the City imposes for processing the Petition and we will promptly remit it to the City. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald L. Knight', written over the typed name and title.

Gerald L. Knight
For the firm

cc Tom Ansbro, City Attorney (w/encl.)