RESOLUTION NO. 92-M-22

A RESOLUTION AUTHORIZING RECEIPT FROM THE OWNERS OF THE SOUTH GOLDENROD PINES SUBDIVISION OF IRREVOCABLE LETTERS OF CREDIT ON THE DAY OF ALLOCATION IN THE EASTERN WASTEWATER SERVICE AREA OF WASTEWATER TREATMENT CAPACITY IN LIEU OF IMMEDIATE PAYMENT AT THAT TIME FOR SUCH CAPACITY; DEFERRING SUCH PAYMENT UNTIL TIME OF BUILDING PERMIT APPROVAL; ESTABLISHING CERTAIN PROVISIONS, TERMS AND CONDITIONS ON SUCH DEFERRAL OF PAYMENT AND RECEIPT OF LETTERS OF CREDIT; PROVIDING AN ECONOMIC IMPACT DETERMINATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

PREMISES

1. South Goldenrod Pines is a proposed affordable housing project to consist of 36 single-family houses to be constructed by The Watson Group, Inc. (hereinafter "Developer") near Goldenrod Road on property more particularly described in Exhibit "A" attached hereto, in an area subject to the Eastern Wastewater Service Area Allocation Rules.

2. The Developer wishes to apply for sewer service capacity in the Eastern Wastewater Service Area System on the next designated allocation day and to defer payment of sewer capital charges by submission of letters of credit in lieu of immediate cash payment, as provided for in the Eastern Wastewater Service Area Allocation Rules, codified as Sections 37-401 through 37-408, Orange County Code.

3. The Board of County Commissioners (hereinafter "Board") desires to encourage the development of affordable
housing in Orange County, but also wishes to preserve the fiscal integrity of its water and wastewater system, avoid premature, unnecessary rate increases, and avoid unfair cross subsidy of one group of rate payers by another.

4. The Board therefore wishes to allow such deferral and receipt of letters of credit to encourage such development, on the conditions that the development be for affordable housing and that such deferral does not affect the fiscal integrity of the wastewater system.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Authorization for Receipt of Letters of Credit. The Board hereby authorizes receipt from the Developer of South Goldenrod Pines of irrevocable letters of credit in substantially the form shown in the attached Exhibit "B", in lieu of immediate payment for wastewater connection fees on the applicable allocation day for the Eastern Wastewater Service Area prior to the issuance of any building permits. If Orange County does not receive payment for the wastewater treatment capacity at the time indicated in Section 2 below, the letters of credit shall be collectable by Orange County in accordance with the terms contained in Exhibit "B" and the affordable housing agreement specified in Section 3 below.

Section 2. Deferral of Time for Payment of Charges. The Board hereby defers until the time of building permit
approval for the structures built in South Goldenrod Pines
the payment of the wastewater connection fees applicable at
that point in time for those individual structures. Prior to
the actual grant of building permits for the structures in
South Goldenrod Pines, the applicable charge for the
wastewater connection fee required for the structure shall be
paid by the Developer.

Section 3. Conditions for Deferral of Payment and
Receipt of Letters of Credit. The specifics concerning
deferral of payment and receipt of letters of credit shall be
conditioned upon the provisions set forth in a developer's
affordable housing agreement between the County and the
developer/owners of South Goldenrod Pines. The developer's
affordable housing agreement shall require that the
wastewater connection fees be paid prior to issuance of
building permits and shall require that the revenue and
maintenance fees be paid in accordance with applicable Orange
County codes. The developer's affordable housing agreement
shall set forth, but not be limited to, provisions concerning
payment of fees, acceptance and number of letters of credit,
the amount for each one, exact time and place of delivery for
both payments and letters of credit, the purchase price of
the housing units, the requisite income level of purchasers,
and the number and size of the housing units.

Section 4. Economic Impact Determination. The Board
does hereby determine and find, pursuant to Section 30-2,
Orange County Code, that sufficient information has been provided for the Board to assess the economic impact of this resolution on the development of real property in Orange County. The Board does hereby determine and find that no further economic impact statement or economic impact information is required in this matter.

Section 5. Severability of Provisions. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provisions or application, and to this end, the provisions of this resolution are declared severable.

Section 6. Effective Date. This resolution shall take effect upon adoption.

ADOPTED THIS 5th DAY OF May, 1992.

ORANGE COUNTY, FLORIDA

BY: Linda W. Chabin
County Chairman

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: Deputy Clerk

LPC615 04/10/92 -4-
EXHIBIT "A"

LEGAL DESCRIPTION

The north 1/4 of Lots 1, 2, 3 and 4, Block 17, Los Terrands as recorded in Plat Book P, Page 87 of the Public Records of Orange County, Florida less road right-of-way.

Containing 4.51 acres, more or less.
EXHIBIT "B"
[BANK LETTERHEAD]

IRREVOCABLE LETTER OF CREDIT

_______, 19__

LETTER OF CREDIT NO:_____

EXPIRATION DATE:______, 19__

Orange County, Florida
c/o its Board of County Commissioners
Attn: Michael Chandler
201 S. Rosalind Avenue
Orlando, Florida 32801

Commissioners:

At the request and for the account of our customer, __________ (the customer), we hereby establish this irrevocable letter of credit in your favor.

We hereby irrevocably authorize you to draw on us in accordance with the terms and conditions hereinafter set forth, by a single draft in the form of Exhibit 1 attached hereto, in an amount not exceeding $______________ for payment of the ______________ due and owing to you pursuant to that certain __________ Agreement (the "Agreement") between you and ______________ (the customer) dated __________, 19__.

The draft drawn under this Letter of Credit must state on its face "Drawn under __________ Bank Irrevocable Letter of Credit No. ______ issued ________, 19__" and shall be accompanied by this Letter of Credit and a written and completed certificate signed by the County Chairman or her authorized designee of the Board of County Commissioners (the "Board") and attested by the Orange County Comptroller, which certificate shall be in the form of Exhibit 2 attached hereto (the "Certificate"). Presentation of such draft, this Letter of Credit and the Certificate shall be made at our offices located at __________________________ in __________, Florida.

Demand for payment may be made by you under this Letter of Credit prior to the expiration hereof at any time during the business hours of ________ Bank at such Bank's address set forth above on a Business Day (as hereinafter
defined). If demand for payment is made by you hereunder on a Business Day, and provided that such demand for payment and the documents presented in connection therewith conform to the terms and conditions hereof, payment shall be made to you of the amount demanded in immediately available funds not later than Bank's close of business on the next succeeding Business Day. As used herein "Business Day" shall mean any day other than a Saturday, Sunday, or a day on which banking institutions in the State of Florida are authorized or required by law to be closed.

If the demand for payment made by you hereunder does not conform to the terms and conditions of this Letter of Credit, Bank will give you prompt notice that the purported negotiation was not effected in accordance with the terms and conditions of this Letter of Credit, stating the reasons therefor, and that Bank is holding any documents at your disposal or is returning the same to you, as it may elect. Upon being notified that the purported negotiation was not effected in accordance with this Letter of Credit, you may attempt to correct such non-conforming drawing prior to the expiration date hereof if, and to the extent that, you are entitled (without regard to the provisions of this sentence) and able to do so.

This Letter of Credit shall expire at the close of business at Bank's aforesaid address on the earlier to occur of the following dates: (i) the date on which the drawing hereunder has been made, but in no event shall this Letter of Credit expire on a date beyond 19__. This Letter of Credit shall be promptly surrendered to Bank by you upon such expiration.

This Letter of Credit sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement referred to herein (except the Uniform Customs hereinafter referenced) or in which this Letter of Credit is referred to or to which this Letter of Credit relates herein by reference any document, instrument, or agreement.

This Letter of Credit is transferable in its entirety (but not in part) to any transferee who has succeeded you as owner or operator of the Orange County Water and Wastewater System (as defined in the Agreement) without necessity on your part of notifying us. However, presentation of the draft for drawing on this Letter by a transferee shall be accompanied by
certificate of the Orange County Chairman stating the effective date of the transfer and the transferee’s name and address.

Only you (or a transferee as permitted by the terms of this Letter of Credit) may make a drawing under this Letter of Credit. Upon the payment to you or your account of the amount specified in the demand for payment hereunder, we shall be fully discharged on our obligation under this Letter of Credit, and we shall not thereafter be obligated to make any further payments under this Letter of Credit to you.

We hereby agree with you that the draft and certificate presented in compliance with the terms of this Letter of Credit will be duly honored upon presentation to Bank.

This Letter of Credit shall be governed by the law in effect in the State of Florida and by the provisions of the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce Publication No. 400 (the "Uniform Customers").

Communications and notices with respect to this Letter of Credit shall be in writing and shall be addressed to Bank at its office specified above.

Very truly yours,

Bank

By: Vice President
EXHIBIT 1
SIGHT DRAFT

_____, Florida

_________ Date

For Value Received
Pay to Orange County, Florida

U.S. _________________ Dollars (U.S. $ ).

Drawn under ___________ Bank Irrevocable Letter of Credit No. ______ issued ____________, 19__. 

To: [Insert name and address of the bank]

________________________________________

ORANGE COUNTY, FLORIDA

By: ________________________________
Orange County Chairman

Attest:

__________________________
Orange County Comptroller

[County Seal]
Re: _________ Bank Irrevocable Letter of Credit
No. _________, issued _________, 19__

Gentlemen:

Pursuant to the Letter of Credit identified above (which defines the terms used herein), Orange County, Florida, hereby certifies to you that:

1. A draft in the amount of $________ is being presented to you herewith pursuant to the Letter of Credit.

2. The _________ as defined by and payable by the customer pursuant to the Agreement remain unpaid by the customer and are currently due and owing to Orange County.

3. [Orange County has received application from _________ for a building permit for a dwelling unit the capacity for which no final payment has been made. Orange County has obtained necessary federal and state construction permits and approvals and has sent written notice to the Developer of the County's readiness to provide permanent Treatment and Effluent Disposal Capacity via the _________ Plant, all as contemplated under Subsection ______ of the Agreement.]

OR

[The Letter of Credit expires within 15 days of this date.]

[NOTE: The certificate may have one or both of the above assertions in paragraph no. 3.]
IN WITNESS WHEREOF, the undersigned have executed and delivered this Certificate as of the __ day of __________, 19__.  

ORANGE COUNTY, FLORIDA

By: ____________________________
   Orange County Chairman

Attest:

_____________________________
Orange County Comptroller

[County Seal]