

*Shingle Creek
Community Development District*

Agenda

December 24, 2019

AGENDA

Shingle Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 17, 2019

Board of Supervisors
Shingle Creek Community
Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Shingle Creek Community Development District will be held Tuesday, December 24, 2019 at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Consideration of Resolution 2020-01 Approving the Execution of the Storey Lake Natures Ridge Drive Replat
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
5. Other Business
6. Supervisor's Requests
7. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the consideration of Resolution 2020-01 approving the execution of the Storey Lake Natures Ridge Drive Replat. A copy of the Resolution is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint", with a stylized flourish at the end.

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

RESOLUTION 2020- 01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE STOREY LAKE NATURES RIDGE DRIVE REPLAT; APPROVING THE DEDICATIONS CONTAINED IN SAID PLAT; APPROVAL OF PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Len OT Holdings, LLC, a Florida limited liability company (the “Developer”) is the primary landowner and developer of certain real property within the District and in Osceola County, Florida, (hereinafter referred to as the “Storey Lake Natures Ridge Drive Replat”); and

WHEREAS, District is anticipated to possess certain rights and obligations related to certain parcels dedicated to the District within the Storey Lake Natures Ridge Drive Replat (the “District Property”) located in Osceola County, Florida; and

WHEREAS, the recordation of a plat of the Storey Lake Natures Ridge Drive Replat (the “Storey Lake Natures Ridge Drive Replat”), attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within said Plat; and

WHEREAS, the District desires to approve the dedications in the Storey Lake Natures Ridge Drive Replat, delegate authority to the Chairman or Vice Chairman to execute the plat dedication, authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Storey Lake Natures Ridge Drive Replat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED STOREY LAKE NATURES RIDGE DRIVE REPLAT. The District hereby approves the dedications contained in the Storey Lake Natures Ridge Drive Replat.

SECTION 3. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF. The Chairman and the Vice Chairman of the District are hereby authorized to execution the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Storey Lake Natures Ridge Drive Replat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Shingle Creek Community Development District.

PASSED AND ADOPTED this ____ day of _____ 2020.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____
Title: Chairman/Vice Chairman

EXHIBIT “A”

Storey Lake Natures Ridge Drive Replat

[SEE ATTACHED]

A REPEAT OF TRACT RW2, STOREY LAKE TRACT K, RECORDED IN
PLAT BOOK 26, PAGES 28-32 AND A PORTION OF TRACT RW3,
STOREY LAKE, RECORDED IN PLAT BOOK 23, PAGES 150-167, OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LOCATED IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 28
EAST, OSCEOLA COUNTY, FLORIDA



ALL OF TRACT 167, STORY LANE TRACT K, AS FILED AND RETURNED IN PLAT BOOK 24, PAGES 26 THROUGH 32, IN THE PUBLIC RECORDS OF GIDEONIA COUNTY, FLORIDA.
TOGETHER WITH ALL OF THAT REMAINDER PORTION OF TRACT 163, STORY LANE, AS FILED AND RETURNED IN PLAT BOOK 24, PAGES 160 THROUGH 167, IN THE PUBLIC RECORDS OF GIDEONIA COUNTY, FLORIDA.

[illegible]

PLAT NOTES:

BRANNING, AS SUCH, WERE BASED ON A RECORD PLAT GOVING REFERENCE OF 1958-59 AT TIMES 15-16. THE FOUR LINE OF THAT LINE, STATED LINE 10, REDUCED IN THAT CASE AT TIMES 15-16.

ALL LABORING ELEMENTS WITH THIS CONCOMITANT MILLIONED INFLUX IN THE FORM OF BEST AS AVAILABLE TO THE LABORING CLASS. THE LABORING CLASS SHALL BE HANDLED BY THE SHARPLESS CRISIS COMMISSION. THE LABORING CLASS SHALL BE HANDLED BY THE SHARPLESS CRISIS COMMISSION.

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[illegible]

3. TRACTS P-1A AND P-1A-1 ARE DRAINAGE AND RETENTION TRACTS AND ARE HEREBY DESIGNATED TO, AND SHALL BE, MAINTAINED AND BE THE FORMAL RESPONSIBILITY OF THE SINGLE OWNER COMMUNITY DEVELOPMENT DISTRICT, HEREIN, AND ITS SUCCESSORS AND ITS AGENTS, TO BE COMPLETED BY APPLICANT.

