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PETITION BY

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**THE BOARD OF SUPERVISORS OF THE BELLA
VENETIA
COMMUNITY DEVELOPMENT DISTRICT**

FOR THE
DISSOLUTION OF THE

**BELLA VENETIA
COMMUNITY DEVELOPMENT DISTRICT**

IN

THE CITY OF VENICE, FLORIDA

SEPTEMBER 27, 2013

"FILE COPY"

BEFORE THE CITY COUNCIL OF THE CITY OF VENICE

**PETITION TO DISSOLVE THE BELLA VENETIA
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Bella Venetia Community Development District, (hereafter "Petitioner" or "District"), hereby petitions the City Council of the City of Venice, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to adopt an ordinance and dissolve the District. In support of this Petition, Petitioner states:

1. **Establishment.** The District was established by Ordinance No. 2006-35 effective August 22, 2006, and is located entirely within the boundaries of the City of Venice, Florida.

2. **Funding.** The District's operations are funded solely by contributions in lieu of assessments by LALP Lots I, LLC, LALP Lots IV, LLC, LALP Lots VI, LLC, LALP Lots VII, LLC, LALP Lots VIII, LLC and Caribbean Bay Mortgage Lender, LLC, the landowners within the District (the "Landowners").

3. **Authority for this Petition.** On September 26, 2013, the Board of Supervisors of the District, following a duly noticed public meeting, adopted Resolution 2013-3 directing the District Counsel to submit Resolution 2013-3 and this Petition to the City Council of the City of Venice. A certified copy of Resolution 2013-3 is attached hereto as **Exhibit 1**.

4. **Plan of Dissolution.** Resolution 2013-3 further adopted a Plan of Dissolution that provided for the orderly dissolution of the District. The Plan of Dissolution is attached to Resolution 2013-3 as **Exhibit A**. Consistent with Section 6 of the Plan of Dissolution, the District has obtained a release of its contractual obligations from Fishkind & Associates, for service as District Manager; and confirmed that there is no current agreement with an engineering firm, for services as District Engineer.

5. **Landowner Consent.** Petitioner has obtained written consent to the dissolution of the District from the owners of one hundred percent of the real property located within the boundaries of the District. The Landowner Consent is attached to Resolution 2013-3 as **Exhibit B**.

6. Finances. As provided in Section 7 of the Plan of Dissolution, the District has received the necessary funding from the Landowners, to pay all outstanding accounts of the District. Attached hereto as **Exhibit C** to Resolution 2013-3 is an affidavit from the District Manager verifying that all outstanding obligations have been paid and that all accounts of the District have been closed.

7. Notice of Dissolution. Upon passage of ordinance to dissolve the District, Petitioner will cause to be recorded in the public records of Sarasota County, Florida a Notice of Dissolution in the form attached hereto as **Exhibit D** to Resolution 2013-3.

8. Official District Records. Upon passage of ordinance to dissolve the District, Petitioner will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

9. Notice to the Secretary of the Department of Economic Opportunity. Upon passage of ordinance to dissolve the District, Petitioner will cause notice of dissolution of the District to be transmitted to the Florida Department of Economic Opportunity.

10. Petitioner's Representative. Pursuant to Resolution 2013-3 of the District, Mark Straley of Straley & Robin, Attorneys at Law, as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

Straley & Robin, Attorneys at Law
Mark Straley
1510 W. Cleveland Street
Tampa, Florida 33606

11. This Petition to dissolve the Bella Venetia Community Development District should be granted for the following reasons:

a. The District's Board of Supervisors has determined that it is in the best interest of the District and the owners of the lands located within the District that the District be dissolved.

b. The District has received consent from 100% of the landowners' within the District to have the District submit this Petition for dissolution.

c. The District has not issued any bonds, notes or other debt instruments.

d. The District has not levied any special assessments against the lands located within the District for the purpose of funding the District's ongoing operating costs or planned community development services.

e. The future planned community development services to be provided to the lands within the District may be provided by and through another Community Development District and/or Homeowners Association. Said services are anticipated to be provided in a manner as efficiently as the dissolved District and at a level of quality equal to the level of quality to be delivered to the users of those services by the dissolved District, at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the dissolved District.

f. The District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto.

