

## **ORDINANCE NO. 2025-07**

**AN ORDINANCE OF THE SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING THE HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Gulfstream Development Group, LLC, a Florida limited liability company ("Petitioner"), has filed a Petition to Establish the Hammock Oaks Golf and RV Resort Community Development District (the "Petition") with the Sumter County Board of County Commissioners, (the "County Commissioners"), pursuant to section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the Hammock Oaks Golf and RV Resort Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Petitioner is a Florida limited liability company, with a mailing address of 2751 Tall Pine Street, Fort Pierce, FL 34945; and

**WHEREAS**, the owner of one hundred percent (100%) of the real property to be included in the District has consented to the establishment of the District; 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 Commissioners on March 11, 2025, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

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

**WHEREAS**, the Board of County Commissioners, pursuant to the information contained within the Petition and based on an investigation conducted by staff and otherwise being fully advised as to the facts and circumstances regarding the Petition and its exhibits, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of section 190.005(2)(a), *Florida Statutes*; and

- (3) The appropriate Sumter County staff reviewed the Petition for establishment of the District on the proposed land and have advised the Board of County Commissioners that said Petition is complete and sufficient; and
- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the Sumter County Comprehensive Plan; and
- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) 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
- (8) The area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, pursuant to the information stated above, the Board of County Commissioners hereby grant the Petition to Establish the Hammock Oaks Golf and RV Resort Community Development District; 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 in the Petition; and

**WHEREAS**, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

**WHEREAS**, upon the effective date of this establishing Ordinance, the Hammock Oaks Golf and RV Resort Community Development District, as created by general law, will be duly and legally authorized to exist on the lands described in **Exhibit A**, attached hereto and to exercise all of its general and special powers as limited by law.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA:**

**SECTION 1. TITLE.** This Ordinance shall be known and may be cited as the "Hammock Oaks Golf and RV Resort Community Development District Establishment Ordinance."

**SECTION 2. BOARD FINDINGS.** The Board findings set forth in the recitals to

this Ordinance are hereby incorporated in this Ordinance.

**SECTION 3. AUTHORITY.** This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

**SECTION 4. CREATION OF DISTRICT; DISTRICT NAME.** The Petition filed to create the Hammock Oaks Golf and RV Resort Community Development District is hereby granted and there is hereby created a community development district, which is situated within Sumter County, Florida, which District shall be known as the "Hammock Oaks Golf and RV Resort Community Development District."

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 162.110 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 is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to guardhouses, fences and gates, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Sumter County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general-purpose government.

**SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: David Reid; Michael Sobik; Tony Huerta; Andy Favata; and Scott Holmes. 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 finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain 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 9. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon adoption.

PASSED AND ADOPTED at the regular meeting of the Board of County Commissioners of Sumter County, Florida, held this 11th day of March, 2025.

ERIN C. MUNZ  
SUMTER COUNTY CLERK



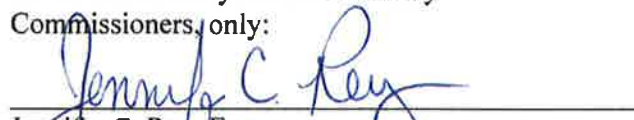
BOARD OF COUNTY COMMISSIONERS  
SUMTER COUNTY, FLORIDA

ATTEST:

  
Deputy Clerk

By:   
Donald Wiley, Chairman

Approved as to form for the reliance of  
the Sumter County Board of County  
Commissioners, only:

  
Jennifer C. Rey, Esq.  
The Hogan Law Firm, County Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST,  
SUMTER COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST; AND RUN NORTH 00°15'33" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 1,795.57 FEET TO A POINT THAT IS SOUTH 00°15'33" WEST A DISTANCE OF 855.37 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 5; THENCE SOUTH 84° 43' 45" EAST, A DISTANCE OF 345.81 FEET, THENCE NORTH 00° 15'33" EAST, A DISTANCE OF 552.09 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 1,207.74 FEET TO A POINT THAT IS NORTH 84° 43' 25" WEST A DISTANCE OF 2,650.38 FEET FROM THE WEST RIGHT-OF-WAY OF C.R. 470, THENCE SOUTH 05° 16'35" WEST, A DISTANCE OF 610.00 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE SOUTH 84° 43' 25" EAST, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF MONTGOMERY ACRES PHASE ONE, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 05° 16' 35" WEST ALONG THE WEST BOUNDARY OF SAID MONTGOMERY ACRES PHASE ONE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP; THENCE SOUTH 87° 54' 58" EAST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1588.07 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,616.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 13'22" AN ARC DISTANCE OF 329.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 24° 28' 48" WEST A DISTANCE OF 334.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF C.R. 459; THENCE SOUTH 84° 43' 25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 460.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF C.R. 470; THENCE SOUTH 24° 28'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 106.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,216.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 28' 00", AN ARC DISTANCE OF 362.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30° 56'48" EAST A DISTANCE OF 880.85 FEET; THENCE NORTH 89° 39' 13" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 30° 56'48" EAST A DISTANCE OF 210.00 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID SECTION 5; THENCE NORTH 89° 39' 13" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5,051.68 FEET TO THE POINT OF BEGINNING.

LESS: FROM THE SOUTHWEST CORNER OF THE AFORESAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH  $00^{\circ} 15' 33''$  EAST ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 922.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH  $87^{\circ} 54' 58''$  EAST A DISTANCE OF 563.60 FEET; THENCE NORTH  $00^{\circ} 15' 33''$  EAST A DISTANCE OF 208.80 FEET; THENCE NORTH  $87^{\circ} 54' 58''$  WEST A DISTANCE OF 208.80 FEET; THENCE NORTH  $00^{\circ} 15' 33''$  EAST A DISTANCE OF 30.75 FEET; THENCE NORTH  $89^{\circ} 29' 39''$  WEST A DISTANCE OF 354.62 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 5; THENCE SOUTH  $00^{\circ} 15' 33''$  WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING AND END OF ITS DESCRIPTION.

AND LESS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH  $89^{\circ} 39' 13''$  WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 5 A DISTANCE OF 55.38 FEET TO THE WEST RIGHT-OF-WAY OF C.R. 470; THENCE NORTH  $30^{\circ} 56' 48''$  WEST ALONG SAID WEST RIGHT-OF-WAY 1090.85 FEET TO THE POINT OF CURVATURE EAST OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3216.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ} 47' 44''$ , AN ARC LENGTH OF 269.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE NORTHWESTERLY ALONG THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ} 40' 16''$ , AN ARC LENGTH OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $24^{\circ} 28' 48''$  WEST ALONG SAID RIGHT-OF-WAY 106.20 FEET TO THE SOUTH BOUNDARY OF A 60.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 205, PAGE 140; THENCE NORTH  $84^{\circ} 43' 25''$  WEST ALONG SAID SOUTH BOUNDARY 350.00 FEET; THENCE SOUTH  $24^{\circ} 28' 48''$  EAST AND PARALLEL WITH SAID RIGHT-OF-WAY 199.21 FEET; THENCE SOUTH  $84^{\circ} 43' 25''$  EAST 351.58 FEET TO THE POINT OF BEGINNING.

The above described lands contains 162.110 acres, more or less.

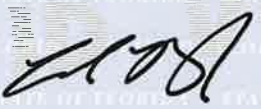


# STATE OF FLORIDA DEPARTMENT OF STATE

I, Cord Byrd, Secretary of State of the State of Florida, do hereby certify that the attached and foregoing is a true and correct copy of Sumter County Ordinance No. 2025-07, which was filed in this office on March 17, 2025, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
17<sup>th</sup> day of March, A.D., 2025.

  
Secretary of State