

LAKE COUNTY ORDINANCE 2005 - 54

AN ORDINANCE BY THE COUNTY COMMISSION OF LAKE COUNTY, FLORIDA, ESTABLISHING THE GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Whitland, LLC ("Petitioner"), has petitioned the Board of County Commissioners of Lake County, Florida ("Board"), a political subdivision of the State of Florida, to adopt an ordinance establishing the Greater Lakes/Sawgrass Bay Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2004); and

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the Board on July 19, 2005; and

WHEREAS, upon consideration of the record established at that hearing the Board determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of

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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

1 existing local and regional community development services and facilities, and that the area to be
2 served by the District is amenable to separate special-district governance; and

3 **WHEREAS**, establishment of the District will constitute a timely, efficient, effective,
4 responsive and economic way to deliver community development services in the area described
5 in the petition.

6 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY**
7 **COMMISSION OF LAKE COUNTY, FLORIDA, THAT:**
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9 **SECTION 1. AUTHORITY.** This ordinance is adopted in compliance with and pursuant
10 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes
11 (2004).

12 **SECTION 2. DISTRICT NAME.** There is hereby created a community development
13 district situated entirely within unincorporated Lake County, Florida, which shall be known as
14 the "Greater Lakes/Sawgrass Bay Community Development District."

15 **SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT.** Encompassing approximately
16 775.1 acres, the external boundaries of the District are described in Exhibit A attached hereto.

17 **SECTION 4. FUNCTIONS AND POWERS.** The general powers and functions of the
18 District are set forth in Chapter 190, Florida Statutes. Consent is hereby given to the District's
19 Board of Supervisors to exercise additional powers to finance, fund, plan, establish, acquire,
20 construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for
21 parks and facilities for indoor and outdoor recreational, cultural, and educational uses as
22 authorized and described by Section 190.012(2)(a). Notwithstanding the powers granted to the
23 District herein, the District shall not and has no authority to levy assessments on property located
24 outside of its boundaries without Lake County's prior authorization.

1 SECTION 5. BOARD OF SUPERVISORS. The five persons designated to serve as initial
2 members of the District's Board of Supervisors are as follows: Wayne Rich, James H. Fant,
3 Larry Kaufman, Candice H. Hawks, and Lee Dowd.

4 All of the above-listed persons are residents of the state of Florida and citizens of the
5 United States of America.

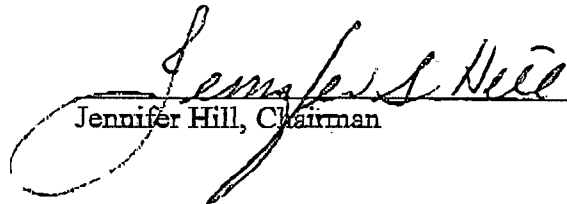
6 SECTION 6. SEVERABILITY. If any provision of this ordinance is held to be illegal or
7 invalid, the other provisions shall remain in full force and effect.

8 SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon passage.


9 PASSED AND ADOPTED by the Board of County Commissioners of Lake County, Florida,
10 this 19th day of July, 2005.

11
12 (CORPORATE SEAL)

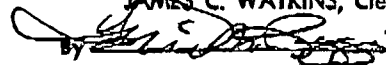
BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA


Jennifer Hill, Chairman

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19 Attest:

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23 James C. Watkins, Clerk
24 of the Board of County Commissioners

STATE OF FLORIDA, COUNTY OF LAKE
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
JAMES C. WATKINS, Clerk Circuit Court

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27  Deputy Clerk
Dated July 21, 2005

28 Approved as to form and
29 legal sufficiency

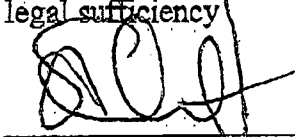
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33 Sanford A. Minkoff
34 County Attorney

