

ORDINANCE NO. 2017-21

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the Windward Community Development District, containing approximately 127.74 acres, pursuant to chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; specifying general and special powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing for severability; providing for conflict; and providing for an effective date.

RECITALS

WHEREAS, the Florida Legislature created and amended Chapter 190, *Florida Statutes*, to provide a uniform procedure to establish an independent special district as an alternative method to finance and manage basic services for community development; and

WHEREAS, K Hovnanian at Mystic Dunes, LLC. ("Petitioner"), having obtained written consent to the establishment of the District by the owners of one-hundred percent (100%) of the real property to be included in the District has filed a Petition to establish the Windward Community Development District (the "Petition"), with the Board of County Commissioners of Osceola County, Florida (the "County") pursuant to Section 190.005 (2) (a), *Florida Statutes*, to adopt an ordinance establishing the Windward Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*.and

WHEREAS, Petitioner is a Florida Limited Liability Company, authorized to do business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County, pursuant to the Section 190.05(2)(b), *Florida Statutes*.

WHEREAS, upon consideration of the record established at that hearing, the Board of County Commissioners of Osceola County, Florida, has considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(b) & (c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the County has determined pursuant to the information contained within the Petition and based on an investigation by County Staff and otherwise being fully advised as to the facts and circumstances contained within the Petition: : that the statements within the Petition are true and correct, that 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, that the

area of land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as one functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as state above, the Board of County Commissioners of Osceola County, Florida has decided to grant the Petitioner's Petition to establish the Windward Community Development District; and ; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described within the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, THIS ____ DAY OF _____, 2017, AS FOLLOWS:

SECTION 1. RECITALS. The above Recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. ESTABLISHMENT AND NAME OF THE DISTRICT. There is hereby established a community development district situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the Windward Community Development District.

SECTION 4. GRANT OF PETITION. The Petition to establish the Windward Community Development District is hereby granted and a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit A of the Petition attached hereto and incorporated by reference, encompassing 127.74 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 6. FUNCTIONS AND POWERS. The District shall exercise the general powers provided for in Section 190.011, all special powers authorized in Section 190.012 (1), and those certain special powers consented by the County which include Sections 190.012 (2) (a) & (d), *Florida Statutes*, as well as Section 190.012 (2) (f), *Florida Statutes*. .

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Jennifer Zamfina, Bennett Ruedas, Jimmy Clark, Thomas Franklin, and Walter Beeman Jr. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. CONFLICT. Any ordinance or part thereof, or any resolution or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 10. EFFECTIVE DATE. The Clerk shall file a certified copy of this Ordinance with the Department of State within ten (10) days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

[CONTINUED TO NEXT PAGE]

DULY ENACTED in regular session this 10th day of April, 2017

**BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA**

By: [Signature]
Chair / Vice Chair

**ATTEST:
OSCEOLA COUNTY CLERK OF BOARD**

By: [Signature]
Clerk / Deputy Clerk of the Board



As authorized for execution at the Board of
County Commissioners meeting of:

April 10, 2017
Ord. #2017-21

EXHIBIT "A"

Legal Description of Legal Boundaries

[ATTACHED BELOW]

