

**LUCAYA
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The following information is provided to give you a description of the Lucaya Community Development District's ("District") services and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain drainage, water management improvements and environmental features, utilities, and off-site roadway improvements.

Board of Supervisors¹

Lucaya Community Development District

Alan Smith
Chairman

Bart Bullock
Assistant Secretary

Douglas Schwartz
Vice Chairman

Marc Spencer
Assistant Secretary

Michael Dady
Assistant Secretary

Rizzetta & Company, Inc..
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813)933-5571

District records are on file at the offices of Rizzetta and Company, Inc. and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of September 2, 2005.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LUCAYA COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Lucaya Community Development District and the assessments, fees and charges that are expected to be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 98.9 acres of land located entirely within the jurisdictional boundaries of the Lee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 98.9 acres located entirely within Lee County, Florida. The public infrastructure necessary to support the Lucaya development program includes the following master infrastructure improvements which include, but are not limited to: drainage and water management improvements, utilities and off-site roadway improvements. Each of these infrastructure improvements is more fully detailed below.

These public infrastructure improvements will be funded in part by the District's sale of bonds. Proceeds of these bonds will be used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Drainage, Water Management Improvements and Environmental Features

The District will provide a water management system which will consist of excavated stormwater lakes, dry detention areas, culverts, inlet, and water control structures as well as restoration and preservation of jurisdictional wetlands. The water management facilities will consist of approximately 5.3 acres of lakes and 2.2 acres of dry detention areas within the project with an interconnected pipe system. The earthwork generated from the excavation of the stormwater management lakes is anticipated to generate approximately 80,000 cubic yards of fill material. The excavated material will be used as fill material for roadways, utilities and common areas to provide minimum elevations for flood protection. Stormwater runoff from the areas within the project will be routed to the stormwater management system for water quality treatment and attenuation. The District will own, operate and maintain the drainage and water management facilities.

Utilities

The District will provide utilities within the District which will consist of water and wastewater lines. The water and wastewater systems will be designed and constructed in accordance with Florida Department of Environmental Protection and Lee County Health and Rehabilitative Services standards. The District will own, operate and maintain the water and wastewater facilities.

Off-site Roadway Improvements

The District will construct auxiliary lanes and roadway/utility connections to existing facilities within McGregor Boulevard/Florida Department of Transportation right of way outside of the District's boundaries. Once completed, the District will convey the roadway improvements to the Florida Department of Transportation for ownership and maintenance.

Assessments, Fees and Charges

A portion of the costs of these infrastructure improvements will be financed by the District through the sale of its bonds. Proceeds of the bonds will be used to finance the acquisition and construction of proposed infrastructure improvements to serve the lands within the District.

The bonds, and the interest due thereon, are to be payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The assessments on platted lots are expected to be billed in the same manner as are county ad valorem taxes.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods, that are authorized by Chapter 190, Florida Statutes.

Additional operations and maintenance assessments may be determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments on platted lots will also be collected in the same manner as county ad valorem taxes.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges will be available for public inspection upon request.

Method of Collection

The District's expected debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Lucaya Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Lucaya Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813) 933-5571.

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