

Summary of Ordinance

The purpose of this ordinance is to establish the Sorrento Pines Community Development District (CDD) on 113.43 +/- acres.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2022 - 54

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, ESTABLISHING THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED LAKE COUNTY AND CONTAINING APPROXIMATELY 113.443ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Galvin Land Services, LLC, a Florida Limited Liability Company, has petitioned the Board of County Commissioners ("Board") of Lake County, Florida, a political subdivision of the State of Florida, to establish the SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT ("District"); and

WHEREAS, the Board of County Commissioners, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e) Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the Lake County Comprehensive or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. 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.
6. The area that will be served by the District is amenable to separate special-district government.

1 **WHEREAS**, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes,
2 that the exercise by any independent district of its powers as set forth by uniform general law comply
3 with all applicable governmental laws, rules, regulations, and policies governing planning and
4 permitting of the development to be serviced by the district, to ensure that neither the establishment
5 nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the
6 district so established does not have any zoning or permitting powers governing development; and
7

8 **WHEREAS**, Section 190.004(3), Florida Statutes, provides that all governmental planning,
9 environmental, and land development laws, regulations, and ordinances apply to all development of
10 the land within a community development district. Community development districts do not have the
11 power of a local government to adopt a comprehensive plan, building code, or land development code,
12 as those terms are defined in the Local Government Comprehensive Planning and Land Development
13 Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive
14 plans, ordinances, or regulations of the applicable local general-purpose government; and
15

16 **WHEREAS**, on the 6th day of December 2022, this application was presented to the Board of
17 County Commissioners for consideration.
18

19 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
20 County, Florida, as follows:
21

22 **Section 1. Legislative Findings of Fact.** The foregoing recitals are hereby adopted as
23 legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and
24 correct and are hereby made a specific part of this Ordinance upon adoption hereof.
25
26

27 **Section 2. Authority of Ordinance.** This Ordinance is adopted pursuant to Section
28 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.
29

30 **Section 3. Establishment of the Sorrento Pines Community Development District.**
31 The Sorrento Pines Community Development District is hereby established within the boundaries of
32 the real property described in Exhibit "A" attached hereto and incorporated by reference herein.
33

34 **Section 4. Designation of Initial Board Members.** The following five persons are
35 herewith designated to be the initial members of the Board of Supervisors:

Seth Bennett
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

Quint Noordstar
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

Taryn Galvin
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

Alex Goss
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

William Miller
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

1 **Section 5. District Name.** The community development district herein established shall
2 henceforth be known as the "Sorrento Pines Community Development District."
3

4 **Section 6. Statutory Provisions Governing the District.** The Sorrento Pines
5 Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes,
6 and all other applicable general and local law.
7

8 **Section 7. Consent to Special Powers.** Upon the effective date of this Ordinance, the
9 Windsor Cay Community Development District will be duly and legally authorized to exist and
10 exercise all of its powers as set forth in Sections 190.011 and 190.012(1), (3) & (4), Florida Statutes,
11 and as otherwise provided by law. Furthermore, pursuant to Section 190.005(2)(d) and Subsection
12 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the
13 exercise by the District board of supervisors of the following special powers listed in Sections
14 190.012(2)(a) & (d), Florida Statutes. Specifically, the District shall have the power to plan, establish,
15 acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems
16 and facilities for:
17

18 (1) Parks and facilities for indoor and outdoor recreational, cultural, and educational
19 uses; and,
20

21 (2) Security, including, but not limited to, guardhouses, fences and gates, electronic
22 intrusion systems, and patrol cars, when authorized by the County Sheriff's Department or other
23 proper governmental agencies; except that the District may not exercise any police power, but may
24 contract with appropriate local general-purpose government agencies for an increased level of such
25 services within the District boundaries.
26

27 **Section 8. Administrative Correction of Scrivener's Errors.** The administrative
28 correction of typographical and/or scrivener's errors in this Ordinance which do not affect the
29 intent may be authorized by the County Manager or designee, without need of public hearing, by
30 filing a corrected or recodified copy of same with the County Clerk.
31

32 **Section 9. Severability.** If any section, sentence, clause, phrase or word of this
33 Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such
34 holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be
35 construed to have been the Commissioners' intent to pass this Ordinance without such
36 unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the
37 exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been
38 included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
39 person, groups of persons, property, kind of property, circumstances or set of circumstances, such
40 holding shall not affect the applicability thereof to any other person, property or circumstances. If
41 any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional
42 by any court of competent jurisdiction then said holding shall in no way affect the validity of the
43 remaining portions of this ordinance.
44

45 **Section 10. Filing with the Department of State.** The Clerk shall be and is hereby
46 directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State
47 of Florida in accordance with Section 125.66, Florida Statutes.

1 **Section 11. Effective Date.** This Ordinance shall become effective upon filing with the
2 Florida Department of State.

3
4 ENACTED this day of 6th day of December, 2022.

5
6 FILED with the Secretary of State the 12th day of December, 2022.

7
8
9 ATTEST:

10
11
12
13 [Signature]
14 Gary J. Cooney, Clerk of the
15 Board of County Commissioners of
16 Lake County, Florida



17
18 BOARD OF COUNTY COMMISSIONERS
19 OF LAKE COUNTY, FLORIDA

20
21 [Signature]
Chairman, Kirby Smith
This 6th day of Dec, 2022.

18 Approved as to form and legality:

19
20 [Signature]
21 Melanie Marsh, County Attorney

EXHIBIT "A", Legal Description

Legal Description of the Sorrento Pines Community Development District (CDD).

A portion of Section 18, Township 19 South, Range 28 East, Lake County, Florida, being more particularly described as follows:

Commence at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South line of said Plat, a distance of 1327.47 feet; thence continue along said south line North 87°49'27" East 846.38 feet to the POINT OF BEGINNING; thence continue North 87°49'27" East, 0.59 feet to Southwest corner of Sorrento Hills, Phases 1 and 2, as recorded in Plat Book 48, Pages 4 through 15, Public Records of Lake County, Florida; thence continue North 87°49'27" East, along the South line of said Sorrento Hills, Phases 1 and 2, a distance of 1893.13 feet to the East line of the West 1/2 of Section 18, Township 19 South, Range 28 East, Lake County, Florida; thence departing said South line run South 00°11'36" West along said East line, 1386.99 feet; thence departing said East line run South 89°32'15" West, 300.11 feet; thence North 00°11'42" East, 4.88 feet; thence South 89°24'07" West, 61.42 feet to the beginning of a tangent curve concave Northerly having a radius of 900.00 feet, a chord bearing of North 87°56'06" West, a chord length of 83.63 feet; thence run along the arc of said curve through a central angle of 05°19'34" an arc length of 83.66 feet; thence South 00°11'42" West, 600.75 feet to the beginning of a non-tangent curve concave Northerly having a radius of 275.00 feet, a chord bearing of North 64°01'04" West, a chord length of 55.43 feet; thence run along the arc of said curve through a central angle of 11°34'03" an arc length of 55.52 feet to the beginning of a compound curve concave Northerly having a radius of 360.00 feet, a chord bearing of North 47°10'40" West, a chord length of 138.08 feet; thence run along the arc of said curve through a central angle of 22°06'46" an arc length of 138.94 feet to the beginning of a compound curve concave Easterly having a radius of 385.00 feet, a chord bearing of North 27°33'21" West, a chord length of 114.69 feet; thence run along the arc of said curve through a central angle of 17°07'53" an arc length of 115.12 feet to a point of tangency; thence North 18°59'24" West, 34.53 feet to the beginning of a tangent curve concave Westerly having a radius of 225.00 feet, a chord bearing of North 33°22'43" West, a chord length of 111.82 feet; thence run along the arc of said curve through a central angle of 28°46'38" an arc length of 113.01 feet to a point of tangency; thence North 47°46'02" West, 32.06 feet to the beginning of a tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of North 04°25'26" West, a chord length of 34.32 feet; thence run along the arc of said curve through a central angle of 86°41'11" an arc length of 37.82 feet to the beginning of a reverse curve concave Westerly having a radius of 840.00 feet, a chord bearing of North 30°33'55" East, a chord length of 244.08 feet; thence run along the arc of said curve through a central angle of 16°42'27" an arc length of 244.95 feet to the beginning of a reverse curve concave Southerly having a radius of 25.00 feet, a chord bearing of North 63°22'37" East, a chord length of 32.91 feet; thence run along the arc of said curve through a central angle of 82°19'50" an arc length of 35.92 feet to the beginning of a non-tangent curve concave Northerly having a radius of 900.00 feet, a chord bearing of North 74°00'33" West, a chord length of 45.50 feet; thence run along the arc of said curve through a central angle of 02°53'50" an arc length of 45.51 feet to the beginning of a non-tangent curve concave Northerly having a radius of 765.00 feet, a chord bearing of North 63°50'56" West, a chord length of 273.52 feet; thence run along the arc of said curve through a central angle of 20°35'47" an arc length of 275.00 feet to the beginning of a reverse curve concave Southerly having a radius of 650.00 feet, a chord bearing of North 71°40'40" West, a chord length of 404.47 feet; thence run along the arc of said curve through a central angle of 36°15'16" an arc length of 411.29 feet to a point of tangency; thence North 89°48'18" West, 56.21 feet to the beginning of a tangent curve concave Southerly having a radius of 250.00 feet, a chord bearing of South 76°29'41" West, a chord length of 118.40 feet; thence run along the arc of said curve through a central angle of

