

## ORDINANCE NO. 2025-68

**An Ordinance of the Board of County Commissioners of Osceola County, Florida; establishing the South Lake Toho Community Development District, at approximately 529.350 acres, 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 conflict; and providing an effective date.**

### RECITALS

**WHEREAS**, South Lake Toho Property Holdings, LLC, a Delaware limited liability company ("Petitioner"), having obtained written consent to the establishment of the District by the owner of one hundred percent (100%) of the real property to be included in the District, have filed a Petition to Establish the South Lake Toho Community Development District (the "Petition") with the Osceola County Board of Commissioners (the "County") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the South Lake Toho Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Petitioner is a Delaware limited liability company, authorized to conduct business in the State of Florida; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

**WHEREAS**, upon consideration of the record established at that hearing, the Board of County Commissioners of Osceola County, Florida, has considered the record at the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

**WHEREAS**, the Board of County Commissioners of Osceola County has determined pursuant to the information contained within the Petition and based on an investigation conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Osceola County Comprehensive Plan; that the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the 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; and that the area to be served by the District is amenable to separate special-district governance; and

**WHEREAS**, pursuant to the information as stated above, the Board of County Commissioners of Osceola County, Florida has decided to grant the District’s Petition to establish the South Lake Toho Community Development District; and

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described within the Petition.

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

**SECTION 1. RECITALS.**

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

**SECTION 2. AUTHORITY.**

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

**SECTION 3. DISTRICT NAME.**

There is hereby established a Community Development District situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the “**South Lake Toho Community Development District.**”

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.**

The external boundaries of the District are described in **Exhibit “A”** attached hereto and incorporated by reference, the overall boundaries encompassing 529.350 acres, more or less.

**SECTION 5. FUNCTIONS AND POWERS.**

The powers and functions of the District include all general powers as described in Section 190.011, all special powers described in Section 190.012(1), and certain special powers consented to by the County, which shall include Section 190.012(2)(a) and 2(d), and Section 190.012(3), as described in Chapter 190, *Florida Statutes*. The County consents to the District’s exercise of the special powers described. Further, the functions of the District, as described in *Petitioner’s Agreement Regarding the South Lake Toho Community Development District* by and between the County and the Petitioner, executed contemporaneously herewith, are herein incorporated.

**SECTION 6. BOARD OF SUPERVISORS.**

The five persons designated to serve as initial members of the District’s Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
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Noah Breakstone	401 East Las Olas Blvd., Suite 1870, Ft. Lauderdale, FL 33301
Justin Onorato	401 East Las Olas Blvd., Suite 1870, Ft. Lauderdale, FL 33301
Kevin Mays	401 East Las Olas Blvd., Suite 1870, Ft. Lauderdale, FL 33301
Kevin Kramer	401 East Las Olas Blvd., Suite 1870, Ft. Lauderdale, FL 33301
Jodi Pino	401 East Las Olas Blvd., Suite 1870, Ft. Lauderdale, FL 33301

All the above-listed persons are residents of the State of Florida and citizens of the United States of America.

**SECTION 7.**            **SEVERABILITY.**

If any provision of this ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

**SECTION 8.**            **CONFLICT.**

Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

**SECTION 9.**            **EFFECTIVE DATE.**

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten (10) days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

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DULY ENACTED in regular session on this 20 day of October ] 2025.

BOARD OF COUNTY COMMISSIONERS OF  
OSCEOLA COUNTY, FLORIDA

By: *Twain Janer*  
Chair/Vice Chair

ATTEST:  
OSCEOLA COUNTY CLERK OF THE BOARD

By: *Samantha Griffin*  
Clerk/Deputy Clerk of the Board



As authorized for execution at the Board of  
County Commissioners meeting of:

*October 20, 2025*

## Exhibit "A"

### Legal Description SOUTH LAKE TOHO COMMUNITY DEVELOPMENT DISTRICT

A portion of the Southeast 1/4 of Section 33, Township 26 South, Range 29 East, a portion of Section 4, Township 27 South, Range 29 East, and a portion of Section 9, Township 27 South, Range 29 East all in Osceola County, Florida, described as follows:

Beginning at the Northwest corner of Section 4, Township 27 South, Range 29 East, also being the Southwest corner of Section 33, Township 26 South, Range 29 East, Osceola County, Florida, thence run N89°48'22"E along the North line Section 4 and the South line of Section 33, a distance of 2639.57 feet to the South 1/4 corner of Section 33; thence along the West line of the Southeast 1/4 of said Section 33, N00°04'17"E, a distance of 2615.49 feet to the Northwest corner of the Southeast 1/4 of said Section 33; thence departing said West line and along the North line of said Southeast 1/4, N89°52'18"E, a distance of 2133.53 feet, more or less, to the Ordinary High Water Line of Lake Tohopekaliga, said Ordinary High Water Line being established at elevation 54.00' and referenced to the North American Vertical Datum of 1988; thence departing said North line and along said Ordinary High Water Line the following eight (8) courses: S16°15'32"E, a distance of 76.34 feet; thence S06°51'27"E, a distance of 131.76; thence S15°32'06"E, a distance of 215.97 feet; thence S07°07'44"E, a distance of 218.83 feet; thence S53°54'25"E, a distance of 217.32 feet; thence S07°02'15"E, a distance of 156.40 feet; thence S14°36'13"E, a distance of 294.60 feet; thence S28°44'12"E a distance of 211.15 feet; thence leaving the Ordinary High Water Line run S89°51'49"W a distance of 1185.37 feet to the West line of Government Lot 3 in Section 33; thence along the West line of Government Lot 3 run S00°02'35"W, a distance of 1230.15 feet to the Southwest corner of Lot 3, Section 33; said point also being the Northeast corner of the West 1/2 of the East 1/2 of said Section 4; thence departing said West line of Government Lot 3 and along the East line of said West 1/2 of the East 1/2 of Section 4, run S00°13'07"E a distance of 5308.73 feet to the Southeast corner of the West 1/2 of the East 1/2 of said Section 4; thence departing said East line and along the South line of said West 1/2 of the East 1/2, N89°38'27"W a distance of 1331.98 feet to the South 1/4 corner of said Section 4; ; thence departing said South line and along the East line of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida, S00°22'28"E a distance of 1307.96 feet to the Northerly Right-of-way Line of Southport Road; thence departing said East line and along said Northerly Right-of-way line, N89°13'47"W a distance of 250.05 feet to a point on the West line of the East 250.00 feet of the Northwest 1/4 of said Section 9; thence departing said Northerly Right-of-way and along said West line, N00°22'26"W a distance of 1,306.17 feet to the Southwest corner of the West line of the East 250.00 feet of the Southwest 1/4 of said Section 4; thence along said West line N00°04'42"W a distance of 314.18 feet; thence departing said West line, N41°47'01"W a distance of 1358.86 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 4; thence along said South line N89°45'38"W a distance of 1492.19 feet to the Southwest corner of the North 1/2 of the Southwest 1/4 of said Section 4; thence departing said South line and along the West line of said Section 4 the following two (2) courses:., N00°07'21"W a distance of 1317.91 feet to the West 1/4 corner of said Section 4; thence N00°06'19"E along the West line of the Northwest 1/4 of said Section 4 a distance of 2634.11 feet to the Point of Beginning.

Less and except:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida; thence run North  $00^{\circ}04'42''$  West along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East, Osceola County, Florida, a distance of 392.25 feet, to the Point of Beginning; thence  $S89^{\circ}41'12''E$  a distance of 50 feet; thence  $N41^{\circ}47'01''W$ , a distance of 1254.82 feet to the South line of the North 1/2 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East; thence along the South line run  $S89^{\circ}45'38''E$ , a distance of 884.84 feet to the East line of the Southwest 1/4 of Section 4; thence along the East line run  $S00^{\circ}04'42''E$ , a distance of 932.26 feet to the Point of Beginning.

Containing 10.000 acres more or less.

Together with a 50-foot ingress and egress easement over the East 50.00 feet of the South 392.25 feet of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 27 South, Range 29 East, and the East 50.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 27 South, Range 29 East, Osceola County, Florida.

Subject to: Rights of way, restrictions and reservations, if any.

The total lands within this description being 529.350 acres or 23,058,497.5 square feet, more or less.



FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 22, 2025

Julissa Rizzo  
Clerk of the Board  
Osceola County  
2 Courthouse Square  
Kissimmee, FL 34741

Dear Julissa Rizzo:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Osceola County Ordinance No. 2025-68, which was filed in this office on October 22, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp