

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE BOUNDARIES OF THE ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTERS 189 AND 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS**, Zephyr Ridge of Pasco, LLC (the Petitioner) has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the boundaries of the Zephyr Ridge Community Development District (the District) pursuant to Chapter 190, Florida Statutes; and,

**WHEREAS**, the County, in determining whether to establish the district boundaries, has considered and finds that all statements contained in the Petition to Establish the Zephyr Ridge Community Development District (the Petition) are true and correct; and,

**WHEREAS**, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the State of Florida Comprehensive Plan or the Pasco County Comprehensive Plan; and,

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

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

**WHEREAS**, the County has considered and finds that the community development 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,

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

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

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. AUTHORITY AND POWER OF THE DISTRICT**

a. There is hereby established the District, the external boundaries of which is described in Attachment A, Exhibit B, and incorporated herein, which shall operate in accordance with the

Uniform Community Development District Act of 1980 and those requirements as set forth in Florida Statutes, Chapters 189 and 190.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Any Development of Regional Impact requirements and all State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners.

d. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.415, Florida Statutes.

## SECTION 2. POWERS AND DUTIES OF THE DISTRICT

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Banking and Finance in the same form and in the same manner as all other political subdivisions, including the County.

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the Community Development District and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's short-term indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District.

Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. Within thirty (30) days after the effective date of this ordinance, the District shall record a Notice of Establishment of District Boundaries in the property records of the County, which the said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

### SECTION 3. BOARD OF SUPERVISORS OF THE DISTRICT

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as supplied in the Petition is attached hereto as Attachment A, Exhibit B, and incorporated herein.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall be held a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

#### SECTION 4. DISTRICT BUDGET

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

#### SECTION 5. FUNCTIONS OF THE DISTRICT

a. The District may exercise the general powers provided for in Sections 190.011, Florida Statutes.

b. The District may exercise the special powers provided for in Sections 190.012(1) and (3), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Attachment A, Exhibit B, and as the said District might be expanded or contracted.

#### SECTION 6. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a nonemergency ordinance providing for a plan for the transfer of a specific community development service from the District to the County. The plan shall provide for the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

c. The Petition to Establish the Boundaries of the District is attached hereto in its entirety as Attachment A.

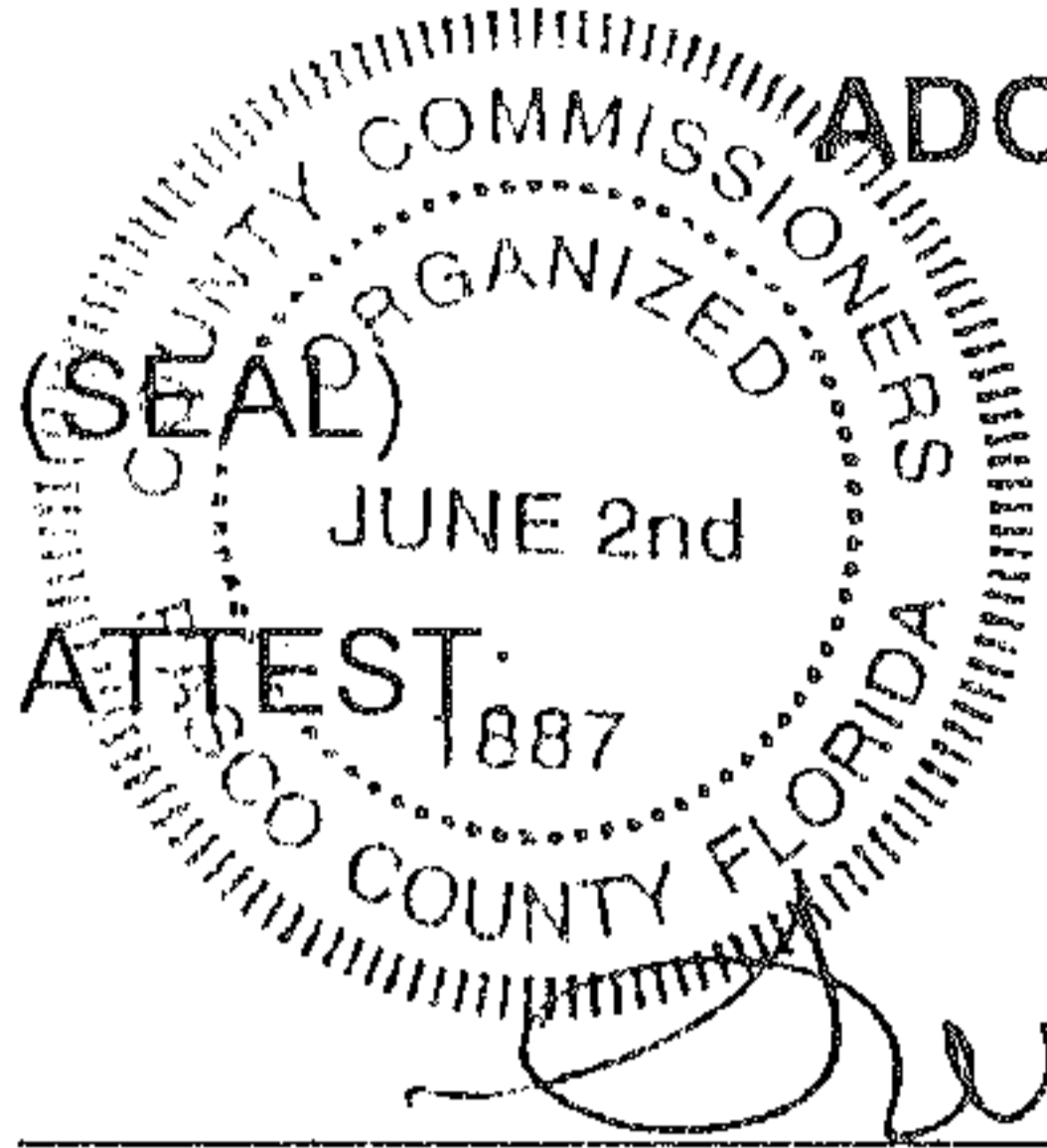
#### SECTION 7. SEVERABILITY

To the extent that any portion of this ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 8. EFFECTIVE DATE.

A certified copy of this ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance and shall take effect upon filing.

ADOPTED this 25<sup>th</sup> day of October, 2005.



Jed Pittman  
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

Pat Mulieri  
PAT MULIERI, Ed.D., CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the Pasco County Attorney

APPROVED  
OCT 25 2005

W. Lynn Blair  
ATTORNEY

## EXHIBIT B

LEGAL DESCRIPTION:

THE SOUTHWEST ¼ OF THE NORTHEAST ¼; TOGETHER WITH THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; TOGETHER WITH THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼; TOGETHER WITH THE NORTHEAST ¼ OF THE SOUTHEAST ¼; TOGETHER WITH A PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, ALL LYING WITHIN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

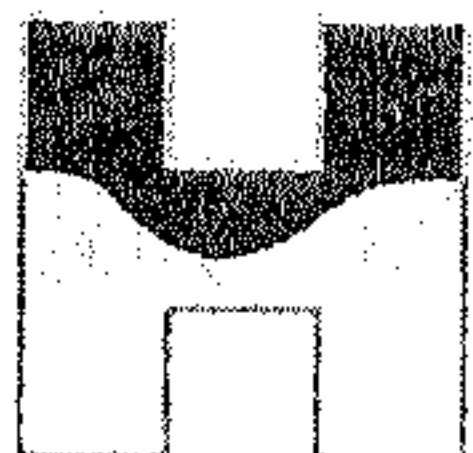
BEGINNING AT NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE N.89°35'23"E., ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼, 1,318.27 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE, S.00°02'57"E., ALONG SAID EAST LINE, 662.50 FEET TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; THENCE N.89°37'42"E., ALONG SAID NORTH LINE, 658.79 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼; THENCE S.00°02'57"E., ALONG SAID EAST LINE, 667.73 FEET TO THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼; THENCE N.89°33'24"E., ALONG SAID NORTH LINE, 660.61 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE S.00°03'59"E., ALONG SAID EAST LINE, 1,334.08 FEET; THENCE CONTINUE ALONG SAID EAST LINE, S.00°00'42"E., 1,293.21 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 54; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES 1) S.89°48'14"W., 557.23 FEET; 2) N.00°11'48"W., 10.00 FEET; 3) S.89°48'14"W., 121.55 FEET TO A POINT OF CURVATURE; 4) 328.96 FEET ALONG THE OF ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 1,959.86 FEET, CENTRAL ANGLE OF 09°37'01", CHORD BEARING AND DISTANCE OF S.84°59'44"W., 328.57 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N.09°48'47"W., 311.72 FEET; THENCE S.89°36'48"W., 265.69 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼; THENCE N.00°00'10"E., ALONG SAID WEST LINE, 1,002.40 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼; THENCE N.00°05'49"E. ALONG SAID WEST LINE, 665.97 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼; THENCE S.89°39'18"W., ALONG SAID SOUTH LINE, 659.35 FEET TO THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼; THENCE N.00°06'31"E., ALONG SAID WEST LINE, 665.19 FEET TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE S.89°39'56"W., ALONG SAID SOUTH LINE, 658.99 FEET TO THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼; THENCE N.00°00'40"E., ALONG SAID WEST LINE, 1,328.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 138.21 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 121 OF ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION OF SECTION 9, TOWNSHIO 26 SOUTH, RANGE 21 EAST, RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 250.00 FEET THEREOF AND LESS RIGHT OF WAY ON STATE ROAD NO. 54 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 121; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 121, N00°05'44", FOR 293.32 FEET TO THE NORTH BOUNDARY OF SAID TRACT; THENCE ALONG SAID NORTH BOUNDARY, N89°36'48"E, FOR 399.86 FEET; THENCE S89°07'33"W, FOR 293.08 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 54 AND THE SOUTH BOUNDARY OF SAID TRACT 121; THENCE ALONG SAID SOUTH BOUNDARY, S89°34'43"W, FOR 399.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES, MORE OR LESS

HAVING A COMBINED ACREAGE OR 140.90 ACRES, MORE OR LESS.



**HILLS & ASSOCIATES, INC.**

Civil Engineering Surveying / Land Planning

Metes and Bounds Description  
ZEPHYR RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida

HAI#: 05-060

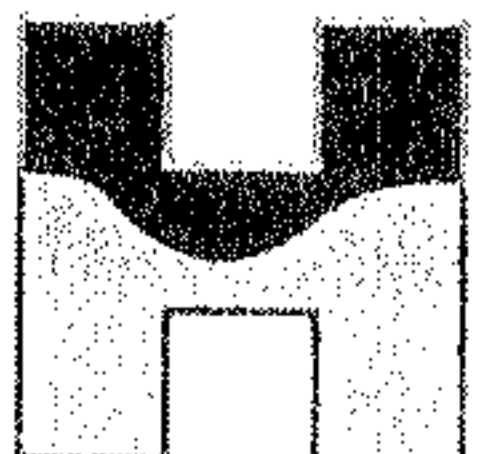
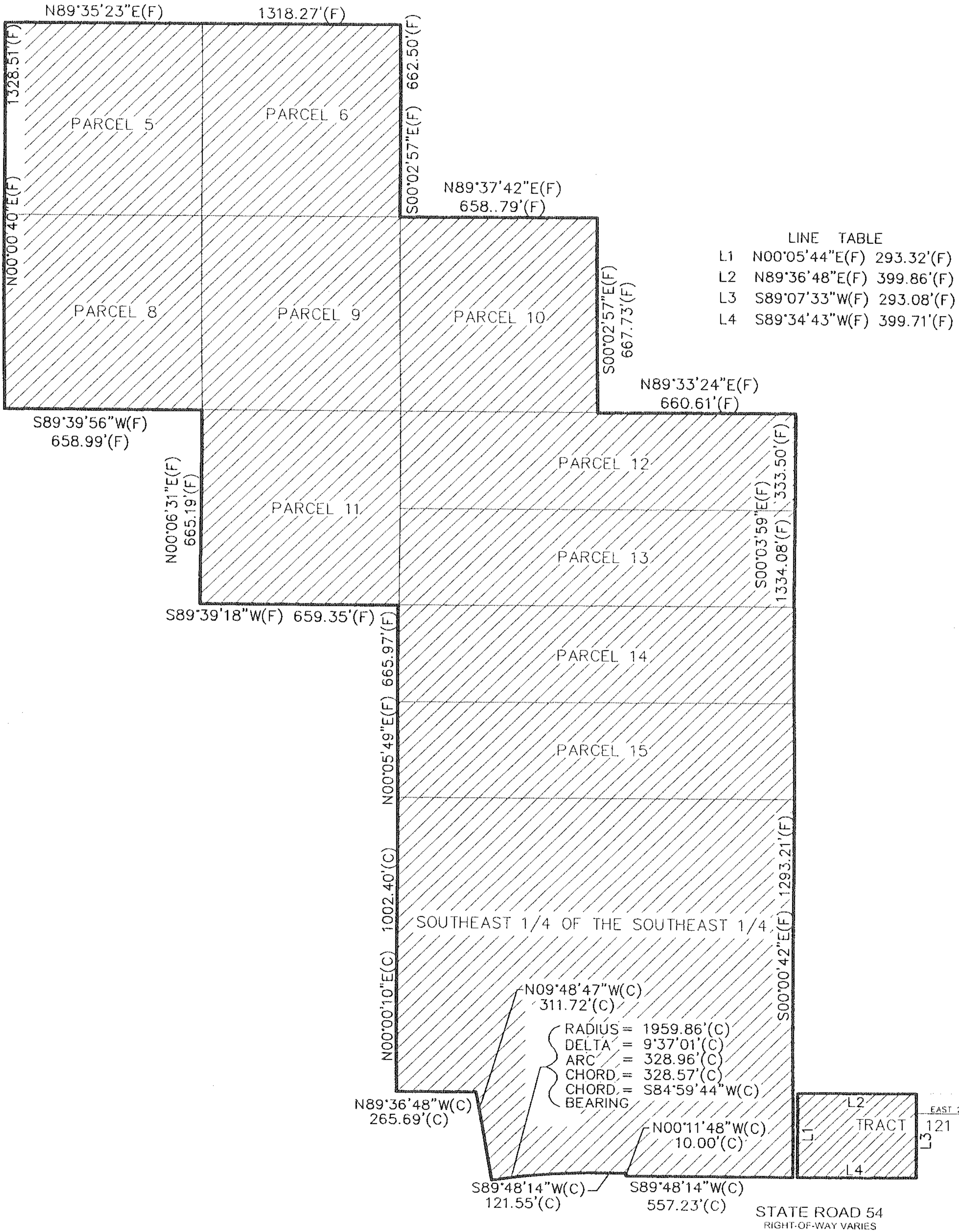
DATE" 7/1/05

EXHIBIT BY: HILLS

2006-000258

10/25/05

# EXHIBIT B



**HILLS & ASSOCIATES, INC.**

Civil Engineering / Surveying / Land Planning

Sketch Map  
 ZEPHYR RIDGE  
 COMMUNITY DEVELOPMENT DISTRICT  
 Pasco County, Florida

