

Summary of Ordinance

The purpose of this ordinance is to amend the boundaries of the Esplanade at McKinnon Groves Community Development District (CDD) to remove approximately 2.96 acres from the District, inadvertently included in the CDD's boundaries, and add 0.15 to the District, for a total acreage of 323.60 +/- acres, and to change the name of the CDD to the "EA McKinnon Groves Community Development District."

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. 2025 - 09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING ORDINANCE 2024-23 TO ADJUST THE BOUNDARIES OF THE ESPLANADE AT MCKINNON GROVES COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED LAKE COUNTY AND CONTAINING APPROXIMATELY 323.60 ACRES, AS AMENDED; TO CHANGE THE NAME OF THE DISTRICT; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE AMENDMENT OF THE BOUNDARIES FOR THE ESPLANADE AT MCKINNON GROVES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 6, 2024, the Board of County Commissioners ("Board") of Lake County, Florida ("County") enacted Ordinance 2024-23, establishing the Esplanade at McKinnon Groves Community Development District ("District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District has petitioned the Board to amend the boundaries of the District and to change of the name of the District from "Esplanade at McKinnon Groves Community Development District" to "EA McKinnon Groves Community Development District"; and

WHEREAS, the Board, 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 Sections 190.005(1)(e) and 190.046(1)(f), Florida Statutes:

1. The petition is complete and meets the requirements of Sections 190.005(1)(e) and 190.046(1)(f), Florida Statutes, and all statements contained within the petition are true and correct.
2. The amendment 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 District, as amended, is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District, as amended, 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, as amended, 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, as amended, is amenable to separate special-district government.

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

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

WHEREAS, on the 4th day of March 2025, this application was presented to the Board for consideration.

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

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

Section 2. Authority of Ordinance. This Ordinance is adopted pursuant to Section 190.005(2) and Section 190.046, Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Amendment of the Esplanade at McKinnon Groves Community Development District. The District, as amended, shall encompass 323.60 acres, and exists within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

1
2 **Section 4. Amendment To Section 5 of Ordinance No. 2024-23.** Section 5 of
3 Ordinance No. 2024-23 is hereby amended and restated as set forth below:
4

5 The community development district herein established shall henceforth be known
6 as the “EA McKinnon Groves Community Development District.”
7

8 **Section 5. All Other Conditions to Remain Unchanged.** All other terms and
9 conditions or Ordinance 2024-23 shall remain unchanged and enforceable in accordance with the
10 terms expressed therein.
11

12 **Section 6. Administrative Correction of Scrivener’s Errors.** The administrative
13 correction of typographical and/or scrivener’s errors in this Ordinance which do not affect the
14 intent may be authorized by the County Manager or designee, without need of public hearing, by
15 filing a corrected or recodified copy of same with the County Clerk.
16

17 **Section 7. Severability.** If any section, sentence, clause, phrase or word of this
18 Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such
19 holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be
20 construed to have been the Commissioners’ intent to pass this Ordinance without such
21 unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the
22 exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been
23 included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
24 person, groups of persons, property, kind of property, circumstances or set of circumstances, such
25 holding shall not affect the applicability thereof to any other person, property or circumstances. If
26 any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional
27 by any court of competent jurisdiction then said holding shall in no way affect the validity of the
28 remaining portions of this ordinance.
29

30 **Section 8. Filing with the Department of State.** The Clerk shall be and is hereby
31 directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the
32 State of Florida in accordance with Section 125.66, Florida Statutes.
33

34 **Section 9. Effective Date.** This Ordinance shall become effective upon filing with the
35 Florida Department of State.
36

37 ENACTED this 4th day of March 2025.

38
39 FILED with the Secretary of State the 5th day of March, 2025.
40
41

1
2 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

3
4
5
6 Gary J. Cooney, Clerk of the
7 Board of County Commissioners of
8 Lake County, Florida



Leslie Campione
Leslie Campione, Chairman

This 4th day of March, 2025.

