

ORDINANCE NO. 98-10

AN ORDINANCE ESTABLISHING CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

98 JUL 31 PM 1:31

FILED

WHEREAS, Rida Associates limited partnership and the City of Kissimmee have filed a petition with Osceola County ("Petition") requesting that the Board of County Commissioners of Osceola County ("County") adopt an ordinance establishing ChampionsGate Community Development District pursuant to Chapter 190, Florida Statutes ("District"), and designating the real property described in Exhibit "A", 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 an efficient, effective and economical method of delivering community development services and facilities in the area described in Exhibit "A", within which area the County is not able to provide such community development services and facilities at a level and quality needed to serve the District; and

WHEREAS, the District will provide a solution to the County's planning, management and financing needs for the delivery of community development services and facilities to and within the District lands without overburdening the County and its taxpayers; and

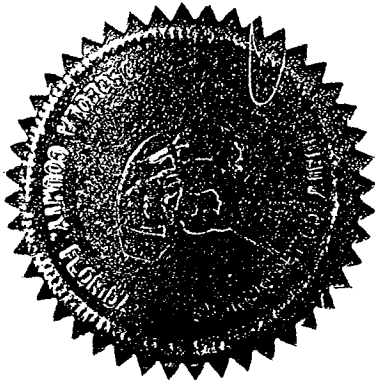
WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes; and

STATE OF FLORIDA

COUNTY OF OSCEOLA

I, TEENA JENKINS, Deputy Clerk of the Board of County Commissioners, County of Osceola, DO HEREBY CERTIFY that the attached and foregoing is a true and correct copy of Ordinance 98-10, establishing ChampionsGate Community Development District pursuant to Chapter 190, Florida Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Kissimmee, Florida, this the 13th day of August A.D. 1998.



By: _____

Teena Jenkins, Deputy Clerk
of the Board of County
Commissioners of Osceola
County, State of Florida.

ORDINANCE NO. 98-10

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WHEREAS, Rida Associates limited partnership and the City of Kissimmee have filed a petition with Osceola County ("Petition") requesting that the Board of County Commissioners of Osceola County ("County") adopt an ordinance establishing ChampionsGate Community Development District pursuant to Chapter 190, Florida Statutes ("District"), and designating the real property described in Exhibit "A", 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 an efficient, effective and economical method of delivering community development services and facilities in the area described in Exhibit "A", within which area the County is not able to provide such community development services and facilities at a level and quality needed to serve the District; and

WHEREAS, the District will provide a solution to the County's planning, management and financing needs for the delivery of community development services and facilities to and within the District lands 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 OSCEOLA COUNTY, FLORIDA THIS 27TH DAY OF JULY, 1998, AS FOLLOWS:

SECTION 1. CONCLUSIONS OF FACT. The County hereby finds and states, that:

1. All statements contained in the Petition are true and correct.
2. 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.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional, interrelated community.
4. The creation of the District is the best alternative available for delivering community development services and facilities to the are that will be served by the District.
5. 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.
6. The area that will be served by the District is amenable to separate, special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. The proceedings described in this Ordinance are governed by Chapter 190, Florida Statutes.
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes.
3. The granting of the Petition complies with all the requirements of Chapter 190, Florida Statutes.

SECTION 3. CREATION. There is hereby created ChampionsGate Community Development District (the "District") for the area of land described in Exhibit "A" attached hereto, which District shall exercise the powers described and authorized in Sections 190.011 and 190.012(1), (2)(a), (b), (d), (e) and (f) and (3), Florida Statutes.

SECTION 4. SUPERVISORS. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are Michael Harding, John Percy, Robert Burke, Larry O'Dell and Yvonne Shovey.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, provision or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board within ten (10) days after enactment by the Board and shall take effect upon such filing.

DULY ADOPTED at a regular Board Meeting, this 27 day of July, 1998.



BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA

BY: *Charles Sumner*
Chairman/Vice Chairman

NOTICE THAT THIS ORDINANCE HAS BEEN
FILED WITH THE FLORIDA STATE BUREAU
OF ADMINISTRATIVE CODE.

