



City of North Port

ORDINANCE NO. 99-1

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, PROVIDING FOR FINDINGS; ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE COMPRISING 306.0720± ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 - FINDINGS:

- 1.01 The Florida Legislature created and amended Chapter 190, Florida Statutes to provide an alternative method to finance and manage basic services for community development.
- 1.02 PANACEA FUNDING, INC. ("Petitioner") has petitioned the City of North Port to grant the establishment of the Lakeside Plantation Community Development District (the "District").
- 1.03 A public hearing has been conducted by the City of North Port Commissioners in accordance with the requirements and procedures of Section 190.005(2), Florida Statutes.
- 1.04 The District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers.

CERTIFIED:


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- 1.05 The creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan.
- 1.06 The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
- 1.07 The creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 1.08 The proposed 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.
- 1.09 The area that will be served by the District is amenable to separate special-district government.
- 1.10 The City of North Port Commissioners have considered the record of the public hearing and has decided that the establishment of the Lakeside Plantation Community Development District is the best alternative means to provide certain basic services to the community.
- 1.11 The City of North Port Commissioners find that the Lakeside Plantation Community Development District shall have the general powers described in Section 190.011, Florida Statutes, and that it is in the public interest of all the citizens of the City of North Port that the District have such general powers.
- 1.12 The City of North Port Commissioners find that the Lakeside Plantation Community Development District shall have the special powers described in Section 190.012, Florida Statutes, and that it is in the public interest of all the citizens of North Port that the District have such special powers.
- 1.13 All statements contained within the petition are true and correct.

CERTIFIED:


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SURVEYOR'S DESCRIPTION (Parcel 1)

A parcel of land lying in Section 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

Commence at a 4" x 4" concrete monument (D.O.T.) at the Southwest corner of said Section 18, thence, South 89°42'41" East, along the South Line of said Section 18, a distance of 100.00 feet to a 5/8" iron rod and cap (D.O.T.) on the monumented East Right-of-Way Line of Toledo Blade Boulevard and the POINT OF BEGINNING:

Thence, North 00°31'54" East, along said Right-of-Way Line, a distance of 2302.50 feet; thence, South 89°28'06" East, a distance of 1484.70 feet; thence, South 08°31'51" West, a distance of 142.59 feet; thence, South 89°42'41" East, a distance of 2553.50 feet; thence, South 75°28'32" East, a distance of 2441.83 feet; thence, South 00°17'19" West, a distance of 1554.58 feet to the South Line of said Section 17; thence, North 89°42'41" West, along the South Line of said Sections 17 and 18, a distance of 6422.15 feet to the POINT OF BEGINNING.

Said lands containing 306.0726 acres more or less.

Said lands situate lying and being in Sarasota County, Florida.

CERTIFIED:

[Signature]
3-4-99