9
10
11 Approved as to form and legality:

12 Melanie Marsh 3/4/25
13
14 Melanie Marsh, County Attorney

1

EXHIBIT "A", Legal Description, As Amended

LEGAL DESCRIPTION	SKETCH OF DESCRIPTION																																	
A parcel of land being a portion of Sections 1 and 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows: Begin at the Northwest corner of the Northeast ¼ of Section 12, Township 23 South, Range 26 East, Lake County, Florida; thence N00°27'19"E, along the West line of the Southeast ¼ of Section 1, Township 23 South, Range 26 East, Lake County, Florida, a distance of 882.95 feet; thence departing said West line, run S89°39'19"E, a distance of 170.59 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 395.65 feet and a Central Angle of 39°50'08"; thence run Northeasterly along the arc of said curve, a distance of 275.08 feet (Chord Bearing = N61°43'50"E, Chord = 269.58 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 731.36 feet and a Central Angle of 50°27'11"; thence run Northerly along the arc of said curve, a distance of 644.01 feet (Chord Bearing = N03°47'44"W, Chord = 623.41 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,240.34 feet and a Central Angle of 30°05'06"; thence run Northerly along the arc of said curve, a distance of 651.28 feet (Chord Bearing = N15°24'14"E, Chord = 643.82 feet) to a point; thence run N28°25'46"E, a distance of 232.71 feet; thence run N61°34'14"W, a distance of 55.07 feet to the Point of Curvature of a curve concave to the South, having a Radius of 960.00 feet and a Central Angle of 28°06'19"; thence run Westerly along the arc of said curve, a distance of 470.91 feet (Chord Bearing = N75°37'24"W, Chord = 466.20 feet) to the Point of Tangency; thence run N89°40'33"W, a distance of 134.87 feet; thence run N00°27'19"E, a distance of 20.39 feet to a Point on the South Right of Way line of Hartwood Marsh Road; thence S89°08'29"E, along said South Right of Way line, a distance of 1,070.11 feet; thence departing said South Right of Way line, run S03°51'55"W, a distance of 37.93 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 45.00 feet and a Central Angle of 41°40'57"; thence run Southerly along the arc of said curve, a distance of 32.74 feet (Chord Bearing = S22°17'20"E, Chord = 32.02 feet) to a point; thence S01°18'11"E, a distance of 137.59 feet; thence S24°18'47"W, a distance of 82.53 feet; thence S61°34'14"E, a distance of 203.18 feet; thence N28°25'46"E, a distance of 65.00 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 50.00 feet and a Central Angle of 62°04'38"; thence run Northeasterly along the Arc of said curve, a distance of 54.17 feet (Chord Bearing = N59°28'05"E, Chord = 51.56 feet) to a Point of Tangency; thence S89°29'36"E, a distance of 409.77 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 75.00 feet and a Central Angle of 30°20'02"; thence run Easterly along the Arc of said curve, a distance of 39.71 feet (Chord Bearing = S74°19'35"E, Chord = 39.24 feet) to a Point of Tangency; thence S59°09'34"E, a distance of 90.41 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 860.00 feet and a Central Angle of 02°43'28"; thence run Northeasterly along the arc of said curve, a distance of 40.90 feet (Chord Bearing = N33°58'32"E, Chord = 40.89 feet) to a point; thence run N54°41'33"W, a distance of 76.83 feet; thence N27°55'03"W, a distance of 58.56 feet; thence N01°08'34"W, a distance of 213.88 feet to a Point on the South Right of Way line of Hartwood Marsh Road; thence S89°08'29"E, along said South Right of Way line, a distance of																																		
ABBREVIATIONS/LEGEND <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">SFC. SECTION</td> <td style="width: 33%;">R. RADIUS</td> <td style="width: 33%;"></td> </tr> <tr> <td>TWP. TOWNSHIP</td> <td>L. LENGTH</td> <td></td> </tr> <tr> <td>RNG. RANGE</td> <td>CB. CHORD BEARING</td> <td></td> </tr> <tr> <td>S. SOUTH</td> <td>CD. CHORD DISTANCE</td> <td></td> </tr> <tr> <td>E. EAST</td> <td>CA. CENTRAL ANGLE</td> <td></td> </tr> <tr> <td>G.R.B. OFFICIAL RECORDS BOOK</td> <td>PC. POINT OF CURVATURE</td> <td></td> </tr> <tr> <td>P.G.S. PAGES</td> <td>PT. POINT OF TANGENCY</td> <td></td> </tr> <tr> <td>TEMP. TEMPORARY</td> <td>NT. NON TANGENT</td> <td></td> </tr> <tr> <td>NO./# NUMBER</td> <td>PRC. POINT OF REVERSE CURVE</td> <td></td> </tr> <tr> <td>● DESCRIPTIVE POINT</td> <td>PCC. POINT OF COMPOUND CURVE</td> <td></td> </tr> <tr> <td>P.S.M. PROFESSIONAL SURVEYOR & MAPPER</td> <td></td> <td></td> </tr> </table>	SFC. SECTION	R. RADIUS		TWP. TOWNSHIP	L. LENGTH		RNG. RANGE	CB. CHORD BEARING		S. SOUTH	CD. CHORD DISTANCE		E. EAST	CA. CENTRAL ANGLE		G.R.B. OFFICIAL RECORDS BOOK	PC. POINT OF CURVATURE		P.G.S. PAGES	PT. POINT OF TANGENCY		TEMP. TEMPORARY	NT. NON TANGENT		NO./# NUMBER	PRC. POINT OF REVERSE CURVE		● DESCRIPTIVE POINT	PCC. POINT OF COMPOUND CURVE		P.S.M. PROFESSIONAL SURVEYOR & MAPPER			(CONTINUED ON SHEET 2)
SFC. SECTION	R. RADIUS																																	
TWP. TOWNSHIP	L. LENGTH																																	
RNG. RANGE	CB. CHORD BEARING																																	
S. SOUTH	CD. CHORD DISTANCE																																	
E. EAST	CA. CENTRAL ANGLE																																	
G.R.B. OFFICIAL RECORDS BOOK	PC. POINT OF CURVATURE																																	
P.G.S. PAGES	PT. POINT OF TANGENCY																																	
TEMP. TEMPORARY	NT. NON TANGENT																																	
NO./# NUMBER	PRC. POINT OF REVERSE CURVE																																	
● DESCRIPTIVE POINT	PCC. POINT OF COMPOUND CURVE																																	
P.S.M. PROFESSIONAL SURVEYOR & MAPPER																																		
NOTES BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH. REQUESTED BY: TAYLOR MORRISON																																		
DATE OF SKETCH 10/24/2023 SCALE 1" = 600' F.B. PAGE SECTIONS 1 & 12 TWP. 23 S. RNG. 26 E. JOB NO. 23-386	REVISIONS REVISED CDD BOUNDARY 1/3/2024 REVISED CDD BND. & LEGAL 4/25/2024 REVISED CDD BND. & LEGAL 8/21/2024 SHEET 1 OF 4	JOHNSTON'S SURVEYING INC. 900 Cross Profile Parkway, Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140 <i>R.D.B.</i> 8/21/2024 RICHARD D. BROWN, P.S.M. #5700 (DATE) NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL																																