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

BY: *T. J. [Signature]*
Clerk/Deputy Clerk of the Board

ON July 31, 1998

BY *Michalene F. Bruce*
DEPUTY CLERK OF THE BOARD

Legal Description.
ChampionsGate Community Development District

A portion of Section 33, Township 25 South, Range 27 East more particularly described as follows: Begin at the Southwest corner of said Section 33; thence North 89°34'08" East, along the South line of the Southwest one-quarter (SW1/4) of said Section 33 a distance of 1328.94 feet; thence continue along said line North 89°32'21" East, 1290.36 feet; to a point on the westerly right-of-way line of INTERSTATE NO. 4 as shown on right-of-way map for PROJECT NO. 92130-2421; thence North 18°21'07" East, 743.30 feet; thence South 75°10'05" East, 6.66 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South 72°09'14" East); thence northeasterly along the arc of said curve, being concave to the Southeast, having a radius of 375.43 feet, a delta of 59°01'57", an arc distance of 386.81 feet; thence tangent to said curve, North 76°52'43" East, 203.30 feet; thence South 13°50'50" East, 4.62 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 12°48'15" West); thence northeasterly along the arc of said curve, being concave to the Northwest, having a radius of 368.89 feet, a delta of 37°33'18", an arc distance of 241.79 feet; thence tangent to said curve, North 39°38'27" East, 272.36 feet; thence South 89°43'20" West, 1056.39 feet; thence North 00°17'32" West, 1325.01 feet; thence North 89°35'39" East, 789.00 feet; thence North 18°05'19" East, 551.75 feet; to a point on the southerly right-of-way line of Goodman Road as shown on the OSCEOLA COUNTY, FLORIDA ENGINEERING DEPARTMENT MAINTENANCE MAP as recorded in MAP BOOK 1 PAGE 92, of the Public Records of Osceola County, Florida; thence North 72°08'37" West, 417.28 feet; thence North 73°14'20" West, 387.35 feet; thence North 70°42'22" West, 293.43 feet; thence North 71°51'21" West, 370.59 feet; thence North 72°17'41" West, 442.12 feet; thence North 72°15'01" West, 336.36 feet; thence North 68°57'55" West, 133.93 feet thence westerly along the arc of a tangent curve, being concave to the South, having a radius of 505.59 feet, a delta of 3°07'20", an arc distance of 27.55 feet; the last eight courses described being co-incident with said MAINTENANCE MAP; thence South 00°11'52" East, 110.91 feet; thence South 89°32'18" West, 150.00 feet; thence North 00°11'52" West, 137.28 feet to a point on the southerly right-of-way line of said Goodman Road; thence North 86°24'14" West, 27.75 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 00°41'04" East); thence westerly along the arc of said curve, being concave to the North, having a radius of 525.38 feet, a delta of 2°56'53", an arc distance of 27.03 feet; to a point on the arc of a non-tangent curve (radial line thru said point bears South 01°00'55" West); thence westerly along the arc of said curve, being concave to the South, having a radius of 7248.51 feet, a delta of 0°19'11", an arc distance of 40.46 feet; to a point on the arc of a non-tangent curve (radial line thru said point bears North 01°00'43" East); thence westerly along the arc of said curve, being concave to the North, having a radius of 352.65 feet, a delta of 11°15'52", an arc distance of 69.33 feet to a point on the South line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 33, the last four courses described being co-incident with the southerly right-of-way line of said Goodman Road; thence South 89°31'47" West, along said line, 365.19 feet to the westerly right-of-way line of said Goodman Road; thence North 00°35'00" East, 575.57 feet; thence North 00°12'02" West, 178.02

feet; thence North 00°36'22" East, 513.56 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 88°28'23" West); thence northerly along the arc of said curve, being concave to the West, having a radius of 24.50 feet, a delta of 20°57'02", an arc distance of 8.96 feet; thence North 88°11'37" West, 657.95 feet to a point on the West line of the Northwest one-quarter (NW 1/4) of said Section 33; thence South 00°10'28" East along said line, 2628.23 feet to the West one-quarter corner of said Section 33; thence South 00°06'33" East along the West line of the Southwest one-quarter of said Section 33 a distance of, 2648.68 feet to the Point of Beginning. Said lands Lying in Osceola County, Florida containing 277.075 acres.

