

MAYOR AND COUNCIL OF THE TOWN OF WINDERMERE

Mayor Jim O'Brien Council Members Andy Williams Tony Davit Mandy David Tom Stroup Brandi Haines

Agenda

Agenda

May 28, 2024 6:00 PM

JOIN ZOOM MEETING

HTTPS://US06WEB.ZOOM.US/J/81135893222? PWD=0B8EMLQKAYVNPFMAZE87JGCLD7KGIW.1

> MEETING ID: 811 3589 3222 PASSCODE: 428393

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceedings should contact the Office of the Clerk at least 48 hours beforehand at (407) 876-2563.

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers. shall be either turned off or otherwise silenced.

2. Prolonged conversation shall be conducted outside Council meeting hall.

3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.

4. Only those individuals who have signed the speaker list and/or/who have been recognized by the Mayor (or Chair) may address comments to the Council.

5. Comments at public hearings shall be limited to the subject being considered by the Council

- 6. Comments at Open Forums shall be directed to Town issues.
- 7. All public comments shall avoid personal attacks and abusive language
- 8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the

AGENDA

CALL TO ORDER

FLAG SALUTE

INVOCATION

1. OPEN FORUM / PUBLIC COMMENT (3 MINUTE LIMIT)

2. SPECIAL PRESENTATION / PROCLAMATIONS / AWARDS

a. Chaine Du Lac Annexation Report Presentation (Attachments - Brad Cornelius Wade Trim & Town Manager to present)

b. FY 23/24 Mid-Year Budget Report (Town Manager to present)

3. ADJOURN

Town of Windermere

614 Main Street Windermere, FL 34786 Office: (407) 876-2563 Fax: (407) 876-0103

Mayor

JIM O'BRIEN



Town Manager ROBERT SMITH

Clerk DOROTHY BURKHALTER

To: Mayor and Town Council

From: Brad Cornelius, AICP, Wade Trim, Inc., Contracted Town Planner

Date: May 14, 2024

RE: Chaine Du Lac Annexation Analysis

Attached for your review is the statutorily required annexation analysis for the potential annexation of the Chaine Du Lac community.

Section 171, Part I, Florida Statutes, requires that prior to initiating annexation procedures, an annexation analysis must be completed to demonstrate that the proposed annexation meets all annexation pre-requisites and requirements. Generally, these pre-requisites and requirements are to assure that the proposed annexation meets locational and character of development standards (i.e., adjacent to the Town, compact in size, does not create an enclave of an unincorporated area, and developed for urban purposes), and that the Town is able to provide appropriate public services to the area proposed for annexation. The annexation analysis must also provide a financial analysis of the impact of the proposed annexation.

The attached Chaine Du Lac Annexation Analysis is intended to meet these statutory requirements for annexation.

If the Town Council decides to move forward with the Chaine Du Lac annexation process, then the following steps must be taken:

- 1. Submit the Chaine Du Lac Annexation Analysis to Orange County for their review and comment.
- 2. If Orange County does not object to the proposed Chaine Du Lac annexation, then the Town must provide public notices and hold public hearings to consider the adoption of ordinances for the annexation and to set the date for a referendum for the registered voters of the Chaine Du Lac annexation area to vote on whether or not to be annexed into the Town;
- 3. If the registered voters of the Chaine Du Lac annexation area approve the referendum for

annexation, then the Town can move forward with the final hearings for the completion of the annexation and to assign the Town's appropriate future land use and zoning (Planned Development) for the Chaine Du Lac area. If the Chaine Du Lac area registered voters do not approve the referendum for annexation, then the annexation is stopped.

4. The Town Council has the option, but is not required, to also hold a referendum for the registered voters within the Town regarding the annexation of the Chaine Du Lac area. If the Town Council decides to hold both the referendum for the registered voters of the Chaine Du Lac area, as required by statute, and hold a referendum for the registered voters within in the Town, which is optional, then for the annexation to be approved both referendums must be approved.

This is a summary of the next steps of the annexation process. If the Town Council decides to move forward with the Chaine Du Lac annexation process, then a more detailed annexation process and timeline will be provided.





Chaine Du Lac Annexation

ANNEXATION ANALYSIS

May 1, 2024



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CHAINE DU LAC ANNEXATION INTRODUCTION

The Town of Windemere is currently comprised of approximately 2.7 square miles of land with a population of 3,038 (University of Florida, Bureau of Economic & Business Research, August 2023). The town is essentially built out. New development within the town is primarily infill redevelopment of lots in the town. There is limited vacant residential land in the town. Based on Orange County Property Appraiser data (April 2024), there is approximately 58 acres of vacant residential lands in the town. The average size of a vacant lot in the town is slightly less than 1 acre (0.91 acres). There are also two larger vacant properties, which are classified as agricultural by the Orange County Property Appraiser, that are vacant.

- Fischer Property 14.6 acres located near the intersection of Maguire Road and Windermere Road
- Mathieson Property 3.4 acres located near the intersection Ridgewood Drive and E 6th Avenue

Figure 1-1 shows the current Town limits and the vacant residential properties (Orange County Property Appraiser, April 2024).





Based on the 58 acres of vacant residential properties and 18 acres of larger vacant properties (76 acres) and an average lot size of one acre, results in a total of 76 potential future homes in the town. Applying 2.78 persons per occupied housing unit (2020 U.S. Census) to the 76 potential future homes results in 212 new residents, which leads to a projected town buildout population of 3,250 persons for the town. This shows that the town is essentially built out and the opportunity for growth is annexation of adjacent unincorporated areas such as the Chaine Du Lac community.

Over the past year, the Town met with Chaine Du Lac property owners to discuss potential annexation. As a result of these meetings, the Town determined it is appropriate to consider pursuing the annexation of the Chaine Du Lac community.

This report is intended to meet the requirements of Chapter 171, Florida Statutes, regarding annexation. This report will demonstrate that the proposed annexation of the Chaine Du Lac community is compliant with the prerequisites for annexation provided in Section 171.142, Florida Statutes, and the character of the area to be annexed provided in Section 171.143, Florida Statutes.

Figure 1-2 shows the location of the Chain Du Lac community and its proximity to the Town.



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Figure 1-2

CHAINE DU LAC COMMUNITY DESCRIPTION

The following section provides a general overview of the Chaine du Lac community, including the size of the community, descriptions of the existing land uses, and description of the current regulatory framework under Orange County.

The Chaine Du Lac community is an unincorporated area in western Orange County that is a developed single-family community. The Chaine Du Lac community is comprised of the platted subdivisions of Chaine Du Lac (Plat Book 27, Page 60, Public Records of Orange County, Florida) and Park Avenue West (Plat Book 69, Page 60, Public Records of Orange County, Florida), and un-platted lots along Lake Butler. The Chaine Du Lac and Park Avenue West plats are provided in the appendix to this analysis.

The Chaine Du Lac community covers approximately 102 acres, inclusive of homeowner association (HOA) common areas (i.e., private roads, stormwater, and open space). The community is comprised of 74 individual properties, which are currently used as follows:

- Vacant Residential 6 properties (8.6 acres Median property size is 1.4 acres)
- Single-Family Home 51 properties (76.8 acres Median property size is 1.5 acres)
- HOA Common Area 16 properties (15.3 acres Median property size is 0.96 acres)
- Agriculture Exemption 1 property (1.5 acres Median property size is 1.5 acres)

Median property size inclusive of all land uses is 1.38 acres in the Chaine du Lac community.

The median living area of the 51 single-family homes in the Chaine du Lac community is 6,098 square feet, with the largest at 21,801 square feet and smallest at 4,187 square feet.

Within the Chaine du Lac community, there are four (4) private roadways:

- Park Avenue
- Chaine du Lac Boulevard
- Lilas Court
- Cocard Court

These private roadways are owned and maintained by the Chaine Du Lac Association, Inc. (HOA) and will remain private after annexation.

Similarly, the Chaine Du Lac Association, Inc. owns and maintains the private master stormwater system for the Chaine Du Lac community and will remain private after annexation.

Figure 2-1 shows the existing land uses in the Chaine Du Lac community and surrounding area. The surrounding area to Chaine Du Lac has similar existing land uses primarily comprised of developed single-family homes.

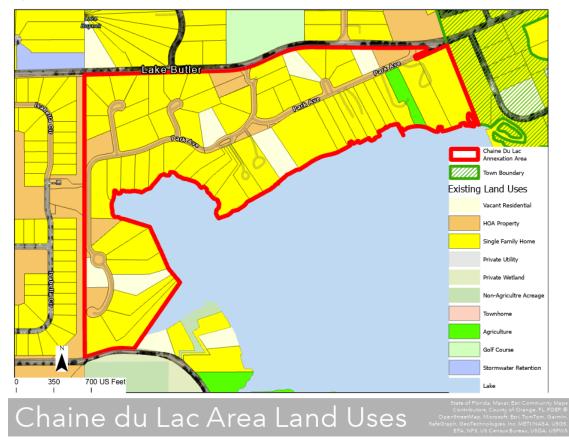


Figure 2-1

The Chaine Du Lac community has central potable water services provided by Orange County Utilities. However, Chaine Du Lac does not have access to central wastewater services, and properties utilize on-site septic systems for wastewater. Figure 2-2 shows the location of existing Orange County Utilities potable water lines serving the Chaine Du Lac community.

Figure 2-2



The Chaine Du Lac community is served by the Orange County Sheriff's Office and Orange County Fire Recue for public safety services.

The Chaine Du Lac community has the following future land use and zoning designations by Orange County:

- Future Land Use: Rural Settlement 1/1 (RS 1/1) West Windermere Rural Settlement
- Zoning: Rural Country Estate Cluster (R-CE-C)

Based on the adopted Orange County future land use, the maximum density is one dwelling unit per acre within the Chaine Du Lac community. The current Chaine Du Lac density is approximately one dwelling unit per 1.79 acres (102 acres/57 dwelling units).

Based on the adopted Orange County zoning, the following standards apply:

- Minimum Lot Size: ¹/₂ acre for non-lakefront lots 1 acre for lakefront lots
- Minimum Lot Width: 100 feet measured at the front setback line
- Front Setback: 30 feet
- Side Setback: 10 feet
- Rear Setback: 25 feet 50-foot setback from normal high-water elevation
- Maximum Impervious: 60% of land area of lot
- Maximum Height: 2 stories/35 feet

The Chaine Du Lac annexation area is similar to the existing community characteristics of the Town of Windermere. Annexation of the Chaine Du Lac community would not result in any notable change to the character of the Town. However, some of the development standards within the Chain Du Lac community are slightly different then the Town's requirements. These differences are related to lot widths, lot setbacks, and impervious area. Although the minimum non-waterfront lot size potentially allowed is $\frac{1}{2}$ acre, there are no existing lots in the Chaine Du Lac community that are less than the Town's minimum lot size for lakefront lots of one (1) acre and non-lakefront lots of 0.75 acres. If the Chaine Du Lac annexation is approved, then the process to assign the Town's future land use and zoning designations will include assigning the Chaine Du Lac community the Town's Planned Development future land use and zoning to allow for the adoption of a development agreement to continue to apply the County's standards for zoning after annexation.

In addition, the Town's Future Land Use Element of the Comprehensive Plan provides guidance for Town annexations, as follows:

OBJECTIVE 1.10: Annexations. The Town shall continue to maintain the Town's character and quality of life standards when annexing neighboring lands.

POLICY 1.10.1: The Town shall discourage urban sprawl when annexing properties and ensure that the public services and facilities will be readily available prior to annexation consistent with the Town's Concurrency standards.

POLICY 1.10.2: The Town shall continue to consider annexation of neighboring residential communities to promote responsible urban growth, safeguard natural resources, and to expand the Town's economic base.

POLICY 1.10.3: The Town shall continue to consider annexation of the vacant 43+ acres located adjacent to the eastern Town limits at the intersection of Conroy Windermere Road and Apopka Vineland Road to ensure that:

- the scale, intensity, and type of any proposed development is compatible and consistent with the Town's existing land uses and Land Development Regulations;
- the Town promotes responsible urban growth;
- the Town safeguards natural resources; and
- the Town create opportunities to expand the Town's economic base.

POLICY 1.10.4: The Town shall use annexation and subsequent land use petition processing as a guide to the location, timing and character of development on the Town's edge to ensure that:

- the scale, intensity, and type of any proposed development is compatible and consistent with the Town's existing land uses and Land Development Regulations;
- the Town promotes responsible urban growth;
- the Town safeguards natural resources; and
- the Town create opportunities to expand the Town's economic base.

POLICY 1.10.5: The Town shall pursue a Joint Planning Area Agreement and/or an Interlocal Service Boundary Area Agreements with Orange County, and/or Ocoee and Winter Garden. The Town shall, whenever possible and appropriate, use annexations and subsequent land use petition processing as an opportunity to enter into an interlocal agreement with Orange County regarding responsibility and timing of services and infrastructure within an agreed upon Joint Planning Area.

POLICY 1.10.6: The Town shall estimate the fiscal impacts of proposed annexations and/or land use changes on levels of service and the Town's costs and revenues; then apply this information in formulation of the Town's Capital Improvement Program.

CHAINE DU LAC ANNEXATION CONSISTENCY WITH CHAPTER 171, PART I, FLORIDA STATUTES

Chapter 171, Part I, Florida Statutes provides for the process, pre-qualifications, and character of the area to be annexed requirements for annexation. In order for the Town to move forward with the proposed annexation of the Chaine Du Lac community, the Town must find that the proposed annexation is compliant with the requirements of Chapter 171, Part I, Florida Statutes.

Section 171.042, Florida Statutes, requires that prior to commencing annexation procedures under Section 171.043, Florida Statutes, the Town must prepare an annexation feasibility study and submit the study to Orange County no less than 15 days prior to commencing the annexation procedures. The annexation feasibility study must provide the following information:

171.042(1), F.S, Prerequisites to annexation

- (a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.
- (b) A statement certifying that the area to be annexed meets the criteria in s. 171.043.
- (c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans must:
 - 1. Provide for extending urban services except as otherwise provided in this subsection to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality before annexation.
 - Provide for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.
 - 3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.

4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.

Figure 3-1 shows the existing Town boundary and the adjacent Chaine Du Lac community, which if annexed, would be added to the Town boundary. In addition, Figure 3-1 shows the existing Orange County Utilities potable water main serving the Chaine Du Lac community. There is not a need to extend any potable water lines to the Chaine Du Lac community. There are no central sewer mains serving the Chaine Du Lac community.

Figure 3-1



Figure 3-2 shows the existing land use pattern within the Chaine Du Lac community, adjacent area of the town, and surrounding other un-incorporated areas.

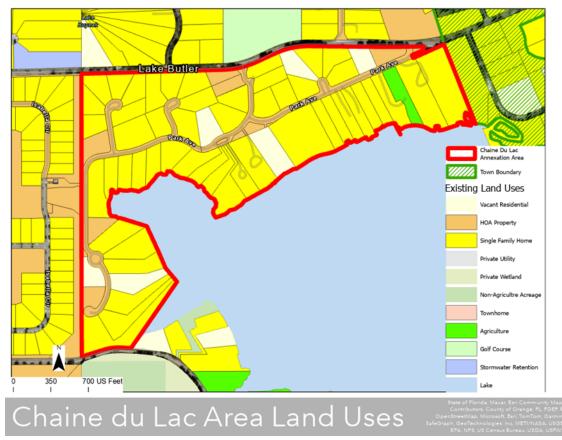


Figure 3-2

The following analysis provides the certification that the proposed annexation of the Chaine Du Lac community is compliant with requirements for the character of the area proposed for annexation as provided in Section 171.043, Florida Statutes.

"The total area to be annexed must be contiguous to the municipality's boundaries at the time the annexation proceeding is begun and reasonable compact, and no part of the area shall be included within the boundary of another incorporated municipality." (Sec. 171.043 (1), F. S.)

The Chaine Du Lac community is contiguous with the western Town limits. Annexation of the Chaine Du Lac community does not create any unincorporated enclave areas nor pockets and does not create a finger area serpentine extension of the Town boundary. The proposed annexation of the Chaine Du Lac community is complaint with the requirements of Section 171.043(1), F.S.

"It [proposed annexation area] is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size." (Sec. 171.043(2)(c), F. S.)

All lots and tracts (100% of the total acreage) in the Chaine Du Lac community are five (5) acres or less in size and used for urban purposes as defined in Section 171.031(10), F.S., which states:

"Land [that] is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt."

The proposed annexation of the Chaine Du Lac community is compliant with the requirements of Section 171.043(2)(c), F.S.

