ORDINANCE NO. _____21-17_____

**AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ESTABLISHING .
THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO
CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND
POWER OF THE DISTRICT; PROVIDING FOR THE BOARD OF
SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT
BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING
FOR MISCELLANEOUS PROVISIONS; AND PROVIDING AN EFFECTIVE
DATE. (TARA OAKS CDD-1)**

WHEREAS, Sayed Moukhtara (the "Petitioner") has petitioned the City Commission for the
City of Leesburg, Florida, (the "City") to adopt an ordinance establishing the boundaries of the Tara
Oaks Community Development District (the "District") pursuant to Chapter 190, Florida Statutes,
and granting certain special powers; and

WHEREAS, the City, in determining whether to establish the District boundaries, has
considered and finds that all statements contained in the Petition to establish the Tara Oaks
Community Development District ("the Petition") are true and correct; and

WHEREAS, the City has considered and finds that the establishment of the District is not
inconsistent with any applicable element or portion of the applicable Comprehensive Plan; and

WHEREAS, the City has considered and finds that the area of land within the District is a
sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional
interrelated community; and

WHEREAS, the City has considered and finds that the District is the best alternative for
delivering the community development services and facilities to the area that will be served by the
District; and

WHEREAS, the City has considered and finds that the community development services and
facilities of the District will not be incompatible with the capacity and uses of exiting local and
regional community development services and facilities; and

WHEREAS, the city has considered and finds that the area that will be served by the District
is amenable to separate special –district government; and

WHEREAS, a duly noticed public hearing on the Petition was held prior to the adoption of
this Ordinance establishing the District.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of
Leesburg, Florida, as follows:

SECTION 1: AUTHORITY. This ordinance is adopted in compliance with and pursuant to
the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (2020).

SECTION 2: DISTRICT NAME. There is hereby created a community Development
district situated entirely within incorporated Leesburg, Florida, which District shall be known as the

"Tara Oaks Community Development District."

SECTION 3: EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit A attached hereto, the overall parcel containing 194.15 acres of land, more or less.

SECTION 4: FUNCTIONS AND POWERS. The powers and functions of the District are described in Chapter 190, Florida Statues (2020) as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statues, as created by general law. The District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems facilities for (a) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may contract with the City for an increased level of such services within the proposed District boundaries, all as authorized and described by Section 190.012(2), Florida Statutes. The District shall not provide utility service (water, wastewater reuse, electricity, cable television, telephone or other telecommunications, dial up or broadband internet, solid waste collection and disposal, or any other utility service.

SECTION 5: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the Districts Board of Supervisors are:

Name: Sylvia Moukhtara Nemer
Address: 7717 NW 20th Lane
Gainesville, Florida 32605

Name: Chris Gumer
Address: 1135 NW 23rd Ave. Suite G
Gainesville, Florida 32609

Name: Chris Potts
Address: 3530 NW 43rd Street
Gainesville, Florida 32606

Name: Michel Moukhtara
Address: 1035 SE Lake Lane
Gainesville, Florida 32656

Name: Clifton Fischer
Address: 5504 Haines Road N.
St. Petersburg, Florida 33714

All of the above listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 6: NOTICE TO PURCHASERS. Any and all agreements for the sale of property within the boundaries of the district must include the disclosure statement required in

Section 190.048, Florida Statues (2020) or any successor provision thereto. This requi8rement shall apply not only to the initial sale of a parcel, but also to all subsequent sellers, successors and assigns, for the life of the District.

SECTION 7: SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.
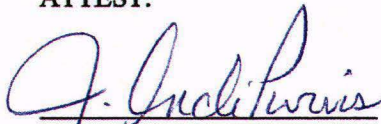
SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect upon its passage and adoption pursuant to general law.
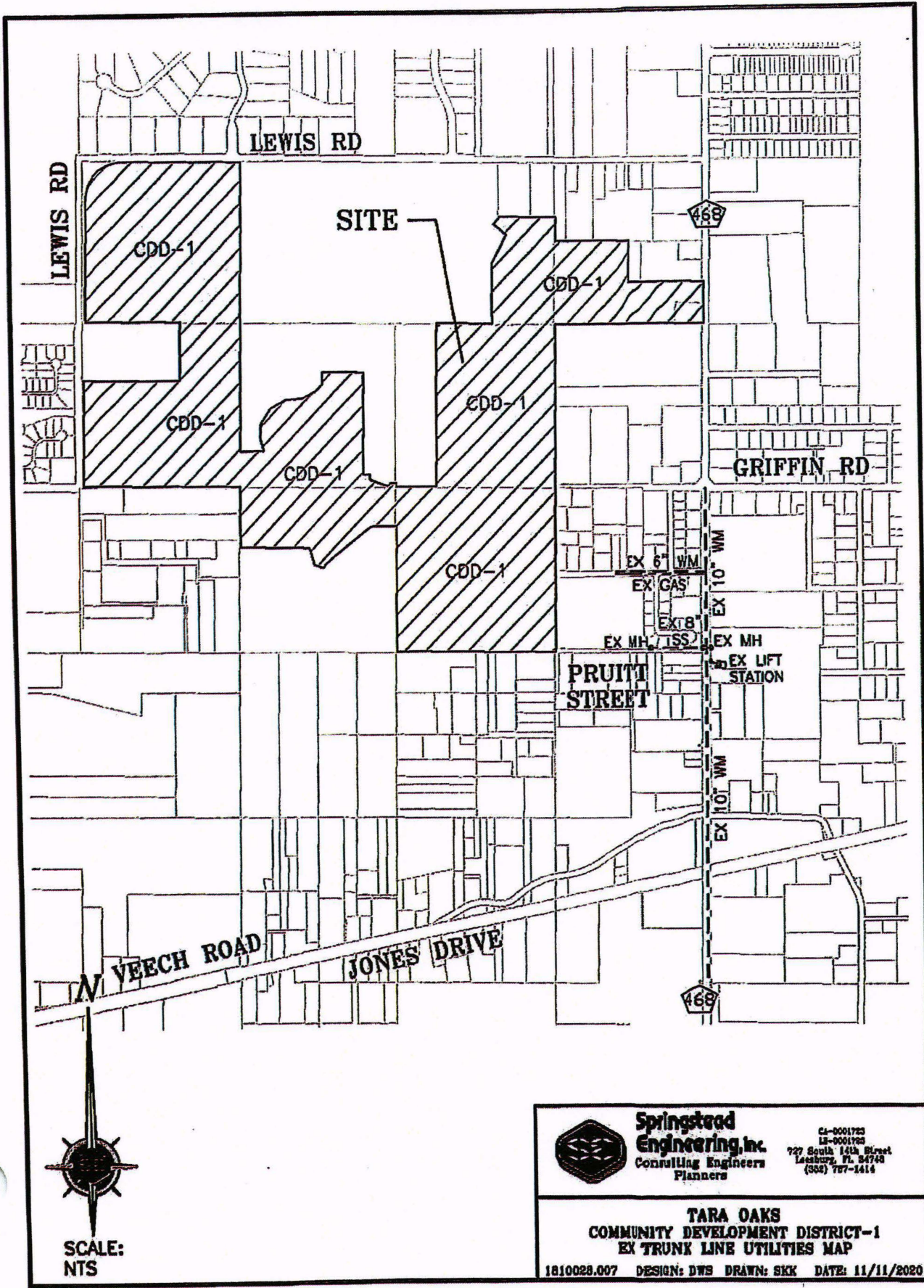
PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 24th day of May 2021.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

LEWIS RD

LEWIS RD

SITE

CDD-1

CDD-1

CDD-1

CDD-1

CDD-1

CDD-1

468

GRIFFIN RD

EX 6" WM
EX GAS
EX 10" WM
EX 8"
EX MH. ISS
EX MH
PRUITT
STREET
EX LIFT
STATION

EX 10" WM

VEECH ROAD

JONES DRIVE

468

N

SCALE:
NTS

Springstead
Engineering, Inc.
Consulting Engineers
Planners

CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT-1
EX TRUNK LINE UTILITIES MAP
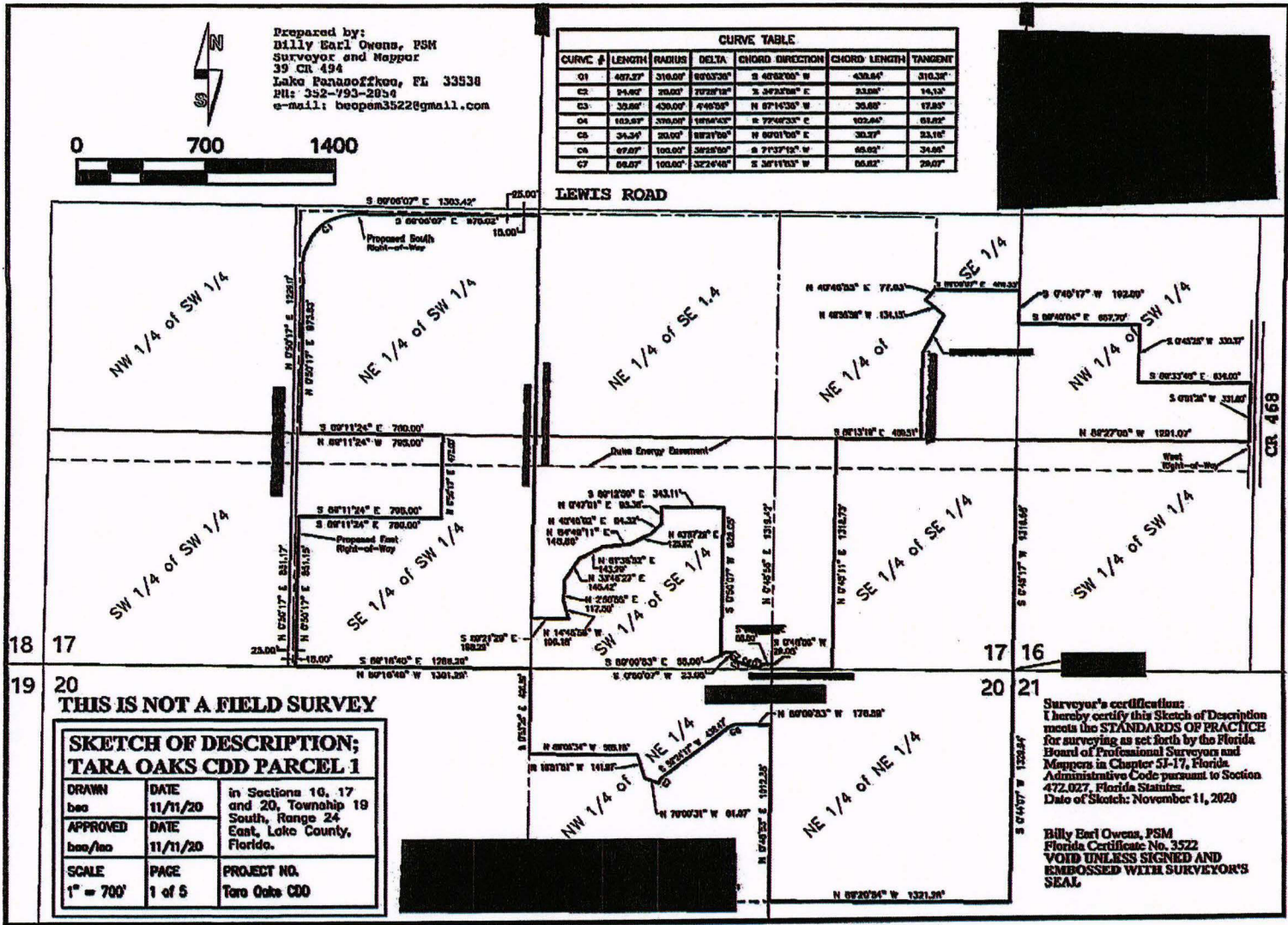1810028.007   DESIGN: DWS   DRAWN: SKK   DATE: 11/11/2020

Prepared by:
Billy Earl Owens, PSM
Surveyor and Mapper
39 CR 494
Lake Panasoffkee, FL 33538
PH: 352-793-2054
e-mail: beopem3522@gmail.com

0   700   1400

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	467.27'	310.00'	86°03'30"	S 46°52'00" W	430.84'	310.38'
C2	34.60'	20.00'	70°28'18"	S 34°37'06" E	33.08'	14.13'
C3	30.68'	430.00'	4°46'55"	N 87°14'38" W	30.68'	17.05'
C4	103.97'	310.00'	19°04'43"	S 77°46'33" E	102.44'	61.02'
C5	34.34'	20.00'	98°21'00"	N 60°01'00" E	30.27'	23.15'
C6	67.07'	100.00'	38°25'00"	S 7°37'13" W	65.82'	34.86'
C7	66.07'	100.00'	32°24'40"	S 34°11'83" W	66.62'	29.07'

LEWIS ROAD

S 89°06'07" E 1303.42'
S 89°06'07" E 870.02'
Proposed South Right-of-Way

NW 1/4 of SW 1/4

NE 1/4 of SW 1/4

NE 1/4 of SE 1.4

NE 1/4 of SE 1/4

NE 1/4 of

SE 1/4

NW 1/4 of SW 1/4

CR 468

Duke Energy Easement
West Right-of-Way

SW 1/4 of SW 1/4

SE 1/4 of SW 1/4

SW 1/4 of SE 1/4

SE 1/4 of SE 1/4

SW 1/4 of SW 1/4

Proposed East Right-of-Way

18 17
19 20

17 16
20 21

THIS IS NOT A FIELD SURVEY

SKETCH OF DESCRIPTION; TARA OAKS CDD PARCEL 1

DRAWN	DATE	in Sections 16, 17 and 20, Township 19 South, Range 24 East, Lake County, Florida.
bea	11/11/20	
APPROVED	DATE	
bea/lao	11/11/20	
SCALE	PAGE	PROJECT NO.
1" = 700'	1 of 5	Tara Oaks CDD

NW 1/4 of NE 1/4

NE 1/4 of NE 1/4

TARA OAKS PARCEL 1 CDD DESCRIPTION
In Sections 16, 17 and 20, Township 19 South, Range 24 East, Lake County, Florida
November 11, 2020

That part of Sections 16, 17 and 20, Township 19 South, Range 24 East, Lake County, Florida, described as follows; Begin at the northeast corner of said Section 20 and run S 00°44'07" W, along the east boundary of the Northeast ¼ of the Northeast ¼ of said Section 20, a distance of 1329.94 feet, to the southeast corner of said Northeast ¼ of the Northeast ¼; thence N 89°20'54" W, along the south boundary of said Northeast ¼ of the Northeast ¼, a distance of 1321.28 feet, to the southwest corner of said Northeast ¼ of the Northeast ¼; thence N 00°48'53" E, along the west boundary of said Northeast ¼ of the Northeast ¼, a distance of 1012.38 feet; thence leaving said west boundary, run N 89°09'53" W, a distance of 176.59 feet, to the Point of Curvature of a curve concave southerly and having a radius of 100.00 feet; thence westerly, along the arc of said curve, through a central angle of 38°25'50", a distance of 67.07 feet, to the Point of Tangency; thence S 52°24'17" W, a distance of 438.47 feet, to the Point of Curvature of a curve concave southeasterly and having a radius of 100.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 32°24'48", a distance of 56.57 feet, to the Point of Tangency; thence N 70°00'31" W, a distance of 81.87 feet; thence N 16°51'51" W, a distance of 141.97 feet; thence N 89°06'34" W, a distance of 585.15 feet, to the west boundary of the Northwest ¼ of the Northeast ¼ of the aforesaid Section 20; thence N 00°53'26" E, along said west boundary, a distance of 490.69 feet, to the northwest corner of the Northwest ¼ of the Northeast ¼ of Section 20, same being the southeast corner of the Southeast ¼ of the Southwest ¼ of the aforesaid Section 17, Township 19 South, Range 24 East; thence N 89°16'40" W, along the south boundary of said Southeast ¼ of the Southwest ¼, a distance of 1286.29 feet, to the proposed east right-of-way of LEWIS ROAD; thence N 00°50'17" E, along said proposed east right-of-way, a distance of 851.15 feet; thence leaving said east right-of-way, run S 89°11'24" E, a distance of 780.00 feet; thence N 00°50'17" E, a distance of 473.00 feet; thence N 89°11'24" W, a distance of 780.00 feet, to the aforesaid proposed east right-of-way of LEWIS ROAD; thence N 00°50'17" E, along said east right-of-way, a distance of 973.83 feet, to the Point of Curvature of a curve concave southeasterly and having a radius of 310.00 feet; thence northeasterly, along the arc of said curve, and proposed right-of-way for LEWIS ROAD, through a central angle of 90°03'36", a distance of 487.27 feet, to the Point of Tangency, said point being on the proposed south right-of-way of said LEWIS ROAD; thence S 89°06'07" E, along said proposed south right-of-way, a distance of 978.02 feet, to the east boundary of the Southwest ¼ of the aforesaid Section 17; thence S 00°53'00" W, along said east boundary, a distance of 2319.36 feet; thence leaving said east boundary, run S 89°21'29" E, a distance of 198.29 feet; thence N 14°48'59" W, a distance of 106.18 feet; thence N 02°50'55" E, a distance of 117.80 feet; thence N 33°46'27" E, a distance of 145.42 feet; thence N 61°36'52" E, a distance of 143.29 feet; thence N 84°49'11" E, a

