

Deer Island CDD Ownership & Operations



November 1, 2017
Board of Supervisors Meeting

CDD Improvements

- **ROADWAYS & RELATED IMPROVEMENTS:**
 - ***Deer Island Road*** – The CDD owns and operates Deer Island Road. The roadway infrastructure within Deer Island Road includes:
 - Entry gate & entry features,
 - Landscaping within the right-of-way and fronting District common property,
 - Irrigation system supporting the landscaping within the right-of-way, and
 - Street lights within that right-of-way.
 - ***Subdivision Roads*** – The CDD also owns and operates the subdivision roads within the community. In this regard, it would appear that the CDD is responsible for the roadway itself, and the storm water features (e.g., pavement, road bed, storm drains, etc.).

CDD Improvements

- **STORM WATER PONDS:**
 - The District has the responsibility for operating and maintaining the community's storm water management system. Such responsibility includes the littoral zones and a wetland detention area.
 - While the CDD does not own the fee simple title to the lands upon which the storm water ponds are located, the CDD has easement rights to maintain the ponds via the Plat and HOA Declarations (*see* Article III, Section 3 of the HOA Declarations).

CDD Improvements

- **OTHER COMMON AREAS:**

- The District also owns certain other open space and conservation areas (e.g., Tracts D (entry road open space and wetland area), E (entry road open space), J (wetland area at back of property), and P (conservation area at entry)).

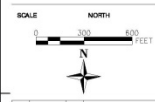


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 ORLANDO, FL 32835
 PHONE: 407.451.6100

DEER ISLAND CDD
 OWNERSHIP MAPS
 DEER ISLAND COUNTRY CLUB
 LAKE COUNTY, FL

SCALE
NOT FOR CONSTRUCTION

KEY PLAN



B	08/2017	REVISED PER TEAM	
A	07/11/17	ISSUED FOR REVIEW	
NO.	DATE	BY	Description
REVISIONS			

TITLE
OVERALL SITE PLAN

PROJECT NO. 6006460
 FILE REFERENCE NO. .

C-1

SHEET NO.

LEGEND

- CUT SHEETS
- - - - LOT LINES AS PER LAKE COUNTY GIS DATA/PROPERTY APPRAISAL OFFICE
- DRAINAGE EASEMENT AS PER PLANS PREPARED BY GREENHORN & O'MARA, INC.
- DRAINAGE EASEMENT AS PER LAKE COUNTY GIS DATA
- DRAINAGE PIPES (OUTFALL)
- COMMUNITY DEVELOPMENT DISTRICT (CDD)
- OWNED PROPERTY

A:\CLIENTS\2016\6006460\6006460.dwg
 DATE PLOTTED: 08/20/17 10:45 AM
 PLOT BY: J. O'NEILL
 PLOT NO.: 1
 PLOT SCALE: 1"=100'
 PLOT SHEET NO.: C-1

Questions?