

ORDINANCE

24-23

ORDINANCE NO. 24-23

AN ORDINANCE ESTABLISHING THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (“**Petitioner**”), has filed a Petition to Establish the West Lake Community Development District (“**Petition**”) with Hillsborough County requesting that the Board of County Commissioners in and for Hillsborough County, Florida (“**County**”), adopt an ordinance establishing the West Lake Community Development District pursuant to Chapter 190, Florida Statutes (“**District**”), and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County’s planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(2)(c), Florida Statutes, as amended.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 10TH DAY OF SEPTEMBER AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Board of County Commissioners hereby finds and states that:

1. the “WHEREAS” clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County’s Comprehensive Plan;
4. 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;
5. the establishment of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the District is amenable to separate, special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. CREATION, BOUNDARIES AND POWERS.

There is hereby established the West Lake Community Development District for the area of land described in **Exhibit “A”**, attached hereto, which shall have, and which may exercise through its Board of Supervisors, the powers granted by, Florida Statutes. The District shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Florida Statutes, including the special powers provided by Section 190.012, Florida Statutes.

SECTION 4. INITIAL BOARD.

The following five persons are designated as the initial members of the Board of Supervisors: Kelly Evans, Lori Campagna, Ben Gainer, Paulo Beckert, and Christopher Smith.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of September 10, 2024, as the same appears of record in Minute Book 580 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of September, 2024.

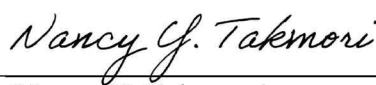


CINDY STUART, CLERK

BY: 

Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY

BY: 

Nancy Y. Takemori
Assistant County Attorney

Exhibit "A"

Tracts 1 through 8 inclusive and right-of-ways thereof, in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, and Plat of HALIFAX, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, all being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 16, run thence along the West line of the Southwest 1/4 of said Section 16, S.00°36'40"E., a distance of 15.62 feet; thence leaving said West line, N.89°55'21"E., a distance of 55.00 feet to the POINT OF BEGINNING, thence along the North boundary of Tracts 1 through 4, REVISED MAP OF TOWN OF WIMAUMA, according to the map or plat thereof, recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida, S.89°26'14"E., a distance of 2,578.74 feet to the East boundary of said Tract 1, thence along said East boundary also the East boundary of Tract 8 and East boundary of said Plat of HALIFAX, respectfully, S.00°21'16"E., a distance of 1,341.83 feet; to the Southerly line of a vacated road, thence along said Southerly line N.89°21'27"W., a distance of 2,577.80 feet to the East right-of-way line of West Lake Drive (proposed), thence along said East right-of-way line, N.00°36'40"W., a distance of 1,206.92 feet; thence N.89°23'20"E., a distance of 5.00 feet; thence N.00°36'40"W., a distance of 131.34 feet to the POINT OF BEGINNING.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 11, 2024

Honorable Cindy Stuart
Clerk of the Circuit Court
Hillsborough County
419 Pierce Street, Room 140
Tampa, FL 33601

Dear Cindy Stuart:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 24-23, which was filed in this office on September 11, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh