

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

I do hereby certify:

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

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

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

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

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

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

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

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

STAMP: 04 MAR 9 11 23 AM '89

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

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54 MAR -9 PM 2:29  
DEPARTMENT OF STATE  
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Rule No.	Specific Rulemaking Authority	Law Being Implemented, Interpreted or Made Specific
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42Q-1.001	190.005, F.S.	190.005, F.S.
42Q-1.002	190.005, F.S.	190.004 and 190.005, F.S.
42Q-1.003	190.005, F.S.	190.006(1), F.S.

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

Effective Date: \_\_\_\_\_

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

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 Number of Pages Certified

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SUMMARY OF FILE

The purpose of this proposed rule is to establish the Celebration Community Development District, in unincorporated Osceola County and the Reedy Creek Improvement District, pursuant to the requirement of the Uniform Community Development District Act, as amended, and particularly section 190.005, Florida Statutes (F.S.). The petition filed by the Disney Development Company, a Florida corporation, requests that the Commission establish a community development district located in Osceola County, Florida and the Reedy Creek Improvement District. The land area to be served by the district is an approximate 6,548 acre tract bounded to the north by the proposed Southern Connector Extension Corridor, northwest to southwest by Interstate 4 and to the east by the Reedy Creek Improvement District's eastern boundary. This district will be asked to provide infrastructure to a development that will consist primarily of residential land use. Development is projected to occur over a 10 year period.

SPECIFIC RULEMAKING AUTHORITY: 190.005, F.S.

LAW IMPLEMENTED: Section 190.005, F.S.

History -- New \_\_\_\_\_

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STATE OF FLORIDA  
LAND AND WATER ADJUDICATORY COMMISSION  
CHAPTER 42Q1.001 - 1.003  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

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

Chapter 190, Florida Statutes (F.S.), provides that a Community Development District the size of 1,000 acres or greater may be established by rule, adopted under Chapter 120, F.S., by the Florida Land and Water Adjudicatory Commission (FLWAC). Disney Development Company has applied to establish the Celebration Community Development District pursuant to Chapter 190, F.S. Granting Community Development District status to the Celebration Community Development District authorizes the use of the district's financing and management mechanisms to develop a community which consists of approximately 6,548 contiguous acres of land located in unincorporated Osceola County and the Reedy Creek Improvement District, south of U.S. 192 and west of the Bonnett Creek Canal, bounded to the north by the proposed Southern Connector Extension, northwest to southwest by Interstate 4, and to the east by the Reedy Creek Improvement District eastern boundary. District status confers the power to plan, construct, operate, and maintain certain basic services and facilities such as potable water, sewer, and effluent reuse; surface water management; roadways, bridges, and streetlights; recreational improvements; and fire prevention, mosquito control,

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security, and solid waste. The land area in the Celebration Community Development District will be developed as part of the Celebration Development of Regional Impact (DRI), and will consist of residential, institutional, mixed-use, and recreational land uses. The development order approving the Celebration DRI was adopted by Osceola County on January 3, 1994 and rendered to the Department of Community Affairs on March 3, 1994.

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SUMMARY OF HEARINGS

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

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

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TALLAHASSEE, FLORIDA  
FBI  
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THE FULL TEXT OF THE PROPOSED RULES ARE:

42Q-1.001 Creation. Celebration Community Development District is hereby created.

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

94 MAR - 3 PM 2:30  
FALLMOUNTAIN

42Q-1.002 Boundary. The boundaries of the district are as follows: A tract or parcel lying in portions of Sections 12, 13, 23, 24 and 26, and all of Section 25, Township 25 South, Range 27 East; and Portions of Sections 7, 8, 9, 16, and 31, and all of Sections 17, 18, 19, 20 and 30, Township 25 South, Range 28 East; all in Osceola County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 25 South, Range 27 East; thence West along the South line of Section 25 for 5,280 feet, more or less, to the Southeast corner of Section 26, Township 25 South, Range 27 East; thence West along the South line of Section 26 for 1,320 feet, more or less; thence North along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 26 for 1,320 feet, more or less; thence West along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 26 for 1,320 feet, more or less; thence North along the West line of the Southeast 1/4 of Section 26 for 1,320 feet, more or less; thence West along the South line of the Northwest 1/4 of Section 26 for 1,650 feet, more or less; thence North along the West line of Lots 7 and 14, Block B, FLORIDA FRUIT TRUCK LAND CO. SUBDIVISION, Plat Book A, Pages 24 and 25, Public Records, Osceola County, for 2,300 feet, more or less to the Southeasterly

