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**ORDINANCE NO. 2024-12-655**

2           **AN ORDINANCE OF THE CITY OF MASCOTTE,**  
3           **FLORIDA, ESTABLISHING THE LOUCKS ISLAND**  
4           **COMMUNITY DEVELOPMENT DISTRICT PURSUANT**  
5           **TO CHAPTER 190, FLORIDA STATUTES; PROVIDING**  
6           **FOR AUTHORITY AND POWER OF THE DISTRICT;**  
7           **PROVIDING FOR THE DISTRICT NAME; PROVIDING**  
8           **FOR THE EXTERNAL BOUNDARIES OF THE DISTRICT;**  
9           **PROVIDING FOR FUNCTIONS AND POWERS OF THE**  
10           **DISTRICT; PROVIDING FOR THE BOARD OF**  
11           **SUPERVISORS OF THE DISTRICT; PROVIDING FOR**  
12           **NOTICE TO PURCHASERS; PROVIDING FOR**  
13           **ADMINISTRATIVE CORRECTION OF SCRIVENER'S**  
14           **ERRORS; PROVIDING FOR SEVERABILITY; AND,**  
15           **PROVIDING FOR AN EFFECTIVE DATE.**

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17           **WHEREAS**, BL Land Investments, LLC (the "Petitioner") has petitioned the City  
18           Council for the City of Mascotte, Florida (the "City") to adopt an ordinance establishing the  
19           boundaries of the Loucks Island Community Development District (the "District") pursuant  
20           to Chapter 190, Florida Statutes, and granting certain special powers; and

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22           **WHEREAS**, the City, in determining whether to establish the District boundaries,  
23           has considered and finds that all statements contained in the Petition to Establish the Loucks  
24           Island Community Development District (the "Petition") are true and correct; and

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26           **WHEREAS**, the City has considered and finds that the establishment of the District  
27           is not inconsistent with any applicable element or portion of the applicable Comprehensive  
28           Plan; and

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30           **WHEREAS**, the City has considered and finds that the area of land within the  
31           District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be  
32           developed as a functional interrelated community; and

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34           **WHEREAS**, the City has considered and finds that the District is the best  
35           alternative for delivering the community development services and facilities to the area that  
36           will be served by the District; and

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38           **WHEREAS**, the City has considered and finds that the community development  
39           services and facilities of the District will not be incompatible with the capacity and uses of  
40           existing local and regional community development services and facilities; and

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42           **WHEREAS**, the City has considered and finds that the area that will be served by  
43           the District is amenable to separate special-district government; and

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45       **WHEREAS**, a duly noticed public hearing on the Petition was held prior to the  
46 adoption of this Ordinance establishing the District.

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48       **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of  
49 Mascotte, Florida, as follows:

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51       **SECTION 1: AUTHORITY.** This ordinance is adopted in compliance with and  
52 pursuant to the Uniform Community Development Act of 1980, Chapter 190, Florida  
53 Statutes (2023).

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55       **SECTION 2: DISTRICT NAME.** There is hereby created a community  
56 development district situated entirely within incorporated City of Mascotte, Florida, which  
57 District shall be known as the “Loucks Island Community Development District.”

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59       **SECTION 3: EXTERNAL BOUNDARIES OF THE DISTRICT.** The external  
60 boundaries of the District are described in **Exhibit A** attached hereto, the overall parcel  
61 containing 185 acres of land, more or less.

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63       **SECTION 4: FUNCTIONS AND POWERS.** The powers and functions of the  
64 District are described in Chapter 190, Florida Statutes (2023), as may be amended from time  
65 to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as  
66 created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes  
67 (2023), and without intending to limit the same, the District’s Board of Supervisors may  
68 further exercise certain additional powers to finance, fund, plan, establish, acquire,  
69 construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities  
70 for (a) parks and facilities for indoor and outdoor recreational, cultural, and educational  
71 uses; and (b) security, including but not limited to, guardhouses, fences and gates, electronic  
72 intrusion-detection systems, and patrol cars, when authorized by applicable governmental  
73 agencies. Unless expressly authorized by the City as part of a development agreement or  
74 other approval, the District shall not provide utility service (water, wastewater, reuse,  
75 electricity, cable television, telephone or other telecommunications, dial up or broadband  
76 internet, solid waste collection and disposal, or any other utility service), provided however  
77 that, notwithstanding the foregoing, the District may construct and/or acquire water,  
78 wastewater and reuse utilities and transfer such utilities to the City upon completion, subject  
79 to the City’s acceptance process and any applicable development agreements and/or  
80 approvals.

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82       **SECTION 5: BOARD OF SUPERVISORS.** The five persons designated to serve  
83 as initial members of the District’s Board of Supervisors are Ashley Westmoreland, Tim  
84 Loucks, Ashu (Bobby) Luthra, Sadique Jaffer and Keith Trace. All of the listed persons are  
85 residents of the State of Florida and citizens of the United States of America.

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87       **SECTION 6: NOTICE TO PURCHASERS.** Landowners and the established  
88 District, as applicable, shall comply with the disclosure requirements set forth in Section  
89 190.048, Florida Statutes (2023) or any successor provision thereto.

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**SECTION 7. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.** The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

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**SECTION 8: SEVERABILITY.** If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

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**SECTION 9: EFFECTIVE DATE.** This Ordinance shall take effect upon its passage and adoption pursuant to general law.

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**PASSED AND ADOPTED** at the regular meeting of the City Council of the City of Mascotte, Florida, held on the 21 day of Jan, 2025.

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110 THE CITY OF MASCOTTE, FLORIDA

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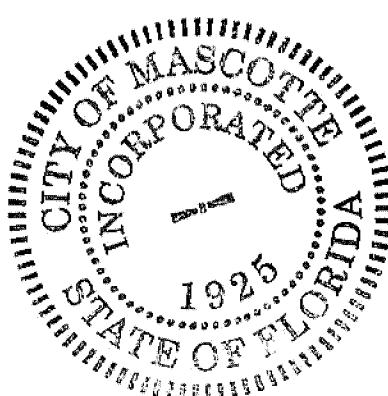
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BY:

Steven Sheffield, Mayor

Attest: Stephanie Abrams  
Stephanie Abrams, City Clerk



**EXHIBIT A**

**LEGAL DESCRIPTION:**

**PARCEL #1:**

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL #2:**

THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL #3:**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL #4:**

THE NORTHEAST QUARTR OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE ABOVE DESCRIBED PROPERTY.