

REC 1700  
TF 250

AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA, CREATING THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO FLORIDA STATUTE 190.005, ENCOMPASSING PORTIONS OF LAND IN SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; PROVIDING FOR THE MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE NAME OF THE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

CLERK CIRCUIT COURT

*James E. Stewart*

AUG 27 10 12 AM '92

RECORDED & INDEXED  
LADY LAKE, FL.

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

WHEREAS, The Villages of Lake-Sumter, Inc., a Florida corporation, has petitioned the Town Commission of the Town of Lady Lake, Florida, to grant the establishment of the Village Center Community Development District; and

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

WHEREAS, the Town Commission has considered the record of the public hearing and has decided that the establishment of the Village Center Community Development District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the Town Commission finds that the establishment of the Village Center Community Development District is in the best interests of all of the citizens of the Town of Lady Lake, Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

SECTION 1: That the foregoing Preamble is hereby ratified and confirmed as true and correct by the Town Commission of the Town of Lady Lake, Florida.

SECTION 2: That the petition to establish the Village Center Community Development District is hereby granted.

SECTION 3: That the external boundaries of the District and the real property within the external boundaries of the District which is to be excluded is described on Exhibit A attached.

SECTION 4: That the initial members of the Board of Supervisors shall be as follows:

1. H. Gary Morse  
1200 Avenida Central  
Lady Lake, Florida 32159
2. Joseph Stewart  
903 Avenida Central  
Lady Lake, Florida 32159
3. Ronald G. Hess  
1200 Avenida Central  
Lady Lake, Florida 32159
4. Dodd McDowell  
1200 Avenida Central  
Lady Lake, Florida 32159

5. George McCabe  
1200 Avenida Central  
Lady Lake, Florida 32159

SECTION 5: That the name of the District shall be the "Village Center Community Development District".

SECTION 6: That in addition to the general powers provided to the District under Chapter 190, Florida Statutes, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreation, cultural and educational uses;

(b) Control and elimination of mosquitoes and other arthropods of public health importance;

(c) Security;

(d) Water main and plugs for fire prevention and control;

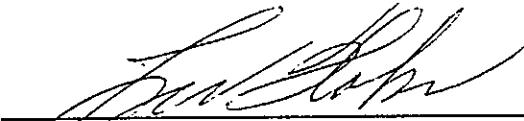
SECTION 7: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

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

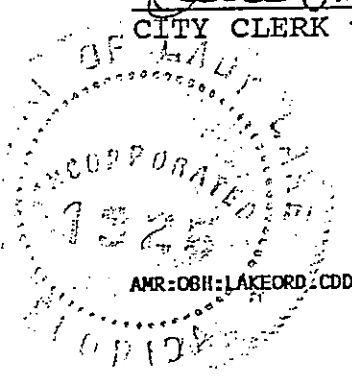
SECTION 9: That this ordinance shall become effective in accordance with law.

PASSED THIS 17th DAY OF August, 1992.

ATTEST:

  
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MAYOR - Lee W. Hokr

  
\_\_\_\_\_  
CITY CLERK - Ellie L. Whigham



I, Sue Gay, Town of Lady Lake Town Clerk, certify that this is a true and accurate copy of Ordinance #92-06, adopted August 17, 1992.

  
\_\_\_\_\_  
Sue Gay, Town Clerk



DESCRIPTION OF VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
169.56 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF  $11^{\circ}18'29''$ ; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.  $41^{\circ}21'58''$  W., A DISTANCE 2,369.28 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.  $48^{\circ}38'02''$  W., ALONG SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 150.00 FEET; THENCE N.  $41^{\circ}21'58''$  W., DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 213.39 FEET; THENCE N.  $89^{\circ}42'12''$  W., A DISTANCE OF 639.82 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID SECTION 6; THENCE S.  $00^{\circ}12'29''$  E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 64.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF  $84^{\circ}58'19''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.89 FEET TO A POINT OF TANGENCY; THENCE S.  $05^{\circ}42'13''$  W., A DISTANCE OF 745.80 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID SECTION 7; THENCE S.  $00^{\circ}09'43''$  E.; ALONG THE WEST BOUNDARY OF SAID SECTION 7, A DISTANCE OF 301.72 FEET; THENCE N.  $89^{\circ}49'45''$  E., DEPARTING SAID WEST BOUNDARY, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY OF THE AFORESAID AVENIDA CENTRAL; THENCE, ALONG THE RIGHT OF WAY OF AVENIDA CENTRAL, AS SHOWN ON THE PLAT OF SAID UNIT NO. 14, AND AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS, THE FOLLOWING COURSES AND DISTANCES: S.  $00^{\circ}10'15''$  E., A DISTANCE OF 853.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF  $65^{\circ}38'51''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 802.04 FEET TO A POINT OF TANGENCY; THENCE S.  $65^{\circ}49'07''$  E., A DISTANCE OF 1,341.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF  $28^{\circ}39'46''$ ; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 350.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF  $51^{\circ}30'00''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.25 FEET TO A POINT OF TANGENCY; THENCE S.  $42^{\circ}58'53''$  E., A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF  $65^{\circ}41'00''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.44 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.  $15^{\circ}38'55''$  E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 365.03 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N.  $75^{\circ}35'19''$  E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.  $89^{\circ}43'01''$  E., 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.  $00^{\circ}14'34''$  E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.76 FEET TO THE POINT OF BEGINNING.

## LESS AND EXCEPT THE FOLLOWING DESCRIBED 2 PARCELS:

1. A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S. 38°33'58" W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 15°38'55" E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 100.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 49°54'31"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 583.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°12'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.90 FEET TO A POINT OF TANGENCY; THENCE S. 52°22'04" E., A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 52°36'38"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.92 FEET TO A POINT OF TANGENCY; THENCE S. 00°14'34" W., A DISTANCE OF 266.55 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S. 89°43'01" E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. 00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.65 FEET; THENCE N. 89°45'26" W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°36'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.96 FEET TO A POINT OF TANGENCY; THENCE N. 52°22'04" W., A DISTANCE OF 174.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°32'17"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 04°23'44"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.73 FEET TO A POINT OF TANGENCY; THENCE N. 38°33'58" E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

2. THAT PORTION OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL 1 - OWNERSHIP**

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, EXCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE  
225 WEST GUAVA STREET  
LADY LAKE, FLORIDA 32159

**PARCEL 2 - OWNERSHIP**

PORTIONS OF AVENIDA CENTRAL DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, EXCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE  
225 WEST GUAVA STREET  
LADY LAKE, FLORIDA 32159