distance of 148.86 feet; thence N 63°57'29" E, a distance of 125.92 feet; thence N 45°46'02" E, a distance of 84.32 feet; thence N 00°47'01" E, a distance of 95.38 feet; thence S 89°12'59" E, a distance of 343.11 feet; thence S 00°50'07" W, a distance of 828.05 feet; thence S 89°09'53" E, a distance of 55.00 feet; thence S 00°50'07" W, a distance of 23.05 feet, to the Point of Curvature of a curve concave northeasterly and having a radius of 20.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 70°28'12", a distance of 24.60 feet, to a Point of Reverse Curve; thence run easterly, along the arc of said reverse curve concave southwesterly and having a radius of 430.00 feet, through a central angle of 04°46'55", a distance of 35.89 feet, to a Point of Reverse Curve; thence run easterly along the arc of said reverse curve concave northerly and having a radius of 370.00 feet, through a central angle of 15°56'43", a distance of 102.97 feet, to the Point of Compound Curve; thence along the arc of said compound curve concave northerly and having a radius of 20.00 feet; thence northeasterly, along the arc of said curve, through a central angle of 98°21'59", a distance of 34.34 feet, to the Point of Tangency; thence S 89°11'04" E, a distance of 55.50 feet, to the east boundary of the Southwest ¼ of the Southeast ¼ of the aforesaid Section 17; thence S 00°48'56" W, along said east boundary, a distance of 29.05 feet, to the southeast corner of said Southwest ¼ of the Southeast ¼, same being the southwest corner of the Southeast ¼ of the Southeast ¼ of Section 17; thence S 89°20'30" E, along the south boundary of said Southeast ¼ of the Southeast ¼, a distance of 329.80 feet; thence N 00°48'11" E, a distance of 1318.73 feet, to the north boundary of said Southeast ¼ of the Southeast ¼; thence S 89°13'19" E, along said north boundary, a distance of 460.51 feet; thence N 00°46'41" E, a distance of 485.12 feet; thence N 28°14'24" E, a distance of 249.98 feet; thence N 49°56'59" W, a distance of 134.15 feet; thence N 40°46'55" E, a distance of 77.63 feet; thence S 89°06'07" E, a distance of 466.33 feet, to the east boundary of said Northeast ¼ of the Southeast ¼, of Section 17, same being the west boundary of the Northwest ¼ of the Southwest ¼ of Section 16, Township 19 South, Range 24 East; thence S 00°45'17" W, along said boundary line, a distance of 192.09 feet; thence S 89°40'04" E, a distance of 657.70 feet; thence S 00°45'25" W, a distance of 330.37 feet; thence S 89°33'48" E, a distance of 634.00 feet, to the west right-of-way of COUNTY ROAD 468; thence S 00°51'28" W, along said west right-of-way, a distance of 331.60 feet; thence leaving said west right-of-way, run N 89°27'05" W, a distance of 1291.07 feet, to the southwest corner of the Northwest ¼ of the Southwest ¼, of the aforesaid Section 16, same being the northeast corner of the Southeast ¼ of the Southeast ¼ of the aforesaid Section 17, Township 19 South, Range 24 East; thence S 00°45'17" W, along the east boundary of said Southeast ¼ of the Southeast ¼, a distance of 1316.66 feet, to the Point of Beginning and end of this description.

Area described contains 194.15 acres.