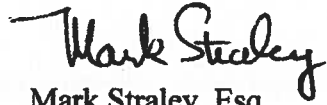
g. The District has met the requirements for dissolution as provided in Section 190.046(9), Florida Statutes, 2013, for adoption of an ordinance dissolving the District.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Venice, Florida to:

- a. consider this Petition and provide for notice of ordinance to dissolve the District and schedule a public hearing thereon;
- b. grant the Petition and adopt an ordinance to dissolve the District pursuant to section 190.046(9), Florida Statutes;
- c. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 1st day of October, 2013.

Bella Venetia Community Development District

A handwritten signature in black ink, reading "Mark Straley". The signature is written in a cursive style with a large, stylized "M" and "S".

Mark Straley, Esq.
General Counsel

Exhibit 1

RESOLUTION 2013-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VENETIA COMMUNITY DEVELOPMENT DISTRICT REAUTHORIZING THE ADOPTION OF A PLAN OF DISSOLUTION; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF VENICE ADOPT A NON-EMERGENCY ORDINANCE DISSOLVING THE DISTRICT BY REPEALING ORDINANCE NO. 2006-35 ("ORDINANCE"); DIRECTING THE DISTRICT COUNSEL, SUBJECT TO OBTAINING THE DISTRICT'S FINAL PAYMENT OF ALL OUTSTANDING FINANCIAL OBLIGATIONS, TO TAKE APPROPRIATE ACTION TO DISSOLVE THE BELLA VENETIA COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CITY ORDINANCE DISSOLVING THE DISTRICT AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Bella Venetia Community Development District (the "District") was established by Ordinance No. 2006-35, (the "Ordinance"), adopted by the City Council of the City of Venice pursuant to Chapter 190, Florida Statutes. and

WHEREAS, the District is located wholly within the municipal boundaries of the City of Venice, Florida; and

WHEREAS, the District's operations are funded solely by the contributions, in lieu of taxes or assessments, by LALP Lots I, LLC, LALP Lots IV, LLC, LALP Lots VI, LLC, LALP Lots VII, LLC, LALP Lots VIII, LLC and Caribbean Bay Mortgage Lender, LLC, the landowners within the District (the "Landowners"); and

WHEREAS, the District has not levied any special assessments against the lands located within the District and has not imposed, levied or charged any fees to fund any of its general or special powers; and

WHEREAS, the District has not levied any bonds, notes or other debt instruments in anticipation of making any planned community development improvements; and

WHEREAS, the District's Board of Supervisors has determined that based upon information available to it, including information provided to it by the Landowners, the current economic conditions, and the minimal level of improvements constructed within the District, that the planned community development infrastructure systems, facilities and services to be provided to the lands within the boundaries of the District may be modified to reflect a different development plan, and that after such modification, that the currently envisioned community development services may be better provided by and through another Community Development District and/or Homeowners Association. Said services are anticipated to be provided in a manner as efficiently as the dissolved District and at a level of quality equal to the level of quality to be delivered to the users of those services by the dissolved District, at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the dissolved District; and

WHEREAS, on June 11, 2013, when the District passed and adopted Resolution 2013-2 a) adopting Plan of Dissolution for the Bella Venetia Community Development District; b) requesting that the City Council of the City of Venice, Florida, Repeal Ordinance No. 2006-35; and c) directing the District Manager and District Counsel, subject to obtaining the consent of one hundred percent (100%) of the Landowners in support of dissolution, to take appropriate action to dissolve the District, it has been determined that written consent from one hundred percent (100%) of the Landowners in support of the dissolution of the District had not yet been actually received; and

WHEREAS, the District has now received the written consent from one hundred percent (100%) of the Landowners in support of the dissolution of the District, attached hereto and incorporated herein as Exhibit "B"; and

WHEREAS, dissolving of the District will not affect adversely, citizens, taxpayers and property owners of the City of Venice, Florida; and

WHEREAS, the dissolution of the District will not harm or otherwise injure any interests of the Landowners or residents of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District and the Landowners that the District be dissolved and that the planned community development infrastructure systems, facilities and services be provided by and through another Community Development District and/or Homeowners Association; and

WHEREAS, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts and contracts; and

WHEREAS, the District has no outstanding financial obligations because its creditors have exercised written agreements with the District releasing the District of its obligations, attached hereto and incorporated herein as Exhibit "C"; and

WHEREAS, the District's Board of Supervisors requests that the City Council of the City of Venice repeal the Ordinance and dissolves the District in accordance with Section 190.046(9), Florida Statutes; and

WHEREAS, upon passage of Ordinance to dissolve the District, Petitioner will cause to be recorded in the public records of Sarasota County, Florida a Notice of Dissolution in the form attached hereto as Exhibit D; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE BELLA VENETIA
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. All of the above representations, findings and determinations contained within the Whereas clauses of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. APPROVAL OF PLAN OF DISSOLUTION. The District hereby approves the Plan of Dissolution, attached to this Resolution as Exhibit "A".

SECTION 3. REQUEST FOR ACTION. The District hereby requests that, after transmission of this Resolution and related petition to the City Council of the City of Venice ("City Council ") by District Counsel consistent with Section 4 below, the Ordinance be repealed resulting in the dissolution of the District in accordance with Section 190.046(9), Florida Statutes.

SECTION 4. DISTRICT COUNSEL. District Counsel is hereby directed upon the District's final payment of all outstanding financial obligations in a manner consistent with the Plan of Dissolution, to take the appropriate actions to transmit this Resolution and related petition to the City Council. Upon repeal of the Ordinance, District Counsel is further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Bella Venetia Community Development District.

PASSED AND ADOPTED in public session this 26th day of September 2013.

ATTEST:

**BELLA VENETIA
COMMUNITY DEVELOPMENT
DISTRICT**



Assistant Secretary



Chairperson, Board of Supervisors

Exhibit A: Plan of Dissolution

Exhibit B: Consent and Joinder of Landowners

Exhibit C: Affidavit of District Manager verifying obligations paid and accounts closed

Exhibit D: Notice of Dissolution

EXHIBIT A

PLAN OF DISSOLUTION FOR THE BELLA VENETIA COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Bella Venetia Community Development District (the "District").

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(9), Florida Statutes (2012), provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a nonemergency ordinance of the local governmental entity that established the district.

4. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District currently does not provide any community development services to the owners of lands within the boundaries of the District. The District Counsel is responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution and petition requesting dissolution to the City Council of the City of Venice, LALP Lots I, LLC, LALP Lots IV, LLC, LALP Lots VI, LLC, LALP Lots VII, LLC, LALP Lots VIII, LLC and Caribbean Bay Mortgage Lender, LLC, collectively the "Landowners", will pay all outstanding District expenses, including among others invoices from the District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

5. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure or other assets and has no debt or maintenance responsibilities.

6. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.**

A. All contractual obligations shall be addressed as follows:

- (1) Except for those duties and obligations required of the District Counsel per this Plan of Dissolution, the District's agreement with the firm of Straley & Robin to serve as District Counsel shall terminate upon the effective dissolution of the District. An appropriate release from Straley & Robin shall be obtained.
- (2) Except for those duties and obligations required of the District Manager per this Plan of Dissolution, the District's agreement with the firm of Fishkind & Associates, to serve as District Manager shall terminate upon the effective dissolution of the District. An appropriate release from Fishkind & Associates shall be obtained.
- (3) No other agreements currently exist between the District and other contractors and/or consultants.

B. All revenue agreements with the Landowners shall expire and be void upon final payment of all financial obligations of the District to any third party beneficiary, including any payments due to any other governmental entity, the District Manager and/or District Counsel resulting from the dissolution of the District.

7. **FINANCE.** Prior to submitting the resolution and related petition requesting dissolution to the City, the Landowners will pay all outstanding accounts of the District. In the event the District recovers any pre-paid premiums from canceled insurance policies, such premiums shall first be used to pay the outstanding amounts of the District and then, if all amounts of the District are settled with no amounts outstanding, any remaining monies shall be returned to the Landowners.

8. **NOTICE OF DISSOLUTION.** District Counsel shall file a Notice of Dissolution of the Bella Venetia Community Development District in the public records of Sarasota County, Florida. A copy of the repealed Ordinance shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.418, Florida Statutes (2012).

9. **MODIFICATION OF THE PLAN OF DISSOLUTION.** The District's Board of Supervisors may modify this Plan of Dissolution by Resolution prior to the effective date of any repeal of the Ordinance.

10. **OFFICIAL DISTRICT RECORDS.** All official records of the District shall be transferred to the Florida Secretary of State by the District Manager. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the Florida Secretary of State as soon as is practicable after the dissolution of the District, in accord with this Plan of Dissolution.

11. **OPERATION OF THIS PLAN OF DISSOLUTION.** This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

EXHIBIT B

CONSENT AND JOINDER OF LANDOWNERS TO THE DISSOLUTION OF THE BELLA VENETIA COMMUNITY DEVELOPMENT DISTRICT

The undersigned, **LALP Lots I, LLC, LALP Lots IV, LLC, LALP Lots VI, LLC, LALP Lots VII, LLC, LALP Lots VIII, LLC and Caribbean Bay Mortgage Lender, LLC**, understands and acknowledges that the Bella Venetia Community Development District ("District") intends to dissolve itself in accordance with the provisions of Chapter 190.046(9), Florida Statutes and the attached "Plan of Dissolution."

As an owner of lands within the Bella Venetia Community Development District, the undersigned hereby consents to the dissolution of the District. The undersigned are the owners of the following District lands, listed by Parcel ID:

LALP Lots I, LLC

Parcel Identification Numbers: 0375-12-0001, 0375-12-0002, 0375-12-0003, 0375-11-0002, 0375-02-0001, 0366-13-0004, 0375-03-0001

Legal Description:

Tracts 1, 2, 3, 5, 9, 12 and 13, Toscana Isles, pursuant to the Plat recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida.

LALP Lots IV, LLC

Parcel Identification Number: 0375-06-0001

Legal Description:

Tract 4, Toscana Isles, pursuant to the Plat recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida.

LALP Lots VI, LLC

Parcel Identification Number: 0375-11-0001

Legal Description:

Tract 6, Toscana Isles, pursuant to the Plat recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida.

LALP Lots VII, LLC

Parcel Identification Number: 0366-13-0007

Legal Description:

Tract 7, Toscana Isles, pursuant to the Plat recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida.

LALP Lots VIII, LLC

Parcel Identification Number: 0375-02-0002

Legal Description:

Tract 8, Toscana Isles, pursuant to the Plat recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida.

Caribbean Bay Mortgage Lender, LLC

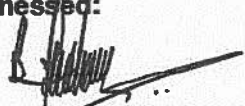
Parcel Identification Numbers: 0375-13-0004, 0375-04-0001, 0366-13-0003, 0366-13-0001 and 0366-13-0002

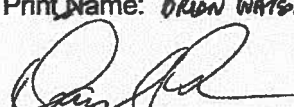
The undersigned acknowledges that this consent will remain in full force and effect until the dissolution of the District is final or two (2) years from the date hereof, whichever shall first occur. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument. This consent and joinder shall terminate and be void if the attached Plan of Dissolution is amended, supplemented or rescinded.

[SIGNATURES ON FOLLOWING PAGE]

Executed this 11th day of JUNE, 2013

Witnessed:


Print Name: Brian Watson


Print Name: Daniel Peshkin

LALP LOTS I, LLC,
a Florida limited liability company

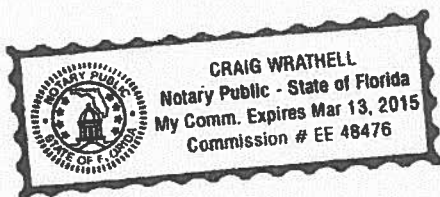
By: **Vanguard Realtors, LLC,**
a Florida limited liability company
its Manager

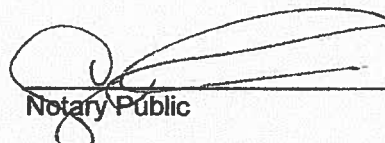
By: 
John R. Peshkin
As its Manager

STATE OF Florida
COUNTY OF Sarasota

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared John R. Peshkin, Manager
of Vanguard Realtors, LLC, Manager, of LALP LOTS I, LLC
who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Sarasota and State of
Florida this 11th day of JUNE, 2013.




Notary Public

Personally Known: ☒
Produced Identification: _____
Type of identification: _____

Executed this 11th day of JUNE, 2013

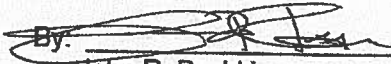
Witnessed:


Print Name: Brian Watson


Print Name: Daniel Peshkin

LALP LOTS IV, LLC,
a Florida limited liability company

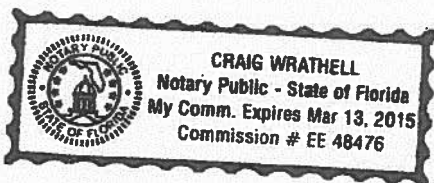
By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

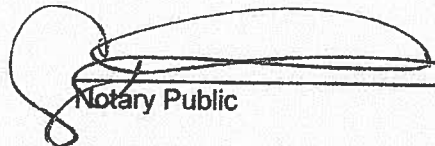

By: John R. Peshkin
As its Manager

STATE OF Florida
COUNTY OF Sarasota

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared JOHN R. PESHKIN, MANAGER
OF VANGUARD REALTORS, LLC, MANAGER, of LALP LOTS IV, LLC,
who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Sarasota and State of
Florida this 11th day of JUNE, 2013.



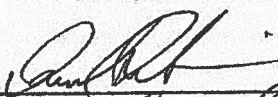

Notary Public

Personally Known: ☒
Produced Identification: _____
Type of identification: _____

Executed this 11th day of JUNE, 2013

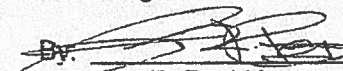
Witnessed:


Print Name: Brian Watson


Print Name: Daniel Peshkin

LALP LOTS VI, LLC,
a Florida limited liability company

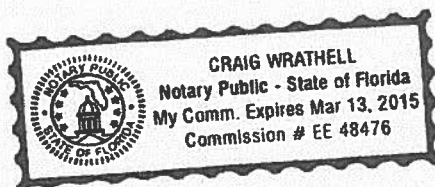
By: **Vanguard Realtors, LLC,**
a Florida limited liability company
Its Manager

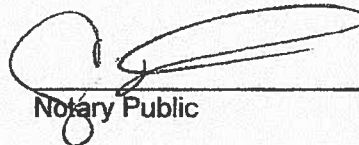

By: John R. Peshkin
As its Manager

STATE OF Florida
COUNTY OF Sarasota

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared JOHN R. PESHKIN, MANAGER
OF VANGUARD REALTORS, LLC, MANAGER, of LALP LOTS VI, LLC
who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Sarasota and State of Florida this 11th day of JUNE, 2013.



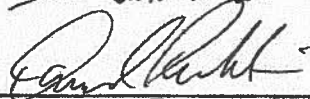

Notary Public

Personally Known: ☒
Produced Identification: _____
Type of identification: _____

Executed this 11th day of JUNE, 2013

Witnessed:


Print Name: Brian Wagon


Print Name: Daniel Peshkin

LALP LOTS VII, LLC,
a Florida limited liability company

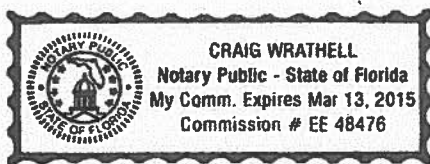
By: **Vanguard Realtors, LLC,**
a Florida limited liability company
its Manager

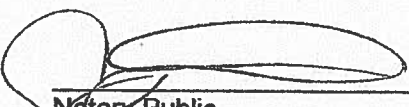

By: John R. Peshkin
As its Manager

STATE OF Florida
COUNTY OF Sarasota

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared John R. Peshkin, Manager
of Vanguard Realtors, LLC, Manager of LALP LOTS VII, LLC
who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Sarasota and State of
Florida this 11th day of JUNE, 2013.

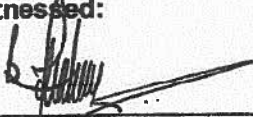


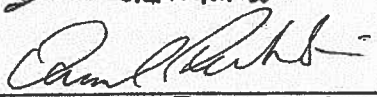

Notary Public

Personally Known: ✓
Produced Identification: _____
Type of identification: _____

Executed this 11th day of JUNE, 2013

Witnessed:


Print Name: BRIAN WATSON


Print Name: Daniel Peshkin

LALP LOTS VIII, LLC,
a Florida limited liability company

By: **Vanguard Realtors, LLC,**
a Florida limited liability company
its Manager

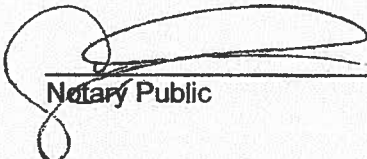
By: 
John R. Peshkin
As its Manager

STATE OF Florida
COUNTY OF Sarasota

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared JOHN R. PESHKIN, MANAGER,
OF VANGUARD REALTORS, LLC, MANAGER, of LALP LOTS VIII, LLC,
who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Sarasota and State of
Florida this 11th day of JUNE, 2013.




Notary Public

Personally Known: ✓
Produced Identification: _____
Type of identification: _____

Executed this 17th day of September, 2013.

Witnessed:

Caribbean Bay Mortgage Lender, LLC

Alex Noble
Print Name: ALEX NOBLE

By: [Signature]
Its: Authorized Signatory

Brent Snodgrass
Print Name: Brent Snodgrass

STATE OF Pennsylvania
COUNTY OF Luzerne

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared William M. Lezinski, Authorized Signatory of Caribbean Bay Mortgage Lender, LLC, who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was in the manner indicated below.

Witness my hand and official seal in the County of Luzerne and State of Pennsylvania this 17th day of September, 2013.

Damita Jo Truchon
Notary Public

Personally Known: William M. Lezinski
Produced Identification: _____
Type of Identification: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Damita Jo Truchon, Notary Public
City of Wilkes-Barre, Luzerne County
My Commission Expires Oct. 6, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit C

IN RE: PETITION TO DISSOLVE THE BELLA
VENETIA COMMUNITY DEVELOPMENT
DISTRICT

)
)
)

AFFIDAVIT OF DISTRICT MANAGER

STATE OF FLORIDA

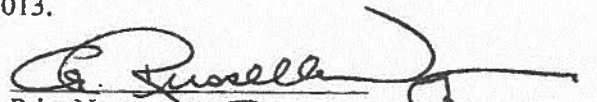
COUNTY OF Collier

I, G. Russell Weyer, District Manager and Secretary of the Board of Supervisors of the Bella Venetia Community Development District (the "District"), being first duly sworn, do hereby state under oath as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. I am the District Manager and Secretary of the District.
3. The District was established in 2006 pursuant to Ordinance 2006-35 that was duly adopted by the City Council of Venice, Florida.
4. The District has not issued any bonds, notes or other debt instruments.
5. I have verified that all accounts of the District have been closed and that the District has no outstanding financial or contractual liabilities or obligations of any nature whatsoever.
6. This affidavit has been executed and delivered in support of a Petition to Dissolve the District.

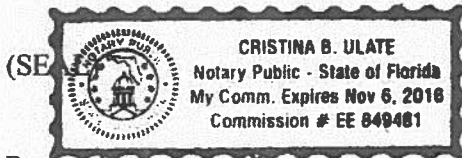
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

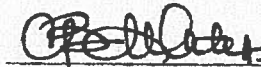
Executed this 15th day of MAY, 2013.


Print Name: J. RUSSELL EYER

STATE OF FLORIDA
COUNTY OF COLLIER

SWORN TO and SUBSCRIBED before me by the Affiant, on this 15th day of
MAY, 2013.




Notary Public

CRISTINA ULATE
Typed Name

Personally known X
Type of Identification produced _____

Exhibit D

This Instrument Prepared By and Return To:

Mark Straley, Esq.
Straley & Robin
1510 W. Cleveland Street
Tampa, FL 33606

**NOTICE OF DISSOLUTION OF THE
BELLA VENETIA COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to Section 190.046(9), Florida Statutes, notice is hereby given of the dissolution of the Bella Venetia Community Development District (the "CDD"). The CDD was established on August 22, 2006 pursuant to City Council of the City of Venice Ordinance 2006-35 and encompassed the property located in City of Venice, Sarasota County, Florida as more particularly described in **Exhibit "A"** attached. The CDD was dissolved on _____. 2013, pursuant to City Council of the City of Venice Ordinance 2013-_____.

Dated: _____, 2013.

**BELLA VENETIA COMMUNITY
DEVELOPMENT DISTRICT**

Chairman, Board of Supervisors

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, as Chairman of the Board of Supervisors of Bella Venetia Community Development District. The Chairman is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)