

BY COMMISSIONER _____

ORDINANCE NO. 01-03

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE SADDLEBROOK VILLAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION, OPERATION, AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, SB and Associates, Limited Partnership (the Petitioner), has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the Saddlebrook Village Community Development District (the District) pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the County finds that all statements contained in the Petition to Establish the Saddlebrook Village Community Development District (the Petition) are true and correct; and,

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

WHEREAS, the County 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 finds that a Community Development District does not substitute for a homeowners' association; therefore, the creation of a homeowners' association shall be required prior to the record platting on each phase within the development; and,

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

WHEREAS, the County finds that the numbers of residential units planned within the District may require community facilities to be used to accommodate the establishment of a polling place by Pasco County Supervisor of Elections; and,

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TALLAHASSEE, FLORIDA

WHEREAS, the County finds that a disclosure statement about the District and funding must be furnished to all buyers, and contracts for sale of property within the District must contain information about the District; and,

WHEREAS, the County finds that the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management, and financial needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers.

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

SECTION 1. AUTHORITY

That there is hereby established the District which shall operate in accordance with the Community Development District charter as set forth in Subsection 190.006 through 190.041, including the special power provided by Section 190.012, Florida Statutes.

SECTION 2. DISTRICT NAME

There is hereby established a Community Development District situated entirely within unincorporated Pasco County, Florida, which District shall be known as the "Saddlebrook Village Community Development District."

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT

The legal boundary of the District is provided in Exhibit A.

SECTION 4. FUNCTIONS AND POWERS

The District is limited to the performance of those specialized functions described in Chapter 190, Florida Statutes. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing development. The District is required to obtain additional approval by resolution from the governing body of the County or municipality if a taking will occur beyond the stated external boundaries of the District. Per the petition, the District will exercise the following special powers and functions:

- a. Construction and maintenance of roads (road maintenance may be assumed by the County if the road is part of the County's functional classified road network).
- b. Installation of street lighting.
- c. Construction of water and sewer facilities.
- d. Construction and maintenance of stormwater drainage.
- e. Installation and maintenance of landscaping and security facilities.
- f. Construction and maintenance of recreational facilities.

SECTION 5. BOARD OF SUPERVISORS

The five (5) persons designated to serve as initial members of the District's Board of Supervisors are listed in Exhibit B.

SECTION 6. SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance shall be declared invalid, 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 7. 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 within ten (10) days after adoption of this ordinance, and shall take effect upon filing.

ADOPTED this 23rd day of January, 2001.

(SEAL)

ATTEN:

BY:

Elaine H. Phillips, DC
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY:

[Signature]
CHAIRMAN

APPROVED

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

JAN 23 2001

BY:

Robert A. Sumner
ATTORNEY

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD
IN MY OFFICE. WITNESS MY HAND AND THE COUNTY'S
OFFICIAL SEAL THIS 24th day of January, 2001

JED PITTMAN, CLERK TO THE BOARD

BY Elaine H. Phillips, D.C.

EXHIBIT A
C.D.D. PARCEL

DESCRIPTION: A parcel of land lying in Sections 25 and 26, Township 26 South, Range 19 East, Pasco County, Florida, and parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 25, run thence along the North boundary of said Section 25, S.89°42'03"W., 97.68 feet to a point on the Westerly right-of-way line of State Road No. 581, said point also being the POINT OF BEGINNING; thence along said Westerly right-of-way line the following six (6) courses: 1) S.00°29'09"W., 3748.53 feet; 2) N.89°30'51"W., 10.00 feet; 3) S.00°34'22"W., 500.97 feet; 4) S.00°30'06"W., 520.00 feet; 5) S.07°37'27"W., 80.62 feet; 6) S.00°30'06"W., 312.13 feet to a point on the Northerly right-of-way line of State Road No. 56; thence along said Northerly right-of-way line the following ten (10) courses: 1) S.88°37'35"W., 193.55 feet; 2) N.84°14'55"W., 201.56 feet; 3) S.88°37'35"W., 500.00 feet; 4) S.86°28'43"W., 400.28 feet; 5) S.88°37'35"W., 1200.00 feet; 6) N.84°14'55"W., 201.56 feet; 7) S.88°37'35"W., 700.00 feet; 8) S.82°54'57"W., 100.50 feet; 9) S.88°37'35"W., 1505.66 feet to a point of curvature; 10) Westerly, 194.35 feet along the arc of a curve to the right having a radius of 2141.83 feet and a central angle of 05°11'56" (chord bearing N.88°46'27"W., 194.28 feet) to a point on the West boundary of the aforesaid Section 25; thence along said West boundary the following two (2) courses: 1) N.00°28'16"E., 2532.40 feet; 2) N.00°28'31"E., 1762.89 feet; thence N.89°07'39"W., 1406.16 feet; thence N.00°13'08"E., 913.18 feet to a point on the North boundary of the aforesaid Section 26; thence along said North boundary, S.89°47'42"E., 1410.23 feet to the Northeast corner of said Section 26, also being the Northwest corner of the aforesaid Section 25; thence along the North boundary of said Section 25 the following two (2) courses: 1) N.89°41'59"E., 2636.07 feet; 2) N.89°42'03"E., 2558.22 feet to the POINT OF BEGINNING.

Containing 650.369 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL:

DESCRIPTION: That parcel of land deeded to West Coast Regional Water Supply Authority, lying in Section 25, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 25, run thence along the North boundary of said Section 25, S.89°42'03"W., 1350.00 feet; thence S.00°18'44"E., 100.00 feet to a point on the South boundary of a 100 foot Florida Power Easement, as recorded in Official Records Book 169, Page 120, and in Official Records Book 3109, Page 1395, all of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence S.00°17'57"E., 208.71 feet; thence S.89°42'03"W., 208.71 feet; thence N.00°17'57"W., 208.71 feet to a point on said South boundary of a 100 foot Florida Power Easement; thence along said South boundary, N.89°42'03"E., 208.71 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

Altogether containing 649.369 acres, more or less

EXHIBIT B

THE SADDLEBROOK VILLAGE COMMUNITY DEVELOPMENT DISTRICT BOARD

**Paul Nettina
7979 Bayou Club Boulevard
Largo, FL 33777**

**Cheryl Summerson
7979 Bayou Club Boulevard
Largo, FL 33777**

**April Green
7979 Bayou Club Boulevard
Largo, FL 33777**

**Arlene Elmore
7979 Bayou Club Boulevard
Largo, FL 33777**

**Tom West
8001 Cumberland Road
Largo, FL 33777**

A black and white copy of this document is not official

STATE OF FLORIDA DEPARTMENT OF STATE

Division of Elections

I, KATHERINE HARRIS, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Pasco County Ordinance No. 01-03, which was filed in this office on January 31, 2001, 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
8th., day of February, A.D., 2001.



Katherine Harris

Secretary of State

DSDE 99 (1-99)