

ORDINANCE NO. 25-22

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-92 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "RIVERSONG COMMUNITY DEVELOPMENT DISTRICT;" ESTABLISHING THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS VIA A SUBSEQUENT APPLICATION AND ITS OWN PROCESS; 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 community development district for these improvements within the district's boundaries; and

WHEREAS, section 190.005(2), Florida Statutes, authorizes the Manatee County Board of County Commissioners 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 ("Board") to adopt an ordinance establishing the Riversong Community Development District ("District") pursuant to Chapter 190, Fla. Statutes; and

WHEREAS, DRP Multistate 1, LLC, a Delaware limited liability company, is the landowner of approximately 166.303 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 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 Sections 190.012(2)(a) and 190.012(2)(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 Riversong 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 2-8-92 of Manatee County Code of Ordinances. Section 2- 8- 92 of the Manatee County Code of Ordinances (“Code”) is hereby created to read as follows:

Section 2-8-92. Riversong Community Development District.

(a) Establishment. Riversong 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) Melisa Sgro

(4) Kat Lawler

(5) Alex Malecki

(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. Expansion of District with Sufficiently Contiguous Lands. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this Ordinance, the Riversong Community Development District, or another petitioner, may petition the County for an amendment to expand the boundaries of the Riversong Community Development District to include any or all of the sufficiently contiguous lands identified in Exhibit "B," and this would be accomplished via a subsequent and separate application and process. This ordinance does not authorize this contemplated expansion.

Section 7. 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 8. 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 9. 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 15th day of April, 2025.



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

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

Description Sketch

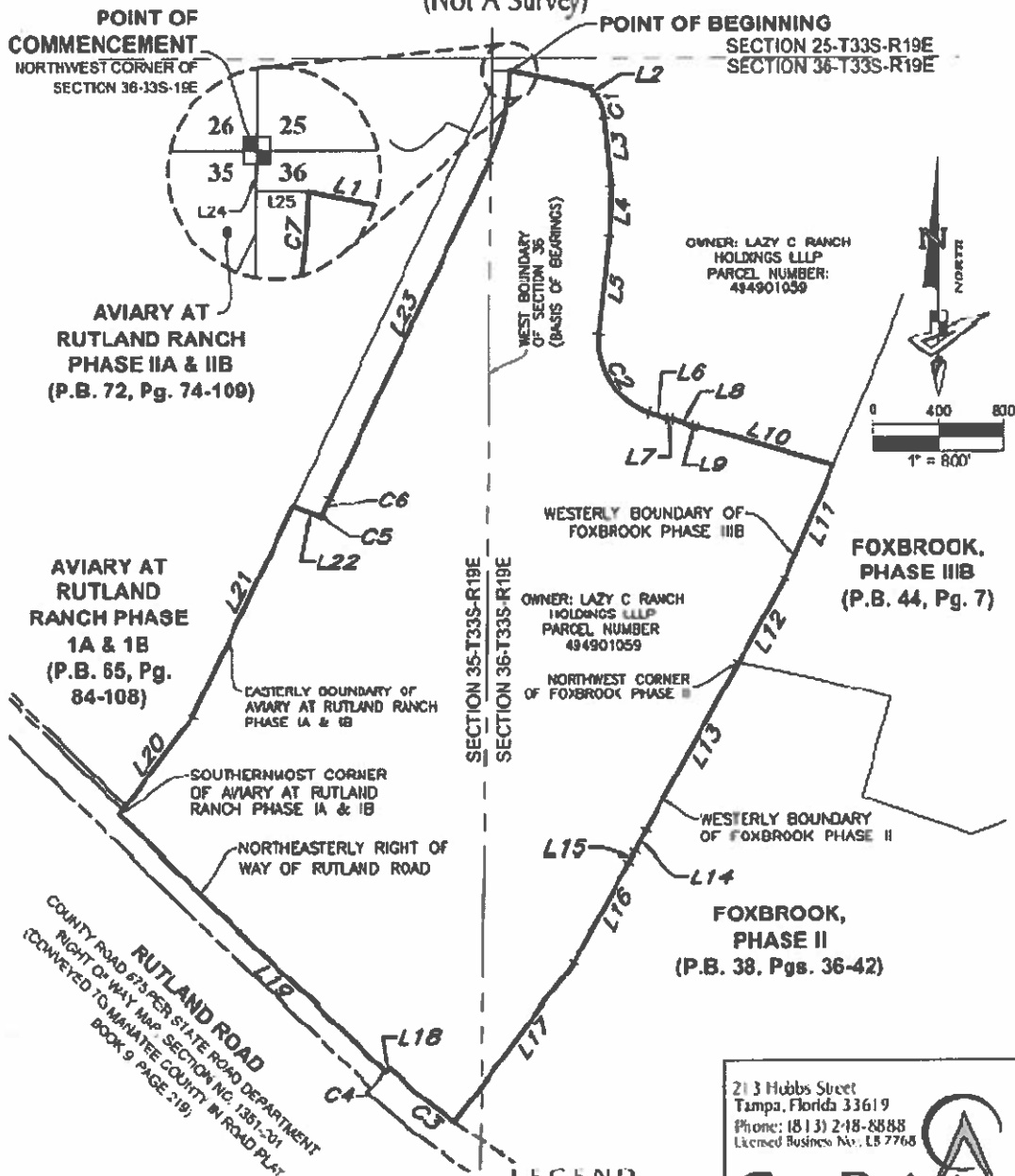
(Not A Survey)

1. See sheet 2 for sketch.
2. See sheet 3 for curve and line tables.

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Description Sketch

(Not A Survey)



NOTE

1. See sheet 1 for description and basis of bearing.
2. See sheet 3 for curve and line tables.

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213 Hubbs Street
Tampa, Florida 33619
Phone: (813) 218-8888
Licensed Business No. LB 7768

GeoPoint
Surveying, Inc.

02 of 03

Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 79°01'08" E	378.61'
L2	S 39°04'38" E	48.96'
L3	S 08°40'13" E	315.12'
L4	S 02°00'00" W	229.35'
L5	S 08°23'04" W	450.49'
L6	S 73°38'53" E	89.08'
L7	S 88°12'13" E	28.27'
L8	S 87°18'01" E	88.00'
L9	S 81°22'20" E	28.85'
L10	S 74°08'28" E	640.52'
L11	S 23°10'20" W	575.89'
L12	S 28°57'32" W	440.14'
L13	S 28°57'32" W	879.38'
L14	S 27°04'28" W	112.33'
L15	S 37°57'28" W	53.58'
L16	S 28°57'48" W	525.88'
L17	S 39°01'58" W	921.88'
L18	S 44°01'08" W	25.00'
L19	N 49°48'32" W	1683.55'
L20	N 36°52'12" E	584.88'
L21	N 29°24'53" E	1072.05'
L22	S 88°01'09" E	143.87'
L23	N 23°19'02" E	1718.28'
L24	S 00°47'14" W	61.76'
L25	S 89°12'46" E	78.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	230.00'	28°48'03"	115.48'	114.27'	S 20°41'38" E
C2	330.47'	76°32'14"	468.18'	434.12'	S 31°56'48" E
C3	2789.79'	7°59'54"	389.45'	389.13'	N 49°58'51" W
C4	2814.79'	0°10'22"	8.49'	8.49'	N 45°53'43" W
C5	35.00'	18°27'15"	11.27'	11.22'	N 12°15'16" E
C6	1325.00'	3°50'08"	88.70'	88.68'	N 23°23'58" E
C7	1030.00'	24°31'48"	428.13'	424.87'	N 13°03'08" E

NOTE:

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2. See sheet 2 for sketch.

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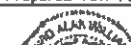


GeoPoint
Surveying, Inc.

