

Prepared by and after recording return to:

Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802
Attention: Jan Albanese Carpenter, Esq.

**Notice of Recording City of Kissimmee Ordinance No. 3062,
establishing the Knightsbridge Community Development District**

PROPOSED ORDINANCE NO. 22-15

ORDINANCE NO. 3062

AN ORDINANCE OF THE BOARD OF CITY COMMISSIONERS OF KISSIMMEE, FLORIDA, ESTABLISHING THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF KISSIMMEE AND CONTAINING APPROXIMATELY 114.62 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS AND POWERS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lennar Homes, LLC, a Florida limited liability company, has petitioned the Board of City Commissioners ("Board") of Kissimmee, Florida, a political subdivision of the State of Florida, to establish the **KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT** ("District"); and

WHEREAS, the Board of City Commissioners, after proper published notice has 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 and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct. A copy of the Petition to Establish is attached to, and made a part of, this Ordinance.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of Kissimmee, known as the Kissimmee Growth Management Plan, or the State Comprehensive Plan.
3. 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. The legal description of the Knightsbridge Community Development District is attached to, and made a part of, this Ordinance.
4. The District is the best 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.

WHEREAS, it is the policy of this State, 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, Florida Statutes, 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.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF KISSIMMEE, 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 municipal ordinances.

SECTION TWO: ESTABLISHMENT OF THE KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Knightsbridge Community Development 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:

Rob Bonin

6675 Westwood Boulevard, Suite 500,
Orlando, Florida 32821

Adam Morgan	6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821
Logan Lantrip	6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821
Harry Kaplan	6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821
Steve Greene	6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821

SECTION FOUR: DISTRICT NAME

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

SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The Knightsbridge Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

SECTION SIX: CONSENT TO SPECIAL POWERS

Upon the effective date of this Ordinance, the Knightsbridge Community Development District will be duly and legally authorized to exist and exercise all of its powers as set forth in Chapter 190, Florida Statutes, and as otherwise provided by law.

The City Commission hereby consents to the exercise by the Board of Supervisors of the District of special powers set forth in Sections 190.012(2)(a), 190.012(2)(d), and 190.012(2)(f), Florida Statutes, to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as facilities for security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

SECTION SEVEN: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other ordinance of the City of Kissimmee or other applicable law, the more restrictive shall apply. If any phrase 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 CODE OF LAWS AND ORDINANCES

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

SECTION NINE: EFFECTIVE DATE

This Ordinance shall become effective upon filing with the Florida Department of State. Commissioner Fisher moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Commissioner Ortiz and upon roll call on the motion the vote was as follows:

AYES:

NAYS:

Commissioner Ortiz	AYE
Commissioner Fisher	AYE
Commissioner Castano	AYE
Mayor Gonzalez	AYE

PASSED AND DULY ADOPTED by the Board of City Commissioners of Kissimmee, Florida, this 19th day of July, 2022.

ATTEST:

**BOARD OF CITY COMMISSIONERS
KISSIMMEE, FLORIDA**

By: Dinda Stansel
City Clerk

By: Olga Gonzalez
Mayor-Commissioner

Approved as to form and legality:
City Attorney

By: Alm Sanchez

Exhibit "A"

Legal Description of the Knightsbridge Community Development District

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LAND SITUATED WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, AS RECORDED IN PLAT BOOK 3, PAGES 236 - 238. THENCE SOUTH 00°23'35" EAST, ALONG THE EAST LINE OF SAID POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, A DISTANCE OF 53.80 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST LINE, NORTH 80°46'24" EAST A DISTANCE OF 753.97 FEET. THENCE SOUTH 62°09'48" EAST A DISTANCE OF 238.27 FEET; THENCE NORTH 34°11'40" EAST, A DISTANCE OF 115.03 FEET; THENCE NORTH 47°12'32" EAST, A DISTANCE OF 25.38 FEET; THENCE NORTH 89°48'21" EAST, A DISTANCE OF 1804.32' FEET; THENCE SOUTH 37°56'07" EAST, A DISTANCE OF 61.89 FEET; THENCE SOUTH 27°08'34" EAST, A DISTANCE OF 143.07 FEET; THENCE SOUTH 16°24'16" EAST, A DISTANCE OF 110.06 FEET; THENCE SOUTH 07°46'12" WEST, A DISTANCE OF 69.95 FEET; THENCE SOUTH 59°03'22" WEST, A DISTANCE OF 54.32 FEET. THENCE NORTH 85°55'10" WEST, A DISTANCE OF 43.82 FEET; THENCE NORTH 74°45'52" WEST, A DISTANCE OF 70.87 FEET. THENCE NORTH 47°30'56" WEST, A DISTANCE OF 101.15 FEET; THENCE NORTH 27°55'09" WEST, A DISTANCE OF 59.74 FEET; THENCE NORTH 33°42'52" WEST, A DISTANCE OF 44.80 FEET; THENCE NORTH 45°01'34" WEST, A DISTANCE OF 26.36 FEET. THENCE SOUTH 89°59'34" WEST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 53°52'22" WEST, A DISTANCE OF 77.65 FEET. THENCE SOUTH 61°55'24" WEST, A DISTANCE OF 140.25 FEET; THENCE SOUTH 40°37'26" WEST, A DISTANCE OF 57.28 FEET; THENCE SOUTH 33°42'40" WEST, A DISTANCE OF 44.80 FEET; THENCE SOUTH 51°51'54" WEST, A DISTANCE OF 55.32 FEET. THENCE SOUTH 76°46'08" WEST, A DISTANCE OF 54.27 FEET; THENCE SOUTH 45°01'22" WEST, A DISTANCE OF 43.93 FEET. THENCE SOUTH 55°38'27" WEST, A DISTANCE OF 71.53 FEET; THENCE SOUTH 40°50'16" WEST, A DISTANCE OF 90.30 FEET. THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 43.17 FEET; THENCE SOUTH 59°57'04" WEST, A DISTANCE OF 68.22 FEET. THENCE SOUTH 74°03'57" WEST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 51°01'53" WEST, A DISTANCE OF 83.94 FEET. THENCE SOUTH 53°38'15" WEST, A DISTANCE OF 73.33 FEET; THENCE SOUTH 09°47'32" EAST, A DISTANCE OF 91.38 FEET; THENCE SOUTH 28°35'11" EAST, A DISTANCE OF 111.11 FEET; THENCE SOUTH 09°09'24" EAST, A DISTANCE OF 146.02 FEET; THENCE SOUTH 08°58'55" EAST, A DISTANCE OF 91.41 FEET; THENCE SOUTH 36°03'09" EAST, A DISTANCE OF 64.65 FEET; THENCE SOUTH 37°35'38" EAST, A DISTANCE OF 77.96 FEET; THENCE SOUTH 36°16'44" EAST, A DISTANCE OF 88.42 FEET. THENCE SOUTH 24°47'44" EAST, A DISTANCE OF 68.05 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 17°21'59" WEST, A DISTANCE OF 79.67 FEET; SOUTH 23°58'45" WEST, A DISTANCE OF 46.81 FEET; THENCE SOUTH 56°19'51" WEST, A DISTANCE OF 68.58 FEET; THENCE SOUTH 53°09'07" WEST, A DISTANCE OF 95.09 FEET. THENCE SOUTH 48°52'13" WEST, A DISTANCE OF 104.27 FEET; THENCE SOUTH 53°09'07" WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 68°03'15" WEST, A DISTANCE OF 46.84 FEET; THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 66.06 FEET. THENCE SOUTH 69°27'30" WEST, A DISTANCE OF 162.53 FEET; THENCE SOUTH 70°21'36" WEST, A DISTANCE OF 141.40 FEET; THENCE SOUTH 39°39'01" WEST, A DISTANCE OF 30.64 FEET; THENCE SOUTH 77°58'40" WEST, A DISTANCE OF 50.14 FEET. THENCE NORTH 50°55'55" WEST, A DISTANCE OF 33.14 FEET. THENCE SOUTH 09°28'07" WEST, A DISTANCE OF 34.20 FEET; THENCE SOUTH 30°23'56" WEST, A DISTANCE OF 81.02 FEET; THENCE SOUTH 60°00'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 68°37'35" WEST, A DISTANCE OF 103.60 FEET; THENCE SOUTH 73°03'33" WEST, A DISTANCE OF 111.23 FEET; THENCE NORTH 55°31'15" WEST, A DISTANCE OF 82.25 FEET. THENCE SOUTH 71°10'30" WEST, A DISTANCE OF 72.20 FEET; THENCE NORTH 86°08'22" WEST, A DISTANCE OF 59.63 FEET. THENCE SOUTH 62°31'10" WEST, A DISTANCE OF 142.63 FEET; THENCE SOUTH 72°11'37" WEST, A DISTANCE OF 66.89 FEET; THENCE SOUTH 58°38'04" WEST, A DISTANCE OF 46.37 FEET. THENCE SOUTH 00°23'32" EAST, A DISTANCE OF 157.48 FEET; THENCE SOUTH 41°45'05" EAST, A DISTANCE OF 62.70 FEET; THENCE SOUTH 35°01'18" EAST, A DISTANCE OF 211.27 FEET; THENCE SOUTH 43°50'51" EAST, A DISTANCE OF 112.67 FEET; THENCE SOUTH 16°03'03" EAST, A DISTANCE OF 104.34 FEET; THENCE NORTH 57°49'44" EAST, A DISTANCE OF 105.16 FEET. THENCE NORTH 57°11'13" EAST, A DISTANCE OF 37.99 FEET; THENCE SOUTH 10°50'14" EAST, A DISTANCE OF 65.91 FEET. THENCE SOUTH 07°50'25" WEST, A DISTANCE OF 109.61 FEET. THENCE SOUTH 59°40'41" WEST, A DISTANCE OF 74.76 FEET; THENCE SOUTH 00°13'34" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 37°08'54" WEST, A DISTANCE OF 459.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 453.34 FEET, CHORD BEARING OF NORTH 43°46'14" WEST AND A CHORD LENGTH OF 622.71 FEET. THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°45'19" FOR A DISTANCE OF 686.43 FEET TO THE POINT OF TANGENCY AND A POINT ON SAID EAST LINE OF POINCIANA OFFICE AND INDUSTRIAL PARK, SECTION B. THENCE RUN NORTH 00°23'35" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2551.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 114.62 ACRES MORE OR LESS.

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 <p>HAMILTON SURVEYORS & CONSULTING, INC.</p> <p><small>2025 P. 0004 07 TAMPA, FL 33604 TEL: 813.286.2000</small></p> <p><small>OFFICE: 1000 W. GORRISON BLVD., SUITE 100 TAMPA, FL 33606 TEL: 813.286.2000</small></p> <p><small>FAX NUMBER: 813.286.2000 TAMPA, FL 33606 TEL: 813.286.2000</small></p>	LEGAL DESCRIPTION				
	KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT				
<small>SEC. WP. RSE</small>	<small>JOB NUMBER</small>	<small>DRAWN BY</small>	<small>DATE</small>	<small>EXHIBIT</small>	
35.36-25S-28E	53509.0019	HM	02/11/2022	4	