2

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION (Continued)

896.96 feet to the East line of the Southeast $\frac{1}{4}$ of Section 1, Township 23 South, Range 26 East, Lake County, Florida; thence departing said South Right of Way line, run S00°49'51"W, along said East line, a distance of 2,615.78 feet to the South line of said Section 1; thence departing said East line, run N88°52'56"W, along said South line, a distance of 1,318.74 feet; thence departing said South line, run S00°31'14"W, a distance of 1323.14 feet; thence S89°11'54"E, a distance of 120.55 feet; thence S49°21'50"E, a distance of 1,567.13 feet to a point on the East line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 23 South, Range 26 East, Lake County, Florida; thence S00°30'44"W, along said East line, a distance of 311.99 feet; thence S00°30'07"W, along the East line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 12, a distance of 2,614.67 feet to a point on the North Right of Way line of Phil C. Peters Road; thence departing said East line, run N89°24'12"W, a distance of 1,322.55 feet to a point on the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence departing said North Right of Way line, run N00°34'44"E, along said West line, a distance of 2,612.11 feet to a point on the South line of the Northeast $\frac{1}{4}$ of said Section 12; thence departing said West line, run N89°25'40"W, along said South line, a distance of 1,321.80 feet to a point on the West line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12; thence departing said South line, run N00°34'09"E, along said West line, a distance of 1,321.80 feet; thence N00°38'58"E, along the West line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12, a distance of 1,320.78 feet to the Point of Beginning.

Containing 323.46 acres, more or less

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	395.65'	39°50'08"	275.08'	N61°43'50"E	269.58'
C2	731.36'	50°27'11"	644.01'	N03°47'44"W	623.41'
C3	1240.34'	30°05'06"	651.28'	N15°24'14"E	643.82'
C4	45.00'	41°40'57"	32.74'	S22°17'20"E	32.02'
C5	50.00'	62°04'38"	54.17'	N59°28'05"E	51.56'
C6	75.00'	30°20'02"	39.71'	S74°19'35"E	39.24'
C7	960.00'	28°06'19"	470.91'	N75°37'24"W	466.20'
C8	860.00'	2°43'29"	40.90'	N33°58'32"E	40.89'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°39'19"E	170.59'
L2	N28°25'46"E	232.71'
L3	N61°34'14"W	55.07'
L4	S89°08'29"E	1070.11'
L5	S03°51'55"W	37.93'
L6	S01°18'11"E	137.59'
L7	S24°18'47"W	82.53'
L8	S61°34'14"E	203.18'
L9	N28°25'46"E	65.00'
L10	S89°29'36"E	409.77'