LEGAL DESCRIPTION

PARCEL 1

A parcel of land comprising a portion of Tracts A and J5 of PALMS, according to the Plat thereof as recorded in Plat Book 13, Pages 101 through 108 and portions of Block B, FLORIDA FRUIT AND TRUCK LAND COMPANY according to the Plat thereof as recorded in Plat Book B, Page 68, all of the Public Records of Osceola County, Florida and lying in Section 15, Township 25 South, Range 27 East, Osceola County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Tract A of said plat of PALMS; thence run South 00°02'42" East along the West line of said Tract A also being the East right-of-way line of Formosa Gardens Boulevard as recorded in Official Records Book 1978, Page 93 of said Public Records for a distance of 505.24 feet; thence departing said West line and said East right-of-way line run North 89°57'18" East for a distance of 275.41 feet to the POINT OF BEGINNING; thence run North 66° 09' 32" East for a distance of 92.70 feet; thence run South 43° 18' 13" East for a distance of 754.83 feet; thence run South 53° 58' 10" East for a distance of 85.08 feet; thence run South 53° 04' 40" East for a distance of 55.83 feet; thence run South 47° 12' 10" East for a distance of 31.71 feet; thence run South 38° 12' 24" East for a distance of 90.25 feet; thence run South 57° 07' 42" East for a distance of 25.49 feet; thence run South 74° 17' 06" East for a distance of 24.19 feet to a point on a non tangent curve concave Westerly having a radius of 500.00 feet with a chord bearing of North 03° 17' 24" West and a chord distance of 352.93 feet; thence run Northwesterly through a central angle of 41° 19' 59" along the arc of said curve for a distance of 360.70 feet to a point of tangency; thence run North 23° 57' 24" West for a distance of 178.95 feet to a point on the South line of Tract J1, PALMS; thence run North 66° 03' 20" East along said South line for a distance of 80.00 feet; thence departing said South line run South 23° 57' 24" East for a distance of 178.93 feet to the point of curvature of a curve concave Westerly having a radius of 580.00 feet with a chord bearing of South 00° 26' 37" East and a chord distance of 462.79 feet; thence run Southwesterly along the arc of said curve through a central angle of 47° 01' 33" for a distance of 476.04 feet to a point of tangency; thence run South 23° 04' 09" West for a distance of 186.72 feet to the point of curvature of a curve concave Easterly having a radius of 210.00 feet with a chord bearing of South 14° 31' 48" East and a chord distance of 256.26 feet; thence run Southeasterly along the arc of said curve through a central angle of 75° 11' 54" for a distance of 275.62 feet to a point of tangency; thence run South 52° 07' 45" East for a distance of 131.58 feet to the point of curvature of a curve, concave Southwesterly having a radius of 240.00 feet with a chord bearing of South 38° 35' 38" East and a chord distance of 112.34 feet; thence run Southeasterly along the arc of said curve through a central angle of 27° 04' 14" for a distance of 113.39 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 20.00 feet with a chord bearing of South 56° 40' 47" East and a chord distance of 20.97 feet; thence run Southeasterly along the arc of said curve through a central angle of 63° 14' 31" for a distance of 22.08 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 110.00 feet with a chord bearing of South 52° 58' 25" East and a chord distance of 127.21 feet; thence run Southeasterly along the arc of said curve through a central angle of 70° 39' 13" for a distance of 135.65 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 25.00 feet with a chord bearing of South 48° 43' 29" East and a chord distance of 25.81 feet; thence run Southeasterly along the arc of said curve through a central angle of 62° 09' 21" for a distance of 27.12 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 299.76 feet with a chord bearing of South 66° 06' 52" East and a chord distance of 141.87 feet; thence run Southeasterly along the arc of said curve through a central angle of 27° 22' 35" for a distance of 143.23 feet to a point on a non tangent line; thence run South 52° 07' 45" East for a distance of 131.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 270.00 feet with a chord bearing of South 80° 47' 10" East and a chord distance of 258.97 feet; thence run Easterly along the arc of said curve through a central angle of 57° 18' 50" for a distance of 270.09 feet to a point on a non tangent curve concave Easterly having a radius of

265.23 feet with a chord bearing of North 07° 52' 04" East and a chord distance of 210.25 feet; thence run Northeasterly along the arc of said curve through a central angle of 46° 42' 02" for a distance of 216.19 feet to a point on a non tangent line; thence run North 58° 10' 52" West for a distance of 1.50 feet; thence run North 31° 48' 59" East for a distance of 121.25 feet; thence run North 29° 50' 54" East for a distance of 478.61 feet; thence run North 29° 50' 50" East for a distance of 9.48 feet to a point on non tangent curve concave Westerly having a radius of 180.00 feet with a chord bearing of North 03° 19' 11" West and a chord distance of 48.01 feet; thence run Northerly along the arc of said curve through a central angle of 15° 19' 36" for a distance of 48.15 feet to a point on a non tangent line; thence run North 15° 55' 54" West for a distance of 53.67 feet to the point of curvature of a curve, concave Southeasterly having a radius of 180.00 feet, with a chord bearing of North 39° 34' 43" East, and a chord distance of 296.72 feet, thence run Northeasterly along the arc of said curve through a central angle of 111° 01' 12" for a distance of 348.78 feet to a point on a non tangent line; thence run North 84° 12' 59" East for a distance of 17.93 feet; thence run North 29° 50' 51" East for a distance of 16.66 feet; thence run North 87° 56' 33" East for a distance of 67.78 feet; thence run North 69° 13' 20" East for a distance of 117.29 feet; thence run North 58° 50' 34" East for a distance of 76.43 feet; thence run North 33° 41' 40" East for a distance of 60.03 feet; thence run North 18° 25' 22" East for a distance of 102.70 feet; thence run North 48° 16' 14" East for a distance of 80.87 feet; thence run North 77° 16' 31" East for a distance of 86.83 feet; thence run North 85° 03' 22" East for a distance of 138.90 feet; thence run South 74° 17' 10" East for a distance of 78.02 feet; thence run South 79° 02' 47" East for a distance of 102.89 feet; thence run South 49° 40' 48" East for a distance of 72.65 feet; thence run South 35° 50' 57" East for a distance of 76.88 feet; thence run South 08° 04' 09" East for a distance of 93.57 feet; thence run South 05° 44' 36" West for a distance of 146.83 feet; thence run South 38° 30' 36" West for a distance of 5.25 feet; thence run North 80° 32' 14" West for a distance of 74.74 feet; thence run North 89° 42' 35" West for a distance of 121.47 feet; thence run South 82° 13' 48" West for a distance of 87.14 feet; thence run South 47° 32' 00" West for a distance of 98.88 feet; thence run South 31° 34' 10" West for a distance of 107.86 feet; thence run South 31° 07' 55" West for a distance of 106.35 feet; thence run South 12° 19' 13" West for a distance of 102.13 feet; thence run South 00° 54' 31" East for a distance of 70.11 feet; thence run South 25° 08' 14" East for a distance of 44.10 feet; thence run South 51° 02' 25" West for a distance of 20.91 feet; thence run South 23° 05' 14" East for a distance of 57.74 feet; thence run North 87° 41' 27" East for a distance of 42.67 feet; thence run South 16° 52' 28" West for a distance of 43.08 feet; thence run South 39° 15' 17" East for a distance of 75.53 feet; thence run South 49° 01' 12" East for a distance of 109.72 feet; thence run South 04° 58' 41" West for a distance of 53.28 feet; thence run South 14° 02' 50" West for a distance of 78.08 feet; thence run South 11° 42' 47" East for a distance of 116.75 feet; thence run South 53° 03' 03" East for a distance of 66.12 feet; thence run South 66° 05' 47" East for a distance of 120.82 feet; thence run North 71° 13' 34" East for a distance of 75.39 feet; thence run North 30° 25' 45" East for a distance of 76.18 feet; thence run North 13° 45' 57" East for a distance of 32.19 feet; thence run North 26° 29' 16" West for a distance of 80.11 feet; thence run North 31° 44' 56" West for a distance of 31.91 feet; thence run North 21° 39' 50" West for a distance of 117.03 feet; thence run North 04° 24' 55" West for a distance of 46.60 feet; thence run North 31° 38' 39" East for a distance of 88.41 feet; thence run North 18° 46' 33" East for a distance of 179.11 feet; thence run North 36° 45' 33" East for a distance of 116.77 feet; thence run North 28° 24' 37" East for a distance of 121.19 feet; thence run North 80° 01' 21" East for a distance of 75.80 feet; thence run North 85° 36' 38" East for a distance of 107.29 feet; thence run North 72° 45' 52" East for a distance of 101.51 feet; thence run North 55° 27' 27" East for a distance of 106.88 feet; thence run North 29° 28' 00" East for a distance of 100.39 feet; thence run North 15° 15' 23" East for a distance of 79.53 feet; thence run North 39° 59' 55" East for a distance of 18.53 feet; thence run South 46° 47' 08" East for a distance of 30.96 feet; thence run South 31° 52' 50" East for a distance of 75.54 feet; thence run South 37° 18' 25" East for a distance of 68.39 feet; thence run South 38° 44' 10" East for a distance of 65.02 feet; thence run South 40° 54' 21" East for a distance of 59.05 feet; thence run South 06° 11' 03" West for a distance of 32.39 feet; thence run South 07° 31' 22" West for a distance of 11.75 feet; thence run South 44° 35' 39" East for a distance of 105.19 feet to a point on a non tangent curve concave Northwesterly having a radius of 180.00 feet with a chord bearing of South 64° 56' 28" West and a chord distance of 176.83 feet; thence run Southwesterly along the arc of said curve through a central angle of 58° 50' 22" for a distance of 184.85 feet to a point on a non tangent line; thence run South 55° 30' 04" West for a distance of 129.69 feet to a point on a non tangent curve concave Northwesterly having a radius of 295.00 feet with a chord bearing of South 66° 16' 26" West and a chord distance of 98.64 feet; thence run Southwesterly along the arc of said curve through a central angle of 19° 14' 52" for a distance

