

**ORDINANCE NO. 24-80**

**AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-89 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT," ESTABLISHING THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

**WHEREAS**, section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners, Manatee County, Florida ("County") to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company, ("Petitioner"), has filed a Petition with Manatee County Board of County Commissioners of ("Board") to adopt an ordinance establishing the DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT ("District") pursuant to Chapter 190, Fla. Statutes; and

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company, is the landowner of approximately 140.646 acres of real property for inclusion within the District and has consented in writing to the establishment of the District; and

**WHEREAS**, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(1)(d) and 190.005(2)(b), Florida Statutes, as amended; and

**WHEREAS**, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(1)(e) and 190.005(2)(c), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

**WHEREAS**, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

**WHEREAS**, the establishment of this District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

**WHEREAS**, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Section 190.012(1), Florida Statutes; and

**WHEREAS**, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in section 190.012(2), Florida Statutes; and

**WHEREAS**, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

**WHEREAS**, the amended and restated petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers listed in Section 190.012(2)(a) and (d), Florida Statutes, as amended; and

**WHEREAS**, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

**WHEREAS**, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

**WHEREAS**, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY:**

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

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

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Del Webb Sunchase Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-89 of Manatee County Code of Ordinances. Section 2-8-89 of the Manatee County Code of Ordinances ("Code") is hereby created and the underlined language shall be included therein:

Section 2-8-89. Del Webb Sunchase Community Development District.

(a) Establishment. Del Webb Sunchase Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds legal description attached hereon as Exhibit "A".

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

(1) Brady Lefere

(2) Ray Aponte

(3) Kat Diggs

(4) Colbie Bosch

(5) Connor Gallagher

(d) Special powers. Pursuant to section 190.005(2)(d) and section 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors to the following special powers listed in section 190.012(2)(a) and (d), Florida Statutes. Specifically, 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:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any policy power but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

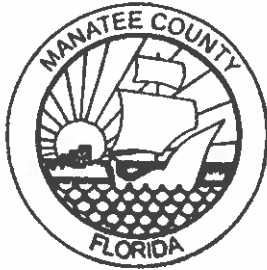
Section 5. Codification. The publisher of the County's Code, CivicPlus, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

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

Section 7. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

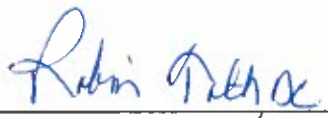
**PASSED AND ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 24<sup>th</sup> day of September, 2024.



**BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA**

By: \_\_\_\_\_  
Mike Rahn, Chairman

ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**

**CROSSWIND RANCH ASSEMBLAGE PHASE I**

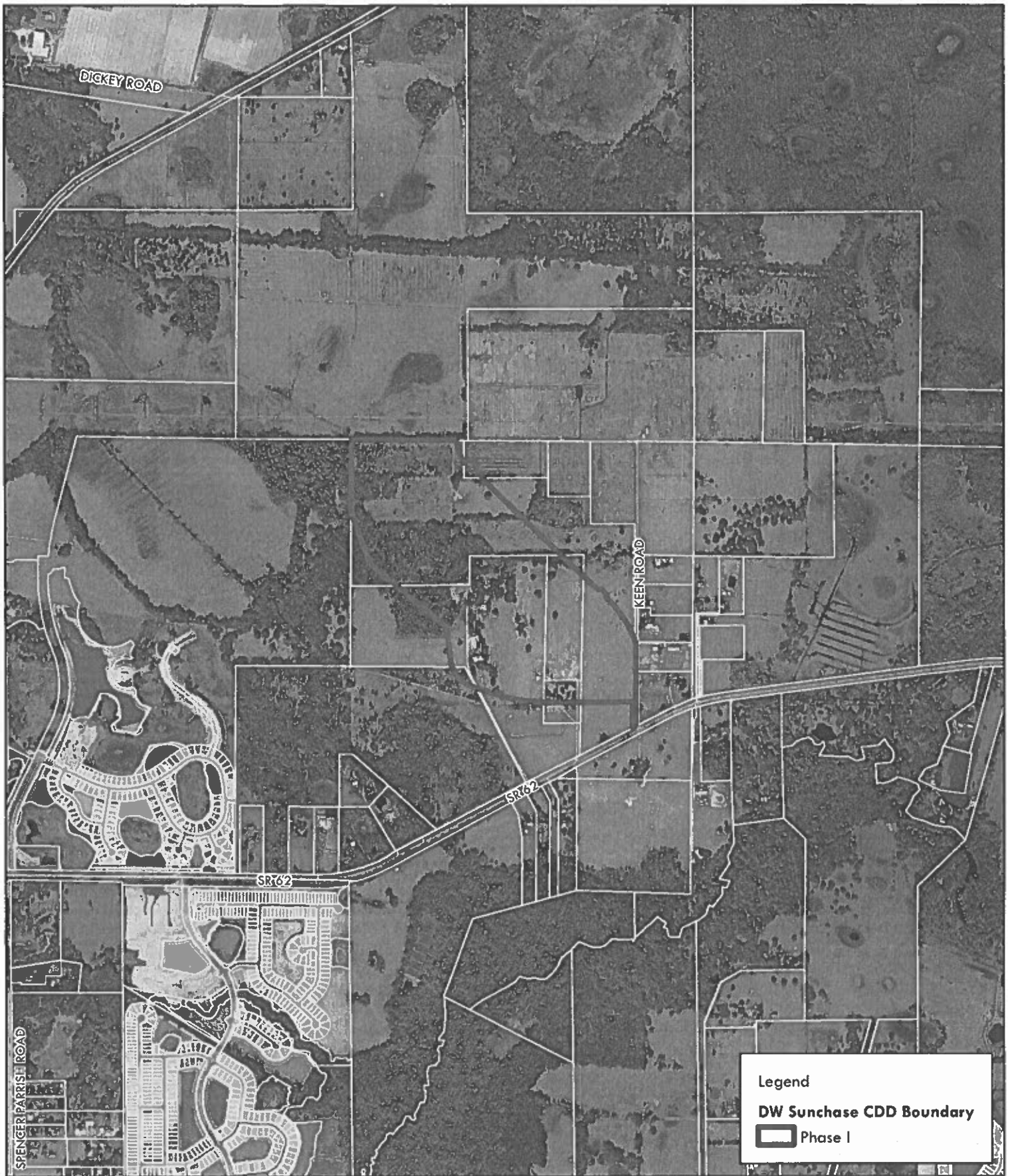
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SAID SECTION 22, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 THEREOF, S.89°43'47"E., A DISTANCE OF 1354.09 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHWEST 1/4 FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFORESAID NORTH BOUNDARY OF THE NORTHWEST 1/4, S.89°43'47"E., A DISTANCE OF 1225.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHERLY, 278.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 12°46'26" (CHORD BEARING S.18°29'27"E., 278.11 FEET); THENCE N.65°07'20"E., A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY, 16.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 00°49'30" (CHORD BEARING S.25°17'25"E., 16.56 FEET); THENCE EASTERLY, 40.38 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°32'50" (CHORD BEARING S.71°58'35"E., 36.13 FEET); THENCE S.28°15'00"E., A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY, 40.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°32'50" (CHORD BEARING S.15°28'35"W., 36.13 FEET); THENCE SOUTHEASTERLY, 305.14 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 15°12'10" (CHORD BEARING S.38°23'55"E., 304.24 FEET); THENCE S.46°00'00"E., A DISTANCE OF 1699.66 FEET; THENCE EASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.89°00'00"E., 49.50 FEET); THENCE S.46°00'00"E., A DISTANCE OF 100.00 FEET; THENCE SOUTHERLY, 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.01°00'00"E., 49.50 FEET); THENCE S.46°00'00"E., A DISTANCE OF 10.00 FEET; THENCE SOUTHEASTERLY, 614.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 28°10'22" (CHORD BEARING S.31°54'49"E., 608.46 FEET) TO THE WEST MAINTAINED RIGHT OF WAY OF KEEN ROAD; THENCE ALONG SAID WEST MAINTAINED RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) S.00°00'11"E., A DISTANCE OF 488.07 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; 2) ALONG SAID EAST BOUNDARY, S.00°38'46"W., A DISTANCE OF 489.28 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY OF STATE ROAD 62 ACCORDING TO THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 13060-2501; THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY, S.62°16'14"W., A DISTANCE OF