6. TRACT 6-2 IS A LANDSCAPE AND OPEN SPACE TRACT AND IS HEREBY RESERVED FOR LANDSCAPE USE, AND SHALL BE OWNED, MAINTAINED, AND BE THE MEDICAL RESPONSIBILITY OF THE SINGLE CHECK COMMUNITY DEVELOPMENT TRACT. ITS PROPOSER AND/OR ASSOCIATES SHALL COMPLY WITH ALL CITY ORDINANCES, RULES, AND REGULATIONS.



KPMFranklin
 CHARTERED ACCOUNTANTS • FINANCIAL ADVISORS • TAX EXPERTS

1613 GARDEN STREET SUITE A
ANN ARBOR, MI 48103 | PHONE (734) 999-0218
CARP INCORPORATE OF AUTHORIZED FORM: 20088
EIN NO. 9338 | LB NO. 9818

[illegible]

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE DEED OR RECORDS OF THIS COUNTY

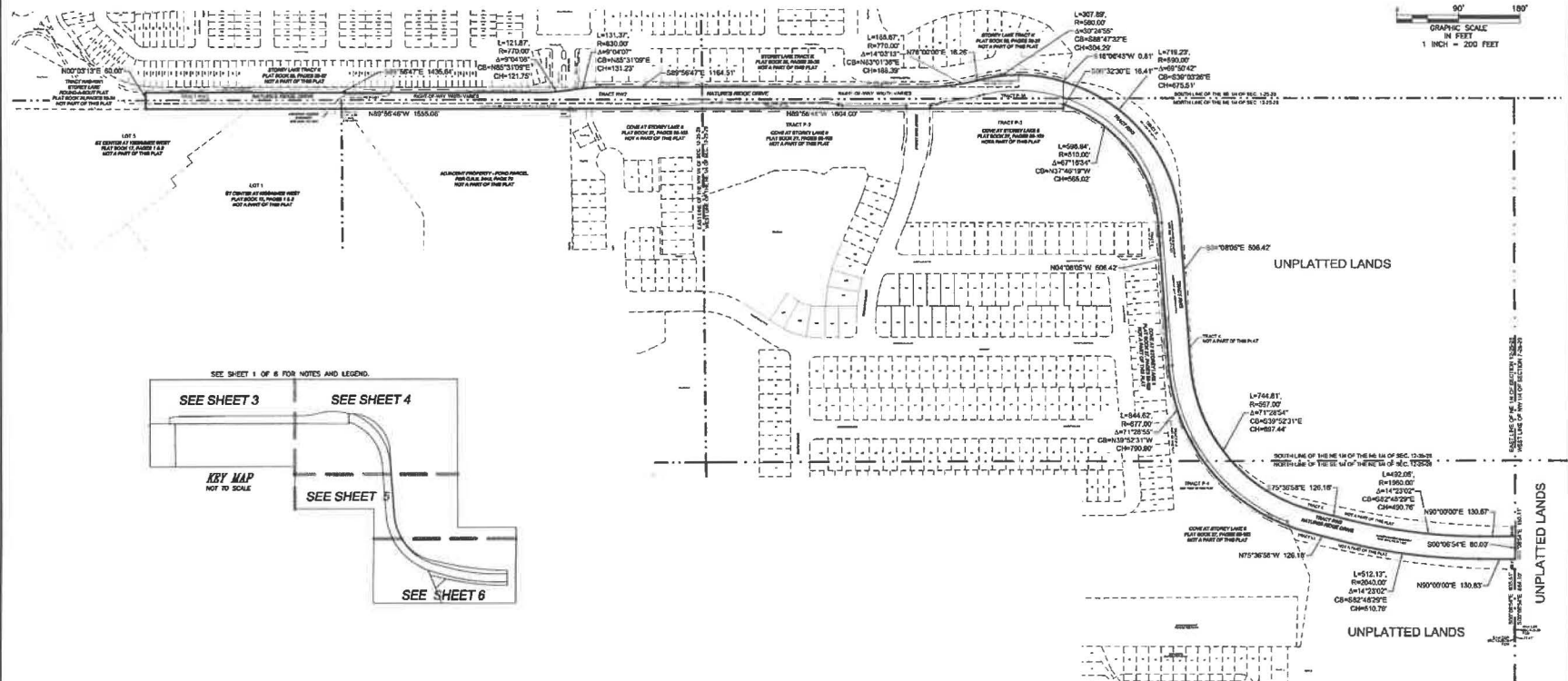
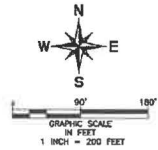
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE

"STOREY LAKE NATURES RIDGE DRIVE REPLAT"

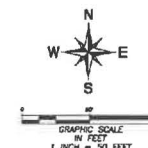
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OSCEOLA COUNTY, FLORIDA

OVERALL PLAN

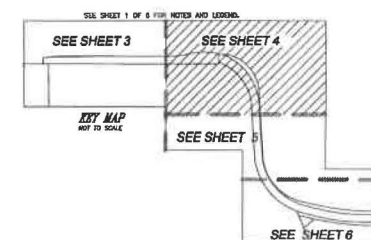
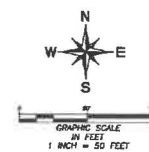
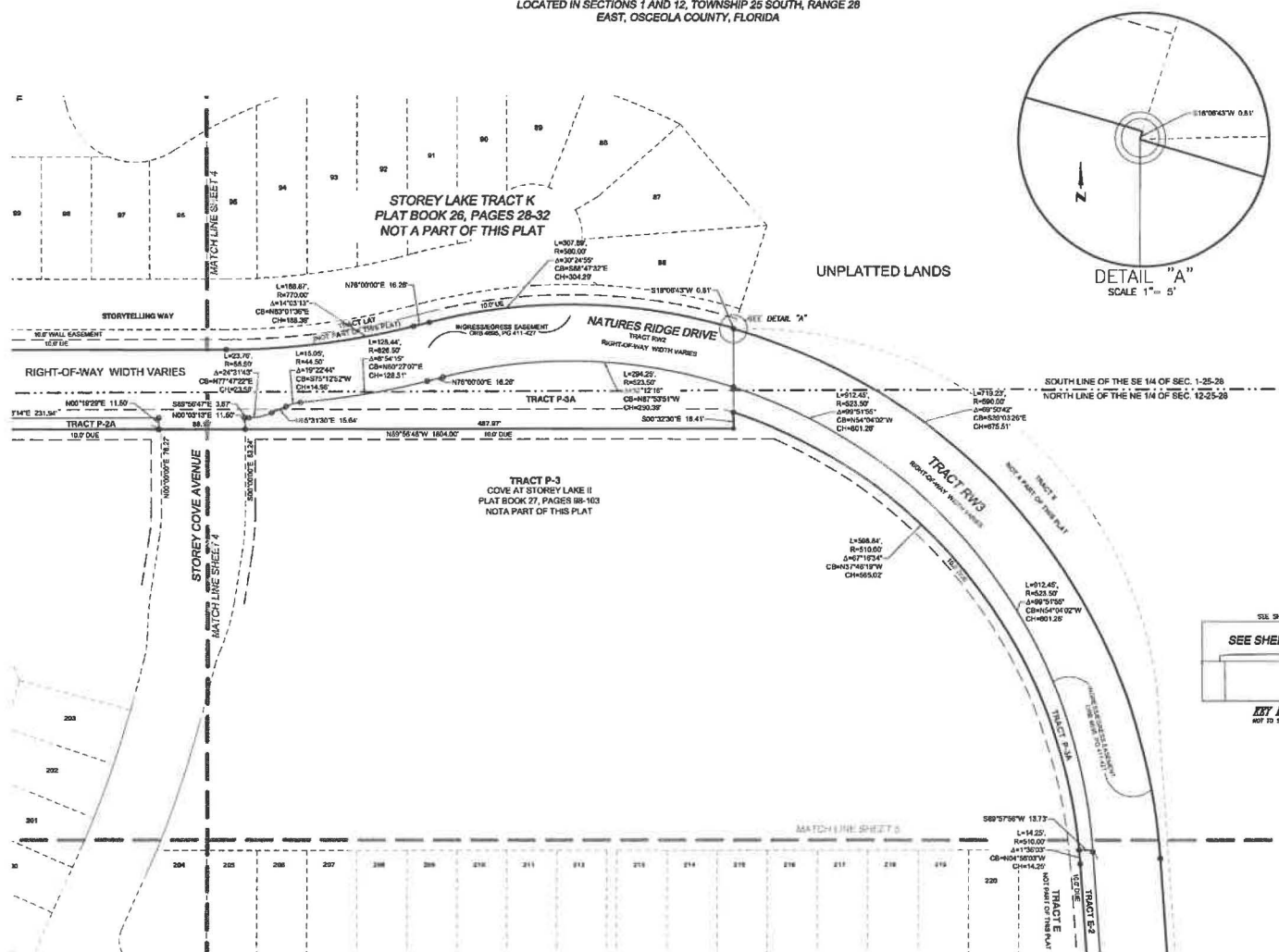


PLAT	BOOK	PAGE
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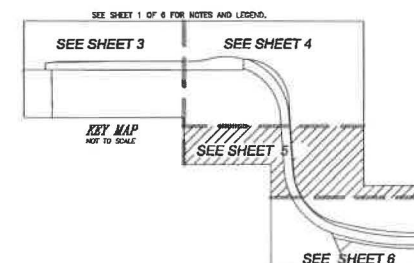
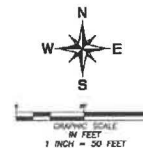
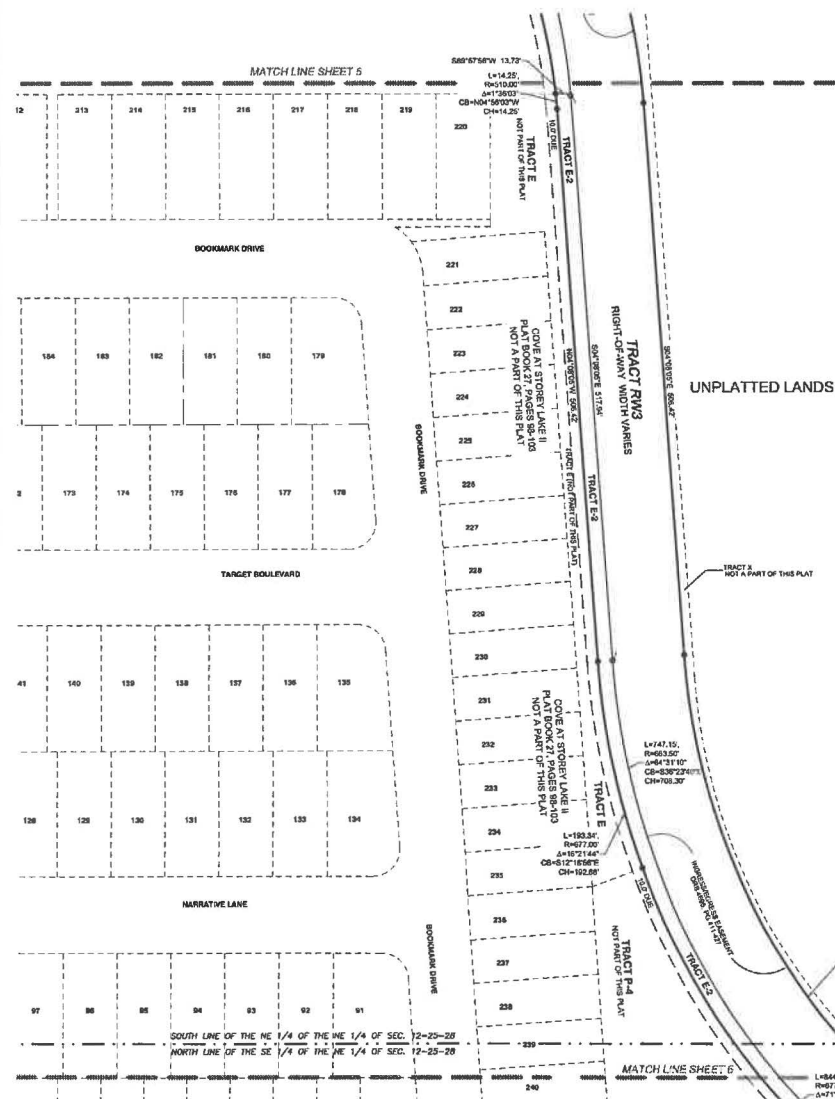
TOP VIEW



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