

RIVER RIDGE DISTRICT ORDINANCE

ORDINANCE NO. 96-02

AN ORDINANCE ESTABLISHING THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; NAMING THE DISTRICT; PROVIDING THAT THE COUNTY MAY NOT MODIFY OR DELETE ANY PROVISION OF THE DISTRICT CHARTER SET FORTH IN SECTION 190.006 - 190.041, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECRETARY  
FEB 12 11 54 AM '96  
FILED

WHEREAS, WCI Communities, Limited Partnership has petitioned the Board of County Commissioners to establish the RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct;
2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The economic impact statement of the petitioner on district establishment is adequate.
3. Establishment of the proposed district is not inconsistent with the local comprehensive plan of Lee County and is not inconsistent with the State Comprehensive Plan.
4. 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.
5. The district is the best alternative available for delivering community

development services and facilities to the area that will be serviced by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area to be served by the district is amenable to separate special district government.

8. Upon the effective date of this Ordinance, the proposed River Ridge Community Development District will be duly and legally authorized to exist and to exercise all of its general and special powers as limited by law.

9. All notice requirements of law were met and complete notice was timely given.

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

SECTION ONE: AUTHORITY FOR ORDINANCE

This ordinance is adopted pursuant to required notice and procedures and authority of Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION TWO: ESTABLISHMENT OF THE RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

The River Ridge Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

1. Douglas Schwartz, WCI Communities Limited Partnership  
24820 Burnt Pine Drive  
Bonita Springs, Florida 33923
2. G. Russell Weyer, WCI Communities Limited Partnership  
24820 Burnt Pine Drive  
Bonita Springs, Florida 33923
3. Mitch Williams, WCI Communities Limited Partnership  
801 Laurel Oak Drive, Suite 500

Naples, Florida 33763

4. David Salko, WCI Communities Limited Partnership  
24820 Burnt Pine Drive  
Bonita Springs, Florida 33923
  
5. David Crawford, WCI Communities Limited Partnership  
24820 Burnt Pine Drive  
Bonita Springs, Florida 33923

These persons will serve in that office until replaced by elected members in accordance with Section 190.006, Florida Statutes

SECTION FOUR: DISTRICT NAME

The River Ridge Community Development District will be governed by the provisions of Chapter 190, Florida Statutes, and the Board of County Commissioners may not adopt any ordinance which will expand, modify or delete any provisions of Chapter 190, Florida Statutes.

SECTION FIVE: CONFLICT AND SEVERABILITY

In the event this ordinance conflicts with any other Lee County Ordinance or other applicable law, the more restrictive will apply. If any phrase or portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent provision and such holding will not affect the validity of the remaining portion.

SECTION SIX: EFFECTIVE DATE

This ordinance will become effective upon filing with the Florida Secretary of State.

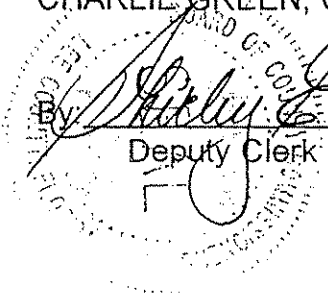
THE FOREGOING ORDINANCE was offered by Commissioner Manning who moved its adoption. The motion was seconded by Commissioner Judah and, being put to a vote, the vote was as follows:

JOHN E. ALBION	Aye
RAY JUDAH	Aye
DOUGLAS R. ST. CERNY	Aye
JOHN E. MANNING	Aye
ANDREW W. COY	Aye

DULY PASSED AND DATED THIS SEVENTH DAY OF FEBRUARY, 1996.

ATTEST:  
CHARLIE GREEN, CLERK

By: *Shirley E. Rost*  
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: *Paul A. S.*  
Vice Chairman

APPROVED AS TO FORM BY: --  
*Samuel J. Collins*  
Office of the County Attorney

DESCRIPTION

RIVER RIDGE  
COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

PARCEL IN SECTIONS 29, 32 AND 33,  
TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 29, 32 and 33, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

BEGINNING at the southwest corner of the northeast quarter (NE-1/4) of said Section 32;  
Thence run N 00°55'53" W along the west line of said fraction for 544.60 feet;  
Thence run S 89°18'33" E for 249.93 feet to an intersection with the southwesterly line of a Florida Power and Light Transmission Line Easement (100' right-of-way);  
Thence run N 20°51'33" W along said southwesterly line for 982.51 feet to an intersection with the east line of Lot A55 of Florida Gulf Land Company Subdivision as recorded in Plat Book 1 at Page 59, Public records, Lee County, Florida;  
Thence run S 00°58'53" E along said east line for 808.97 feet to the southeast corner of said Lot A55;  
Thence run S 88°27'02" W along the south line of said Lot A55 and along the south line of Lots A54 and A53 of the aforesaid platted subdivision for 965.93 feet to the southwest corner of said Lot A53;  
Thence run N 00°43'04" W along the west line of said Lot A53 for 1180 feet, more or less, to the waters of the Estero River;  
Thence run Northeasterly, Northerly, Northeasterly, Easterly, Southeasterly and Easterly along said waters for 6100 feet, more or less, to an intersection with the west line of the east one-half (E-1/2) of the southeast one-quarter (SE-1/4) of the southeast one-quarter (SE-1/4);  
Thence run S 00°11'00" E along said fraction for 990 feet, more or less, to an intersection with the north line of said Section 32;  
Thence run N 89°49'47" E along said south Section line for 671.22 feet to the northeast corner of said Section 32;  
Thence run N 89°15'27" E along the north line of said Section 33 for 395.00 feet;  
Thence run S 00°30'33" E for 2647.83 feet to an intersection with the north line of the southwest one-quarter of said section 33;  
Thence run N 88°52'56" E along said north line for 2244.72 feet to the northwest corner of the southeast one-quarter (SE-1/4) of said Section 33;  
Thence run N 88°52'56" E along the north line of said fraction for 541.84 feet to an

intersection with the westerly right-of-way line of Tamiami Trail (U.S. Highway 41/State Road 45 - 200 feet wide);

Thence run S 05°19'58" W along said westerly line for 2627.65 feet to an intersection with the north line of Williams Road (60 feet wide);

Thence run S 88°49'24" W along said north line for 268.36 feet to an intersection with the east line of said southwest one-quarter (SW-1/4);

Thence run S 89°00'54" W continuing along said north line for 2644.04 feet to an intersection with the west line of said southwest one-quarter (SW-1/4);

Thence run S 89°00'18" W continuing along said north line for 2644.88 feet to an intersection with the west line of the southeast one-quarter (SE-1/4) of said Section 32;

Thence run N 00°56'02" W along the west line of said fraction for 2614.20 feet to the POINT OF BEGINNING.

Contains 644.09 acres, more or less.

LESS THAN AND EXCEPTING THEREFROM THE FOLLOWING PARCELS 1 AND 2:

PARCEL 1 (KORESHAN UNITY - WILLIAMS RD.)

A tract or parcel of land lying in the southwest one-quarter (SW-1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

The southeast one-quarter (SE-1/4) of the southeast one-quarter (SE-1/4) of the southwest one-quarter (SW-1/4) of said Section 33.

Contains 9.60 acres, more or less.

PARCEL 2 (KORESHAN CEMETERY)

A tract or parcel of land lying in the northeast one-quarter (NE-1/4) of Section 32, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING at the northwest corner of the northeast one-quarter (NE-1/4) of said Section 32;

Thence run N 89°49'47" E along the north line of said fraction for 439.17 feet;

Thence run S 11°25'47" W for 618.47 feet to an intersection with the north line of a roadway easement as described in County Commissioner's Minutes Book 7 at Page 237, Public Records, Lee County, Florida;

Thence run N 78°34'13" W along said north line for 75.00 feet to a point of curvature;

Thence run along the arc of a curve to the left of radius 741.20 feet (delta 18°09'13")

(chord bearing N87°38'50" W) (chord 233.86 feet) for 234.84 feet to an intersection with the west line of fraction;  
Thence run N 00°55'53" W along said fraction for 580.51 feet to the POINT OF BEGINNING.

Contains 5.03 acres, more or less.

Total 629.46 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Section 32 to bear S 89°50'02" W.

**Charlie Green**

Clerk Of Circuit Court  
Lee County, Florida

STATE OF FLORIDA

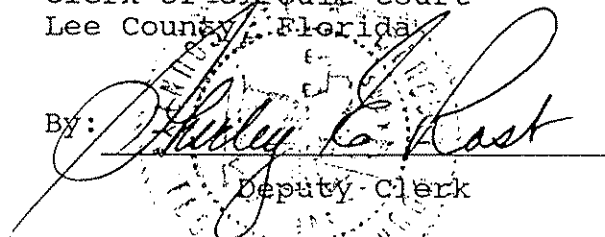
COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby Certify that the above and foregoing, is a true and correct copy of Ordinance No. 96-02 adopted by the Board of Lee County Commissioners, at their meeting held on the 7th day of February, 1996, and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 9th day of February, 1996.

CHARLIE GREEN,  
Clerk of Circuit Court  
Lee County, Florida

By:

  
Deputy Clerk



# State of Florida



## Department of State Division of Elections

I, SANDRA B. MORTHAM, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of LEE COUNTY ORDINANCE NO. 96-02, filed February 12, 1996, as shown by the records of this office.



Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
19th day of April, A. D.,  
1996.

*Sandra B. Mortham*

Sandra B. Mortham  
Secretary of State