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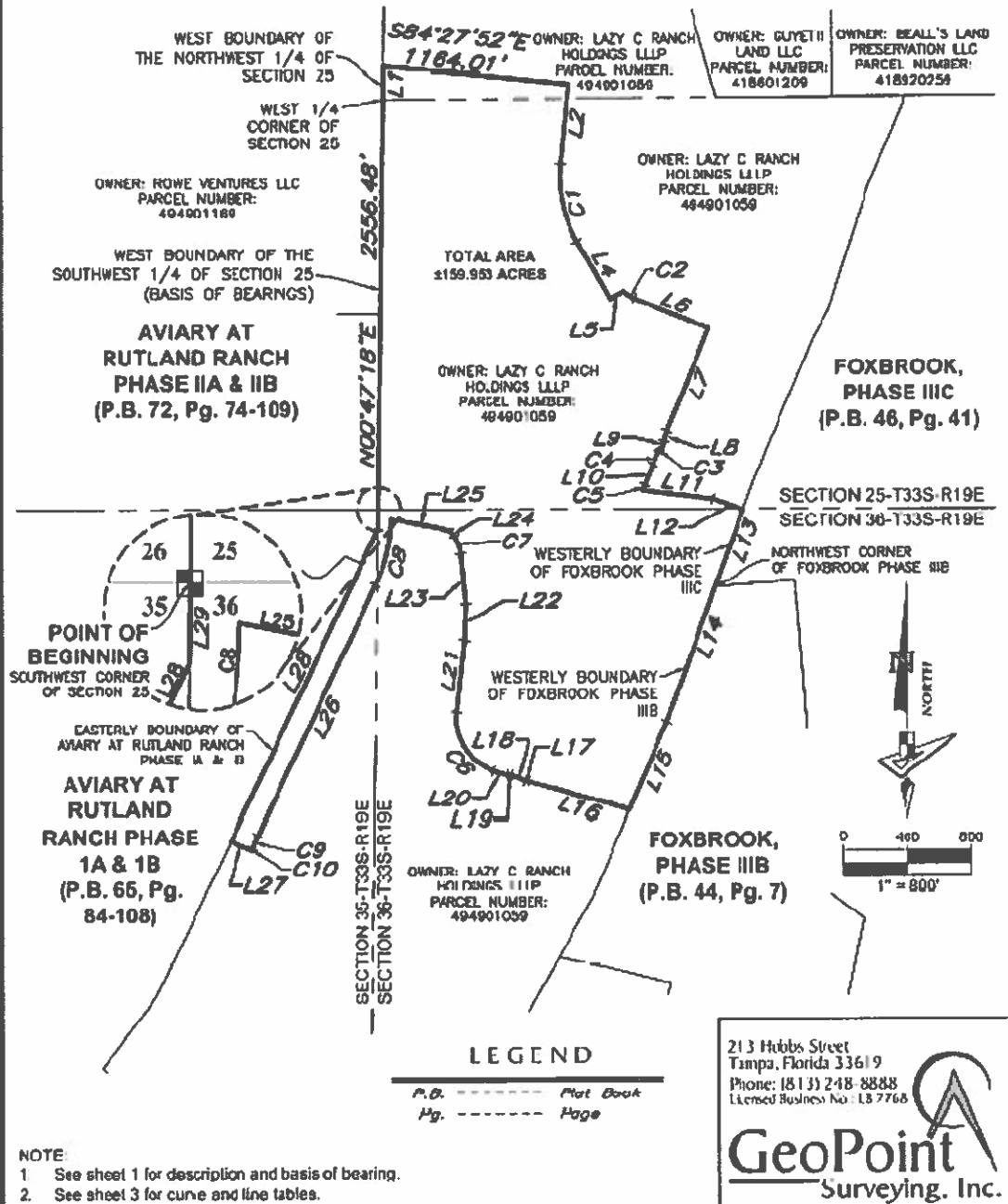
03 of 03

Description Sketch

(Not A Survey)

PROJECT: Lazy C Ranch			Prepared For: Polite Group - West Florida Division		
PHASE: Phase 2				Digitally signed by David Williams Date: 2024.10.09 08:29:36 -04'00'	2133 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DRAWN: AKN	DATE: 09/10/24	CHECKED BY: NMV			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
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Description Sketch (Not A Survey)



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02 of 03

Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°47'10" E	211.95'
L2	S 05°40'33" W	503.98'
L4	S 29°41'46" E	410.14'
L5	N 60°18'18" E	97.85'
L6	S 67°43'41" E	500.63'
L7	S 22°18'18" W	690.05'
L8	S 12°30'08" W	71.58'
L9	S 13°01'58" W	50.08'
L10	S 23°09'47" W	137.84'
L11	E 83°01'10" E	444.88'
L12	S 70°08'55" E	199.90'
L13	S 19°50'43" W	514.27'
L14	S 19°50'48" W	893.47'
L15	S 23°10'20" W	587.64'
L16	N 74°08'25" W	648.52'
L17	N 81°22'20" W	28.55'
L18	N 07°18'01" W	68.09'
L19	N 88°12'13" W	28.27'
L20	N 73°36'53" W	89.88'
L21	N 06°23'04" E	450.49'
L22	N 00°00'00" E	229.35'
L23	N 05°40'13" W	315.12'
L24	N 31°04'30" W	46.98'
L25	N 77°01'08" W	378.61'
L26	S 25°19'02" W	1718.28'
L27	N 88°01'09" W	143.87'
L28	N 25°24'53" E	2150.40'
L29	N 00°47'14" E	126.19'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	818.00'	35°22'18"	504.99'	497.01'	S 12°00'36" E
C2	189.00'	23°38'41"	80.36'	79.79'	S 55°55'21" E
C3	25.00'	88°25'39"	38.58'	34.87'	S 61°57'59" W
C4	888.00'	5°24'37"	83.66'	83.63'	S 20°27'29" W
C5	818.00'	2°32'14"	36.22'	36.22'	S 24°25'54" W
C6	330.47'	76°32'14"	468.16'	434.12'	N 31°56'40" W
C7	230.00'	28°46'03"	115.48'	114.27'	N 20°41'38" W
C8	1030.00'	24°31'48"	428.13'	424.87'	S 13°03'08" W
C9	1325.00'	3°40'06"	88.70'	88.88'	S 23°23'58" W
C10	35.00'	18°27'15"	11.27'	11.22'	S 12°15'16" W

NOTE:

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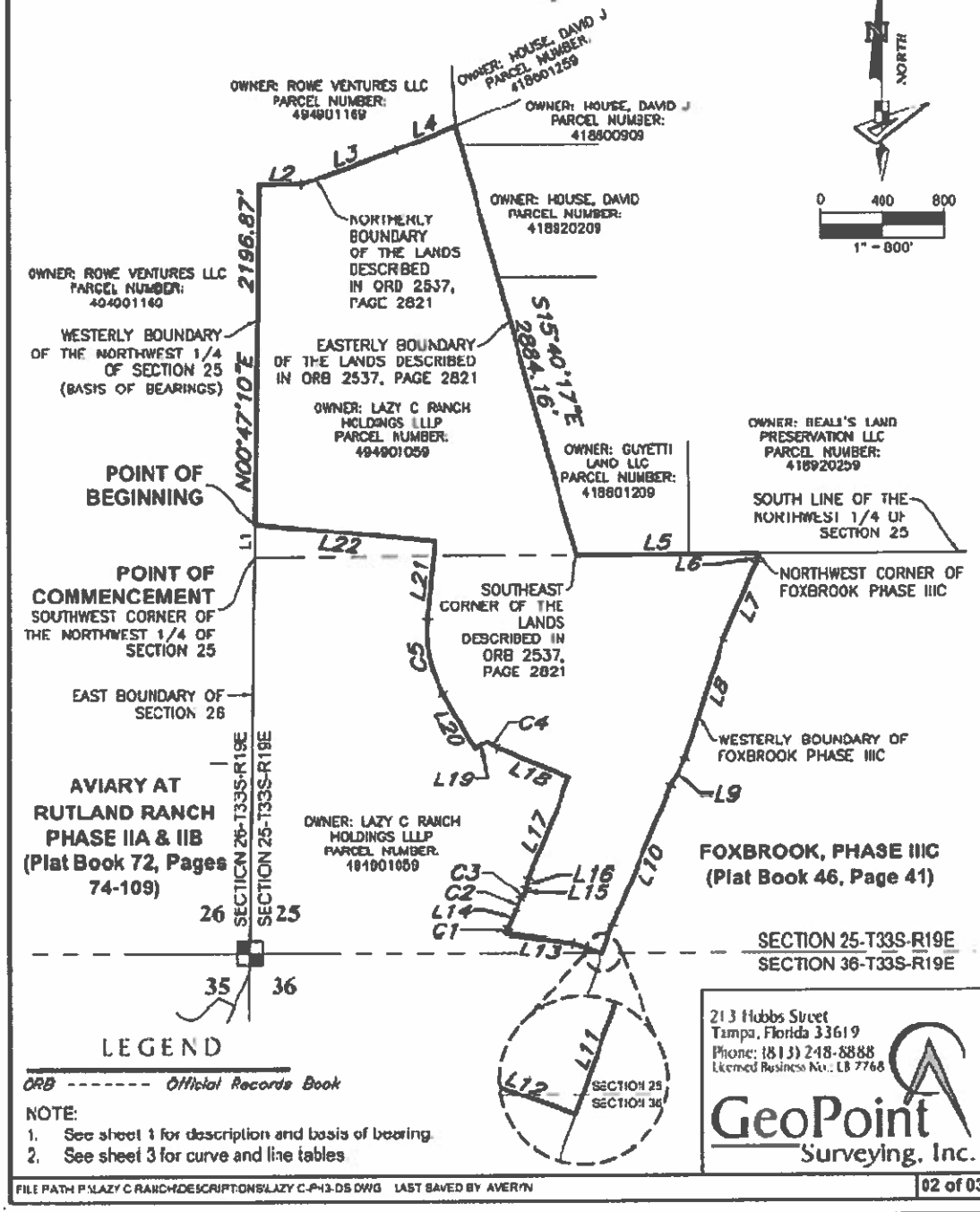
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03 of 03