1 27°23'42" an arc length of 119.53 feet to a point of tangency; thence South 62°48'00" West, 62.44 feet
2 to the beginning of a tangent curve concave Northerly having a radius of 350.00 feet, a chord bearing
3 of South 76°21'20" West, a chord length of 164.07 feet; thence run along the arc of said curve through
4 a central angle of 27°06'40" an arc length of 165.61 feet to a point of non-tangency; thence South
5 87°07'23" West, 50.01 feet; thence South 87°19'29" West, 104.39 feet; thence South 87°06'06" West,
6 202.27 feet; thence North 05°26'12" West, 66.93 feet; to the beginning of a non-tangent curve concave
7 Southerly having a radius of 785.44 feet, a chord bearing of North 80°15'37" East, a chord length of
8 97.60 feet; thence run along the arc of said curve through a central angle of 07°07'28" an arc length of
9 97.67 feet to a point of non-tangency; thence North 87°06'06" East, 93.80 feet; thence North 87°22'09"
10 East, 105.11 feet; thence North 87°22'48" East, 114.50 feet to the beginning of a tangent curve concave
11 Northerly having a radius of 300.00 feet, a chord bearing of North 75°14'10" East, a chord length of
12 126.22 feet; thence run along the arc of said curve through a central angle of 24°17'17" an arc length
13 of 127.17 feet to the beginning of a reverse curve concave Southerly having a radius of 300.00 feet, a
14 chord bearing of North 72°20'22" East, a chord length of 96.42 feet; thence run along the arc of said
15 curve through a central angle of 18°29'42" an arc length of 96.84 feet; thence North 26°42'59" West,
16 329.97 feet; thence North 26°43'24" West, 470.89; thence North 26°42'35" West, 293.14 feet to the
17 POINT OF BEGINNING.

18 Containing 49.561 acres, more or less.

19 TOGETHER WITH:

20 A portion of Section 13, Township 19 South, Range 27 East and Section 18, Township 19 South, Range
21 28 East, Lake County, Florida, being more particularly described as follows:

22 BEGIN at the southwest corner of Sorrento Hills, Phase 3, as recorded in Plat Book 52, Pages 69
23 through 78, Public Records of Lake County, Florida; thence run North 89°53'44" East, along the South
24 line of said Plat, a distance of 1327.47 feet; thence continue along said south line North 87°49'27" East
25 846.38 feet; thence departing said South line run thence South 26°42'35" East, 293.14 feet; thence
26 South 26°43'24" East, 91.22 feet; thence South 31°35'42" West, 359.19 feet; thence South 59°45'17"
27 West, 139.79 feet; thence South 00°47'31" East, 350.26 feet; thence South 05°26'12" East, 66.93 feet;
28 thence South 01°30'53" East, 171.04 feet to the Northeast corner of the South 3/4 of the West 1/2 of
29 the West 1/2 of the Southwest 1/4 of Section 18, Township 19 South, Range 28 East, Lake County,
30 Florida; thence South 88°43'43" West along the North line of said South 3/4 of the West 1/2 of the
31 West 1/2 of the Southwest 1/4, a distance of 722.88 feet to the Southeast corner of the North 1/2 of the
32 Northeast 1/4 of the Southeast 1/4 of Section 13, Township 19 South, Range 27 East, Lake County,
33 Florida; thence South 89°44'59" West along the South line of said North 1/2 of the Northeast 1/4 of
34 the Southeast 1/4, a distance of 1323.90 feet to the Southwest corner of said North 1/2 of the Northeast
35 1/4 of the Southeast 1/4; thence North 00°15'50" West along the West line of said North 1/2 of the
36 Northeast 1/4 of the Southeast 1/4, a distance of 658.98 feet to the Southwest corner of the Southeast
37 1/4 of the Northeast 1/4 of said Section 13; thence North 00°16'59" West along the West line of said
38 Southeast 1/4 of the Northeast 1/4, a distance of 635.84 feet to the POINT OF BEGINNING.

39 Containing 63.882 acres, more or less.

40 FOR A TOTAL OF 113.443 ACRES, MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 12, 2022

Honorable Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Gary Cooney,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lake County Ordinance No. 2022-54, which was filed in this office on December 12, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra