

BY COMMISSIONER \_\_\_\_\_

ORDINANCE NO. 00-16

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE MEADOW POINTE III 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, Meadow Pointe General Partnership (the Petitioner) has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the Meadow Pointe III Community Development District (the District) pursuant to Chapter 190, Florida Statute; and,

WHEREAS, the County finds that all statements contained in the Petition to Establish the Meadow Pointe III 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 will limit the number of dwelling units within the District to 400 units until such time that a contract to construct the north/south collector road from S.R. 54 to Beardsley Drive is executed, and a copy is provided to the County, together with a Performance Bond adequate to insure the completion of said construction; and,

WHEREAS, the County will limit the number of dwelling units within the District to 600 units until such time that construction of the north/south collector road from S.R. 54 to Beardsley Drive is completed; 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.

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 12th day of September 2000.



JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

PAT MULIERI, Ed.D., CHAIRMAN

APPROVED

SEP 12 2000

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

BY: Robert H. Summer ATTORNEY

MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT

**DESCRIPTION:** A parcel of land lying in Sections 27, 33, 34 and 35, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

**BEGINNING** at the Northwest corner of said Section 34, run thence along the West boundary of said Section 34, S.00°10'16"W., 3969.28 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 33; thence along the South boundary of said Northeast 1/4 of the Southeast 1/4 of Section 33, N.89°53'20"W., 1340.04 feet; thence S.00°10'00"W., 1264.47 feet to a point on the Northerly right-of-way line of Strickland Road as established; thence along said Northerly right-of-way line the following seven (7) courses: 1) N.73°44'23"E., 185.90 feet; 2) N.84°27'34"E., 68.25 feet; 3) S.74°53'42"E., 466.42 feet to a point on the South boundary of the aforesaid Section 33; 4) along said South boundary, N.89°58'16"E., 502.09 feet; 5) N.63°12'07"E., 1182.47 feet; 6) N.87°58'49"E., 1413.82 feet to a point hereinafter referred to as POINT "A"; 7) S.76°37'16"E., 2500.05 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 34; thence along said South boundary, N.89°58'34"E., 579.61 feet to the Southeast corner of said Section 34, also being the Southwest corner of the aforesaid Section 35; thence along the South boundary of the Southwest 1/4 of said Section 35, N.89°54'26"E., 194.78 feet; thence N.07°00'00"W., 3038.97 feet; thence N.36°00'00"W., 2600.00 feet; thence N.24°00'00"E., 1200.00 feet; thence N.08°00'00"E., 1200.00 feet; thence N.06°00'00"W., 1700.00 feet to a point on a curve; thence Westerly, 767.94 feet along the arc of a curve to the right having a radius of 1100.00 feet and a central angle of 40°00'00" (chord bearing N.76°00'00"W., 752.44 feet) to a point of reverse curvature; thence Westerly, 911.06 feet along the arc of a curve to the left having a radius of 900.00 feet and a central angle of 58°00'00" (chord bearing N.85°00'00"W., 872.66 feet) to a point of reverse curvature; thence Westerly, 1368.34 feet along the arc of a curve to the right having a radius of 1600.00 feet and a central angle of 49°00'00" (chord bearing N.89°30'00"W., 1327.02 feet) to a point of reverse curvature; thence Westerly, 914.53 feet along the arc of a curve to the left having a radius of 2100.00 feet and a central angle of 24°57'06" (chord bearing N.77°28'33"W., 907.32 feet) to a point of tangency; thence N.89°57'06"W., 265.11 feet to a point on the West boundary of the aforesaid Section 27; thence along said West boundary, S.00°15'55"W., 4272.95 feet to the POINT OF BEGINNING.

Containing 977.193 acres, more or less.

**LESS THE FOLLOWING DESCRIBED PARCEL:**

From a point previously referred to as POINT "A" , said point also being a point on the Northerly right-of-way line of Strickland Road as established; thence along said Northerly right-of-way, S.76°37'16"E., 355.98 feet to the POINT OF BEGINNING; thence N.13°20'44"E., 862.57 feet; thence S.76°39'16"E., 420.00 feet; thence S.13°20'44"W., 862.82 feet to a point on said Northerly right-of-way line; thence along said Northerly right-of-way line, N.76°37'16"W., 420.00 feet to the POINT OF BEGINNING.

Containing 8.318 acres, more or less.

**ALSO LESS THE FOLLOWING DESCRIBED PARCEL:**

From a point previously referred to as POINT "A" , said point also being a point on the Northerly right-of-way line of Strickland Road as established; thence along said Northerly right-of-way, S.76°37'16"E., 845.98 feet to the POINT OF BEGINNING; thence N.13°20'44"E., 932.86 feet; thence S.76°39'16"E., 270.00 feet; thence S.13°20'44"W., 210.00 feet; thence S.76°39'16"E., 320.00 feet; thence S.13°20'44"W., 723.20 feet to a point on said Northerly right-of-way line; thence along said Northerly right-of-way line, N.76°37'16"W., 590.00 feet to the POINT OF BEGINNING.

Containing 11.095 acres, more or less.

**ALTOGETHER** Containing 957.780 acres, more or less.

MPP-WC-001

P:\WESLEY CHAPEL LAKES\WCLAKES-CDDDS

VBR

November 23, 1999