(Not A Survey)

PROJECT: Lazy C Ranch			Prepared For: Pilte Group - West Florida Division		
PHASE: Phase 3					
DRAWN: AKN	DATE: 09/11/24	CHECKED BY: NMV			
REVISIONS			 <p>Digitally signed by David Williams</p> <p>Date: 2024.10.09 08:30:48 -04'00'</p>		
DATE	DESCRIPTION	DRAWN BY			
			<p>David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423</p>		
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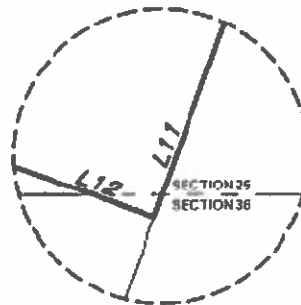
Description Sketch (Not A Survey)



Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°47'10" E	211.65'
L2	N 88°44'18" E	271.54'
L3	N 70°23'00" E	848.96'
L4	N 68°12'07" E	417.18'
L5	N 89°39'55" E	1186.59'
L6	S 06°44'48" W	52.70'
L7	S 23°01'59" W	553.38'
L8	S 17°40'10" W	806.41'
L9	S 28°43'57" W	201.28'
L10	S 22°47'22" W	974.14'
L11	S 19°50'43" W	185.28'
L12	N 70°06'55" W	186.80'
L13	N 83°01'19" W	444.66'
L14	N 23°08'47" E	137.84'
L15	N 13°01'36" E	50.08'
L16	N 12°30'08" E	71.58'
L17	N 22°16'19" E	690.00'
L18	N 67°43'41" W	500.83'
L19	S 60°18'15" W	87.85'
L20	N 28°41'45" W	410.14'
L21	N 03°40'33" E	503.86'
L22	N 84°27'52" W	1164.01'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	818.00'	2°32'14"	36.22'	36.22'	N 24°25'54" E
C2	886.00'	5°24'37"	83.66'	83.63'	N 20°27'29" E
C3	25.00'	88°25'39"	38.68'	34.87'	N 61°57'59" E
C4	195.00'	23°36'41"	80.36'	79.79'	N 55°55'21" N
C5	818.00'	35°22'18"	504.99'	497.01'	N 12°00'36" N



DETAIL "A"
NOT TO SCALE

NOTE:

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2. See sheet 2 for sketch.

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