LESS:

Commencing at the Southwest corner of Section 33, Township 25 South, Range 27 East; thence North 89°34'08" East, along the South line of the Southwest one-quarter of said Section 33, a distance of 142.00 feet ; thence North 00°25'52" West, 15.00 feet to the Point of Beginning, said point lying on the arc of a non-tangent curve (radial line thru said point bears South 60°18'54" East); thence northeasterly along the arc of said curve, being concave to the Southeast, having a radius of 1450.00 feet a delta of 23°33'14, an arc distance of 596.09 feet ; thence South 2°19'06" East, 84.13 feet; thence South 30°20'52" East, 425.92 feet to a point on the South line of the Southwest one-quarter of said Section 33; thence South 89°34'09" West along said line, 652.10 feet to the Point of Beginning. Said lands Lying in Osceola County, Florida containing 3.583 acres.

LESS:

A portion of Section 33, Township 25 South, Range 27 East more particularly described as follows; Begin at the Southwest corner of said Section 33; thence North 00°06'24" West, 913.09 feet; to a point on the arc of a non-tangent curve (radial line thru said point bears North 68°18'42" East); thence southeasterly along the arc of said curve, being concave to the Northeast, having a radius of 1539.00 feet, a delta of 21°02'05", an arc distance of 565.00 feet a point of reverse curvature; thence southerly along the arc of said curve, being concave to the West, having a radius of 38.00 feet, a delta of 87°16'06", an arc distance of 57.88 feet to a point of reverse curvature; thence southwesterly along the arc of said curve, being concave to the Southeast, having a radius of 1550.00 feet, a delta of 17°36'29", an arc distance of 476.35 feet; thence South 89°34'09" West, 19.75 feet to the Point of Beginning. Said lands Lying in Osceola County, Florida containing 3.044 acres.

LESS:

A portion of Section 33, Township 25 South, Range 27 East more particularly described as follows; Commence at the Southwest corner of said Section 33; thence North 89°34'08" East, along the South line of the Southwest one-quarter (SW1/4) of said Section 33, a distance of 1328.94 feet; thence continue along said line North 89°32'21" East, 1082.90 feet; thence North 00°27'39" West, 643.98 feet to the Point of Beginning; thence North 10°46'12" East, 110.00 feet to a point

on the arc of a radially tangent curve; thence northeasterly along the arc of said curve, being concave to the Northwest, having a radius of 35.00 feet, a delta of 90°00'00", an arc distance of 54.98 feet; thence tangent to said curve, North 10°46'12" East, 291.62 feet; thence northeasterly along the arc of a tangent curve, being concave to the Southeast, having a radius of 540.00 feet, a delta of 31°13'08", an arc distance of 294.23 feet; thence North 89°43'20" East, 85.78 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South 41°06'26" East); thence southwesterly along the arc of said curve, being concave to the Southeast, having a radius of 480.00 feet, a delta of 38°07'21", an arc distance of 319.38 feet; thence tangent to said curve, South 10°46'12" West, 291.62 feet; thence southeasterly along the arc of a tangent curve, being concave to the Northeast, having a radius of 35.00 feet, a delta of 90°00'00", an arc distance of 54.98 feet; thence tangent to said curve, South 79°13'48" East, 292.25 feet to a point on the right-of-way line of aforesaid INTERSTATE NO. 4; thence South 18°21'07" West, along said line 110.97 feet; thence North 79°13'48" West, 407.61 feet to the Point of Beginning. Said lands Lying in Osceola County, Florida containing 1.931 acres.

TOGETHER WITH:

A portion of Section 32, Township 25 South, Range 27 East more particularly described as follows: Commence at the Northeast corner of said Section 32; thence South 00°10'14" along the East line of the Northeast one-quarter (NE ¼) of said Section 32, a distance of 15.00 feet to the Point of Beginning; thence continue South 00°10'14" East along said line, 349.99 feet; thence South 77°41'04" West, 262.91 feet; thence North 78°41'24" West, 130.02 feet; thence North 22°13'13" West, 58.44 feet; thence North 25°07'30" West, 64.06 feet; thence North 05°21'02" West, 66.49 feet; thence North 37°50'17" East, 81.67 feet; thence North 73°35'33" East, 71.51 feet; thence North 37°02'16" East, 146.07 feet to a point on a line parallel with and 15.00 feet South of the North line of the Northeast one-quarter (NE ¼) of said Section 32; thence North 89°45'43" East, along said line, 232.14 feet to the Point of Beginning. AND a 60.0 foot INGRESS/EGRESS Easement to be determined. Said lands Lying in Osceola County, Florida containing 3.256 acres.