The Town does not provide any potable water or sewer service within the existing town limits. Orange County Utilities provides potable water services to approximately 25% of the town with the remainder of the town utilizing potable water wells. However, the Town has completed a town-wide water master plan to extend Orange County Utilities potable water service to the entire town. The Town has obtained funding support from the Florida Legislature in 2023 and 2024 to begin the design and construction of the town-wide potable water system. Sewer service from Orange County Utilities is limited in the town. Currently, only a few older annexed subdivisions or newer subdivisions (Down Reserve and Estancia at Windermere) have access to sewer from Orange County Utilities. The majority of the town is served by on-site septic systems permitted by the Florida Department of Environmental Protection/Florida Health Department. The Town has started the development of sewer master plan to adopt a long-term plan to extend sewer services from Orange County Utilities throughout the Town, including the Chaine Du Lac annexation area.

The annexation of the Chaine Du Lac community will not result in any notable change to potable water or sewer services in the town. The Chaine Du Lac community is currently served by Orange County Utilities potable water services and uses on-site septic systems for wastewater, which is like the current provision of potable water and sewer services in the town.

There is not a requirement to extend Orange County Utilities sewer services to the Chaine Du Lac community after annexation. However, if the Town does implement a future sewer expansion program with Orange County Utilities, then properties within the Chaine Du Lac community would be required to connect to the system the same as existing properties in the town would be required to connect.

The Town of Windermere is provided electric service by Duke Energy. Duke Energy also provides electric services to the Chaine Du Lac community. Upon annexation, Duke Energy will continue to provide electric services to this area.

The Town of Windermere has a limited centralized stormwater system. However, the Town's Code of Ordinances and Land Development Code require development activity of 125 square feet or more of impervious surface to maintain the first inch of stormwater on the site, unless the property is part of an approved and in-compliance master stormwater system permitted by the South Florida Water Management District. In addition, new subdivisions or commercial developments are subject to the stormwater requirements of the South Florida Water Management District. Currently, the Chaine Du Lac community is subject to the same South Florida Water Management District stormwater standards. Upon annexation, the area will be subject to the additional stormwater standards of the Town. However, the Town will not be responsible to take on any operation or maintenance responsibilities of the existing stormwater systems serving the developed properties. The Town also applies a stormwater management assessment on all properties within the town. Upon annexation, this stormwater management assessment would be applied to the Chaine Du Lac community.

The Town of Windermere provides solid waste collection services throughout the town and funds this service through a town-wide imposition and collection of a solid waste collection assessment, pursuant to Ordinance 2010-03. Currently, the Chaine Du Lac community is served by Orange County, through a franchise agreement with Waste Pro, for solid waste collection. The County's franchisee is the same company that the Town utilizes for solid waste collection services. In addition, the County also applies a solid waste assessment on residential properties within the Chaine Du Lac community. Upon annexation, the Chaine Du Lac community will become subject to the Town's solid waste assessment and will be provided solid waste collection services by the Town.

However, it is important to note that Section 171.062(4), F.S., provides the opportunity for the current solid waste franchisee for the unincorporated area (i.e., Orange County) to continue to provide services for five years after the annexation or the expiration of their contract, whichever occurs first. This is not anticipated to be an issue since the County and the Town both utilize the same company for solid waste collection in the Chaine Du Lac community.

Currently, the Chaine Du Lac community is served by the Orange County Sheriff's Office, with assistance as needed from the Town's Police Department. Upon annexation, the area will become the primary responsibility of the Town's Police Department. However, the area's roads are private and gated. Consequently, unless requested, the Town will not provide road patrols within the Chaine Du Lac community and there is not anticipated to be a significant impact or change to the provision of law enforcement level of service upon annexation. However, the additional property tax that would be generated by adding this area to the Town's tax base should be sufficient to support the cost of adding additional Town sworn police officers, if needed. It is anticipated that the Town Police Department

response time will be significantly shorter than the current Orange County Sheriff response time to the Chaine Du Lac community.

Currently, the Chaine Du Lac community is provided fire protection services by Orange County. Upon annexation, the area will be served by the Town through the Town's interlocal agreement with the City of Ocoee for fire services. The interlocal agreement between the Town and the City of Ocoee for fire services allows for the addition of fire service areas through annexation in consultation and coordination with the City of Ocoee. In addition, the Town approved the imposition and collection of fire protection assessments on all properties within the Town, pursuant to Ordinance 2015-07. Upon annexation, the Chaine Du Lac community will become subject to the Town's fire protection services to the area.

The Chaine Du Lac community is adjacent to Lake Butler Boulevard. This portion of Lake Butler Boulevard is maintained by Orange County. Upon annexation, this portion of Lake Butler Boulevard will remain an Orange County maintained road. The roadway network within the Chaine Du Lac community is privately owned and maintained by the Chaine Du Lac homeowner association. Upon annexation, roads within the Chaine Du Lac community will remain privately owned and maintained. There are no roads within this area that would become the maintenance responsibility of the Town after annexation.

The Chaine Du Lac community is estimated to have a buildout population of 212 persons. Based on the Town's adopted level of service for parks & recreation within the Comprehensive Plan, the Town requires the following:

- Neighborhood Park: 1/5,000 residents
- Park Acreage: 2.5 acres/1,000 residents
- Tennis Courts: 1/1,000 residents
- Boat Ramps: 1/4,300 residents
- Bike Path: 1/1,000 residents

Based on the Chaine Du Lac area estimated population of 212, the annexation of the Chaine Du Lac community does not exceed any of the adopted level of service standards for parks & recreation.

Due to the relatively slight increase in housing units and population from the proposed annexation of the Chaine Du Lac community, the Town has determined there is not a need to change or increase Town Police Department, Town Fire Services (contracted with the City of Ocoee), or Town Administrative operations. There is not a need for an increase in capital infrastructure.

CHAINE DU LAC ANNEXATION FINANCIAL ANALYSIS

The proposed Chaine Du Lac annexation will not require any increase in Town operations or capital needs. Consequently, the collection of Town property taxes and other assessments will be sufficient to address the impacts of the proposed Chaine Du Lac annexation. For the purposes of this financial analysis, the taxable values, millage rates, and assessment rates are for the 2023 tax year. The data for the analysis was collected from Orange County Tax Collector Office.

Based on the Orange County Property Appraiser 2023 tax year assessments, the total assessed taxable value of the Chaine Du Lac annexation area is \$106,643,736. Applying the Town of Windermere ad valorem tax rate of 3.7425 mills generates \$399,114 in gross ad valorem taxes. For budgeting purposes, 95% of the gross ad valorem taxes equates to \$379,258.

The average assessed value of all property within the Chaine Du Lac annexation area is \$1,441,132.

A substantial portion of a local government's budgetary revenues are derived from the imposition and collection of ad valorem taxes and assessments on real property. Ad valorem taxation is based on the taxable assessed value of real property, as determined by the Orange County Property Appraiser. Certain ad valorem taxes are universally applied to a property regardless of its location within or outside of a municipality. For example, for a property in unincorporated Orange County, and a property within the Town of Windermere, the following ad valorem taxes are universally applicable:

- Orange County General Operations
- Orange County School District Local
- Orange County School District State
- Orange County Library Operating
- South Florida Water Management District
- Windermere Water & Navigational Control District

Ad valorem taxes that are only applicable within unincorporated Orange County that would be eliminated after annexation in the Town are:

- Unincorporated Orange County Taxing District
- Unincorporated Orange County Fire District

The only ad valorem tax that is only applicable within the Town of Windermere that would be applied after annexation into the Town is:

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• Town of Windermere General Fund

Table 1 provides a comparison of the total ad valorem taxes assessed and collected for property within the Chaine Du Lac annexation area before annexation and after annexation into the Town of Windermere. The comparison is based on the average taxable assessed value of all property within the Chaine Du Lac annexation area.

	Unincorpated County (Before Annexation)		Town of Windermere (After Annexation)		Change After Annexation	
Property Taxes	Millage	Property Tax	Millage	Property Tax	Millage	Property Tax
Public Schools: By State Law	3.173	\$4,573	3.173	\$4,573	0.0000	\$0
Public Schools: By Local Board	3.248	\$4,681	3.248	\$4,681	0.0000	\$0
General County	4.4347	\$6,391	4.4347	\$6,391	0.0000	\$0
Library - Operating Budget	0.3748	\$540	0.3748	\$540	0.0000	\$0
South Florida Water Management District	0.2301	\$332	0.2301	\$332	0.0000	\$0
Wind Wtr & Nav Cntrl Dist	0.2528	\$364	0.2528	\$364	0.0000	\$0
Unincorporated County Fire	2.2437	\$3,233	0	\$0	(2.2437)	(\$3,233)
Unincorporated Taxing District	1.8043	\$2,600	0	\$0	(1.8043)	(\$2,600)
Town of Windermere General Fund	0	\$0	3.7425	\$5,393	3.7425	\$5,393
Totals	15.7614	\$22,714	15.4559	\$22,274	(0.3055)	(\$440)

Table 1: Comparison of Total Ad Valorem Taxes Unincorporated vs. Town

Note: Based on average taxable assessed value of \$1,441,132 with homestead exemptions – Orange County Tax Collector – 2023

As **Table 2** shows, the total millage rates for property within the Town of Windermere is 0.3055 mills less than that of the total millage in unincorporated Orange County. For the average taxable assessed property in the Chaine Du Lac annexation area, which equates to a reduction in ad valorem taxes of \$440. For every \$1,000 of taxable assessed value, a property owner will pay approximately \$0.31 less in ad valorem taxes after annexed into the Town of Windermere.