HAI#: 05-060

DATE: 8/25/05

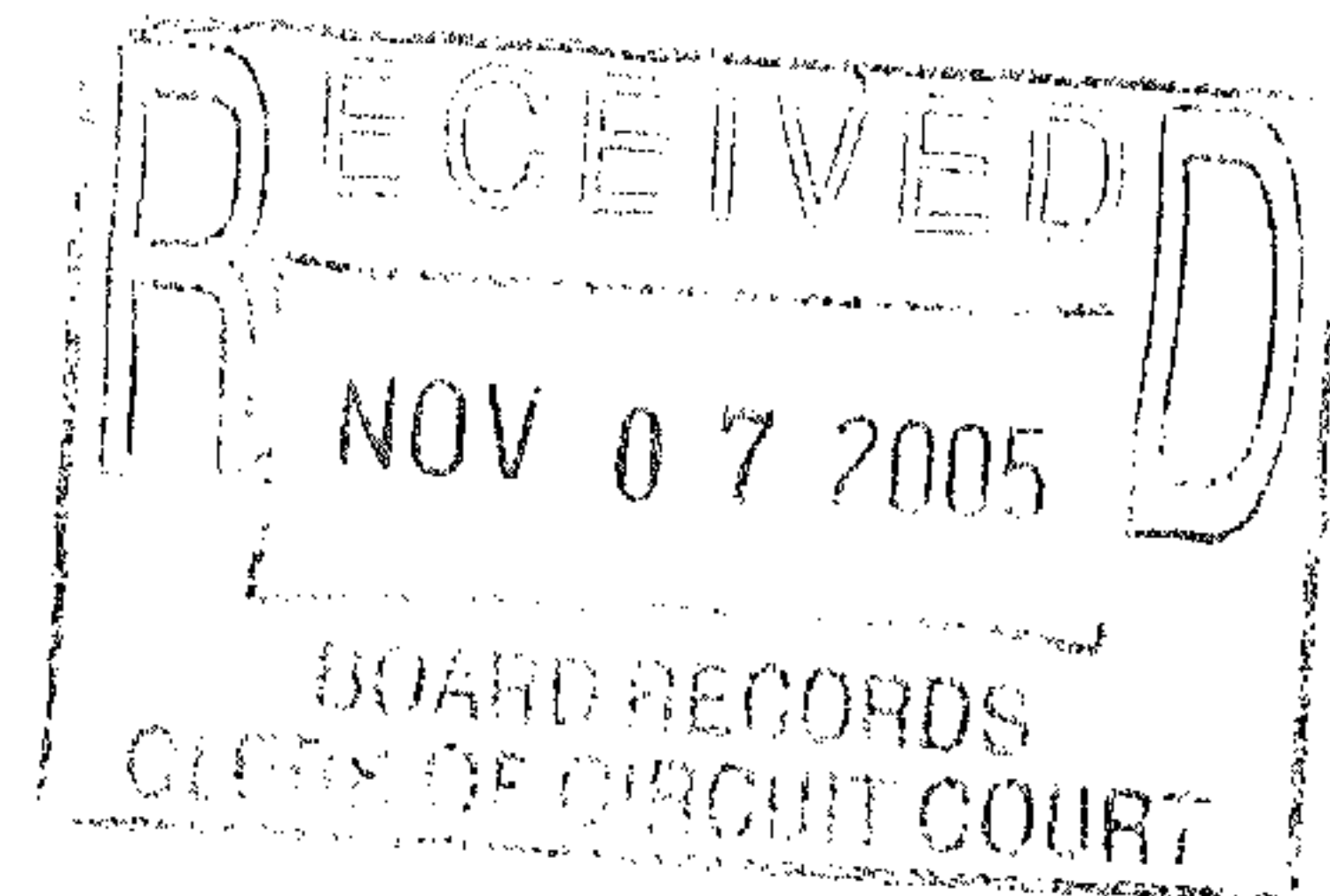
EXHIBIT BY: HILLS

2006-000258

10/25/05



FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
Secretary of State  
DIVISION OF LIBRARY AND INFORMATION SERVICES



November 2, 2005

Honorable Jed Pittman  
Clerk to the Board  
Pasco County  
14236 6<sup>th</sup> Street, Suite 201  
Dade City, Florida 33523

Attention: Katie McCormick, Deputy Clerk

Dear Mr. Pittman:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 26, 2005 and certified copy of Pasco County Ordinance No. 05-36, which was filed in this office on October 28, 2005.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud  
Program Administrator

LC/kcs

2006-000258

10/25/05

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