

ORDINANCE NO. 2025-__

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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 FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, ARC GlenLakes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("**County**") adopt an ordinance establishing the **GlenLakes Community Development District** ("**District**") pursuant to Chapter 190, *Florida Statutes*, and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*.

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

Section 1. Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*; and
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the **GlenLakes Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors of the District:

1. Ryan Arrighi
2. Robin Arrighi
3. Charles Carter
4. Janice Carter
5. Michael Bernier

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon the date of the acknowledgment letter from the Florida Secretary of State for the filing of this Ordinance with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session on _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
DOUG A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

Approved for Form and Legal Sufficiency



County Attorney's Office

Exhibit "A"

GLENLAKES COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius

of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"E.W., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40"W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.