In addition to ad valorem taxes, both Orange County and the Town of Windermere implement certain non-ad valorem assessment programs to assist in funding the provision of public services. Within the Chaine Du Lac annexation area, Orange County implements a non-ad valorem special assessment for solid waste at rate of \$290 per equivalent residential unit.

The Town of Windermere implements the following non-ad valorem assessment programs:

- Fire Rescue Assessment
- Solid Waste Assessment
- Stormwater Assessment

The Town's Fire Rescue assessment is calculated based on the taxable assessed value of a property multiplied by 0.0008. Within the Chaine Du Lac annexation area, the total taxable assessed value of properties is \$106,643,736. This equates to an estimated total of \$85,315 in Fire Rescue assessment fees.

The Town's Solid Waste assessment is \$335.56 per property. Within the Chaine Du Lac area there are 74 properties. This equates to an estimated total of \$24,831 in Solid Waste assessment fees.

The Town's Stormwater assessment for residential properties, is scaled based on the size of the home. Using home size data for the Chaine Du Lac annexation area from the Orange County Property Appraiser, the Town's Stormwater assessment is anticipated to generate \$23,100.

Table 2 provides a comparison of the non-ad valorem assessments assessed and collected for aproperty within the Chaine Du Lac annexation area before and after annexation.

Assessments (Non Ad Valorem)	Unincorpated County (Before Annexation)	Town of Windermere (After Annexation)	Change After Annexation
Orange County Solid Waste	\$235	\$0	(\$235)
Windermere Solid Waste	\$0	\$335	\$335
Windermere Fire ¹	\$0	\$1,422	\$1,422
Windermere Stormwater ²	\$0	\$408	\$408
Totals	\$235	\$2,165	\$1,930

Note 1: Windermere Fire Assessment Average of Homes in Chaine Du Lac Annexation Area Note 2: Windermere Stormwater Assessment of Average Home Size in Chaine Du Lac Annexation Area

As **Table 2** shows, the Town has \$1,930 more in non-ad valorem assessments in the Chaine Du Lac annexation area than currently assessed by Orange County.

Table 3 provides an aggregate comparison of the ad valorem taxes with non-ad valoremassessments for an average single-family homesteaded property within the Chaine Du Lacannexation area.

Table 3: Aggregate Comparison Unincorporated vs. Town

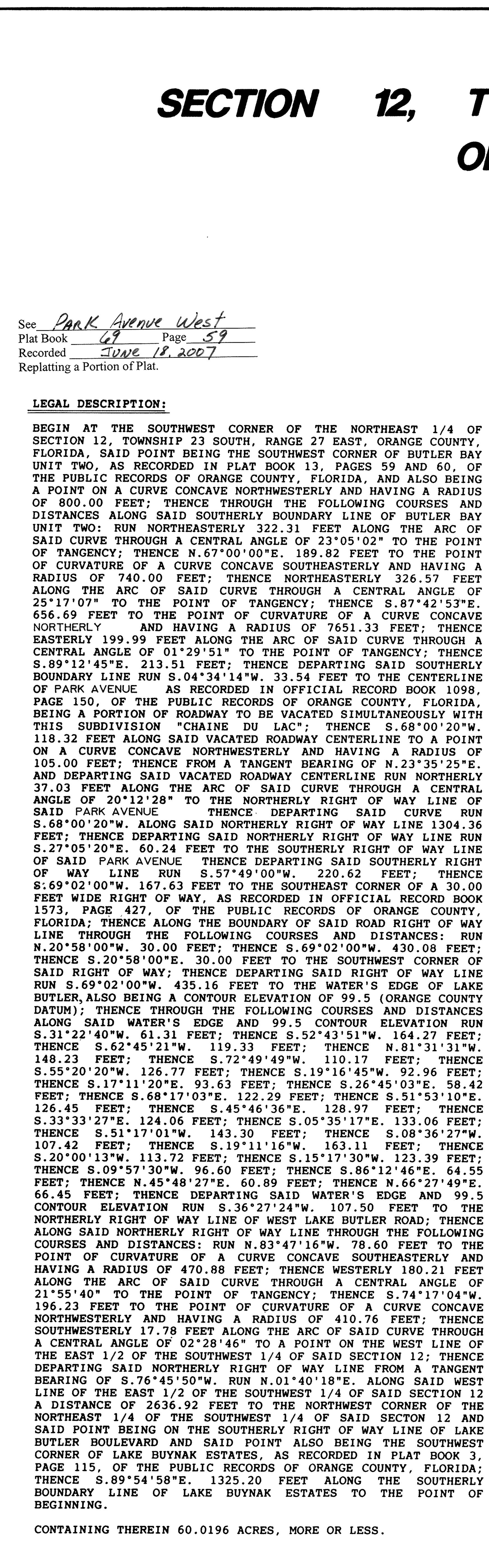
	Unincorpated County (Before Annexation)	Town of Windermere (After Annexation)	Change After Annexation
Ad Valorem Property Taxes	\$22,714	\$22,274	(\$440)
Non-Ad Valorem Assessments	\$235	\$2,165	\$1,930
Totals	\$22,949	\$24,439	\$1,490

As **Table 3** shows, the aggregate change in the total of ad valorem taxes and non-ad valorem assessments for a typical Chaine Du Lac area single-family annexing into the Town of Windermere is an increase of \$1,490.

CHAINE DU LAC ANNEXATION ANALYSIS CONCLUSION

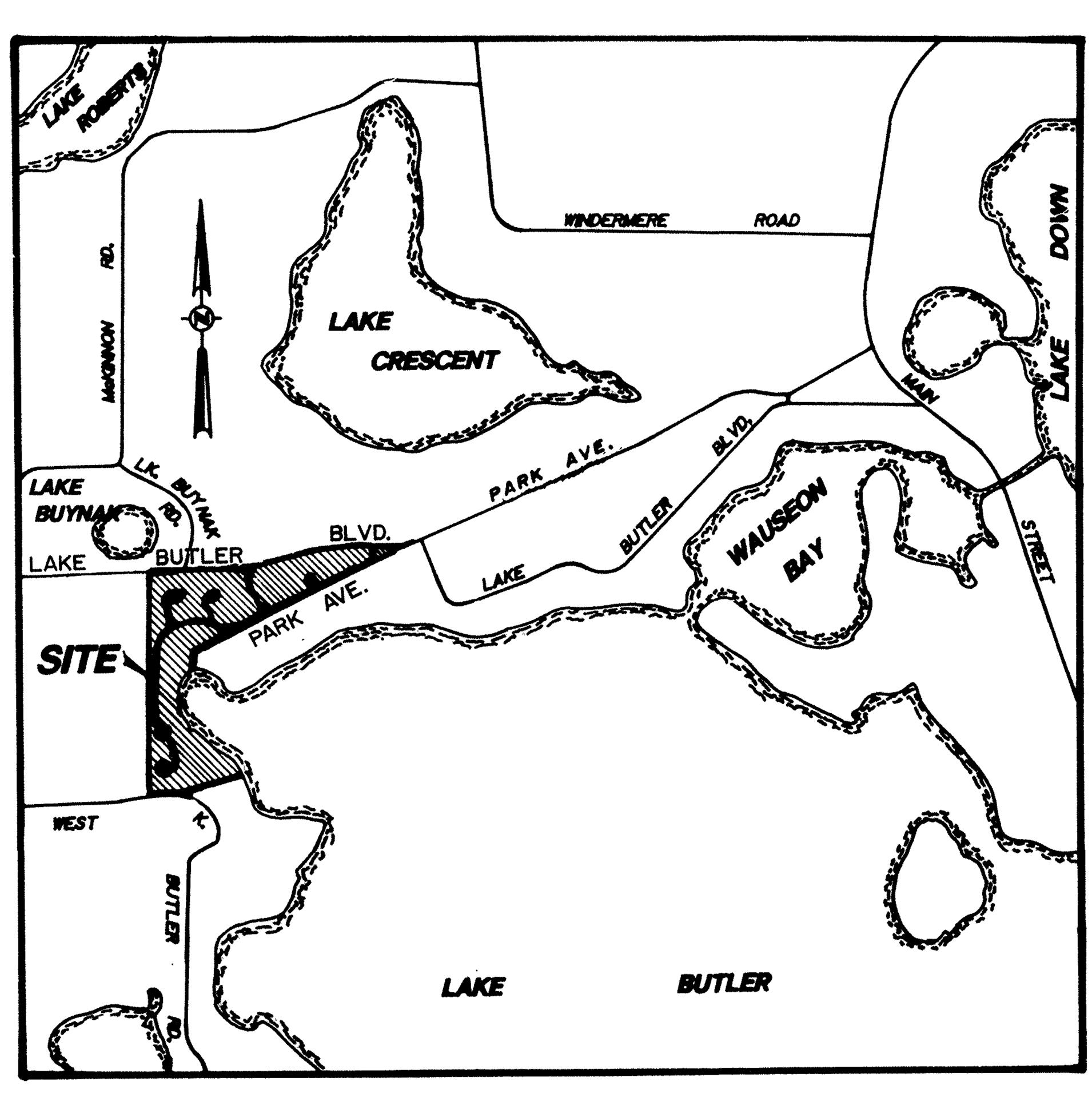
As this Chahine Du Lac Annexation Analysis documents, the annexation of the Chaine Du Lac community into the Town of Windermere is compliant with annexation requirements of Section 171, Part I, Florida Statutes and will not result in a significant impact to the Town's operations or future capital infrastructure needs. The annexation of the Chaine Du Lac community into the Town will generate an additional \$379,000 in ad valorem property taxes for the Town's general fund (2023 values) and increased revenues in the Town's Fire, Stormwater, and Solid Waste Assessments. After annexation into the Town, a typical homeowner in the Chaine Du Lac community will pay on average \$440 less in ad valorem property taxes and \$1,930 more in non-ad valorem assessments. However, after annexation the property owners within the Chaine Du Lac community will obtain the benefits of being a resident of the Town of Windermere.

APPENDIX - CHAINE DU LAC AND PARK AVENUE WEST PLATS



DYER, RIDDLE, MILLS **AND PRECOURT, INC.** ENGINEERS - SURVEYORS 1505 EAST COLONIAL DRIVE ORLANDO, FLORIDA 32803 PHONE: 896-0594

THENCE DEPARTING SAID CURVE RUN THENCE



23

COUNTY,

MAP N.T.S. VICINITY

SURVEYOR'S NOTES:

TOWNSHIP

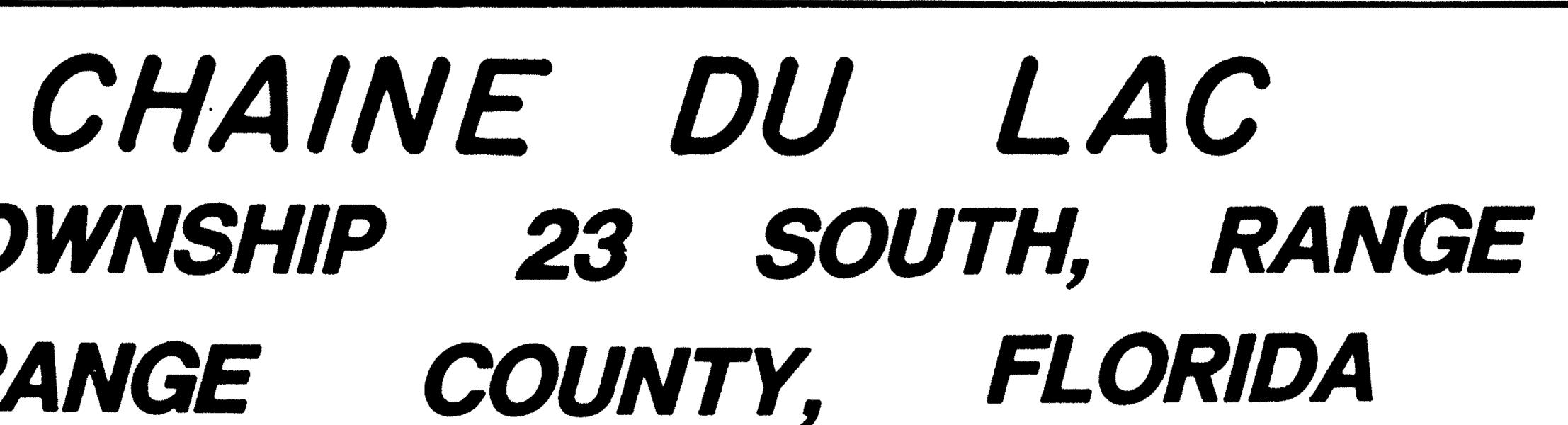
ORANGE

12.

1.		DENOTES CHANGE IN DIRECTION NO POIN
2.	0	DENOTES NAIL AND DISK L.S. NO. 1100 (P.C
3.		DENOTES PERMANENT REFERENCE MONUMEN CONCRETE MONUMENT WITH DISC NO. OTHERWISE).
4.	٠	DENOTES PERMANENT CONTROL POINT (P. CAP, L.S. NO. 1100. (UNLESS NOTED O
5.	R	DENOTES RADIAL LOT LINE, N.R. DEN LINE.

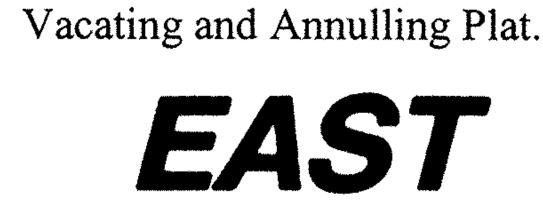
BEARINGS SHOWN HEREON ARE BASED ON BUTLER BAY UNIT TWO, AS RECORDED IN PLAT BOOK 13, PAGES 59 & 60, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING ALONG THE WEST LOT LINE OF LOTS 145 THROUGH 149, BEING S.OI°39'57"W.

- A 10.00 WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL FRONT LOT LINES AND TRACTS CONTIGUOUS TO ROADWAYS.
- A 5.00 FOOT WIDE UTILITY EASEMENT IS RESERVED ALONG ALL SIDE LOT LINES UNLESS OTHERWISE INDICATED.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE. HOMEOWNERS ASSOCIATION
- RETENTION TRACTS A, B, C, D & E ARE TO BE OWNED AND 10. MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (COMMON AREA) THE VERTICAL DATUM IS BASED ON ORANGE COUNTY, FLORIDA VERTICAL DATUM
- PRIVATE ROADWAY TRACT H IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (COMMON AREA)
- 13. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 14. THE ORDINARY HIGH WATER LINE HAS NOT BEEN ESTABLISHED FOR LAKE
- BUTLER. THE DASHED LINES EXTENDING FROM THE NORMAL HIGH WATER LINE (99.5 CONTOUR ELEVATION) INTO THE WATERS OF LAKE BUTLER REPRESENT RIPARIAN RIGHTS & ARE SHOWN AT THE REQUEST OF ORANGE COUNTY, FLORIDA, TO INDICATE THE ALIGNMENT OF PROPERTY LINES IF
- EXTENDED TO THE WATERS EDGE. 16. LANDSCAPE TRACTS F & G ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (COMMON AREA) A UTILITY EASEMENT IS DEDICATED TO ORANGE COUNTY OVER TRACT G.
- COMMON AREA DENOTES ALL THE TRACTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- VEHICULAR ACCESS RIGHTS TO LAKE BUTLER BOULEVARD FROM LOTS I, 3, 4, 5, 10, 18, 19, 20, 25, 26, 27, AND TRACTS A AND B AND TO WEST LAKE BUTLER ROAD FROM LOTS 42 AND 43 ARE DEDICATED TO ORANGE COUNTY, FLORIDA.
- SIDEYARD UTILITY EASEMENTS FOR LOTS 30 THROUGH 42 TO TERMINATE AT THE ENVIRONMENTAL SWALE AS SHOWN ON THIS PLAT.
- A CONSERVATION EASEMENT IS GRANTED TO ORANGE COUNTY, FLORIDA AS SHOWN ON THIS PLAT.



Date Recorded 6/12/06

27



See Resolution By <u>Konnol of County Commission</u> Date Recorded <u>3/20/2001</u> In Official Records Book/Page 6217 4473 Vacating and Annulling Plat.

CHAINE DU LAC

Adoption and Dedication of Plat

IT SET

:.P.)

ENT (P.R.M.) 4" X'4" 1100. (UNLESS NOTED

.C.P.) IRON PIPE WITH THERWISE).

NOTES NON-RADIAL LOT

THIS IS to certify that the undersigned, WESTO DEVELOPMENT, INC. hereafter referred to as "Owner", is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Orange County or to the public. None of the property designated "Common Area" on this plat is required for public use: and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to <u>Declaration of Covenants and Restrictions for Chaine Du</u> Lac Association, Inc. Official Records Book 4245, Pages 1703 through 1740, (herein after referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of Owner its successors and assigns. Owner does hereby grant to the present and future owners of lots _____15 through 44 _____ and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, united states mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Owner, its successor and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tract H of the "Common Area". The Owner, in recording this plat has created the "Common Area" shown Mona Hanulan hereon, which common area is a portion of the "Common Area" described NOTARY PUBLIC in the declaration. Said "Common Area" is not dedicated to the use and My Commission Expires $\frac{5/3}{92}$ enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of Chaine Du Lac. The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration. public health, safety and general welfair. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon Orange County to enter upon the Orange County, Florida. subject property and take any action to repair or maintain the private across the common area is hereby dedicated for use by all public Registration No. utilities for the purpose of construction, maintaining and replacing their respective facilities servicing the lands encompassed by this plat. The Owner does further grant to Orange County and the public any roadway tracts which are not a part of Tract H and which have not been previously dedicated to Orange County. WESTO DEVELOPMENT, INC

C. Muly Malle

C. Philip Wallis President

Alles!

Signed and sealed in the presence of:

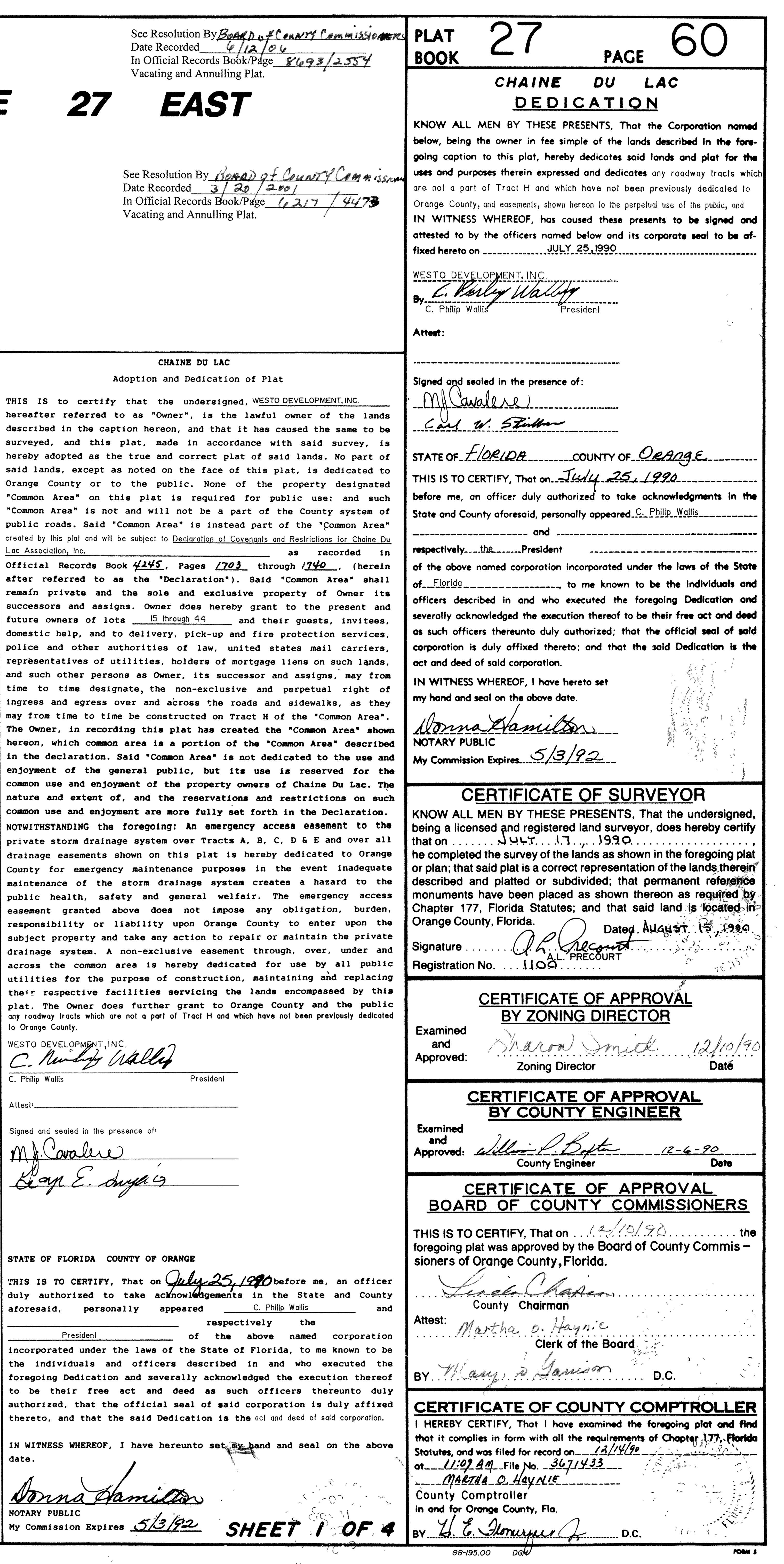
 $\mathbf{N} \cap \mathbf{A}$ M.f. Cavalere Eigh Z. Sugh 3


STATE OF FLORIDA COUNTY OF ORANGE


THIS IS TO CERTIFY, That on $\frac{11925}{990}$ before me, an officer duly authorized to take acknowledgements in the State and County personally appeared C. Philip Wallis aforesaid, respectively the Presidenl the above incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, that the official seal of said corporation is duly affixed thereto, and that the said Dedication is the acl and deed of said corporation.


IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

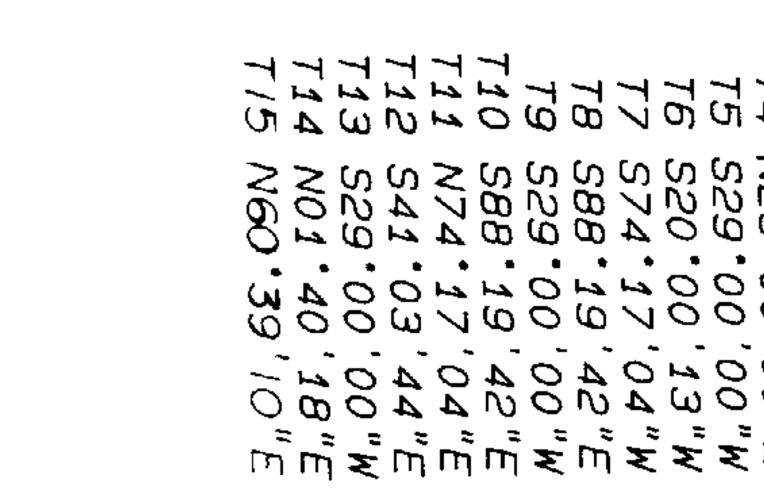
Sonna damilton	
NOTARY PUBLIC My Commission Expires $5/3/92$	SHEET

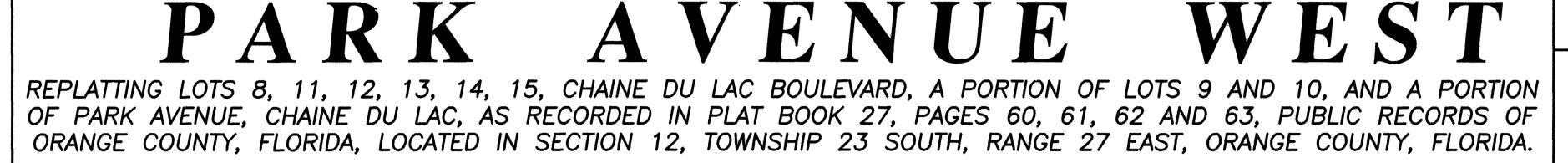












DESCRIPTION

LOTS 8, 11, 12, 13, 14, 15 AND PORTIONS OF LOTS 9 AND 10, CHAINE DU LAC, AS RECORDED IN PLAT BOOK 27, PAGES 60, 61, 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH ALL OF CHAINE DU LAC BOULEVARD, AND A PORTICN OF PARK AVENUE, LYING WITHIN CHAINE DU LAC. AS RECORDED IN PLAT BOOK 27, PAGES 60, 61, 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS VACATED PER OFFICIAL RECORDS BOOK 5357. PAGE 4471. PUBLIC RECORDS OF ORANGE COUNTY. FLORIDA.

MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15. CHAINE DU LAC. AS RECORDED IN PLAT BOOK 27. PAGES 60. 61. 62 AND 63. PUBLIC RECORDS OF ORANGE COUNTY. FLORIDA: THENCE RUN N69°02'00"E. ALONG THE NORTHERLY LINE OF SAID LOTS 15 AND 14. A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE N20°58'00"W. ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 163.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 11: THENCE N69°11'37"E, ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 297.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N42°04'09"W, ALONG THE WESTERLY LINE OF SAID CHAINE DU LAC BOULEVARD. A DISTANCE OF 70.66 FEET TO THE NORTHWEST CORNER OF SAID CHAINE DU LAC BOULEVARD BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 800.00 FEFT. A CHORD BEARING OF N77°16'09"E. A CHORD DISTANCE OF 123.88 FEET. RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE BUTLER BOULEVARD, THROUGH A CENTRAL ANGLE OF 8°52'52", A DISTANCE OF 124:00 FEET TO THE NORTHEAST CORNER OF SAID CHAINE DU LAC BOULEVARD; THENCE .RUN THE FOLLOWING TWO COL'RSES ALONG THE WESTERLY LINE OF LOT 10: S19°00'08"W A DISTANCE OF 74.71 FEET; S10°30'28"E A DISTANCE UF 54.34 FEET; THENCE N79°29'32"E A DISTANCE OF 35.92 FEET: THENCE S66°06'03"E A DISTANCE OF 36.43 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY. HAVING A RADIUS OF 165.00 FEET, A CHORD BEARING OF S12°53'25"W. A CHORD DISTANCE OF 77.61 FEET. RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°12'16", A DISTANCE OF 78.34 FEET; THENCE SOO°42'42"E A DISTANCE OF 63.04 FEET TO THE NORTHERLY LINE OF LOT 8; THENCE N67"00'00"E, ALONG SAID NORTHERLY LINE OF LOT 8. A DISTANCE OF 170.22' TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S21°59'40"E, ALONG THE EAST LINE OF SAID LOT 8. A DISTANCE OF 243.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE RUN THE FOLLOWING TWO COURSES ALONG THE NORTHERLY LINE OF SAID PARK AVENUE: N57°49'00"E A DISTANCE OF 47.98 FEET: N68°00'20"E A DISTANCE OF 136.74 FEET TO THE SOUTHEAST CORNER, OF LOT 7 OF SAID CHAINE DU LAC: THENCE S21°59'40"E. ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 7. A DISTANCE OF 60.00 FEET TO THE SOUTHERLY LINE OF SAID PARK AVENUE; THENCE RUN THE FOLLOWING FOUR COURSES ALONG SAID SOUTHERLY LINE OF PARK AVENUE: S68°00'20"W A DISTANCE OF 131.39 FEET; S57°49'00"W A DISTANCE OF 220.62 FEFT: S69°02'00"W A DISTANCE OF 598.87 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF S82°46'32"W, A CHORD DISTANCE OF 71.26 FEET. RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°29'03", A DISTANCE OF 71.95 FEET; THENCE NO6°48'05"W, ALONG THE WESTERLY LINE OF SAID LOT 15 AND ITS SOUTHERLY EXTENSION. A DISTANCE OF 380.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 366.865 SQUARE FEET OR 8.422 ACRES MORE OR LESS.

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH LINE OF PARK AVENUE BEING: S69°02'00"W PER CHAINE DU LAC, AS RECORDED IN PLAT BOOK 27. PAGES 60 THROUGH 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT. A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475". UNLESS OTHERWISE NOTED.

3. • - DENOTES A PERMANENT CONTINUL POINT. PK NAIL WITH BRASS DISC MARKED "PCP LB 4475". UNLESS OTHERWISE NOTED.

4. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES. SUCH CONSTRUCTION. INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5. TRACTS A, B, C, D, E AND F, ARE LANDSCAPE TRACTS TO BE OWNED AND MAINTAINED BY CHAINE DU LAC ASSOCIATION, INC. LANDSCAPE TRACTS SHALL NOT BE USED FOR ACCESS (EITHER VEHICULAR OR PEDESTRIAN) BY ANY ADJACENT LANDOWNERS WITHOUT THE APPROVAL OF CHAINE DU LAC ASSOCIATION. INC.

6. THE SIDEWALK AND LANDSCAPE EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY RESERVED IN FAVOR OF, AND SHALL BE MAINTAINED BY CHAINE DU LAC ASSOCIATION. INC.

7. TRACT G IS A PRIVATE ROADWAY TRACT TO BE OWNED AND MAINTAINED BY CHAINE DU LAC ASSOCIATION, INC.

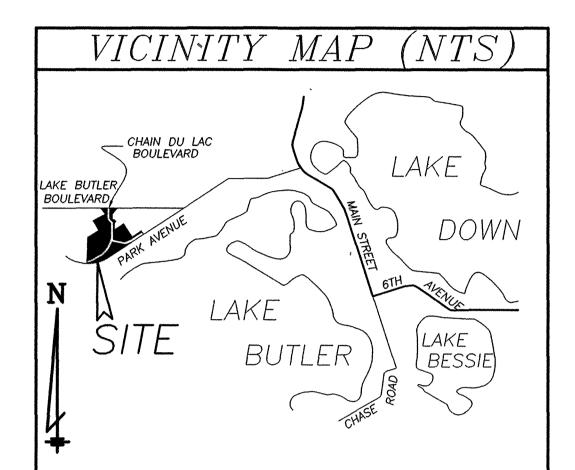
8. THE ROADWAYS WITHIN THIS PLAT SHALL BE UTILIZED FOR INGRESS AND EGRESS BY MEMBERS OF CHAINE DU LAC ASSOCIATION. INC. AND THE OWNERS OF THE LAKEFRONT PARCELS WHICH ARE ADJACENT TO THE ROADWAYS (AND THEIR RESPECTIVE INVITEES AND LICENSEES) TO THE SAME EXTENT AS WOULD OCCUR IF THE ROADWAYS WERE PUBLICLY DEDICATED ROAD RIGHTS-OF-WAY, SUBJECT TO THE GATING OF THE ROADWAY BY CHAINE DU LAC ASSOCIATION. INC., AND SUCH USE SHALL NOT BE LIMITED OR CONDITIONED DUE TO (I) NONPAYMENT OF ANY ASSESSMENTS OR FEES BY THE MEMBER OWED OR CLAIMED TO BE OWED TO CHAINE DU LAC ASSOCIATION, INC., OR (II) NON-COMPLIANCE WITH OTHER OBLIGATIONS OF THE MEMBER TO CHAINE DU LAC ASSOCIATION. INC. OR UNDER THE DECLARATION.

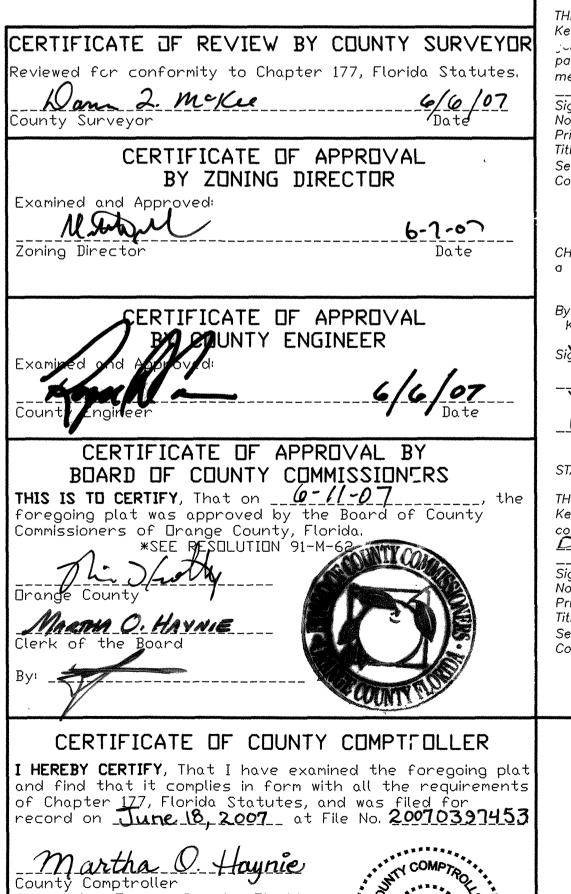
9. THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO AND WILL BE MAINTAINED BY CHAINE DU LAC ASSOCIATION. INC. 10. SUBJECT PROPERTY IS AFFECTED BY A CABLE TELEVISION EASEMENT AGREEMENT BY AND BETWEEN AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION. d/b/a CABLEVISION OF CENTRAL FLORIDA AND WESTCO DEVELOPMENT, INC., RECORDED JUNE 20, 1991 IN OFFICIAL RECORDS BOOK 4298, PAGE 4880, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SAID AGREEMENT CREATES A "BLANKET TYPE" ACCESS EASEMENT FOR INSTALLATION, MAINTENANCE & REMOVAL OF CABLE TELEVISION EQUIPMENT AND CANNOT BE GRAPHICALLY DEPICTED.

