



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 9, 2025

Karen E. Rushing
Clerk of the Circuit Court
Sarasota County
1660 Ringling Boulevard
Sarasota, Florida 34236

Dear Karen Rushing,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2024-069, which was filed in this office on April 9, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 2024-069

2025 APR -8 PM 3: 57

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, ESTABLISHING THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; NAMING THE DISTRICT; PROVIDING STATUTORY PROVISIONS GOVERNING THE DISTRICT; CONSENTING TO THE EXERCISE OF SELECT POWERS BY THE DISTRICT UNDER SECTION 190.12, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Taylor Morrison of Florida, Inc., a Florida corporation ("Petitioner") has petitioned the Board of County Commissioners ("Board") of Sarasota County, Florida, a political subdivision of the State of Florida to establish the LT Ranch South Community Development District ("District"); and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

- 1.The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes, as required by Section 190.005(2)(a), Florida Statutes; and all statements contained within the petition are true and correct.
- 2.Establishment of the District on the property proposed in the petition is not inconsistent with any applicable element or portion of the Sarasota County Comprehensive Plan, or the State Comprehensive Plan.
- 3.The area of land proposed to be within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional and interrelated community.
- 4.The District is a viable alternative available for delivering community development services and facilities to the area that will be serviced by the District.
- 5.The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
- 6.The area that will be served by the District is amenable to separate special-district government.

02024-069

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

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

WHEREAS, the charter of the District is Sections 190.006-190.041, Florida Statutes, as provided expressly in Section 190.004(4) and confirmed in Section 189.4031(2), Florida Statutes; and

WHEREAS, the single, specialized and narrow purpose of the District is the delivery of community infrastructure pursuant to its state created charter and the exercise of its general and special powers complying with all applicable policies and regulations of statutes and ordinances, State v. Frontier Acres Community Development District, 472 So. 2d, 455, at p. 457 (Fla.1985).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA THAT:

SECTION ONE: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances. This Ordinance is also adopted pursuant to Sarasota County Resolution No. 2020-058.

SECTION TWO: ESTABLISHMENT OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

The District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are herewith designated to be the initial members of the Board of Supervisors of the District: Scott Turner, Christian Cotter, James Kuca, Ron Schwied and Karen Goldstein.

SECTION FOUR: DISTRICT NAME

The community development district herein established shall henceforth be known as the "LT Ranch South Community Development District".

SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The District shall be governed by the provisions of its general law charter in and created by Chapter 190, Florida Statutes, and all other applicable general law.

SECTION SIX: CONSENT TO SPECIAL POWERS

Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain 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 intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2)(a) and (2)(d), Florida Statutes.

SECTION SEVEN: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other ordinance of Sarasota County or other applicable law, the more restrictive shall apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION EIGHT: INCLUSION IN THE CODE OF ORDINANCES

The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Sarasota County, Florida. The sections of the Ordinances may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION NINE: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Florida Department of State.


62024-069

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota
County, Florida on this 8 day of April, 2025

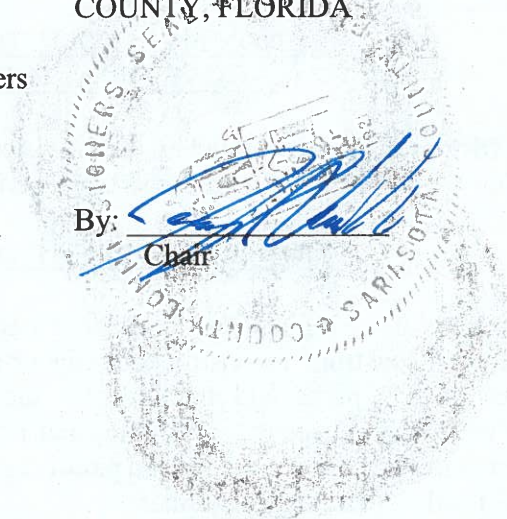
Attest:

KAREN E. RUSHING,
Clerk of the Circuit Court and Ex-Officio
Clerk to the Board of County Commissioners
of Sarasota County, Florida

BOARD OF COUNTY
COMMISSIONERS OF SARASOTA
COUNTY, FLORIDA

By: 
Deputy Clerk

By: 
Chair



02024-669

EXHIBIT A
LEGAL DESCRIPTION

Legal Description of N6, N7, N8 & N9

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 28 & 33, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 33, N.88°30'25"W., A DISTANCE OF 2494.84 FEET TO THE POINT OF BEGINNING; THENCE N.88°30'25"W., A DISTANCE OF 32.91 FEET TO THE SOUTH 1/4 CORNER OF SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 33, N.89°31'47"W., A DISTANCE OF 2690.25 FEET TO THE SOUTHWEST CORNER OF SECTION 33; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 33, N.00°33'36"E., A DISTANCE OF 5381.82 FEET TO THE NORTHWEST CORNER OF SECTION 33, ALSO BEING THE SOUTHWEST CORNER OF SECTION 28; THENCE ALONG THE WEST LINE OF SECTION 28 N.00°30'06"W., A DISTANCE OF 1417.28 FEET; THENCE NORTHEASTERLY, 1089.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 694.00 FEET AND A CENTRAL ANGLE OF 89°57'34" (CHORD BEARING N.44°28'41"E., 981.12 FEET); THENCE N.89°27'28"E., A DISTANCE OF 400.65 FEET; THENCE EASTERLY, 656.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET AND A CENTRAL ANGLE OF 39°22'11" (CHORD BEARING N.69°46'22"E., 643.38 FEET); THENCE S.51°23'16"E., A DISTANCE OF 458.60 FEET; THENCE SOUTHEASTERLY, 259.65 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 21°33'40" (CHORD BEARING S.62°10'33"E., 258.12 FEET); THENCE EASTERLY, 207.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1327.32 FEET AND A CENTRAL ANGLE OF 08°58'15" (CHORD BEARING S.68°28'15"E., 207.61 FEET); THENCE S.76°46'38"E., A DISTANCE OF 263.43 FEET; THENCE NORTHEASTERLY, 592.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 660.08 FEET AND A CENTRAL ANGLE OF 51°24'01" (CHORD BEARING N.38°55'23"E., 572.50 FEET); THENCE S.25°12'56"E., A DISTANCE OF 277.15 FEET; THENCE N.82°50'50"E., A DISTANCE OF 168.62 FEET; THENCE S.85°47'14"E., A DISTANCE OF 707.72 FEET; THENCE S.85°47'13"E., A DISTANCE OF 15.67 FEET; THENCE S.62°30'49"E., A DISTANCE OF 16.08 FEET; THENCE N.27°29'11"E., A DISTANCE OF 6.91 FEET; THENCE S.85°47'13"E., A DISTANCE OF 58.85 FEET; THENCE S.42°13'41"E., A DISTANCE OF 464.45 FEET; THENCE S.08°46'38"E., A DISTANCE OF 182.89 FEET; THENCE S.25°25'22"W., A DISTANCE OF 174.19 FEET; THENCE S.03°46'48"W., A DISTANCE OF 149.74 FEET; THENCE S.08°19'05"W., A DISTANCE OF 62.59 FEET; THENCE S.22°32'15"W., A DISTANCE OF 158.16 FEET; THENCE S.37°15'47"W., A DISTANCE OF 58.78 FEET; THENCE S.37°15'29"W., A DISTANCE OF 27.83 FEET; THENCE S.46°18'09"W., A DISTANCE OF 65.83 FEET; THENCE S.28°57'29"E., A DISTANCE OF 85.01 FEET; THENCE S.51°22'55"W., A DISTANCE OF 42.08 FEET; THENCE S.42°52'46"W., A DISTANCE OF 14.61 FEET; THENCE S.46°23'50"W., A DISTANCE OF 24.79 FEET; THENCE S.43°21'45"W., A DISTANCE OF 23.32 FEET; THENCE S.55°00'32"W., A DISTANCE OF 27.49 FEET; THENCE S.68°57'37"W., A DISTANCE OF 20.59 FEET; THENCE S.88°09'08"W., A DISTANCE OF 13.22 FEET; THENCE S.43°40'55"E., A DISTANCE OF 434.49 FEET; THENCE S.62°30'49"E., A DISTANCE OF 803.59 FEET; THENCE S.27°29'11"W., A DISTANCE OF 468.38 FEET; THENCE S.24°46'44"W., A DISTANCE OF 5439.15 FEET TO THE POINT OF BEGINNING.

FOR A TOTAL OF 696.095 ACRES

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