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**ORDINANCE NO. 05- 018**

**AN ORDINANCE OF THE CITY OF BOYNTON BEACH, FLORIDA, ESTABLISHING THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING THE BOUNDARIES OF THAT DISTRICT; APPOINTING THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR POWERS OF THE BOARD; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, on December 14, 2004, Compson Associates of Boynton LLC submitted a petition to the City for the creation of a community development district to be known as the Renaissance Commons Community Development District ("District"), in accordance with Section 190.005(2) , Florida Statutes; and

**WHEREAS**, the petition which is attached hereto as Exhibit "A" and made a part hereof contains the information required in Section 190.005(9)(a), Florida Statutes; and

**WHEREAS**, a public hearing on the petition was conducted by the City Commission on March 1, 2005, at City Hall in accordance with the requirements of Sections 190.005(2)(b) and 190.005 (1) (d), Florida Statutes; and

**WHEREAS**, the City Commission has reviewed the six (6) factors set forth in Section 190.005(1)(e) and the record of the public hearing held on March 1, 2005, in making its determination as to whether to grant or deny the establishment of the Renaissance Commons Community Development District; and

**WHEREAS**, the City Commission has determined that:

1. That all statements contained within the Petition have been found to be true and correct.

1           2.       That the creation of the District is not inconsistent with any applicable element  
2 or portion of the State Comprehensive Plan or of the effective local government comprehensive  
3 plan.

4           3.       That the land within the proposed District is of sufficient size, sufficiently  
5 compact and sufficiently contiguous to be developable as one functional interrelated  
6 community.

7           4.       That the creation of the District is the best alternative available for delivering the  
8 community development services and facilities to the lands within the District boundaries.

9           5.       That the proposed services and facilities to be provided by the District are not  
10 incompatible with the capacity and uses of existing local and regional community services and  
11 facilities.

12           6.       That the area identified in the Pctition is amenable to be included in the  
13 proposed District; and

14           **WHEREAS**, the City Commission has determined that the creation of the Renaissance  
15 Commons Community Development District would be consistent with the criteria for  
16 community development districts as set forth in the Uniform Community Development District  
17 Act of 1980, Chapter 190, Florida Statutes;

18           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**  
19 **THE CITY OF BOYNTON BEACH, FLORIDA, THAT:**

20           Section 1.     Each Whereas clause set forth above is true and correct and herein  
21 incorporated by this reference.

1           **Section 2.**     In accordance with the provisions of Chapter 190, Florida Statutes, the  
2 City Commission of the City of Boynton Beach, Florida hereby establishes a community  
3 development district as follows:

4           **CREATION AND NAME:**   There is hereby created a Community Development  
5 District to be known as RENAISSANCE COMMONS COMMUNITY DEVELOPMENT  
6 DISTRICT.

7           **LEGAL DESCRIPTION:**   The legal description for the Community Development  
8 District is attached hereto and incorporated herein by reference in attachment to the Petition  
9 which is attached as Exhibit "A" to this Ordinance. In addition, a map depicting the land area  
10 to be serviced by the District is attached to this Ordinance as Exhibit "B" and incorporated  
11 herein by reference.

12           **BOARD OF SUPERVISORS:**   The initial Board of Supervisors are as follows. Their  
13 terms, powers and duties are as described in Chapter 190, Florida Statutes:

- 14           (a)     James Comparato  
15           (b)     Stephen B. Liller  
16           (c)     Timothy R. Kelly  
17           (d)     Carl Klepper, Jr.  
18           (e)     Robert D'Angelo

19           **Section 3.**     The Board of Supervisors shall have only such powers as set forth in  
20 Florida Statutes 190.011 and 190.012.

21           **Section 4.**     That any individuals who purchase property in the District should be  
22 advised of the existence of the District, as well as the costs associated with owning property  
23 within the District.

1            Section 5.     That all ordinances or parts of ordinances in conflict herewith be and the  
2 same are hereby repealed.

3            Section 6.     Should any section or provision of this ordinance or portion hereof, any  
4 paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid,  
5 such decision shall not affect the remainder of this ordinance.

6            Section 7.     Authority is hereby granted to codify said ordinance.

7            Section 8.     This ordinance shall become effective immediately upon passage.

8            FIRST READING this 1 day of March, 2005.

9            SECOND READING and FINAL PASSAGE this 15 day of  
10 March, 2005.

CITY OF BOYNTON BEACH, FLORIDA

*Harry Taylor*  
Mayor

*[Signature]*  
Vice Mayor

*Robert E. [Signature]*  
Commissioner

*[Signature]*  
Commissioner  
*Kevin C. Ferguson*  
Commissioner

ATTEST:

*Janet M. Prainito*  
City Clerk