38.93 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY, N.00°00'11"W., A DISTANCE OF 302.31 FEET; THENCE S.89°59'49"W., A DISTANCE OF 171.00 FEET; THENCE S.00°00'11"E., A DISTANCE OF 4.50 FEET; THENCE S.89°59'49"W., A DISTANCE OF 785.00 FEET; THENCE S.89°09'51"W., A DISTANCE OF 51.80 FEET; THENCE N.88°26'00"W., A DISTANCE OF 52.44 FEET; THENCE N.87°02'00"W., A DISTANCE OF 52.44 FEET; THENCE N.85°38'00"W., A DISTANCE OF 52.44 FEET; THENCE N.84°14'00"W., A DISTANCE OF 52.44 FEET; THENCE N.82°50'00"W., A DISTANCE OF 52.44 FEET; THENCE N.81°26'00"W., A DISTANCE OF 52.44 FEET; THENCE N.80°02'00"W., A DISTANCE OF 52.44 FEET; THENCE N.78°38'00"W., A DISTANCE OF 52.44 FEET; THENCE N.77°14'00"W., A DISTANCE OF 52.44 FEET; THENCE S.85°16'20"W., A DISTANCE OF 54.46 FEET; THENCE NORTHERLY, 56.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 43°02'00" (CHORD BEARING N.05°29'00"W., 55.02 FEET); THENCE N.73°58'00"W., A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY, 34.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 15°56'38" (CHORD BEARING S.08°03'41"W., 34.67 FEET); THENCE N.72°07'00"W., A DISTANCE OF 75.33 FEET; THENCE N.71°03'50"W., A DISTANCE OF 50.94 FEET; THENCE N.71°00'00"W., A DISTANCE OF 165.00 FEET; THENCE N.71°34'17"W., A DISTANCE OF 55.68 FEET; THENCE N.62°25'07"W., A DISTANCE OF 68.41 FEET; THENCE N.51°03'00"W., A DISTANCE OF 69.13 FEET; THENCE N.39°37'00"W., A DISTANCE OF 69.13 FEET; THENCE N.28°11'00"W., A DISTANCE OF 69.13 FEET; THENCE N.16°54'31"W., A DISTANCE OF 69.15 FEET; THENCE N.06°30'00"W., A DISTANCE OF 434.82 FEET; THENCE N.50°00'00"W., A DISTANCE OF 1172.98 FEET; THENCE N.20°00'00"W., A DISTANCE OF 630.00 FEET TO THE WEST BOUNDARY OF AFORESAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST BOUNDARY, N.00°30'34"E., A DISTANCE OF 858.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 140.646 ACRES, MORE OR LESS.



DW Sunchase CDD

Exhibit - Aerial

**Clearview**  
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150  
Tampa, Florida 33609 (813) 223-3919