

STATE OF FLORIDA DEPARTMENT OF STATE

I, Cord Byrd, Secretary of State of the State of Florida, do hereby certify that the attached and foregoing is a true and correct copy of Sumter County Ordinance No. 2024-18, establishing The Woodland Crossing CDD, which was filed in this office on May 31, 2024, 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
31st day of May, A.D., 2024.**




Secretary of State

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.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 31, 2024

Honorable Gloria R. Hayward
Clerk and Auditor
Board of County Commissioners
Sumter County
Post Office Box 247
Bushnell, FL 33513

Dear Honorable Gloria Hayward:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sumter County Ordinance No. 2024-18, which was filed in this office on May 31, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

ORDINANCE NO. 2024-18

AN ORDINANCE OF THE SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING THE WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2023); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Clayton Properties Group, Inc., a Tennessee corporation ("Petitioner"), has filed a Petition to Establish the Woodland Crossing Community Development District, (the "Petition") with the Sumter County Board of County Commissioners, (the "County Commissioners") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the Woodland Crossing Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Petitioner is a Tennessee corporation authorized to conduct business in the State of Florida, with a mailing address of 3020 South Florida Avenue, Lakeland, Florida 33803; and

WHEREAS, the owner of one hundred percent (100%) of the real property to be included in the District has consented to the establishment of the District; 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 County Commissioners on May 28, 2024, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed hearing, the Board of County Commissioners have considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the Board of County Commissioners, pursuant to the information contained within the Petition and based on an investigation conducted by staff and otherwise being fully advised as to the facts and circumstances regarding the Petition and its exhibits, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes*; and
- (3) The appropriate Sumter County staff have reviewed the Petition for establishment of the District on the proposed land and have advised the Board of County Commissioners that said Petition is complete and sufficient; and

- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the Sumter County Comprehensive Plan; and
- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (8) The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, pursuant to the information stated above, the Board of County Commissioners have decided to grant the Petition to Establish the Woodland Crossing Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this establishing Ordinance, the Woodland Crossing Community Development District, as created by general law, will be duly and legally authorized to exist on the lands described in **Exhibit A**, attached hereto and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the "Woodland Crossing Community Development District Establishment Ordinance."

SECTION 2. BOARD FINDINGS. The Board findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. The Petition filed to create the Woodland Crossing Community Development District is hereby granted and there is hereby created a community development district, which is situated within unincorporated Sumter County, Florida, which District shall be known as the "Woodland Crossing Community Development District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 154.69 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to guardhouses, fences and gates, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Sumter County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general-purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Milton Andrade, Kareyann Ellison, Brian Walsh, and Jeff Shenefield. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

SECTION 8. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption.

PASSED AND ADOPTED at the regular meeting of the Sumter County Board of County Commissioners of Sumter County, Florida, held this 28th day of May 2024.

GLORIA HAYWARD
SUMTER COUNTY CLERK



Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY, FLORIDA

By: Craig A. Estep
Craig A. Estep
Chairman

Approved as to form for the reliance of the Sumter County
Board of County Commissioners, only:

Jennifer C. Rey
Jennifer C. Rey, Esq.
The Hogan Law Firm, County Attorney

EXHIBIT A
LEGAL DESCRIPTION

SAMMIE EDMOND ALBRITTON PARCEL (Parcel ID C35-004)

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY FOR COUNTY ROAD 229 ACROSS THE WEST SIDE THEREOF, A PORTION OF WHICH IS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN O.R. BOOK 4170, PAGE 65, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

GATTIS ALBRITTON PARCEL (Parcel ID C35-003)

THE EAST 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION, 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THAT PORTION CONVEYED TO SUMTER COUNTY, RECORDED IN O. R. BOOK 4170, PAGE 59, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION, 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE, BEARING S 89°53'19" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 25.31 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY LINE OF CR 229 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING N 89°53'19" E ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 25.07 FEET TO A POINT; THENCE, BEARING S 00°11'35" E, A DISTANCE OF 469.68 FEET TO A POINT; THENCE, BEARING S 02°30'12" W, A DISTANCE OF 41.02 FEET TO A POINT; THENCE, BEARING S 00°22'12" E, A DISTANCE OF 194.61 FEET TO A POINT; THENCE, BEARING S 00°35'02" W, A DISTANCE OF 69.60 FEET TO A POINT; THENCE, BEARING S 00°06'22" W, A DISTANCE OF 88.35 FEET TO A POINT; THENCE, BEARING S 00°29'40" E, A DISTANCE OF 91.21 FEET TO A POINT; THENCE, BEARING S 00°51'07" E, A DISTANCE OF 105.02 FEET TO A POINT; THENCE, BEARING S 00°01'53" E, A DISTANCE OF 75.49 FEET TO A POINT; THENCE, BEARING N 90°00'00" E, A DISTANCE OF 3.13 FEET TO A POINT; THENCE, BEARING S 00°03'15" E, A DISTANCE OF 181.19 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE, BEARING S 89°54'18" W ALONG SAID SOUTH LINE, A DISTANCE OF 35.41 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY LINE OF CR 229 THENCE, BEARING N 01°02'24" W ALONG SAID EAST LINE, A DISTANCE OF 14.85 FEET TO A POINT; THENCE, BEARING N 00°37'31" W ALONG SAID EAST LINE, A DISTANCE OF 120.77 FEET TO A POINT; THENCE, BEARING N 00°10'54" E ALONG SAID EAST LINE, A DISTANCE OF 147.22 FEET TO A POINT; THENCE, BEARING N 00°19'39" E ALONG SAID EAST LINE, A DISTANCE OF 205.09 FEET TO A POINT; THENCE, BEARING N 00°05'32" E ALONG SAID EAST LINE, A DISTANCE OF 219.65 FEET TO A POINT; THENCE, BEARING N 00°02'14" E ALONG SAID EAST LINE, A DISTANCE OF 188.33 FEET TO A POINT; THENCE, BEARING N 00°32'09" E ALONG SAID EAST LINE, A DISTANCE OF 335.27 FEET TO A POINT; THENCE, BEARING N 01°29'23" E ALONG SAID EAST LINE, A DISTANCE OF 43.70 FEET TO A POINT; THENCE, BEARING N 00°27'07" W ALONG SAID EAST LINE, A DISTANCE OF 41.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 154.69 ACRES MORE OR LESS