EXHIBIT A

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Sections 10, 11, 14 and 15, Township 24 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the Southeast corner of said Section 10, run S89°25'32"W, along the South line of the Southeast 1/4 of said Section 10, for a distance of 1455.99 feet to the POINT OF BEGINNING; thence departing said South line run N20°17'44"W for a distance of 2835.37 feet to the North line of the South 1/2 of said Section 10; thence run N89°46'47"E, along said North line for a distance of 2445.11 feet to the East 1/4 corner of said Section 10, and the West 1/4 corner of said Section 11; thence run N89°51'56"E, along the North line of the South 1/2 of said Section 11, for a distance of 5329.43 feet to the East 1/4 corner of said Section 11, and the Northeast corner of said South 1/2 of Section 11; thence run S00°13'17"W, along the East line of the Southeast 1/4 of said Section 11 for a distance of 2655.57 feet to the Southeast corner of said Section 11; thence run S00°17'53"W along the East line of the Northeast 1/4 of said Section 14 for a distance of 2654.52 feet to the Southeast corner of the Northeast 1/4 of said Section 14; thence run S89°56'25"W along the South line of the Northeast 1/4 of said Section 14 for a distance of 2641.60 feet to the Southwest corner of the Northeast 1/4 of said Section 14; thence run S89°56'17"W along the South line of the Northwest 1/4 of said Section 14 for a distance of 1429.30 feet to the Southeast corner of Tract 1 (Conservation Easement), THE SAVANNAS, according to the plat thereof, as recorded in Plat Book 36, Pages 10 through 12, of the Public Records of Lake County, Florida; thence run the following four (4) courses and distances along the boundaries of said Tract 1; thence run N00°57'50"E for a distance of 90.63 feet; thence run N53°50'24"W for a distance of 967.29 feet; thence run N54°13'36"W for a distance of 598.44 feet; thence run N72°21'05"W for a distance of 988.66 feet; thence leaving said boundaries of Tract 1, run N20°17'44"W for a distance of 1409.67 feet to the POINT OF BEGINNING.

LESS:

Commence at the Southeast corner of said Section 10; thence run N89°52'49"E along the South line of the Southeast 1/4 said Section 10 for a distance of 44.94 feet to the POINT OF BEGINNING; thence run N21°23'59"W for a distance of 23.72 feet; thence run N55°11'21"W for a distance of 140.74 feet; thence run N17°26'30"W for a distance of 45.76 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1250.00 feet and a chord bearing of N64°32'34"E; thence run Northeasterly along the arc of said curve through a central angle of 16°01'50" for a distance of 349.73 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 2375.00 feet and a chord bearing of N61°25'07"E; thence run Northeasterly along the arc of said curve through a central angle of 09°46'56" for a distance of 405.49 feet to the point of tangency; thence run N66°18'35"E for a distance of 303.86 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of S68°02'57"E; thence run Southeasterly along the arc of said curve through a central angle of 91°16'55" for a distance of 39.83 feet to the point of compound curvature of a curve concave Westerly having a radius of 2260.00 feet and a chord bearing of S14°12'35"E; thence run Southerly along the arc of said curve through a central angle of 16°23'49" for a distance of 646.77 feet to the point of tangency; thence run S06°00'41"E for a distance of 282.53 feet; thence run S84°54'39"W for a distance of 928.78 feet; thence run N26°12'57"W for a distance of 21.02 feet; thence run N01°08'42"W for a distance of 62.72 feet; thence run N09°54'01"E for a distance of 80.11 feet; thence run N03°47'52"E for a distance of 93.10 feet; thence run N44°39'05"W for a distance of 63.37 feet; thence run N49°21'10"W for a distance of 70.78 feet; thence run N21°23'59"W for a distance of

A black and white copy of this document is not official

STATE OF FLORIDA DEPARTMENT OF STATE

Division of Library and Information Services

I, Glenda E. Hood, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Lake County Ordinance No. 2005-54, which was filed in this office on July 27, 2005, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
2nd., day of November, A.D., 2005.



Glenda E. Hood

Secretary of State

DSDE 99 (3/03)

The original document has a reflective line mark in paper. Hold at an angle to view when checking.

If photocopied or chemically altered, the word "VOID" will appear

"State of Florida" appears in small letters across the face of this 8 1/2 X 11" document.