of 99.10 feet to a point on a non tangent line; thence run South 26° 22' 20" West for a distance of 58.49 feet; thence run South 23° 59' 00" West for a distance of 61.96 feet; thence run South 39° 14' 00" West for a distance of 106.37 feet; thence run South 43° 35' 58" West for a distance of 104.42 feet; thence run South 28° 30' 34" West for a distance of 63.35 feet to a point on a non tangent curve, concave Westerly having a radius of 430.00 feet with a chord bearing of South 02° 29' 55" East and a chord distance of 234.10 feet; thence run Southerly along the arc of said curve through a central angle of 31° 35' 32" for a distance of 237.10 feet to a point on a non tangent line; thence run South 19° 52' 13" East for a distance of 5.76 feet; thence run South 23° 28' 54" East for a distance of 145.78 feet; thence run South 63° 36' 10" East for a distance of 60.73 feet; thence run South 27° 00' 17" East for a distance of 78.59 feet; thence run South 20° 19' 48" East for a distance of 170.80 feet; thence run South 16° 08' 01" East for a distance of 30.51 feet; thence run South 25° 48' 25" East for a distance of 73.73 feet; thence run South 25° 16' 06" East for a distance of 54.42 feet; thence run South 18° 52' 50" East for a distance of 98.92 feet; thence run South 32° 19' 47" East for a distance of 92.06 feet; thence run South 40° 24' 15" East for a distance of 85.16 feet; thence run South 42° 53' 58" East for a distance of 100.47 feet; thence run South 71° 07' 26" East for a distance of 50.51 feet; thence run North 47° 47' 48" East for a distance of 28.64 feet; thence run North 72° 03' 34" East for a distance of 17.32 feet; thence run South 57° 41' 13" East for a distance of 27.74 feet; thence run North 58° 29' 01" East for a distance of 46.16 feet; thence run North 53° 34' 40" East for a distance of 21.95 feet; thence run North 53° 36' 15" East for a distance of 43.66 feet; thence run North 35° 32' 33" East for a distance of 19.61 feet; thence run South 51° 32' 57" East for a distance of 68.31 feet; thence run South 11° 16' 50" West for a distance of 44.08 feet; thence run South 30° 22' 07" West for a distance of 72.73 feet; thence run South 19° 51' 42" West for a distance of 55.72 feet; thence run South 12° 39' 27" East for a distance of 115.95 feet; thence run South 50° 12' 22" East for a distance of 44.88 feet to the point of curvature of a curve concave Southwesterly having a radius of 879.00 feet, with a chord bearing of South 41° 11' 06" East, and a chord distance of 275.65 feet, thence run Southeasterly along the arc of said curve through a central angle of 18° 02' 32" for a distance of 276.79 feet to a point on a non tangent line; thence run South 03° 13' 44" East for a distance of 46.04 feet; thence run South 36° 08' 26" West for a distance of 15.39 feet; thence run South 76° 41' 43" West for a distance of 10.12 feet; thence run North 87° 34' 39" West for a distance of 30.62 feet; thence run South 81° 26' 38" West for a distance of 19.14 feet; thence run South 67° 24' 42" West for a distance of 16.85 feet; thence run South 59° 03' 51" West for a distance of 14.62 feet; thence run South 30° 46' 01" East for a distance of 10.73 feet; thence run South 59° 53' 08" West for a distance of 41.90 feet; thence run South 00° 22' 04" East for a distance of 586.14 feet to a point on the Northerly right-of-way line of Sand Hill Road according to Deed Book 149, Page 89 of the Public Records of Osceola County, Florida; thence run South 89° 37' 39" West along said Northerly right-of-way line for a distance of 1111.65 feet to a point on the Southerly line of INDIAN RIDGE VILLAS PHASE 1, according to Plat Book 8, Pages 141 and 142 of said Public Records, also being a point on a non tangent curve concave Northwesterly having a radius of 700.00 feet with a chord bearing of North 66° 28' 42" East and a chord distance of 549.62 feet; thence departing said Northerly right-of-way line run the following three (3) courses along the Southerly line of said INDIAN RIDGE VILLAS PHASE 1; Northeasterly along the arc of said curve through a central angle of 46° 13' 52" for a distance of 564.82 feet to a point of tangency; thence run North 43° 21' 46" East for a distance of 100.00 feet; thence run North 01° 38' 14" West for a distance of 110.30 feet to a point on the West line of Tract A, aforesaid PALMS; thence run the following two (2) courses along said West line; South 26° 00' 41" East for a distance of 344.36 feet; thence run South 31° 26' 32" East for a distance of 28.39 feet; thence departing said West line run North 00° 18' 23" West for a distance of 95.92 feet; thence run North 89° 41' 28" East for a distance of 173.90 feet to the point of curvature of a curve concave Northwesterly having a radius of 100.00 feet with a chord bearing of North 60° 03' 35" East and a chord distance of 98.88 feet; thence run Northeasterly along the arc of said curve through a central angle of 59° 15' 45" for a distance of 103.43 feet to a point on the non tangent East line of said Tract A, PALMS; thence run the following three (3) courses along said East line; North 27° 51' 29" West for a distance of 116.73 feet; thence run North 28° 13' 49" West for a distance of 43.19 feet; thence run North 28° 14' 27" West for a distance of 113.46 feet; thence departing said East line run South 70° 46' 59" West for a distance of 4.38 feet; thence run North 61° 40' 46" West for a distance of 43.30 feet; thence run North 47° 29' 22" West for a distance of 38.41 feet; thence run North 43° 05' 27" West for a distance of 57.24 feet; thence run North 32° 24' 56" West for a distance of 79.86 feet; thence run North 40° 13' 25" West for a distance of 88.74 feet; thence run North 29° 13' 09" West for a distance of 45.57 feet; thence run North 10° 04' 27" West for a distance of 45.78 feet; thence run North 11° 36' 04" East for a distance of 28.56

