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2
DRAFT ORDINANCE 2021-30
TOWN OF LADY LAKE, FLORIDA

3
4 AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA, CREATING THE
5 HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO
6 FLORIDA STATUTE 190.005, ENCOMPASSING PORTIONS OF LAND IN SECTIONS
7 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA;
8 BEING APPROXIMATELY 378.076 ACRES; PROVIDING FOR THE MEMBERS OF THE
9 BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE NAME OF
10 THE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF
11 ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.

12 **WHEREAS**, the Florida Legislature has passed the Uniform Community Development District
13 Act of 1980 (otherwise known as Chapter 190, Florida Statutes) to provide an alternative
14 method to finance and manage basic services for community development; and

15 **WHEREAS**, the Kolter Group Acquisitions, LLC, has petitioned the Town Commission of the
16 Town of Lady Lake, Florida, to grant the establishment of the Hammock Oaks Community
17 Development District; and

18 **WHEREAS**, a public hearing has been conducted by the Town Commission pursuant to the
19 requirements and procedures of Chapter 190, Florida Statutes; and

20 **WHEREAS**, the Town Commission has considered the record of the public hearing and has
21 decided that the establishment of the Hammock Oaks Community Development District is
22 the best alternative means to provide certain basic services to the community; and

23 **WHEREAS**, the establishment of the proposed District will prevent the general body of
24 taxpayers in the Town of Lady Lake from bearing the burden for installation of the
25 infrastructure and the maintenance of certain facilities within the development; and

26 **WHEREAS**, the Town Commission finds that the establishment of the Hammock Oaks
27 Community Development District is in the best interests of all of the citizens of the Town of
28 Lady Lake, Florida.

29 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady
30 Lake, in Lake County, Florida:

1 **Section 1:** That the foregoing Preamble is hereby ratified and confirmed as true and correct
2 by the Town Commission of the Town of Lady Lake.

3 **Section 2:** That the petition to establish the Hammock Oaks Community Development
4 District is hereby granted.

5 **Section 3:** That the external boundaries of the District and the real property within the
6 external boundaries of the District which is to be excluded is described on Exhibit B attached.

7 **Section 4:** Initial Board Members. The five persons designated to serve as initial members of
8 the Board of Supervisors of the proposed District are as follows: James Harvey, Candice
9 Smith, Greg Meath, John Curtis, and Bradley Walker.

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

12 **Section 5:** That the name of the District shall be the " Hammock Oaks Community
13 Development District".

14 **SECTION 6:** The District may exercise the general powers provided in Section 190.011,
15 Florida Statutes. The District may also exercise the special powers set forth in Sections
16 190.012(1), (3) and (4) as well as the special powers for parks and recreation services and
17 facilities and security services and facilities, pursuant to Sections 190.012(2)(a) and
18 190.012(2)(d), Florida Statutes.

19 **SECTION 7:** That all ordinances or parts of ordinances in conflict herewith be and the same
20 are hereby repealed to the extent of such conflict.

21 **SECTION 8:** That if any section, sentence, clause, or phrase of this ordinance is held to be
22 invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no
23 way affect the validity of the remaining portions of this ordinance.

24 **SECTION 9:** That this ordinance shall become effective in accordance with law.

25 **SECTION 10:** The administrative correction of typographical and/or scrivener's errors in this
26 Ordinance which do not affect the intent may be authorized by the Town Manager or
27 designee, without need of public hearing.

1 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
2 this ____ day of _____, 2022.

3 **TOWN OF LADY LAKE**

4 _____
5 Jim Reitz, Mayor

6 Attest:

7 _____
8 Nancy Wilson, Town Clerk

9 Approved as to form:

10 _____
11 Derek Schroth, Town Attorney

EXHIBIT A — Legal Description of Properties

- 1
- 2 The Northwest Quarter (NW 1/4) or the Northwest Quarter (NW 1/4) of Section 19, Township
- 3 18 South, Range 24 East, Lake County, Florida, LESS the East 455 feet, thereof, and LESS the
- 4 Right-of-Way for County Road 466, and Less and Except lands described and conveyed to
- 5 Lake County, a political subdivision of the State of Florida, in Statutory Warranty Deed
- 6 recorded in 3668, Page 1159, and as described and conveyed by Right-of-Way Deed to Lake
- 7 County, a Public Subdivision of the State of Florida recorded in Official Records Book 518,
- 8 Page 776, and re-recorded in Official Records Book 519, Page 538, of the Public Records of
- 9 Lake County, Florida.
- 10 Together with
- 11 The South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW
- 12 1/4) of Section 19, Township 18 South, Range 24 East, Lake County, Florida.
- 13 Together with
- 14 The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township
- 15 18 South, Range 24 East, Lake County, Florida. Less and Except lands described and conveyed
- 16 to Lake County, a political subdivision of the State of Florida, by Right-of-Way Deed to Lake
- 17 County, a Public Subdivision of the State of Florida recorded in Official Records Book 518,
- 18 Page 776, and re- recorded in Official Records Book 519, Page 538, of the Public Records of
- 19 Lake County, Florida.
- 20 Together with
- 21 The West One-Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW
- 22 1/4) of the Northwest Quarter (NW 1/4) of Section 19, Township 18 South, Range 24 East, Lake
- 23 County, Florida.
- 24 Together with
- 25 The East One-Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW
- 26 1/4) of Section 19, Township 18 South, Range 24 East, Lake County, Florida.
- 27 Together with
- 28 The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 18
- 29 South, Range 24 East, Lake County, Florida.
- 30 Together with
- 31 The East 455 feet of the NW 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 24

1 East, Lake County, Florida, LESS the Right of Way for County Road 466. ALSO, LESS land
2 deeded to Lake County, Florida, as described and depicted in Statutory Warranty Deed
3 recorded in Official Records Book 3668, Page 1108, Public Records of Lake County, Florida.

4 Together with

5 The East One-Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4)
6 of Section 19, Township 18 South, Range 24 East, Lake County, Florida

7 Together with

8 The Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19,
9 Township 18 South, Range 24 East; together with an easement ingress and egress over, upon
10 and across the South 15 feet of the Southeast One-Quarter (SE 1/4) of the Southeast One-
11 Quarter (SE 1/4) of Section 19, Township 18 South, Range 24 East, Lake County, Florida, and as
12 set out in that certain Quit Claim Deed recorded in Official Records Book 596, Page 460

13 Together with

14 The South Three-Quarters (S 3/4) of the North One-Half (N 1/2) of the Southwest One-Quarter
15 (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 19, Township 18 South, Range 24
16 East, less the West 25 feet described in that certain Right of Way Deed to Lake County,
17 recorded in Official Records Book 518, Page 767 and corrected in Official Records Book 625,
18 Page 163, both of the Public Records of Lake County, Florida.

19 Together with

20 The Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 19,
21 Township 18 South, Range 24 East, Lake County, Florida.

22 Together with

23 The East Three-Quarters (E 3/4) of the North One-Quarter (N 1/4) of the Northwest One-
24 Quarter (NW 1/4) of Section 30, Township 18 South, Range 24 East, Lake County, Florida. AND
25 The North One-Quarter (N 1/4) of the West One-Half (W 1/2) of the Northwest One-Quarter
26 (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 30, Township 18 South, Range 24
27 East, Lake County, Florida.

28 Together with

29 The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 18 South,
30 Range 24 East, Lake County, Florida.

31 Together with

1 A parcel of land lying in Section 19, Township 18 South, Range 24 East, Lake County, Florida,
2 and being more particularly described as follows:

3 Together with

4 COMMENCE at the Northwest corner of Section 19; thence run along the West line of said
5 Section 19, S 89°51'37" E, a distance of 61.00 feet; thence departing said West line, run S
6 89°51'17" E, a distance of 25.27 feet to a point on the Southerly Right-of-way line of County
7 Road 466 per FDOT Right-of-way map Section 11560-2601, thence continue along said
8 Southerly Right-of-way line, S 89°51'17" E, a distance of 1348.71 feet; thence departing said
9 Southerly Right-of-way line, run S 00°43'42" W, a distance of 596.21 feet: thence S 89°48'15" E,
10 a distance of 0.46 feet to the POINT OF BEGINNING; thence S 89°48'15" E, a distance of
11 1363.45 feet; thence S 00°18'10" W, a distance of 597.57 feet; thence N 89°19'56" W, a distance
12 of 509.46 feet; thence S 04°58'07" E, a distance of 154.55 feet; thence S 85°01'53" W, a
13 distance of 111.76 feet; thence westerly, 125.41 feet along the arc of a tangent curve to the
14 right having a radius of 655.00 feet and a central angle of 10°58'14" (chord bearing N
15 89°29'00" W, 125.22 feet); thence N 83°59'54" W, a distance of 147.82 feet; thence westerly,
16 90.04 feet along the arc of a tangent curve to the left having a radius of 945.00 feet and a
17 central angle of 05°27'33" (chord bearing N 86°43'40" W, 90.00 feet); thence N 89°27'26" W, a
18 distance of 42.67 feet; thence N 00°32'34" E, a distance of 55.42 feet; thence N 55°38'14" W, a
19 distance of 331.38 feet; thence N 89°36'12" W, a distance of 103.74 feet; thence northerly,
20 209.93 feet along the arc of a non-tangent curve to the right having a radius of 400.00 feet and
21 a central angle of 30°04'12" (chord bearing N 15°34'40" E, 207.53 feet); thence northeasterly,
22 119.53 feet along the arc of a non-tangent curve to the right having a radius of 125.00 feet and
23 a central angle of 54°47'18" (chord bearing N 57°23'30" E, 115.03 feet); thence N 84°47'09" E, a
24 distance of 44.08 feet; thence northerly, 80.57 feet along the arc of a non-tangent curve to the
25 left having a radius of 195.00 feet and a central angle of 23°40'26" (chord bearing N 16°07'25"
26 E, 80.00 feet); thence N 74°57'47" W, a distance of 36.84 feet; thence northwesterly, 56.02 feet
27 along the arc of a non-tangent curve to the right having a radius of 52.50 feet and a central
28 angle of 61°08'07" (chord bearing N 45°34'21" W, 53.40 feet); thence northwesterly, 129.24
29 feet along the arc of a reverse curve to the left having a radius of 125.00 feet and a central
30 angle of 59°14'15" (chord bearing N 44°37'25" W, 123.56 feet); thence northwesterly, 34.49
31 feet along the arc of a reverse curve to the right having a radius of 70.00 feet and a central
32 angle of 28°14'00" (chord bearing N 60°07'33" W, 34.15 feet) to the POINT OF BEGINNING

33 Together with

34 A parcel of land lying in Section 19, Township 18 South, Range 24 East, Lake County, Florida,

1 and being more particularly described as follows:

2 Together with

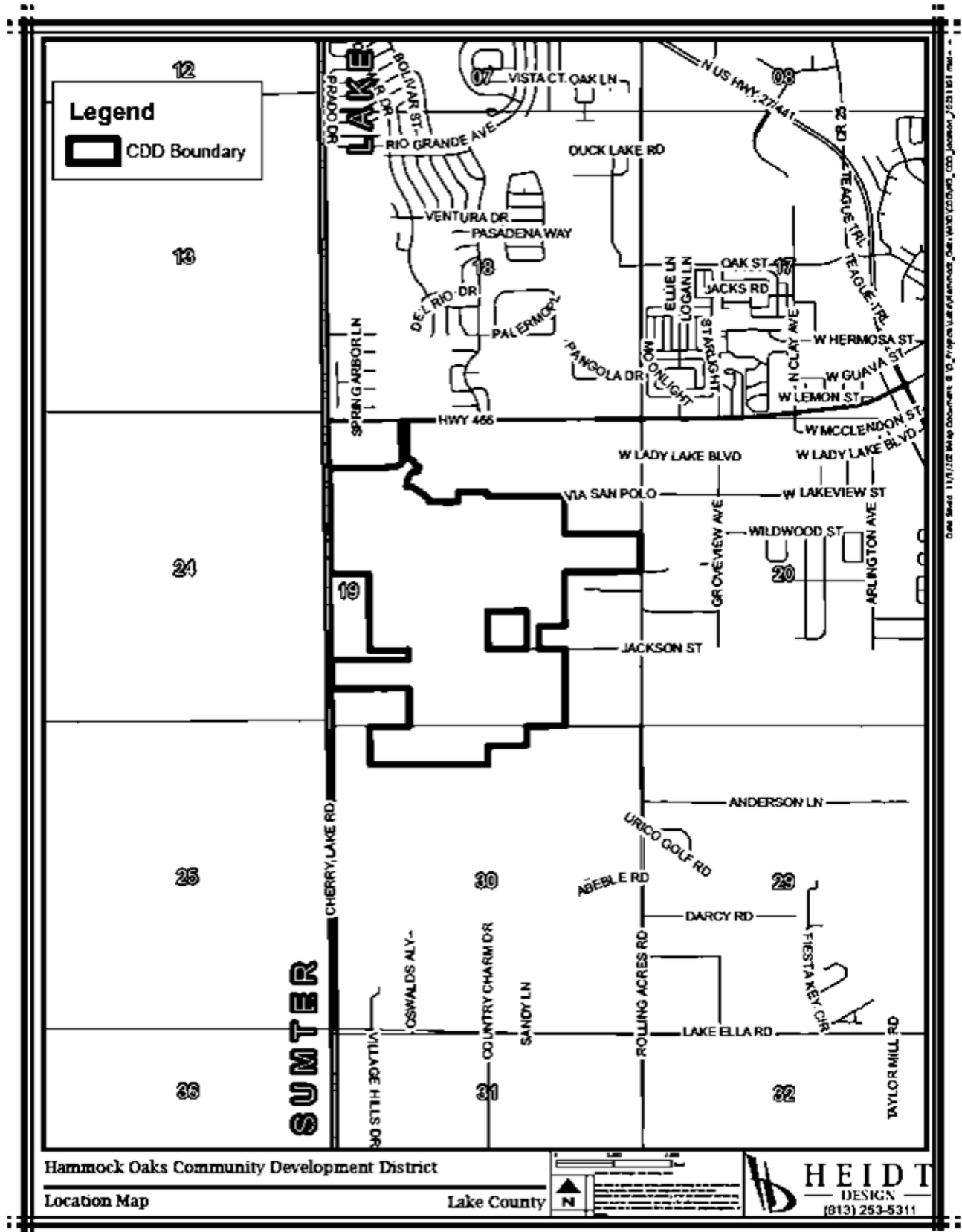
3 COMMENCE at the Northwest corner of Section 19; thence run along the West line of said
4 Section 19, S 89°51'37" E, a distance of 61.00 feet; thence departing said West line, run S
5 89°51'17" E, a distance of 25.27 feet to a point on the Southerly Right-of-way line of County
6 Road 466 per FDOT Right-of-way map Section 11560-2601 and the POINT OF BEGINNING;
7 thence run S 89°51'17" E, a distance of 1241.61 feet; thence S 00°04'27" E, a distance of 336.88
8 feet; thence N 89°55'33" E, a distance of 12.00 feet; thence S 00°04'27" E, a distance of 229.27
9 feet; thence southerly, 8.27 feet along the arc of a tangent curve to the left having a radius of
10 75.00 feet and a central angle of 06°18'54" (chord bearing S 03°13'54" E, 8.26 feet); thence S
11 06°23'21" E, a distance of 63.14 feet; thence southerly, 34.16 feet along the arc of a tangent
12 curve to the right having a radius of 45.00 feet and a central angle of 43°29'34" (chord bearing
13 S 15°21'26" W, 33.34 feet); thence southwesterly, 19.61 feet along the arc of a reverse curve to
14 the left having a radius of 125.00 feet and a central angle of 08°59'26" (chord bearing S
15 32°36'30" W, 19.59 feet); thence southwesterly, 28.92 feet along the arc of a reverse curve to
16 the right having a radius of 45.00 feet and a central angle of 36°49'05" (chord bearing S
17 46°31'20" W, 28.42 feet); thence S 64°55'53" W, a distance of 47.95 feet; thence westerly, 44.69
18 feet along the arc of a tangent curve to the right having a radius of 125.00 feet and a central
19 angle of 20°28'58" (chord bearing S 75°10'22" W, 44.45 feet); thence S 85°24'51" W, a distance
20 of 216.95 feet; thence westerly, 22.68 feet along the arc of a tangent curve to the right having
21 a radius of 275.00 feet and a central angle of 04°43'32" (chord bearing S 87°46'37" W, 22.67
22 feet); thence N 89°51'37" W, a distance of 891.13 feet; thence N 00°24'23" W, a distance of
23 756.26 feet to the POINT OF BEGINNING

24 Containing 378.076 acres, more or less.

- 1 **Exhibit B — Parcels to be Excluded**
- 2 East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 19,
- 3 Township 18 South, Range 24 East, Lake County, Florida. ORB 790 PG 475
- 4 and
- 5 West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 19,
- 6 Township 18 South, Range 24 East, Lake County, Florida. ORB 4509 PG 1540

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Exhibit C – General Location Map



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