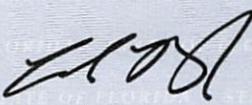


STATE OF FLORIDA DEPARTMENT OF STATE

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 Hendry County Ordinance No. 2025-10, which was filed in this office on September 24, 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
26th day of September, A.D., 2025.**




Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.

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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COUNTY OF HENDRY, STATE OF FLORIDA

ORDINANCE NO. 2025 - 10

RECORDED IN ORDINANCE BOOK XXVII , PAGE 58

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HENDRY COUNTY, FLORIDA, ESTABLISHING MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND 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 CONFLICTS OF LAW; PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, *Florida Statutes*, provides for the creation of community development districts to provide various local government services; and

WHEREAS, GreenPointe Developers, LLC filed a petition with Hendry County to establish a community development district to be known as the Murphy's Landing Community Development District lying in Government Lots 1, 2, 3, 4 and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) in Section 30 and Government Lot 4 in Section 29, Township 43 South, Range 28 East, in Hendry County, Florida; and

WHEREAS, the Hendry County Board of County Commissioners has determined that the revised petition dated August 14, 2025, complies with the requirements of Section 190.005, *Florida Statutes*, and should be granted.

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

SECTION ONE. TITLE.

This Ordinance shall be known as Murphy's Landing Community Development District establishment ordinance.

SECTION TWO. FINDINGS.

The Board of County Commissioners finds that the petition revised as of August 14, 2025, meets all requirements of Section 190.005, *Florida Statutes*, and that Murphy's Landing Community Development District should be established.

SECTION THREE. CREATING AND NAMING OF DISTRICT.

A community development district pursuant to Chapter 190, *Florida Statutes*, to be known as the Murphy's Landing Community Development District (hereinafter, "the District") is hereby created.

SECTION FOUR. BOUNDARIES OF THE DISTRICT.

The boundaries of the District shall be as set forth in "Exhibit A" attached hereto.

SECTION FIVE. FUNCTIONS AND POWERS OF THE DISTRICT.

In addition to the general powers provided for in Chapter 190, *Florida Statutes*, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

- (1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses;
- (2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

The foregoing notwithstanding, lands within the District shall remain subject to non-ad valorem special assessments for recreation levied by Hendry County at the same rate

or rates as similar lands that are not within a community development district.

SECTION SIX. BOARD OF SUPERVISORS.

The persons designated to be the initial members of the District's Board of Supervisors shall be:

Name: James McGowan
Address: 7807 Baymeadows Rd E
Jacksonville, FL 32256

Name: Robert Nelson
Address: 7807 Baymeadows Rd E
Jacksonville, FL 32256

Name: Bruce Noble
Address: 7807 Baymeadows Rd E
Jacksonville, FL 32256

Name: Garrison Burr
Address: 7807 Baymeadows Rd E
Jacksonville, FL 32256

Name: Michael Byrd
Address: 5552 Bentgrass Drive, #104
Sarasota, FL 34235

SECTION SEVEN. SEVERABILITY.

The provisions of this Ordinance are severable, and it is the intention to confer the whole or any part of the powers herein provided for. If any provision of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, that portion will be deemed a separate provision and will not affect any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted if such invalid or unconstitutional provision was not included.

SECTION EIGHT. CONFLICTS OF LAW.

Whenever the requirements or provisions of this Ordinance are in conflict with the

requirements or provisions of any other lawfully adopted Hendry County Ordinance or Florida Statutes, the more restrictive shall apply.

SECTION NINE. CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS.

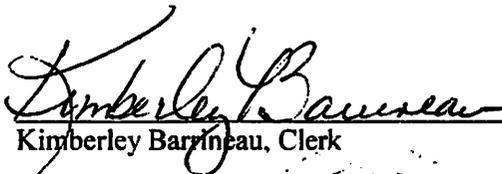
It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made part of the Hendry County Code; and that the sections of this Ordinance may renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article" or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and scrivener's errors and typographical errors which do not affect the substantive intent of this Ordinance may be corrected by the County Administrator or designee, without need of a public hearing, by filing a corrected or re-codified copy of same with the Clerk of the Circuit Court.

SECTION TEN. EFFECTIVE DATE.

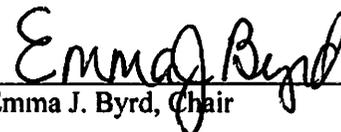
This Ordinance shall take effect immediately upon its filing with the Secretary of State.

Duly passed and adopted in regular session of the Board of County Commissioners of Hendry County, Florida this 22nd day of September, 2025.

ATTEST:


Kimberley Barrineau, Clerk

**BOARD OF COUNTY COMMISSIONERS
OF HENDRY COUNTY, FLORIDA**


Emma J. Byrd, Chair

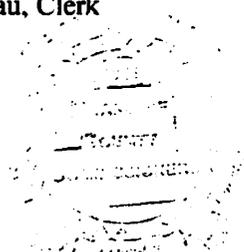


EXHIBIT A - LEGAL DESCRIPTION

MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOTS 1,2,3,4 AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN SECTION 30 AND GOVERNMENT LOT 4 IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 IN SECTION 30; THENCE RUN N00°33'59"W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 FOR 163.99 FEET TO AN INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO.07010-2527); THENCE RUN N89°03'52"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 400.01 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N00°33'59"W PARALLEL TO AND 400 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 520.32 FEET; THENCE RUN N44°35'11"W FOR 345.37 FEET; THENCE RUN N00°33'59"W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 415.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'22"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 146 FEET MORE OR LESS TO AN INTERSECTION WITH THE CENTER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE OF THE CALOOSAHATCHEE RIVER FOR 1,491 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 631 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 2,120 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 515 FEET MORE OR LESS; THENCE RUN S84°59'55"E STILL ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 246 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 429 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER

CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 626 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 1,148 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY FOR 11 FEET MORE OR LESS; THENCE RUN N78°58'49"E STILL ALONG SAID SOUTHERLY RIGHT OF WAY FOR 583.49 FEET TO AN INTERSECTION WITH EASTERLY LINE OF GOVERNMENT LOT 4 IN SAID SECTION 29; THENCE RUN S00°10'15"E ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 4 FOR 794.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN N89°42'28"W ALONG THE NORTH LINE OF SAID FRACTION FOR 1,271.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN S00°05'26"E ALONG THE WEST LINE OF SAID FRACTION FOR 1,087.50 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO. 07010-2527); THENCE RUN N89°56'20"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 2,454.73 FEET; THENCE RUN S89°03'52"W STILL ALONG SAID RIGHT OF WAY LINE FOR 2,438.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.65 ACRES, MORE OR LESS.

BEARING HEREINABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA EAST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30 TO BEAR S00°05'26" E.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 24, 2025

Sharon Congleton
Chief Deputy Clerk
Hendry County
Post Office Box 1760
Labelle, Florida 33975-2340

Dear Sharon Congleton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hendry County Ordinance No. 2025-10, which was filed in this office on September 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL