

ORDINANCE NO. 98-17

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AMENDING SUMTER COUNTY CODE, CHAPTER 22, TO CREATE A VILLAGES FIRE DISTRICT, TO CHANGE THE BOUNDARIES OF THE OXFORD FIRE DISTRICT AND TO ESTABLISH THE BOUNDARIES OF THE VILLAGES FIRE DISTRICT, TO PROVIDE FOR ANNUAL ASSESSMENTS FOR THE VILLAGES FIRE DISTRICT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Board of County Commissioners of Sumter County has been requested by officials of Village Center Community Development District and residents within the development known as the Villages in Northeast Sumter County to create a fire district encompassing the development known as the Villages, and

WHEREAS, the basis for this request is the unique nature of the Villages being dense residential development with commercial uses, and the desire of the residents and businesses to have a higher level of fire service than is currently provided, and

WHEREAS, the Board of County Commissioners of Sumter County, Florida, has determined that it is in the best interest of the citizens and residents of Sumter County and of the Villages to create a separate fire district for this unique area of Sumter County and that this should include all lands currently under DRI development order as well as lands added later to provide a uniform and consistent manner and level of service to this unique development,

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Sumter County, Florida as follows:

1. Pursuant to Florida Statute Chapter 125, there is hereby created in the county, the Villages Fire District with all the powers and duties as set forth in Chapter 22 of the Sumter County Code and pursuant to Florida Statute.

2. A. The boundary of the Oxford Fire District is amended as follows:

As per Exhibit A attached hereto and made a part hereof by reference.

B. The boundary of the Villages Fire District is as follows:

As per Exhibit B attached hereto and made a part hereof by reference.

It is the intent of this ordinance to include all lands added to the Villages development by DRI approval in the future. Therefore, as lands are added to the Villages development through future development orders, the boundary of the Villages Fire District shall be amended to include said lands.

3. Section 22-19 of the Sumter County Code is amended to include the following provision:

The maximum annual rates of assessment set forth in this Section 22-19 of the Sumter County Code shall not apply to the Villages Fire District. The assessments in the Villages Fire District shall be established by resolution adopted by the Board of County Commissioners during normal budgetary process based upon an analysis of the level of service established within the Villages Fire District and the cost associated therewith.

4. Effective Date

This Ordinance shall take effect as provided by law. The Villages Fire District shall commence existence on January 1, 1999.

DULY ADOPTED, by the Board of County Commissioners, Sumter

County, Florida this 10th day of November, 1998.

ATTEST: GLORIA R. HAYWARD
CLERK OF CIRCUIT COURT

BY

Jan Kerkpatrick
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY, FLORIDA

Benny Strickland
BENNY STRICKLAND, CHAIRMAN

EXHIBIT A
Oxford Fire District

Commence at the Northeastern most corner of Sumter County, Florida, which is the NE corner of Section 1, Township 18 South, Range 23 East, thence run West along section lines to the NW corner of Section 6, Township 18, South Range 22 East, thence run South along section-lines to the SW corner of Section 30, Township 18 South, Range 22 East, thence run East along section lines to the eastern boundary of Sumter County which would be the SE corner of Section 25, Township 18 South, Range 23 East, thence run North along the eastern boundary of Sumter County to the Point of Beginning.

LESS THAT PORTION DESCRIBED IN EXHIBIT B

EXHIBIT B
Villages Fire District

A TRACT OF LAND IN SECTIONS 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, AND 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE S1/2 OF THE SE1/4 OF SECTION 9; FROM SAID POINT OF BEGINNING RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID S1/2 OF SE1/4; THENCE EAST TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 9; THENCE NORTH TO THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 9; THENCE WEST TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NE1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID E1/2 OF SW1/4; THENCE EAST TO THE NORTHEAST CORNER OF SAID E1/2 OF SW1/4; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4 OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE NORTH TO THE NORTHWEST CORNER OF SAID NE1/4 OF NW1/4; THENCE EAST ALONG THE NORTH LINE OF SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SECTION 3 TO THE NORTHEAST CORNER OF THE NW1/4 OF SECTION 3; THENCE SOUTH TO THE NORTHWEST CORNER OF THE S1/2 OF THE NE1/4 OF SECTION 3; THENCE EAST TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF THE NE1/4 OF SECTION 3; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SE1/4 OF NE1/4; THENCE EAST TO THE NORTHWEST CORNER OF THE S1/2 OF THE S1/2 OF THE NW1/4 OF SECTION 2; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID S1/2 OF S1/2 OF NW1/4 TO A POINT THAT IS 330 FEET WEST OF THE EAST LINE OF THE NW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE RUN SOUTH TO THE EAST-WEST MID-SECTION LINE OF SECTION 2; THENCE ALONG SAID MID-SECTION LINE RUN EAST TO THE NORTHWEST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 1; THENCE CONTINUE EAST TO THE NORTHEAST CORNER OF SAID N1/2 OF SW1/4; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (BEING 200 FEET WIDE) WITH THE EAST BOUNDARY OF THE W1/2 OF THE NE1/4 OF SAID SECTION 1; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO THE EAST LINE OF SECTION 1; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SECTION 12 AND 13 RUN SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF SECTION 13; THENCE WEST TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SW1/4 OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF SW1/4 RUN WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE CONTINUE WEST TO THE EAST LINE OF THE SE1/4 OF SECTION 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 RUN N89°45'11"W 256.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 475, PAGE 510, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF AFOREMENTIONED PROPERTY WITH THE FOLLOWING (5) COURSES: N00°29'26"E 690.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY 170.86 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°56'21" AND A CHORD BEARING AND DISTANCE OF N27°28'45"W 164.15 FEET TO THE POINT OF TANGENCY; THENCE N55°26'55"W 176.96 FEET; THENCE N00°29'26"E 925.00 FEET; THENCE N49°49'19"W 1092.25 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 14; SAID POINT BEING S00°21'41"E 24.96 FEET OF THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 14; THENCE N00°21'41" W ALONG AFORESAID WEST LINE 24.96 FEET TO THE SOUTHWEST CORNER

OF THE NE1/4 OF THE NE1/4 OF SECTION 14; THENCE ALONG THE WEST LINE OF SAID NE1/4 OF NE1/4 RUN N00°23'21"E 1093.86 FEET; THENCE N45°13'10"E 163.12 FEET; THENCE N00°23'21"E 252.92 FEET; THENCE N21°04'15"W 190.48 FEET; THENCE N41°28'52"W 274.41 FEET; THENCE N52°14'07"W 157.86 FEET; THENCE N89°37'47"W 1059.81 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11; THENCE ALONG SAID MID-SECTION LINE RUN NORTH TO THE SOUTHEAST CORNER OF THE W1/2 OF SECTION 2; SAID POINT BEING N89°41'35"E 2646.82 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE EAST LINE OF THE W1/2 OF SECTION 2 RUN N00°04'27"W 109.72 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN N44°26'00"W 622.28 FEET; THENCE S00°04'35"E 506.40 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE SW1/4 OF SECTION 2; THENCE PARALLEL WITH SAID SOUTH LINE RUN S89°41'35"W TO THE WEST LINE OF THE SW1/4 OF SECTION 2; SAID POINT ALSO BEING ON THE EAST LINE OF THE SE1/4 OF SECTION 3; THENCE PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SE1/4 OF SECTION 3 RUN WEST TO THE WEST LINE OF SAID SE1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID N1/2 OF NW1/4 RUN WEST TO THE NORTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 10; THENCE SOUTH TO THE NORTHEAST CORNER OF THE W1/2 OF THE SW1/4 OF SECTION 10; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID W1/2 OF SW1/4; SAID POINT ALSO BEING ON THE NORTH LINE OF THE NW1/4 OF SECTION 15; THENCE ALONG SAID NORTH LINE RUN WEST 185.91 FEET, MORE OR LESS, TO A 4-INCH CONCRETE MONUMENT; SAID MONUMENT BEING N89°59'15"E 1142.39 FEET OF THE NORTHWEST CORNER OF SECTION 15; FROM SAID CONCRETE MONUMENT RUN SOUTH 1334.50 FEET TO THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 15; THENCE S89°53'52"W ALONG SAID SOUTH LINE 363.01 FEET TO A POINT ON THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100-FEET WIDE); SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.17 FEET; SAID ARC HAVING A CENTRAL ANGLE OF 06°05'09", A TANGENT DISTANCE OF 104.18 FEET, A CHORD BEARING OF N86°26'53"W AND A CHORD DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°29'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NE1/4 OF SECTION 16; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NE1/4 OF SECTION 16; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT HICKORY HILL HAMMOCK, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 77 AND 77-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ABOVE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.