feet; thence run North 50° 11' 23" West for a distance of 694.43 feet to a point on a non tangent curve concave Northeasterly having a radius of 979.00 feet with a chord bearing of North 40° 17' 45" West and a chord distance of 293.82 feet; thence run Northwesterly along the arc of said curve through a central angle of 17° 15' 40" for a distance of 294.94 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 571.00 feet with a chord bearing of North 43° 32' 24" West and a chord distance of 234.99 feet; thence run Northwesterly along the arc of said curve through a central angle of 23° 44' 58" for a distance of 236.68 feet to a point of tangency; thence run North 55° 24' 53" West for a distance of 472.78 feet to the point of curvature of a curve concave Southwesterly having a radius of 221.00 feet with a chord bearing of North 76° 02' 57" West and a chord distance of 155.76 feet; thence run Westerly along the arc of said curve through a central angle of 41° 16' 08" for a distance of 159.18 feet to a point of tangency; thence run South 83° 18' 59" West for a distance of 334.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 121.00 feet with a chord bearing of South 73° 50' 19" West and a chord distance of 39.85 feet; thence run Southwesterly along the arc of said curve through a central angle of 18° 57' 21" for a distance of 40.03 feet to a point on a non tangent line; thence run North 25° 34' 27" West for a distance of 131.02 feet to a point on a non tangent curve concave Southeasterly having a radius of 255.00 feet with a chord bearing of South 62° 26' 11" West and a chord distance of 24.88 feet; thence run Southwesterly along the arc of said curve through a central angle of 05° 35' 34" for a distance of 24.89 feet to a point of reverse curvature of a curve concave Northerly having a radius of 350.00 feet with a chord bearing of North 85° 05' 02" West and a chord distance of 404.26 feet; thence run Westerly along the arc of said curve through a central angle of 70° 33' 07" for a distance of 430.98 feet to a point of reverse curvature of a curve concave Southerly having a radius of 12.00 feet with a chord bearing of South 85° 30' 41" West and a chord distance of 16.88 feet; thence run Westerly along the arc of said curve through a central angle of 89° 21' 40" for a distance of 18.72 feet to a point of compound curvature of a curve concave Southeasterly having a radius of 375.00 feet with a chord bearing of South 37° 31' 54" West and a chord distance of 43.17 feet; thence run Southwesterly along the arc of said curve through a central angle of 06° 35' 56" for a distance of 43.19 feet to a point on a non tangent line; thence run South 55° 46' 04" East for a distance of 120.00 feet to point a non tangent a curve concave Southeasterly having a radius of 255.00 feet with a chord bearing of South 26° 10' 45" West and a chord distance of 71.44 feet; thence run Southwesterly along the arc of said curve through a central angle of 16° 06' 21" for a distance of 71.68 feet to a point of tangency; thence run South 18° 07' 34" West for a distance of 195.14 feet to the point of curvature of a curve concave Northwesterly having a radius of 695.00 feet with a chord bearing of South 20° 21' 46" West and a chord distance of 54.24 feet; thence run Southwesterly along the arc of said curve through a central angle of 04° 28' 22" for a distance of 54.26 feet to a point on a non tangent line; thence run North 89° 36' 38" East for a distance of 44.75 feet; thence run South 00° 22' 21" East for a distance of 225.08 feet; thence run South 30° 08' 16" West for a distance of 640.15 feet; thence run South 00° 22' 21" East for a distance of 723.35 feet to a point on a non tangent curve concave Southwesterly having a radius of 174.94 feet with a chord bearing of North 45° 22' 25" West and a chord distance of 247.41 feet thence run Northwesterly along the arc of said curve through a central angle of 89° 59' 54" for a distance of 274.80 feet to a point on a non tangent line; thence run South 89° 37' 02" West for a distance of 78.50 feet; thence run North 89° 29' 20" West for a distance of 473.71 feet to the point of curvature of a curve concave Southerly having a radius of 300.00 feet with a chord bearing of South 84° 59' 32" West and a chord distance of 57.71 feet; thence run Westerly along the arc of said curve through a central angle of 11° 02' 18" for a distance of 57.80 feet to a point of reverse curvature of a curve concave Northerly having a radius of 195.00 feet with a chord bearing of South 81° 18' 25" West and a chord distance of 12.48 feet; thence run Westerly along the arc of said curve through a central angle of 03° 40' 05" for a distance of 12.48 feet to a point of tangency; thence run South 83° 08' 28" West for a distance of 39.78 feet; thence run North 86° 09' 59" West for a distance of 50.00 feet; thence run North 87° 41' 42" West for a distance of 61.50 feet; thence run South 02° 18' 18" West for a distance of 15.87 feet; thence run South 87° 22' 04" West for a distance of 80.64 feet; thence run North 00° 16' 18" West for a distance of 102.71 feet; thence run North 07° 20' 20" East for a distance of 64.78 feet; thence run North 03° 11' 46" West for a distance of 204.86 feet; thence run North 76° 37' 40" East for a distance of 29.61 feet; thence run North 68° 01' 17" East for a distance of 34.53 feet; thence run North 53° 18' 08" East for a distance of 12.65 feet; thence run North 38° 40' 54" East for a distance of 20.35 feet; thence run North 31° 21' 39" East for a distance of 16.39 feet to a point on a non tangent curve concave Westerly having a radius of 355.00 feet with a chord bearing of North 07° 03' 47" East and a chord distance of 247.29 feet; thence run Northerly along the arc of said curve through a

central angle of 40° 45' 59" for a distance of 252.59 feet to a point of tangency; thence run North 13° 19' 13" West for a distance of 528.50 feet to the point of curvature of a curve concave Easterly having a radius of 430.00 feet with a chord bearing of North 06° 40' 55" West and a chord distance of 99.42 feet; thence run Northerly along the arc of said curve through a central angle of 13° 16' 36" for a distance of 99.64 feet to a point of tangency; thence run North 00° 02' 37" West for a distance of 143.07 feet to the point on a non tangent curve concave Northeasterly having a radius of 168.00 feet with a chord bearing of North 60° 38' 23" West and a chord distance of 59.08 feet; thence run Northwesterly along the arc of said curve through a central angle of 20° 15' 14" for a distance of 59.39 feet to a point of tangency; thence run North 50° 30' 46" West for a distance of 63.55 feet to the point of curvature of a curve concave Southwesterly having a radius of 152.00 feet with a chord bearing of North 70° 16' 41" West and a chord distance of 102.80 feet; thence run Northwesterly along the arc of said curve through a central angle of 39° 31' 50" for a distance of 104.87 feet to a point of tangency; thence run South 89° 57' 24" West for a distance of 7.37 feet; thence run South 44° 57' 24" West for a distance of 43.56 feet; thence run South 00° 02' 36" East for a distance of 23.75 feet; thence run South 89° 58' 05" West for a distance of 11.15 feet; thence run South 00° 00' 12" West for a distance of 88.70 feet; thence run South 13° 29' 56" West for a distance of 51.42 feet; thence run South 00° 00' 12" West for a distance of 98.16 feet; thence run South 03° 16' 11" West for a distance of 308.96 feet to a point on the Easterly right-of-way line of Fomosa Gardens Boulevard according to Official Records Book 1978, Page 93 of the Public Records of Osceola County, Florida, also being the West line of aforesaid Tract A, PALMS; thence run North 00° 02' 36" West along said Easterly right-of-way line and said West line for a distance of 162.35 feet; thence departing said Easterly right-of-way line and said West line run North 01° 38' 41" East for a distance of 220.59 feet; thence run North 15° 02' 39" East for a distance of 51.78 feet; thence run North 01° 38' 41" East for a distance of 136.03 feet; thence run North 00° 01' 55" West for a distance of 133.47 feet to a point on a non tangent curve concave Northeasterly having a radius of 40.00 feet with a chord bearing of North 22° 49' 06" West and a chord distance of 30.98 feet; thence run Northwesterly along the arc of said curve through a central angle of 45° 34' 23" for a distance of 31.82 feet to a point of tangency; thence run North 00° 01' 55" West for a distance of 191.44 feet; thence run North 02° 19' 21" West for a distance of 303.11 feet to a point on aforesaid Easterly right-of-way line and said West line; thence run North 00° 02' 36" West along said Easterly right-of-way line and said West line for a distance of 64.52 feet; thence departing said Easterly right-of-way line and said West line run South 03° 15' 29" East for a distance of 327.62 feet; thence run South 00° 00' 09" West for a distance of 208.97 feet; thence run North 89° 58' 05" East for a distance of 11.57 feet; thence run South 00° 02' 36" East for a distance of 23.75 feet; thence run South 45° 02' 36" East for a distance of 43.85 feet; thence run North 89° 57' 24" East for a distance of 18.59 feet to the point of curvature of a curve concave Southwesterly having a radius of 251.00 feet with a chord bearing of South 72° 17' 23" East and a chord distance of 153.07 feet; thence run Southeasterly along the arc of said curve through a central angle of 35° 30' 26" for a distance of 155.55 feet to a point of compound curvature of a curve concave Southwesterly having a radius of 93.00 feet with a chord bearing of South 46° 11' 00" East and a chord distance of 27.02 feet; thence run Southeasterly along the arc of said curve through a central angle of 16° 42' 19" for a distance of 27.12 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 55.00 feet with a chord bearing of South 55° 00' 04" East and a chord distance of 32.47 feet; thence run Southeasterly along the arc of said curve through a central angle of 34° 20' 26" for a distance of 32.96 feet to a point on a non tangent line; thence run North 11° 04' 46" East for a distance of 72.83 feet; thence run North 11° 55' 49" East for a distance of 37.69 feet to the point of curvature of a curve concave Westerly having a radius of 111.00 feet with a chord bearing of North 05° 45' 04" East and a chord distance of 23.90 feet; thence run Northerly along the arc of said curve through a central angle of 12° 21' 30" for a distance of 23.94 feet to a point of tangency; thence run North 00° 25' 41" West for a distance of 401.42 feet to the point of curvature of a curve concave Easterly having a radius of 745.00 feet with a chord bearing of North 01° 30' 05" East and a chord distance of 50.17 feet; thence run Northerly along the arc of said curve through a central angle of 03° 51' 34" for a distance of 50.18 feet to a point of tangency; thence run North 03° 25' 52" East for a distance of 465.02 feet to the point of curvature of a curve concave Westerly having a radius of 455.00 feet with a chord bearing of North 02° 41' 10" West and a chord distance of 96.98 feet; thence run Northerly along the arc of said curve through a central angle of 12° 14' 05" for a distance of 97.16 feet to a point of tangency; thence run North 08° 48' 13" West for a distance of 10.56 feet to the point of curvature of a curve concave Southeasterly having a radius of 295.00 feet with a chord bearing of North 18° 13' 44" East and a chord distance of 268.15 feet; thence run Northeasterly along the arc of said curve

