

DEC 02 2003 *JLbs*

2003 - B-08  
**RESOLUTION**

**WHEREAS**, the **ORANGE COUNTY HOUSING FINANCE AUTHORITY** (the "Authority") was created pursuant to Ordinance 78-18, codified in the Code of Orange County at Section 2-151 *et seq*; and

**WHEREAS**, the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") has created a requirement that all industrial development bonds issued after December 31, 1982, for the purpose of financing multifamily housing developments require approval by the Authority, and each governmental unit having jurisdiction over the area in which the bond financed facility is located; and

**WHEREAS**, such approval is to be given after a public hearing for which reasonable notice has been given; and

**WHEREAS**, the Authority is contemplating the issuance of its Orange County Housing Finance Authority Multifamily Housing Revenue Bonds, 2004 Series [to be designated] (Lee Vista Club Apartments) in an aggregate principal amount of tax-exempt bonds not to exceed \$16,600,000 and \$1,000,000 of taxable financing (the "Bonds") to finance the acquisition of a residential rental project described below to be owned by Lee Vista Club Partners, Ltd., a Florida limited partnership, for persons of low, middle and moderate income (the "Project").

**PROJECT/LOCATION**

**NUMBER OF UNITS**

Lee Vista Club Apartments/

northeast corner of the intersection of Lee Vista Boulevard and Augusta National Drive, Orlando, Orange County, Florida 32822

312

**WHEREAS**, a public hearing was held at 2:00 P.M. on November 20, 2003, with regard to financing this qualified housing development, at the place and time described in the Notice of Public Hearing attached hereto as Exhibit A, which Notice was published at least 14 days in advance of the hearing date in a newspaper of general circulation in Orange County; and

**WHEREAS**, the Authority has presented the issue in the aggregate principal amount not to exceed the amount set forth above for approval to the Board of County Commissioners of Orange County;

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:**

**SECTION 1. Authority.** This Resolution is adopted pursuant to the Constitution of the State of Florida, Chapters 125 and 166, Florida Statutes, and other applicable provisions of law.

**SECTION 2. Findings.** The Board hereby finds, determines and declares as follows:

A. The Board is the elected legislative body of Orange County and has jurisdiction over the Project located in Orange County, Florida.

**SECTION 3. Approval.** For the purpose of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Board hereby approves the issuance of the Bonds to finance the Project, acknowledging, however, that the Bonds will not be issued until the Authority gives its final approval to the issuance of the Bonds.

**SECTION 4. Limited Approval.** The approval given herein shall be solely for the purpose of satisfying the requirements of Section 147(f) of the Code and shall not be construed as (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Projects, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any rezoning application or approval or acquiescence to the alteration of existing zoning or land use or approval for any regulatory permit relating to the Projects, or creating any vested right with respect to any land use regulations, and the Board shall not be construed by virtue of its adoption of this Resolution to have made any such endorsement, finding or recommendation or to have waived, or be estopped from asserting, any rights or responsibilities it may have in that regard. Further, the approval by the Board of the issuance of the Bonds by the Authority shall not be construed to obligate the County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and construction of the Projects, and the Authority shall so provide in the financing documents setting forth the details of the Bonds.

**SECTION 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 2<sup>nd</sup> day of December, 2003.

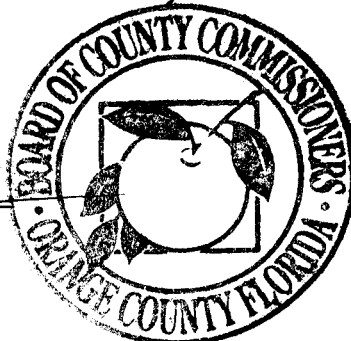
**ORANGE COUNTY, FLORIDA**

By: Board of County  
Commissioners

By:   
Richard T. Crotty  
Orange County Chairman

Attest: Martha O. Haynie, Orange  
County Comptroller as Clerk of the  
Board of County Commissioners

By:   
Deputy Clerk



**NOTICE OF PUBLIC HEARING  
ORANGE COUNTY HOUSING FINANCE AUTHORITY  
RESIDENTIAL RENTAL PROJECTS**

Notice is hereby given that the Orange County Housing Finance Authority (the "Authority") will conduct a public hearing concerning the proposed issuance by the Authority of its not to exceed \$16,600,000 Multifamily Housing Revenue Bonds, 2004 Series [to be designated] (Lee Vista Club Apartments) (the "Bonds"). The proceeds of the Bonds would be used to finance the following residential rental project:

<b>PROJECT/LOCATION</b>	<b>NO. OF UNITS</b>	<b>OWNER</b>
<u>Lee Vista Club Apartments/</u> northeast corner of the intersection of Lee Vista Boulevard and Augusta National Drive, Orlando, Orange County, Florida 32822	312	Lee Vista Club Partners, Ltd., a Florida limited partnership

The public hearing will be held at the following time and location:

<b>TIME</b>	<b>LOCATION</b>
2:00 P.M. to 2:30 P.M. Thursday, November 20, 2003	Orange County Housing Finance Authority 2211 E. Hillcrest Street, First Floor Conference Room Orlando, FL 3280

Interested persons are invited to submit written comments or present oral comments at the hearing regarding the proposed issuance of the Bonds. Written comments should be received by the Authority on or before November 17, 2003. Oral comments will be limited to no more than 10 minutes per person. Written comments or notice of intent to present oral comments should be directed to:

Orange County Housing Finance Authority  
2211 E. Hillcrest Street  
Orlando, Florida 32803  
Attention: Executive Director

SECTION 286.0105, FLORIDA STATUTES, STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

# Orlando Sentinel

Published Daily

State of Florida } S.S.  
COUNTY OF ORANGE

Before the undersigned authority personally appeared BEVERLY C. SIMMONS


\_\_\_\_\_, who on oath says that he/she is the Legal Advertising Representative of Orlando Sentinel, a daily newspaper published at ORLANDO in ORANGE/SEMINOLE County, Florida; that the attached copy of advertisement, being a NOTICE OF PUBLIC in the matter of NOV. 20 / LEE VISTA CLUB APARTMENTS

in the ORANGE/SEMINOLE Court, was published in said newspaper in the issue; of 11/06/03

Affiant further says that the said Orlando Sentinel is a newspaper published at ORLANDO in said ORANGE/SEMINOLE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE/SEMINOLE County, Florida, each Week Day and has been entered as second-class mail matter at the post office in ORLANDO in said ORANGE/SEMINOLE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The foregoing instrument was acknowledged before me this 6th day of NOVEMBER, 20 03, by BEVERLY C. SIMMONS, who is personally known to me and who did take an oath.

(SEAL)

 **DEBORAH M TONEY**  
My Comm Exp. 11/18/2005  
No. DD 072954  
 Personally Known  Other I.D.

**NOTICE OF PUBLIC HEARING  
ORANGE COUNTY HOUSING  
FINANCE AUTHORITY  
RESIDENTIAL RENTAL PROJECTS**

Notice is hereby given that the Orange County Housing Finance Authority (the "Authority") will conduct a public hearing concerning the proposed issuance by the Authority of its not to exceed \$16,400,000 Multifamily Housing Revenue Bonds, 2004 Series (to be designated "Lee Vista Club Apartments"). The proceeds of the Bonds would be used to finance the acquisition, construction and equipping of the following residential rental project:

**PROJECT LOCATION**  
Lee Vista Club Apartments (north-east corner of the intersection of Lee Vista Boulevard and Augusta National Drive, Orlando, Orange County, Florida 32822

**NO. OF UNITS**  
312

**OWNER**  
Lee Vista Club Partners, Ltd., a Florida limited partnership

The public hearing will be held at the following time and location:

**TIME**  
7:00 P.M. to 8:30 P.M.  
Thursday, November 13, 2003

**LOCATION**  
Orange County Housing Finance Authority  
2211 E. Hillcrest Street, First Floor Conference Room  
Orlando, FL 32803

Interested persons are invited to submit written comments or present oral comments at the hearing regarding the proposed issuance of the Bonds. Written comments should be received by the Authority on or before November 17, 2003. Oral comments will be limited to no more than 10 minutes per person. Written comment or notice of intent to present oral comments should be directed to:

Orange County Housing Finance Authority  
2211 E. Hillcrest Street  
Orlando, Florida 32803  
Attention: Executive Director

SECTION 281.0105, FLORIDA STATUTES, STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

OL 5531097 11/6/03