SHEET 1 OF 3 Orlando Inc., LB 4475 2012 E. Robinson St. Oriando, Florida 32803 894-6314

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE CHAINE DU LAC PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE DRANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON JANUARY 02, 2001.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTA... IS BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.









a Florida limited partnership By: ALTIMA DEVELOPMENT, CORP., a Florida corporation Its General Partner

Kevin H. Azzouz. Presiden igned and sealed in the presence of: Monna U.

1) Onna H. Desterson

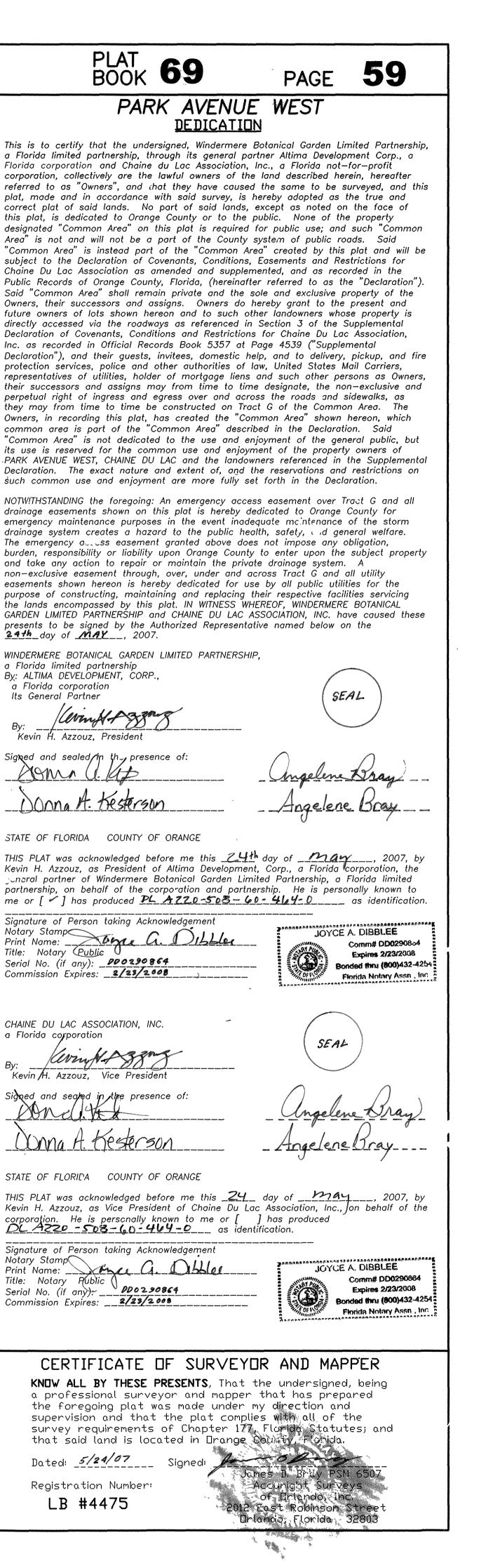
Signature of Person taking Acknowledgement Print Name: Bigge G. Dibbler Title: Notary Public Commission Expires: _2/23/2008

CHAINE DU LAC ASSOCIATION, INC. a Florida corporation
By:
Signed and seared in the presence
Donna A. Kesterson
STATE OF FLORIDA COUNTY OF C
THIS PLAT was acknowledged beford Kevin H. Azzouz, as Vice President corporation. He is perscnally know DL AZZO - 508-60-469
Signature of Person taking Acknown Notary Stamp Print Name: Title: Notary Public Serial No. (if any): Commission Expires:2/23/2008

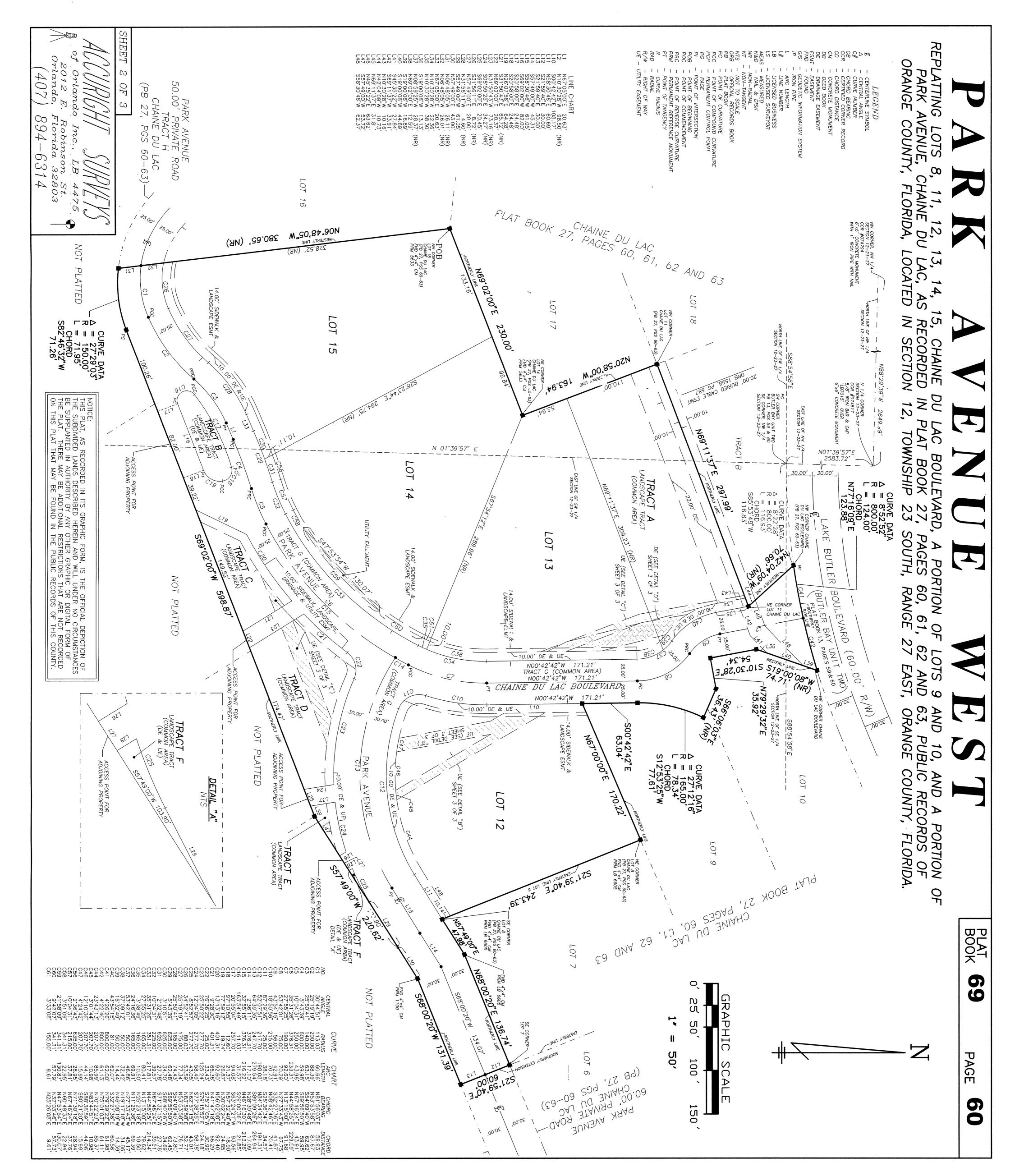
Dated: 5/24/07

Registration Number: LB #4475

PLAT 69







Book69/Page60