through a central angle of 54° 03' 53" for a distance of 278.36 feet to a point of tangency; thence run North 45° 15' 40" East for a distance of 11.40 feet; thence run North 37° 31' 18" West for a distance of 123.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 355.00 feet with a chord bearing of North 40° 24' 46" West and a chord distance of 35.81 feet; thence run Northwesterly along the arc of said curve through a central angle of 05° 46' 55" for a distance of 35.82 feet to a point of tangency; thence run North 43° 18' 13" West for a distance of 35.34 feet; thence run South 81° 33' 31" West for a distance of 9.17 feet; thence run North 08° 26' 29" West for a distance of 27.96 feet; thence run North 15° 28' 35" West for a distance of 25.33 feet; thence run North 23° 51' 51" West for a distance of 47.75 feet; thence run North 00° 54' 51" East for a distance of 3.79 feet to a point on a non tangent curve concave Southeasterly having a radius of 60.00 feet with a chord bearing of North 21° 35' 02" East and a chord distance of 88.15 feet; thence run Northeasterly along the arc of said curve through a central angle of 94° 32' 17" for a distance of 99.00 feet to a point of on a non tangent line; thence run North 18° 36' 43" West for a distance of 17.36 feet; thence run North 03° 49' 58" East for a distance of 111.72 feet; thence run South 74° 15' 53" West a distance of 5.83 feet to the POINT OF BEGINNING.

Contains 143.53 acres more or less.

LESS AND EXCEPT

PARCEL 2

A parcel of land comprising a portion of Tract A of PALMS, according to the Plat thereof as recorded in Plat Book 13, Pages 101 through 108 and A portion of Block B, FLORIDA FRUIT AND TRUCK LAND COMPANY according to the Plat thereof as recorded in Plat Book B, Page 68, all of the Public Records of Osceola County, Florida and lying in Section 15, Township 25 South, Range 27 East, Osceola County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Tract A of said plat of PALMS thence run South 00°02'42" East along the West line of said Tract A also being the East right-of-way line of Formosa Gardens Boulevard as recorded in Official Records Book 1978, Page 93 of said Public Records for a distance of 505.24 feet; thence departing said West line and said East right-of-way line run North 89°57'18" East for a distance of 275.41 feet; thence run North 66° 09' 32" East for a distance of 92.70 feet; thence run South 43° 18' 13" East for a distance of 754.83 feet; thence run South 62° 34' 34" West for a distance of 313.44 feet to the POINT OF BEGINNING; thence run South 47° 38' 52" East for a distance of 333.37 feet to a point on a non tangent curve concave Northeasterly having a radius of 590.00 feet with a chord bearing of South 55° 43' 58" East and a chord distance of 165.86 feet; thence run Southeasterly along the arc of said curve through a central angle of 16° 09' 38" for an arc distance of 166.41 feet; thence run South 12° 29' 47" West for a distance of 9.59 feet; thence run South 09° 02' 53" West for a distance of 15.25 feet; thence run South 07° 43' 26" West for a distance of 15.99 feet; thence run South 03° 35' 47" West for a distance of 19.16 feet; thence run South 01° 21' 18" West for a distance of 16.39 feet; thence run South 01° 21' 16" West for a distance of 13.64 feet to POINT A; thence run South 52° 47' 14" West for a distance of 92.37 feet; thence run South 08° 30' 19" West for a distance of 201.31 feet to a point on a non tangent curve concave Southeasterly having a radius of 524.88 feet with a chord bearing of South 22° 42' 43" West and a chord distance of 153.42 feet; thence run Southwesterly along the arc of said curve through a central angle of 16° 48' 28" for an arc distance of 153.97 feet to a point on a non tangent line; thence run South 14° 21' 49" West for a distance of 93.98 feet; thence run South 17° 09' 34" West for a distance of 18.05 feet to a point on a non tangent curve concave Northwesterly having a radius of 412.25 feet with a chord bearing of South 23° 08' 22" West and a chord distance of 77.83 feet; thence run Southwesterly along the arc of said curve through a central angle of 10° 50' 00" for an arc distance of 77.95 feet to a point on a non tangent line; thence run South 28° 28' 15" West for a distance of 121.98 feet; thence run North 89° 45' 15" West for a distance of 107.79 feet; thence run North 00° 25' 18" West for a distance of 240.53 feet; thence run North 86° 40' 03" East for a distance of 7.45 feet; thence run North 02° 30' 44"

East for a distance of 499.13 feet; thence run North 84° 08' 39" West for a distance of 11.62 feet; thence run North 03° 25' 52" East for a distance of 161.02 feet to the point of curvature of a curve concave Westerly having a radius of 745.00 feet, with a chord bearing of North 03° 52' 18" West and a chord distance of 189.40 feet; thence run Northerly along the arc of said curve through a central angle of 14° 36' 21" for an arc distance of 189.91 feet to the POINT OF BEGINNING.

Contains 5.62 acres more or less.

LESS AND EXCEPT

PARCEL 3

A parcel of land comprising a portion of Tract A of PALMS, according to the Plat thereof as recorded in Plat Book 13, Pages 101 through 108 and A portion of Block B, FLORIDA FRUIT AND TRUCK LAND COMPANY according to the Plat thereof as recorded in Plat Book B, Page 68, all of the Public Records of Osceola County, Florida and lying in Section 15, Township 25 South, Range 27 East, Osceola County, Florida.

Being more particularly described as follows:

COMMENCE at aforesaid POINT A; THENCE RUN South 17°16'03" East for a distance of 568.68 feet to the POINT OF BEGINNING; thence run North 70° 07' 17" East for a distance of 72.31 feet; thence run North 89° 26' 50" East for a distance of 29.87 feet; thence run South 70° 47' 07" East for a distance of 26.79 feet; thence run South 60° 00' 19" East for a distance of 42.66 feet; thence run South 32° 32' 09" East for a distance of 29.29 feet; thence run South 17° 29' 19" East for a distance of 43.76 feet; thence run South 37° 50' 20" East for a distance of 54.84 feet; thence run South 12° 23' 05" East for a distance of 68.74 feet; thence run South 08° 45' 21" West for a distance of 19.44 feet; thence run South 18° 07' 34" West for a distance of 132.96 feet to the point of curvature of a curve concave Northwesterly having a radius of 405.00 feet with a chord bearing of South 35° 50' 34" West and a chord distance of 246.49 feet; thence run Southwesterly along the arc of said curve through a central angle of 35° 26' 00" for a distance of 250.46 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 605.00 feet with a chord bearing of South 38° 50' 42" West and a chord distance of 307.34 feet; thence run Southwesterly along the arc of said curve through a central angle of 29° 25' 44" for a distance of 310.75 feet to a point on a non tangent line; thence run South 38° 23' 53" West for a distance of 12.98 feet; thence run South 05° 23' 00" West for a distance of 11.36 feet to the point on a non tangent curve concave Easterly having a radius of 605.00 feet with a chord bearing of South 10° 46' 25" West and a chord distance of 233.91 feet; thence run Southerly along the arc of said curve through a central angle of 22° 17' 32" for a distance of 235.39 feet to a point of tangency; thence run South 00° 22' 21" East for a distance of 219.09 feet to a point on the East line of TRACT A, aforesaid PALMS; thence run the following two (2) courses along said East line; South 05° 23' 05" West for a distance of 292.94 feet to the point of curvature of a curve concave Northwesterly having a radius of 125.01 feet with a chord bearing of South 32° 39' 32" West and a chord distance of 114.57 feet; thence run Southwesterly along the arc of said curve through a central angle of 54° 32' 55" for a distance of 119.02 feet to a point on a non tangent line; thence departing said East line run North 89° 29' 20" West for a distance of 94.72 feet; thence run North 00° 30' 40" East for a distance of 120.00 feet; thence run North 54° 43' 42" East for a distance of 2.87 feet to a point on a non tangent curve concave Westerly having a radius of 644.75 feet with a chord bearing of North 07° 08' 36" West and a chord distance of 72.12 feet; thence run Northerly along the arc of said curve through a central angle of 06° 24' 43" for a distance of 72.15 feet to a point on a non tangent line; thence run North 10° 36' 12" West for a distance of 273.96 feet to a point on a non tangent curve concave Westerly having a radius of 645.00 feet with a chord bearing of North 09° 30' 38" West and a chord distance of 85.71 feet; thence run Northwesterly along the arc of said curve through a central angle of 07° 37' 09" for a distance of 85.77 feet to a point of tangency; thence run North 13° 19' 13" West for a

distance of 34.48 feet to a point on the West line of aforesaid Tract A; thence run North 01° 48' 07" East for a distance of 379.67 feet; thence run North 38° 23' 53" East for a distance of 228.20 feet to a point on a non tangent curve concave Northwesterly having a radius of 459.00 feet with a chord bearing of North 42° 47' 19" East and a chord distance of 227.02 feet; thence departing said West line of Tract A run Northeasterly along the arc of said curve through a central angle of 28° 38' 07" for a distance of 229.40 feet to a point of tangency; thence run North 28° 28' 15" East for a distance of 100.81 feet; thence run North 38° 23' 53" East for a distance of 56.06 feet; thence run North 08° 45' 21" East for a distance of 33.72 feet to a point on a non tangent curve concave Northwesterly having a radius of 774.00 feet with a chord bearing of North 21° 45' 52" East and a chord distance of 78.18 feet; thence run Northeasterly along the arc of said curve through a central angle of 05° 47' 24" for a distance of 78.22 feet to a point on a non tangent line; thence run North 71° 07' 50" West for a distance of 15.33 feet; thence run North 19° 22' 18" East for a distance of 18.22 feet; thence run South 72° 52' 59" East for a distance of 14.95 feet to a point on a non tangent curve concave Northwesterly having a radius of 847.00 feet with a chord bearing of North 15° 31' 42" East and a chord distance of 55.85 feet; thence run Northeasterly along the arc of said curve through a central angle of 03° 46' 44" for a distance of 55.86 feet to a point on a non tangent line; thence run North 52° 57' 42" East a distance of 14.91 feet to the POINT OF BEGINNING; Contains 10.17 acres more or less.

Total Site contains 127.74 acres more or less.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 11, 2017

Ms. Paula J. Carpenter
Clerk of the Board
Osceola County
1 Courthouse Square, Suite 4400
Kissimmee, Florida 34741

Attention: Diana M. Wallis

Dear Ms. Carpenter:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Osceola County Ordinance No. 2017-21, which was filed in this office on April 11, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb