

**KITTREDGE (COUNTRY GREENS)  
CDD ORDINANCE**

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE  
 2 COUNTY, FLORIDA, CREATING THE "COUNTRY GREENS COMMUNITY  
 3 DEVELOPMENT DISTRICT", PURSUANT TO CHAPTER 190, FLORIDA  
 4 STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE  
 5 DISTRICT, TO BE KNOWN AS THE "COUNTRY GREENS COMMUNITY  
 6 DEVELOPMENT DISTRICT"; PROVIDING FOR THE LEGAL  
 7 DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING  
 8 FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS;  
 9 PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF  
 10 CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE  
 11 STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING  
 12 FOR NO LAKE COUNTY OBLIGATIONS; PROVIDING FOR NO  
 13 LIMITATION ON LAKE COUNTY POWERS; PROVIDING FOR  
 14 DISCLOSURE; PROVIDING FOR INCLUSION IN THE LAKE COUNTY  
 15 CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
 16 EFFECTIVE DATE.

17 WHEREAS, Chapter 190, Florida Statutes, the "Uniform Community  
 18 Development District Act of 1980", Section 190.005, Establishment  
 19 of District, at subsection 190.005(2), sets out the exclusive and  
 20 uniform method for establishing a community development district of  
 21 less than one thousand (1000) acres; and

22 WHEREAS, Chapter 190, Florida Statutes, Section 190.005(2),  
 23 requires a petition to be submitted to the Board of County  
 24 Commissioners, which petition is required to include certain  
 25 information, and said petition is required to be considered at a  
 26 public hearing; and

27 WHEREAS, a petition for establishment of the Country Greens  
 28 Community Development District, which included an economic impact  
 29 statement as required by Section 190.005(1)(a), was submitted to  
 30 the Board of County Commissioners of Lake County and considered at  
 31 a public hearing on August 20, 1991, hereinafter referred to as  
 32 "Petition"; and

33 WHEREAS, said public hearing was duly advertised in the "Lake  
 Sentinel" on July 23, 1991, July 30, 1991, August 6, 1991 and  
 August 13, 1991; and

WHEREAS, on August 20, 1991, the Board of County Commissioners  
 approved the Petition for establishment of the Country Greens  
 Community Development District; and

WHEREAS, Chapter 190, Florida Statutes, Section 190.005(2),  
 requires the Board of County Commissioners to enact an ordinance

1 establishing a community development district; and

2 WHEREAS, this Ordinance was duly advertised on October 30,  
3 1991, in the "Lake Sentinel", pursuant to the provisions of Chapter  
4 125, Florida Statutes, Section 125.66(2); and

5 WHEREAS, it serves the health, safety and general welfare of  
6 the residents of Lake County to enact this Ordinance establishing  
7 the "Country Greens Community Development District";

8 NOW THEREFORE, BE IT ORDAINED by the Board of County  
9 Commissioners of Lake County, Florida, that:

10 Section 1. Establishment and Name.

11 The boundaries of, and real property within, the "Country  
12 Greens Community Development District" is hereby established  
13 pursuant to the provision of Chapter 190, Florida Statutes, Section  
14 190.005(2), and said community development district shall be known  
15 as the "Country Greens Community Development District".

16 Section 2. Legal Description.

17 The "Country Greens Community Development District" is legally  
18 described in Exhibit "A", attached hereto and incorporated herein.

19 Section 3. Findings of Fact.

20 Pursuant to Chapter 190, Florida Statutes, Section 190.005(2),  
21 at the public hearing on the Petition to establish the "Country  
22 Greens Community Development District" the Board of County  
23 Commissioners made the following findings:

24 A. All statements contained within the Petition are true and  
25 correct.

26 B. The creation of the "Country Greens Community Development  
27 District" is consistent with all elements of the State of Florida  
28 Comprehensive Plan set out in Chapter 187, Florida Statutes, and  
29 the Lake County Comprehensive Plan, approved in Ordinance No. 1991-  
30 12.

31 C. The area of land within the "Country Greens Community  
32 Development District", identified in Exhibit "A", is of sufficient  
33

1 size, is sufficiently compact and is sufficiently contiguous to be  
2 developable as one functional interrelated community.

3 D. The "Country Greens Community Development District" is the  
4 best alternative available for delivering community development  
5 services and facilities to the area that will be served by the  
6 "Country Greens Community Development District".

7 E. The community development services and facilities of the  
8 "Country Greens Community Development District" will be compatible  
9 with the capacity and uses of existing local and regional community  
10 development services and facilities.

11 F. The geographical area that will be served by the "Country  
12 Greens Community Development District" is amenable to separate  
13 special district government.

14 Section 4. Board of Supervisors.

15 A. The initial five (5) members of the Board of Supervisors  
16 shall be the following individuals:

- 17 1) Conway Kittredge  
18 693 North Orange Avenue, Suite 200  
Orlando, Florida 32801
- 19 2) Peg Beattie  
20 25840 Pinehurst Street  
Mount Plymouth, Florida 32776
- 21 3) Mike Nader  
22 922 West Michigan Street  
Orlando, Florida 32805
- 23 4) Cecelia Bonifay  
24 131 West Main Street  
Tavares, Florida 32778
- 25 5) Sam J. Merrill, Jr.  
26 309 Oakridge Boulevard, Suite E  
Daytona Beach, Florida 32015

27 B. The Board of Supervisors shall exercise all powers granted  
28 and authorized by Chapter 190, Florida Statutes.

29 Section 5. Powers.

30 The "Country Greens Community Development District" shall have  
31 all the powers of a community development district granted by  
32 Chapter 190, Florida Statutes, as amended from time to time.  
33

1        Section 6. Compliance with Laws and Ordinances.

2        The "Country Greens Community Development District" shall  
3 comply with Chapter 190, Florida Statutes, and all applicable  
4 federal, state and regional laws, statutes, rules and regulations  
5 and all applicable Lake County Code provisions, ordinances, rules  
6 and regulations.

7        Section 7. No Lake County Obligation.

8        No debt, obligation or duty of the "Country Greens Community  
9 Development District" shall constitute a debt, obligation, duty or  
10 burden of or on Lake County.

11       Section 8. No Limitation on Lake County Powers.

12       Establishment of this "Country Greens Community Development  
13 District" in no way limits Lake County in the exercise of its  
14 powers or authority as provided for in Chapter 125, Florida  
15 Statutes, and other Florida statutes upon the property within the  
16 "Country Greens Community Development District", as described in  
17 Exhibit "A".

18       Section 9. Required Disclosure.

19       The "Country Greens Community Development District" shall  
20 comply with the disclosure of public financing and disclosure to  
21 purchaser requirements set forth in Chapter 190, Florida Statutes,  
22 Section 190.009 and 190.048, as amended from time to time.

23       Section 10. Inclusion in Code

24       It is the intention of the Board of County Commissioners that  
25 the provisions of this Ordinance shall become and be made a part of  
26 the Lake County Code and that the sections of this Ordinance may be  
27 renumbered or relettered and the word "ordinance" may be changed to  
28 "section", "article", or such other appropriate word or phrase in  
29 order to accomplish such intentions.

30       Section 11. Severability

31       If any section, sentence, clause or phrase of this  
32 Ordinance is held to be invalid or unconstitutional by any court of  
33

1 competent jurisdiction, then said holding shall in no way affect  
2 the validity of the remaining portions of this Ordinance.

3 Section 12. Effective Date

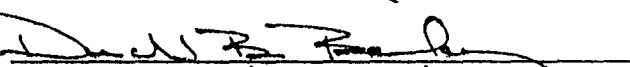
4 This Ordinance shall become effective as provided by law.

5 ENACTED this 19th day of November,  
6 1991.

7 FILED with the Secretary of State December 2, 1991.


8 EFFECTIVE December 2, 1991.

10 BOARD OF COUNTY COMMISSIONERS OF  
11 LAKE COUNTY, FLORIDA

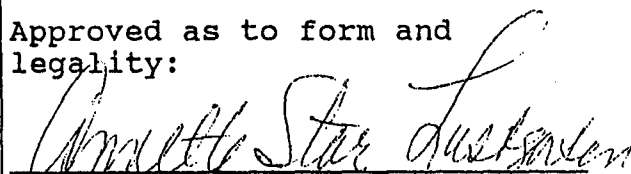
12   
13 Donald B. Bailey, Chairman

14 ATTEST:

This 26th day of November,  
15 1991.

16   
17 James C. Watkins, Clerk of the  
18 Board of County Commissioners  
19 of Lake County, Florida

20 Approved as to form and  
21 legality:

22   
23 Annette Star Lustgarten  
24 County Attorney

25 ASL/gsd  
26 91-193  
27 11/21/91  
28 /ords/coungree.asl  
29  
30  
31  
32  
33

COUNTRY GREENS

A Planned Unit Development

Legal Description:

The N 2000 feet of the E 1/2 of the NE 1/4 of Section 13, Township 19S, Range 27E; the N 800 feet of the E 800 feet of the NW 1/4 of the NE 1/4 of Section 13, Township 19S, Range 27E; the S 1/2 of Section 12, Township 19S, Range 27E, less the road right-of-way on the W and N and less the W 1380 feet of the S 50 feet; The SW 1/4 of Section 7, Township 19S, Range 28E, less the road right-of-way on the N & E; the North 2000 feet of the NW 1/4 of Section 18, Township 19S, Range 28E, less the road right-of-way on the East, all in Township 19S, Range 28E, Lake County, Florida.

Containing 678 acres more or less.