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right-of-way line of Interstate Highway No. 4; thence N.39°57'46"E. along said right-of-way line for 478.13 feet to the North line of Section 26; thence N.39°57'46"E. along said right-of-way line for 1,752.73 feet; thence N.89°46'19"E. for 129.95 feet; thence N.00°10'22"W. for 154.66 feet; thence N.39°57'46"E. along said right-of-way line for 9,542.06 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 17,038.73 feet and a central angle of 05°21'16"; thence Northeasterly along said curve and said right-of-way line for 1,592.31 feet to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 17,338.73 feet and a central angle of 04°58'55"; thence Northeasterly along said curve and said right-of-way line for 1,507.59 feet; thence S.49°39'57"E. along the Southeasterly right-of-way line of proposed State Road 417 (Southern Connector), for 12.29 feet; thence N.40°00'17"E. along said right-of-way line for 2,244.21 feet to the point of curvature of a curve concave Southeasterly and having a radius of 2,197.83 feet and a central angle of 43°25'21"; thence Northeasterly along said curve and said right-of-way line for 1,665.66 feet; thence N.89°25'03"E. along said right-of-way line for 1,915.70 feet; thence S.62°28'17"E. along said right-of-way line for 74.28 feet; thence N.86°04'45"E. along said right-of-way line for 601.02 feet; thence N.89°25'03"E. along said right-of-way line for 572.63 feet to the point of curvature of a curve concave Northerly, and having a radius of 6,650.00 feet and a central angle of 03°04'40"; thence Easterly along said curve and said right-of-way line for 357.22 feet to

the beginning of a non-tangent curve concave Northerly and having a radius of 9,094.00 feet a central angle of  $07^{\circ}16'48''$ ; and a chord bearing of  $N.85^{\circ}33'34''E.$ ; thence Easterly along said curve and said right-of-way line for 1,155.43 feet to the point of tangency; thence  $N.81^{\circ}55'10''E.$  along said right-of-way line for 565.96 feet, to the point of curvature of a curve concave Southwesterly; thence Easterly and Southerly along said curve, having a radius of 75.00 feet and a central angle of  $112^{\circ}31'24''$ , for 147.29 feet to the point of compound curvature of a curve concave Northwesterly and having a radius of 556.62 feet and a central angle of  $30^{\circ}26'07''$ ; thence Southwesterly along said curve for 295.67 feet to the point of tangency; thence  $S.44^{\circ}52'41''W.$  for 10.49 feet; thence  $S.45^{\circ}07'19''E.$  for 160.00 feet; thence  $N.44^{\circ}52'41''E.$  for 10.49 feet to the point of curvature of a curve concave Northwesterly and having a radius of 716.62 feet and a central angle of  $18^{\circ}53'34''$ ; thence Northeasterly along said curve for 236.30 feet to the point of tangency; thence  $N.25^{\circ}59'07''E.$  for 296.64 feet; thence  $N.70^{\circ}58'33''E.$  along said right-of-way line for 236.51 feet to the point of curvature of a curve concave Northerly; thence Easterly along said curve and said right-of-way line, having a radius of 1,048.93 feet and a central angle of  $21^{\circ}44'30''$ , for 398.03 feet to the point of tangency; thence  $N.49^{\circ}14'03''E.$  along said right-of-way line for 1,704.31 feet to the point of curvature of a curve concave Northwesterly and having a radius of 5,823.58 feet and a central angle of  $06^{\circ}17'07''$ ; thence Northeasterly along said curve and said right-of-way line for 638.84 feet; thence  $N.44^{\circ}46'11''E.$  along said

right-of-way line for 419.76 feet to the South right-of-way line of U.S. Highway 192, being 132 feet South of the North line of Section 9, Township 25 South, Range 28 East; thence N.89°47'42"E. along said South right-of-way line for 611.42 feet; thence South along the East line of the West 1/4 of Section 9 for 3,828 feet, more or less; thence East along the North line of the South 1/4 of Section 9 for 2,640 feet, more or less; thence South along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 9 for 1,320 feet, more or less; thence West along the South line of Section 9 for 2,640 feet, more or less; thence South along the East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 25 South, Range 28 East for 1320 feet, more or less; thence West along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 16 for 1,320 feet, more or less; thence South along the West line of Section 16 for 1,320 feet, more or less; thence East long the North line of the Southwest 1/4 of Section 16 for 2,640 feet, more or less; thence South along the East line of the Southwest 1/4 of Section 16 for 1,320 feet, more or less; thence West along the South line of the North 1/2 of the Southwest 1/4 of Section 16 for 2,640 feet, more or less; thence South along the West line of Section 16 for 1,320 feet, more or less to the Southwest corner of Section 16; thence South along the East line of Section 20, Township 25 South, Range 28 East for 5,280 feet, more or less; thence West along the South line of Section 20 for 5,280 feet, more or less; thence South along the East line of Section 30, Township 25 South, Range 28 East for 5,280 feet, more or less; thence South along the East line of

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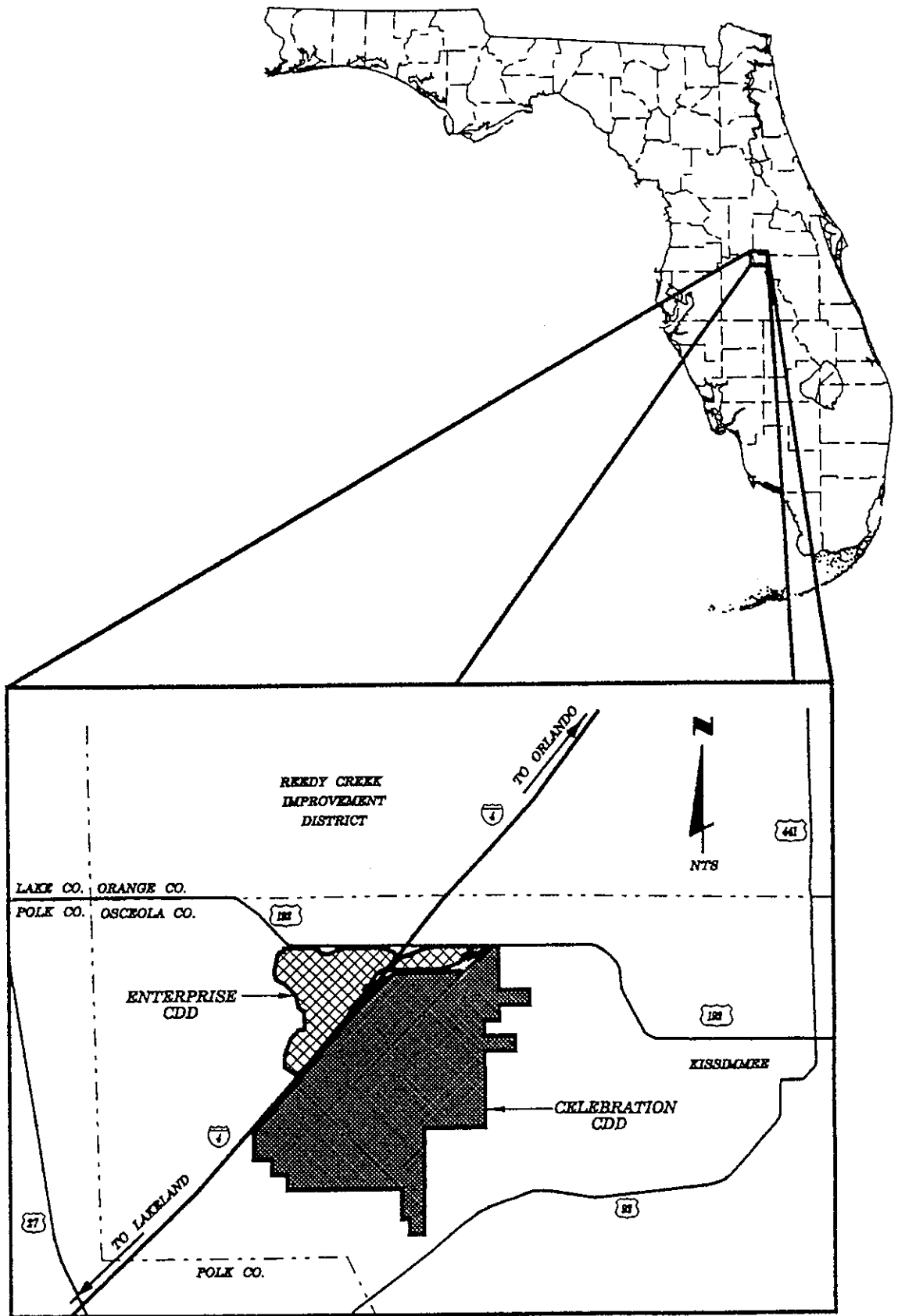
Section 31, Township 25 South, Range 28 East for 3,960 feet, more or less; thence West along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 31 for 1,320 feet, more or less; thence North along the West line of the Northeast 1/4 of the Southeast 1/4 of Section 31 for 1,320 feet, more or less; thence West along the South line of the Northeast 1/4 of Section 31 for 660 feet, more or less; thence North along the West line of the East 3/4 of the Northeast 1/4 of Section 31 for 2,640 feet, more or less; thence West along the North line of Section 31 for 3,300 feet, more or less to the POINT OF BEGINNING.

Containing 6,548 acres, more or less.

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

42Q-1.003. Supervisors. The following five persons are designated as initial board members of the Board of Supervisors: Blair Culpepper; Tom Lewis, Jr.; James D. Swartz; Wayne Schoolfield; Ralph Ziegler.

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



**CDD**

CELEBRATION  
& ENTERPRISE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

**LOCATION MAP**

**FIG  
3-1**