

ORDINANCE NO. 2025- 01

AN ORDINANCE ESTABLISHING DAVIS RESERVE COMMUNITY DEVELOPMENT DISTRICT 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 CONFLICTS; PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Brentwood Farms, LLC ("Petitioner"), has petitioned the Board of County Commissioners of Citrus County, Florida ("Board"), a political subdivision of the State of Florida, to adopt an ordinance establishing the Davis Reserve Community Development District ("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 on March 25, 2025; and

**WHEREAS**, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were 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 local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community,

that the District is the best alternative available for delivering community development services and facilities to the area 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**, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT:**

**SECTION 1. AUTHORITY.** This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**SECTION 2. DISTRICT NAME, BOUNDARIES, AND POWERS.** There is hereby created a community development district situated entirely within unincorporated Citrus County, Florida, which shall be known as the "Davis Reserve Community Development District" (the "District") whose boundaries encompass the area of land described in Exhibit A, attached hereto. Upon the effective date of this Ordinance, the District will be duly and legally authorized to exist and exercise the special powers authorized pursuant to subsections 190.012(1)(a)-(h), (2)(a), (2)(d), and (3), Florida Statutes, and all other general and special powers authorized in accordance with uniform community development district charter as set forth in Sections 190.001 through 190.041, Florida Statutes.

**SECTION 3. INITIAL BOARD.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Jacob Tamposi; Stephen Tamposi; Cyle Moses; Eric Abel and Cheryl Wisser.

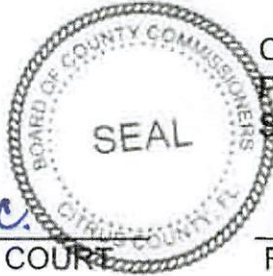
**SECTION 4. SEVERABILITY.** It is the intention of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5. INCLUSION IN THE CODE.** It is the intent of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made part of Chapter 90, of the Code of Ordinances, Citrus County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", or any other appropriate designation.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon receipt of acknowledgement from the office of the Secretary of State that this Ordinance has been filed with said office.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this 25<sup>th</sup> day of March, 2025.

ATTEST:



CITRUS COUNTY, FLORIDA, A  
POLITICAL SUBDIVISION OF THE  
STATE OF FLORIDA

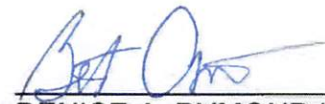
  
ANGELA VICK, CLERK OF COURT  
**TRACE PERRY**

  
REBECCA BAYS, CHAIRMAN

APPROVED AS TO FORM FOR THE  
RELIANCE OF CITRUS COUNTY ONLY:

**APPROVED**

MAR 25 2025

  
for DENISE A. DYMOND LYN  
COUNTY ATTORNEY

**BOARD OF COUNTY  
COMMISSIONERS**

**Exhibit A – Legal Description**  
**DAVIS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, RUN S00°11'50"E. A DISTANCE OF 1,268.88 FEET TO THE NORTHEAST CORNER OF THE SOUTH 50 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, AND THE POINT OF BEGINNING. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 161, BEVERLY HILLS UNIT-6, SECTION TWO; THENCE CONTINUE ALONG SAID EAST LINE AND THE WEST LINE OF BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGES 70-73 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, S00°12'25"E, 1370.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE WEST LINE OF BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGES 70-73 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, RUN S00°08'58"E, 1222.03 FEET; THENCE N89°49'37"E, 100.00 FEET; THENCE N57°13'45"E, 137.83 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°07'38", AND A CHORD BEARING AND DISTANCE OF N13°09'25"E, 34.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH BRENTWOOD CIRCLE, AND THE POINT OF CURVATURE OF A NON-TANGENT CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 43°54'35", AND A CHORD BEARING AND DISTANCE OF S52°50'40"E, 553.34 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 567.11 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 42°07'22", AND A CHORD BEARING AND DISTANCE OF S53°43'23"E, 474.37 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 485.22 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2214.93 FEET, A CENTRAL ANGLE OF 11°06'20", AND A CHORD BEARING AND DISTANCE OF S67°31'43"W, 428.65 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 429.32 FEET; THENCE S23°09'16"E, 193.30 FEET; THENCE S66°48'34"W, 87.64 FEET; THENCE S22°40'53"E, 400.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD #486 (WEST NORVELL BRYANT HIGHWAY). SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS 2814.00 FEET, A CENTRAL ANGLE OF 16°09'59", AND A CHORD BEARING AND DISTANCE OF S81°45'16"W, 791.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 793.99 FEET; THENCE N89°32'59"W, 13.95 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG SAID EAST LINE, AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF FLYING DUTCHMAN ESTATES, PHASE I, AS RECORDED IN PLAT BOOK 12, PAGE 118, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, RUN N00°09'42"W, 1184.51 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED FLYING

DUTCHMAN ESTATES PHASE I, S89°49'29"W, 104.97 FEET; THENCE S00°06'24"E, 34.85 FEET; THENCE S89°51'38"W, 1237.39 FEET TO THE EAST LINE OF CRYSTAL RIVER COUNTRY ESTATES, AS RECORDED IN PLAT BOOK 7, PAGES 147-154, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID CRYSTAL RIVER COUNTRY ESTATES, RUN N00°22'25"W, 1444.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE CONTINUE ALONG SAID EAST LINE N00°22'25"W, 679.84 FEET; THENCE N89°44'27"E, 396.04 FEET; THENCE N00°12'08"W, 689.61 FEET TO A POINT ON THE SOUTH LINE OF BEVERLY HILLS, UNIT NUMBER SIX, SECTION TWO, AS RECORDED IN PLAT BOOK 11, PAGES 132-134, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°44'19"E, 954.00 FEET TO THE POINT OF BEGINNING. CONTAINING 103.08 ACRES, MORE OR LESS.

LESS AND EXCEPT LOTS 1 THROUGH 3 OF THE PLAT OF BRENTWOOD VILLAS WEST I, AS RECORDED IN PLAT BOOK 19, PAGES 9 & 10 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. BEING FURTHER DESCRIBE AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, RUN S00°08'58"E, 1035.25 FEET; THENCE LEAVING SAID EAST LINE RUN N89°50'55"W, 317.66 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID BRENTWOOD VILLAS WEST I, AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 3, RUN S00°00'48"E, 176.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 AND LOT 2, RUN N86°06'08"W, 98.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 76°26'51", AND A CHORD BEARING AND DISTANCE OF S51°54'34"E, 61.87 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.71 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE, RUN N89°58'48"W, 14.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, RUN N00°13'31"W, 208.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOTS 1THROUGH 3, RUN S89°50'55"W, 161.72 FEET TO THE POINT OF BEGINNING. CONTAINING 0.66 ACRES, MORE OR LESS.

CDD BNDY CONTAINING 102.41 ACRES NET





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 27, 2025

Traci Perry  
Clerk of the Court  
Citrus County  
110 North Apopka Ave.  
Inverness, FL 34450-4299

Dear Traci Perry:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Citrus County Ordinance No. 2025-01, which was filed in this office on March 26, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



# STATE OF FLORIDA DEPARTMENT OF STATE


I, Cord Byrd, Secretary of State of the State of Florida, do hereby certify that the attached and foregoing is a true and correct copy of Citrus County Ordinance No. 2025-01, which was filed in this office on March 26, 2025, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.





Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
26<sup>th</sup> day of March, A.D., 2025.


Secretary of State



The following security features exceed state mandates.	
 Security Features	Document Appearance if Altered
Hidden Pantograph	• The word "VOID" appears when copied.
Coin Reactive Ink	• Ink changes color when rubbed with a coin.
Artificial Watermark	• Special paper containing "watermarking".
Uniform Background Color: OFF WHITE	• If someone tries to erase or copy, the consistent background color will look altered and will show the color of the underlying paper.
Microprinting	• Frame around features list box is composed of type "SECURITYGUARDPLUSMICROPRINTINGFEATURE" and can be viewed with a magnifier.
Features List	• Complete list of security features on the paper for compliance purposes.
Erasure Protection	• Erase any of the signatures and the background will look altered.

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