TOGETHER WITH:

A portion of Section 32, Township 25 South, Range 27 East more particularly described as follows: Commence at the Southeast corner of said Section 32; thence North 00°10'14" West, along the East line of the Southeast one-quarter of said Section 32, a distance of 278.86 feet to the Point of Beginning; thence South 89°49'46" West, 222.34 feet; thence North 37°40'46" East, 69.37 feet; thence North 00°32'02" West, 64.40 feet; thence North 18°48'54" West, 76.28 feet; thence North 02°28'51" East, 57.75 feet; thence North 16°28'49" East, 117.74 feet; thence North 24°00'17" East, 55.06 feet; thence North 50°38'54" West, 38.80 feet; thence North 02°26'29" West, 51.65 feet; thence North 33°11'43" East, 54.61 feet; thence North 86°41'53" East, 83.34 feet; thence North 19°21'26" East, 84.48 feet; thence North 38°42'43" East, 57.51 feet to a point on the East line of the Southeast one-quarter of said Section 32; thence South 00°10'14" East, along said line, 663.02 feet to the Point of Beginning. AND a 60.0 foot INGRESS/EGRESS Easement to be determined. Said lands lying in Osceola County, Florida containing 2.359 acres.

TOGETHER WITH:

A portion of Section 32, Township 25 South, Range 27 East more particularly described as follows: Commencing at the East one-quarter corner of Section 32, Township 25 South, Range 27 East; thence South 89°51'13" West along the South line of the Southeast one-quarter of said Section 32, a distance of 633.06 feet; thence North 00°08'47" West, 223.97 feet to the Point of Beginning; thence South 89°53'36" West, 671.97 feet; thence North 34°46'36" West, 872.56 feet; thence North 56°12'55" East, 623.10 feet; thence South 38°36'58" East, 76.22 feet; thence South 38°36'58" East, 130.25 feet; thence South 37°37'09" East, 199.59 feet; thence South 35°05'30" East, 154.70 feet; thence South 34°42'28" East, 144.32 feet; thence South 38°05'07" East, 144.02 feet; thence South 37°56'22" East, 146.79 feet; thence South 33°15'11" East, 59.49 feet; thence South 27°15'54" East, 84.96 feet; thence South 11°57'24" West, 100.09 feet; thence South 00°06'24" East, 44.98 feet to the Point of Beginning. AND a 60.0 foot INGRESS/EGRESS Easement to be determined. Said lands lying in Osceola County Florida containing 16.000 acres.

TOGETHER WITH:

A portion of Section 32, Township 25 South, Range 27 East more particularly described as follows: Commencing at the Southeast corner of Section 32, Township 25 South, Range 27 East: thence South 89°37'32" West, along the South line of the Southeast one-quarter of said Section 32, a distance of 549.90 feet; thence North 00°06'24" West, 300.71 feet to the Point of Beginning; thence South 89°53'36" West, 981.74 feet; thence North 00°06'24" West, 1242.37 feet; thence North 89°53'36" East, 981.74 feet; thence South 00°06'24" East, 1242.37 feet to the Point of Beginning. AND a 60.0 foot INGRESS/EGRESS Easement to be determined. Said lands lying in Osceola County, Florida containing 28.000 acres.

TOGETHER WITH:

A portion of Section 32, Township 25 South, Range 27 East more particularly described as follows: Commencing at the Southeast corner of Section 32, Township 25 South, Range 27 East: thence South 89°37'32" West, along the South line of the Southeast one-quarter of said Section 32, a distance of 549.90 feet; thence North 00°06'24" West, 1332.45 feet to the Point of Beginning; thence South 89°53'36" West, 931.78 feet; thence North 00°06'24" West, 981.74 feet; thence North 89°53'36" East, 931.78 feet; thence South 00°06'24" East, 981.74 feet to the Point of Beginning. AND a 60.0 foot INGRESS/EGRESS Easement to be determined. Said lands lying in Osceola County, Florida containing 21.000 acres.

ALL SAID LANDS CONTAINING 339.132 ACRES.