

BY COMMISSIONER \_\_\_\_\_ ORDINANCE NO. 00-14

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE GROVES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL 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, Florida Dream Communities, Inc. (the Petitioner) has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing The Groves 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 Groves 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,

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

SECTION 2. 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 3. 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 15<sup>th</sup> day of August 2000.

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

BY: Jed Pittman  
JED PITTMAN, CLERK

BY: Pat Mulieri  
PAT MULIERI, Ed.D., CHAIRMAN

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

APPROVED  
AUG 15 2000

BY: Robert D. Sumner  
ATTORNEY

## EXHIBIT A

THE GROVES CDD LEGAL DESCRIPTION

## DESCRIPTION: Overall Project

A portion of Sections 25, 26 & 35, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Section 25, said point also being the Southeast corner of said Section 26 and the Northeast corner of said Section 35; thence S.00°07'53"W., 4,011.99 feet along the Easterly boundary line of said Section 35 to the Southeast corner of the North 3/4 of said Section 35; thence S.89°53'55"W., 2,313.17 feet along the Southerly boundary line of the said North 3/4 of Section 35 to the Easterly right-of-way line of U.S. HIGHWAY 41; thence along said right-of-way line, the following course and curve: N.25°25'40"W., 2,800.47 feet to the beginning of a curve concave to the Northeast having a radius of 5,617.11 feet; thence NORTHWESTERLY, 198.14 feet along said curve through a central angle of 02°01'16" (chord bears N.24°24'28"W., 198.13 feet); thence leaving said right-of-way line, N.62°07'03"E., 820.14 feet; thence N.18°18'50"W., 631.37 feet; thence N.71°41'10"E., 446.90 feet to the beginning of a curve concave to the Northwest having a radius of 550.00 feet; thence NORTHEASTERLY, 707.84 feet along said curve through a central angle of 73°44'18" (chord bears N.36°29'06"E., 659.99 feet); thence N.00°23'03"W., 437.18 feet to the beginning of a curve concave to the Southeast having a radius of 1,150.00 feet; thence NORTHEASTERLY 1,312.75 feet along said curve through a central angle of 65°24'16" (chord bears N.32°19'05"E., 1,242.63 feet); thence N.65°01'13"E., 1,389.49 feet; thence N.55°24'38"E., 810.94 feet; thence S.50°29'38"E., 1,534.72 feet; thence S.20°19'36"W., 550.68 feet; thence S.62°38'41"W., 1,014.97 feet; thence S.64°39'28"E., 629.71 feet; thence S.26°52'53"E., 740.62 feet to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 25; thence N.89°41'12"W., 1,320.40 feet along the Southerly boundary line of the Southwest quarter of the Southwest quarter of said Section 25 to the POINT OF BEGINNING.

Containing 446.03 acres, More or Less.