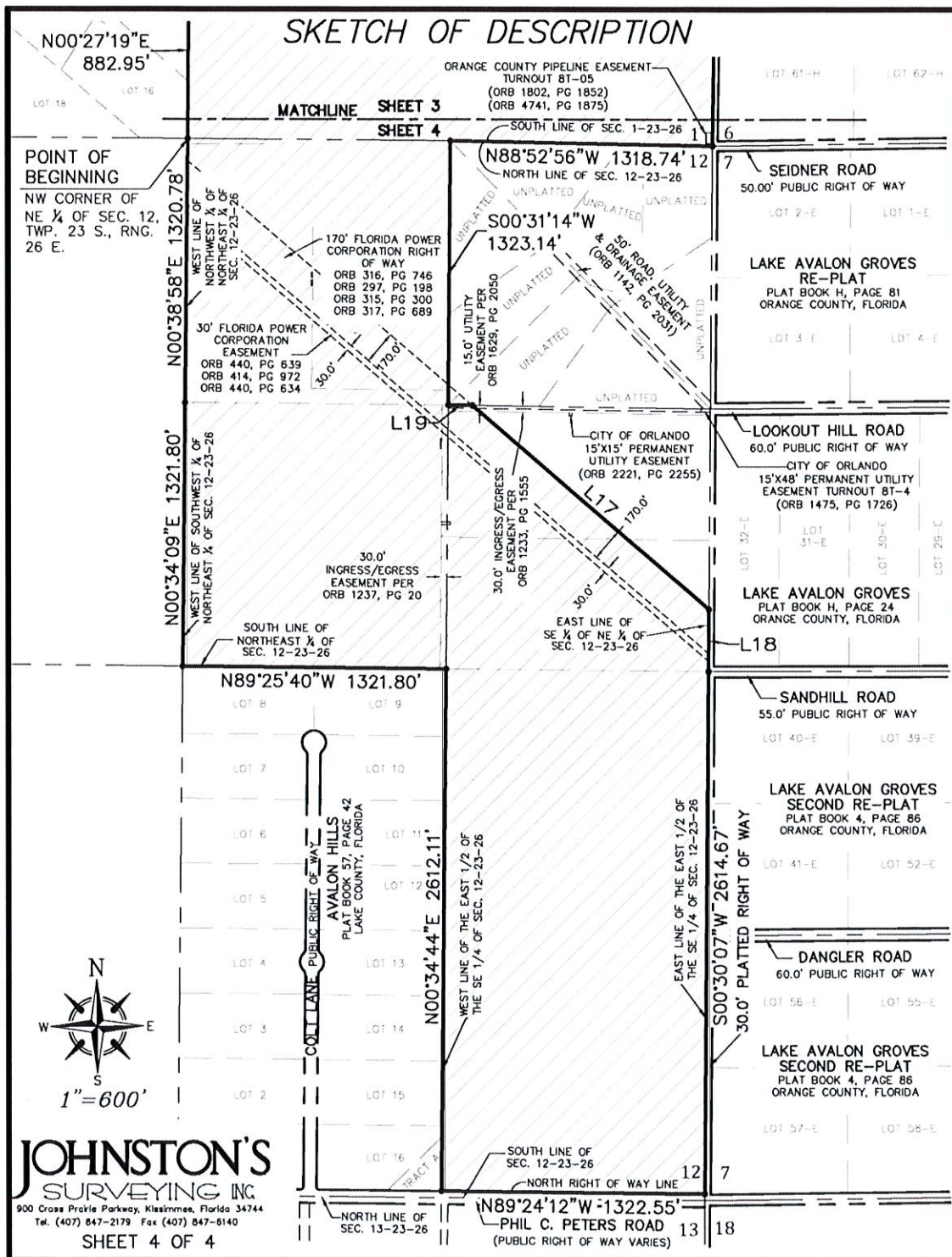
LINE TABLE

LINE #	DIRECTION	LENGTH
L11	S59°09'34"E	90.40'
L12	N89°40'33"W	134.87'
L13	N54°41'33"W	76.79'
L14	N27°55'03"W	58.56'
L15	N01°08'34"W	213.88'
L16	S89°08'29"E	896.96'
L17	S49°21'50"E	1567.13'
L18	S00°30'44"W	311.99'
L19	S89°11'54"E	120.55'
L20	N00°27'19"E	20.39'

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 4







FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 6, 2025

Gary J. Cooney
Clerk
Lake County
315 W. Main Street
Tavares, FL 32778

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. 2025-09, which was filed in this office on March 5, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp