APPROVED

APR 14 1998

98-08

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

DATE: 3/30/98 FILE: GM98-363

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Adoption of Ordinance Creating the Lexington Oaks Community Development District
BCC Meeting Date: 4/14/98, 9:30 a.m., DC

FROM: Samuel P. Steffey II
Growth Management Administrator

REFERENCES: Chapter 190, Florida Statutes; Comm. Dist. 2

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners.

DESCRIPTION AND CONDITIONS:

The Community Development District (CDD) is a form of special taxing district authorized by Chapter 190, Florida Statutes. The district is formed by the landowner(s) as a means for financing infrastructure for large-scale developments through the sale of tax-exempt bonds. The future residents and/or owners of land then make the payments with revenue gained by the levy of special assessments and ad valorem taxes (districts are held to a three mill cap) to retire the bonds and to pay the operating expenses of the district. A disclosure statement must be furnished to all buyers, and contracts for the sale of property within the district must contain information about the district. A CDD does not function as a homeowners' association.

On January 30, 1998, representatives for Pulte Home Corporation submitted a petition to the Growth Management/Zoning Department to establish the Lexington Oaks CDD pursuant to the Uniform CDD Act of 1980, Florida Statutes, Chapter 190. Lexington Oaks is located in Central Pasco County on the west side of S.R. 54, approximately one mile west of I-75. The land area to be served by the district is a parcel of unimproved real property containing approximately 827 acres. The primary landowner and developer is Pulte Home Corporation, a Michigan corporation. The proposed district is designed as a master planned, mixed use community with a golf course and recreational facilities. The project is proposed to contain approximately 1,572 residential units. To date, 802 residential units have been approved by the County.

CDD is an independent unit of special purpose, local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate, and maintain communitywide infrastructure in large planned community developments. CDD plans to provide the following facilities and services: 1) roads and street lighting; 2) water, wastewater, and reclaimed water; 3) surface water management; 4) landscaping and security; and 5) recreational facilities. The district will impose special assessments on properties within its boundaries to finance the infrastructure and district funds, and to defray the costs of operating and maintaining the infrastructure and associated facilities.

Examples of CDD'S in Pasco County are Meadow Pointe CDD, Meadow Pointe II CDD, Northwood CDD, Lake Bernadette CDD, and Heritage Pines CDD.

ALTERNATIVES AND ANALYSIS:

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Jed Pittman
Clerk of the Circuit Court
Pasco County, Florida

The Board may choose one of the following:

1. Adopt the ordinance establishing the Lexington Oaks CDD.
2. Adopt modifications to the ordinance establishing the Lexington Oaks CDD.
3. Deny the ordinance establishing the Lexington Oaks CDD.
4. Direct staff as to another course of action.

6A1

RECOMMENDATION AND FUNDING:

The Growth Management/Zoning staff recommends that the Board approve Alternative No. 1, authorize the Chairman to execute all five originals of the ordinance, and direct Secretarial Services to distribute the originals as follows: one original to be retained by Secretarial Services and four originals are to be returned to the Growth Management Administrator for distribution to the appropriate parties.

Funding is not required for this action.

ATTACHMENTS:

1. Ordinance (Five Originals)
2. Charter

SPS/KAB/gm/lexoak01

APPROVED AGENDA ITEM FOR

DATE APR 14 1998

BY

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida

State of Florida }
County of Hillsborough } ss.

Before the undersigned authority personally appeared J. Rosenthal, who on oath says that she is Classified Billing Manager of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

LEGAL NOTICE PASCO EDITION

in the matter of

PUBLIC HEARING NOTICE

was published in said newspaper in the issues of

MARCH 31, 1998

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

J Rosenthal
31

Sworn to and subscribed before me, this _____ day of MARCH, A.D. 19 98

Personally Known ____ or Product Identification _____
Type of Identification Produced _____

(SEAL)

Susie Lee Slaton

OFFICIAL NOTARY SEAL
SUSIE LEE SLATON
COMMISSION NUMBER
CC639424
MY COMMISSION EXP.
APRIL 16, 2001
NOTARY PUBLIC STATE OF FLORIDA

PUBLIC HEARING NOTICE

Public notice is hereby given that the Pasco County Board of County Commissioners will hold a public hearing April 14, 1998, at 9:30 a.m. in the COMMISSION BOARD ROOM, PASCO COUNTY COURTHOUSE, 38053 Live Oak Avenue, Dade City, Florida, to consider the adoption of the Ordinance creating the Lexington Oaks Community Development District. Lexington Oaks is located approximately one-mile east of I-75 on State Road 54 in Sections 10, 11, and 12 of Township 26 South, Range 19 East. The property contains approximately 827 acres of undeveloped land. **Interested parties may appear at the meeting and be heard.**

AN ACT TO BE ENTITLED:

AN ORDINANCE ESTABLISHING THE LEXINGTON OAKS 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.

A Community Development District is a form of a special taxing district created to finance infrastructure for large-scale development through the sale of tax-exempt bonds. The Petition to establish the Lexington Oaks Community Development will be on file and available for inspection by the public at the following locations:

Pasco County Courthouse, Commission Offices
38053 Live Oak Avenue, Dade City, FL

West Pasco Government Center, Commission Offices and the Growth Management/Zoning Department, Suite 320
7530 Little Road, New Port Richey, FL

Central Pasco Professional Center, Central Permitting Office
4111 Land O' Lakes Boulevard, Land O' Lakes, FL

Pasco County Branch Libraries
Hudson Area; Centennial Park; Hugh Embry; South Holiday; Land O' Lakes; Regency Park; and New River

Contact the Pasco County Growth Management/Zoning Department at (813) 847-8193 or (352) 521-4274 ext. 8193 for further information concerning the public hearing.

Any person desiring to appeal any decision made by the Planning Commission, Development Review Committee or the Board of County Commissioners with respect to any matter considered at any meeting or hearing, will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

3/31/98

PR3901

1998-002082 04/14/98

980830301

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

pasco times
Published Daily
Port Richey, Pasco County, Florida

Before the undersigned authority personally appeared Debra Hoover who on oath says that he is Legal Clerk of the Pasco Times a daily newspaper published at Port Richey, in Pasco County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter RE: Public Hearing Notice

in the ~~March 31, 1998~~ Court was published in said newspaper in the issues of

Affiant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in New Port Richey, in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Debra Hoover

Sworn to and subscribed before me this 31st day of March A.D. 19 98

SEAL Notary Public

DIANA J. CAMP
COMMISSION # CC 654111
EXPIRES AUG 10, 2001
BONDED THRU
ATLANTIC BONDING CO., INC

C L 402-W

Personally known ✓ or produced identification _____
Type of identification produced _____

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LEGAL NOTICE

PUBLIC HEARING NOTICE

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AN ACT TO BE ENTITLED:
AN ORDINANCE ESTABLISHING THE LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWER 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.

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Hudson Area; Centennial Park; Hugh Embry; South Holiday; Land O'Lakes; Regency Park; and New River

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PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

53903

Pasco Times
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BY COMMISSIONER _____ ORDINANCE NO. 98-08

AN ACT TO BE ENTITLED

AN ORDINANCE ESTABLISHING THE LEXINGTON OAKS 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, Pulte Home Corporation (the Petitioner) has petitioned the Pasco County Board of County Commissioners (the County) to adopt an ordinance establishing the Lexington Oaks 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 Lexington Oaks Community Development District (the Petition) are true and correct; and,

WHEREAS, the County finds that the creation 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 the best alternative available 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 the area that will be served by the District is amenable to separate special-district government; 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 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 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 created the Lexington Oaks Community Development District which shall operate in accordance with the charter attached as Exhibit 1.

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 official acknowledgment from that office that said ordinance has been filed.

ADOPTED this 14th day of April, 1998.

(SEAL)

ATTEST:

BY: _____
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: _____
SYLVIA YOUNG, CHAIRMAN

APPROVED
APR 14 1998

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

BY: _____
ATTORNEY

gm/lexoak

CHARTER

I. COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED

Pursuant to Chapter 190, Florida Statutes (F.S.), a community development district, henceforth to be known as the Lexington Oaks Community Development District (the District), is established, and this Charter is hereby adopted. The land within the District includes a portion of a master planned Development of Regional Impact project generally known as "Lexington Oaks" in Pasco County, Florida.

II. GENERAL AND SPECIAL POWERS

The District shall have all power as set forth in Chapter 190, F.S., this Charter, and any other applicable law.

A. General Powers

The District shall have, and the District Board of Supervisors (the District Board) may exercise, all powers which can be granted to a community development district pursuant to Chapter 190, F.S., or other applicable law. Such powers include, but are not limited to, the following:

(1) To sue and be sued in the name of the District, to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of, real and personal property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.

(2) To apply for coverage of its employees under the state retirement system in the same manner as if such employees were state employees, subject to

necessary action by the District to pay employer contributions into the state retirement fund.

(3) To contract for services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to public bidding or competitive negotiation requirements set forth in §190.033, F.S.

(4) To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan or agreement relating thereto.

(5) To adopt rules and orders pursuant to the provisions of Chapter 120, F.S., prescribing the powers, duties, and functions of the officers of the District; the conduct of the business of the District; the maintenance of records; and other form of certificates evidencing tax liens and all other documents and records of the District. The District Board may also adopt administrative rules with respect to any of the projects of the District and define the area to be included therein. The District Board may also adopt resolutions which may be necessary for the conduct of District business.

(6) To maintain an office at such place or places as it may designate within Pasco County which office must be reasonably accessible to the landowners.

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(7) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservation for those purposes authorized by this Charter or applicable law and to make use of such easements, dedications, or reservations for any of the purposes authorized by this Charter.

(8) To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the District is authorized to undertake and facilities or property of any nature for the use of the District to carry out any of the purposes authorized by this Charter.

(9) To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness; to levy such tax and special assessments; and to charge, collect, and enforce fees and other user charges all as provided in Chapter 190, F.S., (1990) or as may otherwise be authorized by law.

(10) To raise, by user charges or fees, amounts of money which are necessary for the conduct of the District activities and services and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law.

(11) To exercise within the District, or beyond the District with prior approval by resolution of the Board of County Commissioners if the taking will occur in an unincorporated area or with prior approval by resolution of the governing body of the municipality if the taking will occur within a municipality, the right and power of eminent domain, pursuant to the provisions of Chapters 73 and 74, F.S., over any property within the state, except municipal, county, state, and federal

property, for the uses and purposes of the District relating solely to water, sewer, roads, and water management, specifically including, without limitation, the power for the taking of easements for the drainage of the land of one person over and through the land of another.

(12) To cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this Charter, Chapter 190, F.S. or other applicable law.

(13) To assess and impose upon lands in the District ad valorem taxes as provided by this Charter, Chapter 190, F.S. or other applicable law.

(14) To determine, order, levy, impose, collect, and enforce special assessments pursuant to Chapter 190 and Chapter 170, F.S. Such special assessments may, in the discretion of the District, be collected and enforced pursuant to the provisions of §§ 197.3631, 197.3632, and 197.3635, or Chapter 170, F.S.

(15) To exercise all of the powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this Charter.

(16) To exercise such special powers as may be authorized by Chapter 190, F.S.

B. Special Powers

The District shall have, and the District Board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the

District, any or all of the following special powers relating to public improvements and community facilities authorized by Chapter 190, F.S., other applicable law or this Charter. Such special powers include but are not limited to the following:

(1) To finance, plan, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for the following basic infrastructures:

(a) Water management and control for the lands within the District and to connect some or any of such facilities with roads and bridges.

(b) Water supply, sewer, and wastewater management, or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.

(c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut.

(d) District roads equal to or exceeding the specifications of the county in which such roads are located, and street lights.

(e) Any other project within or without the boundaries of the District when a local government has issued a development order pursuant to §380.06 or §380.061, F.S., approving or expressly requiring the construction or funding of the project by the District, or when the project is the subject of an agreement between District and a governmental entity and is consistent with the local comprehensive plan of the local government within which the project is to be located.

(2) To finance, plan, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreation, cultural, and educational uses.

(b) Fire prevention and control, including fire stations, water mains and plugs, fire trucks and other vehicles and equipment.

(c) School buildings and related structures, which may be leased, sold, or donated to the school district for use in the educational system when authorized by the district school board.

(d) Security, including but not limited to, guardhouses, fences and gates, electronic intrusion - detection system and patrol cars, 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.

(e) Control and elimination of mosquitoes and other arthropods of public health importance.

(f) Waste collection and disposal.

(3) To adopt and enforce appropriate rules in connection with the provision of one or more services through its systems and facilities.

C. The District does not have any zoning or development permitting power. All County planning, building, environmental, and land development laws, regulations, and ordinances apply to all development of land within the District. The District shall take no action which is inconsistent with the Pasco County Comprehensive Plan.

III. BOUNDARIES OF THE DISTRICT

The District shall consist of all land located within the area described in Exhibit A.

IV. BOARD OF SUPERVISORS

The Board of Supervisors (the District Board) shall be the governing Board of the District. The District Board shall exercise the powers granted to the District pursuant to this Charter, Chapter 190, F.S. or other applicable law.

A. Membership

(1) The initial District Board shall consist of the following five members:

Stephen M. Bennett
R. Scott Griffith
Mark Wolok
Debbie Leech
William Bullock

Except as otherwise provided herein, each member shall hold office for a term of four years and until his successor is chosen and qualifies. The members of the District Board must be residents of the state and citizens of the United States.

(2) Within 90 days following the effective date of this Charter, there shall be held a meeting of the landowners of the District for the purpose of electing five supervisors for the District. Notice of the landowners' meeting shall be published once a week for two consecutive weeks in a newspaper which is in general circulation in the area of the District, the last day of such publication to be not fewer than fourteen (14) days or more than twenty eight (28) days before the date of the election. The landowners, when assembled at such meeting, shall organize by electing a chairman who shall conduct the meeting. At such meeting, each landowner shall be entitled to cast one vote per acre of land owned by him and located within the District for each person to be elected. A landowner may vote in person or proxy in writing. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. The two candidates receiving the highest number of votes shall be elected for a period of four (4) years, and the three (3) candidates receiving the next largest number of votes shall be elected for a period of two (2) years. The members of the first board elected by landowners shall serve their respective four (4) year or two (2) year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors with respect to those supervisors whose terms are expiring every two (2) years on the

first Tuesday in November. The two (2) candidates receiving the highest number of votes shall be elected to service for a 4-year period and the remaining candidates elected shall serve for a 2-year period.

(3) If the District Board proposes to exercise the ad valorem taxing power authorized by §190.021, F.S. as amended, the District Board shall call an election at which the members of the District Board will be elected. Such election shall be held in conjunction with a primary or general election unless the District bears the cost of a special election. Each member shall be elected by the qualified electors of the District for a term of four (4) years, except that, at the first such election, three (3) members shall be elected for a period of four (4) years and two (2) members shall be elected for a period of two (2) years. All elected Board members must be qualified electors of the District.

(4) Members of the District Board shall be known as supervisors and, upon entering into office, shall take and subscribe to the oath of office as prescribed by §876.05, F.S. They shall hold office for the terms for which they were elected or appointed and until their successors are chosen and qualified. If, during the term of office, a vacancy occurs, the remaining members of the District Board shall fill the vacancy by an appointment for the remainder of the unexpired term.

(5) A majority of the members of the District Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the

members present unless general law or a rule of the District requires a greater number.

(6) As soon as practicable after each election or appointment, the District Board shall organize by electing one of its members as chairman and by electing a secretary, who need not be a member of the District Board, and such other officers as the District Board may deem necessary.

(7) The District Board shall keep a permanent record book entitled "Record of Proceedings of Lexington Oaks Community Development District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book shall at reasonable times be opened to inspection in the same manner as state, county, and municipal records pursuant to Chapter 119, F.S. The record book shall be kept at the office or other regular place of business maintained by the District Board in Pasco County.

(8) Pursuant to resolution of the District Board, each supervisor shall be entitled to receive for his or her services an amount not to exceed $200.00 per meeting of the Board of Supervisors, not to exceed $4,800.00 per year per supervisor, or an amount as may be established by the electors of the District at referendum. In addition, subject to approval by the District Board, each supervisor shall receive travel and per diem expenses as set forth in §112.061, F.S., (1990).

(9) All meetings of the District Board shall be open to the public and governed by the provisions of Chapter 286, F.S.

B. Duties

(1) The Board shall employ, and fix the compensation of, a District Manager. The District Manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this Charter, Chapter 190, F.S., or other applicable law, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the District Board. It shall not be a conflict of interest under Chapter 112, F.S., for a District Board member or the District Manager or another employee of the District to be a stockholder, officer, or employee of a landowner within the District. The District Manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the District Board. The compensation and other conditions of employment of the officers and employees of the District shall be as provided by the District Board.

(2) The District Board shall designate a person who is a resident of the state as treasurer of the District, who shall have charge of the funds of the District. Such funds shall be disbursed only upon the order, or pursuant to the resolution, of the District Board by warrant or check countersigned by the treasurer and by such other person as may be authorized by the District Board. The District Board may give the treasurer such other or additional powers and duties as the District Board

may deem appropriate and may fix his compensation. The District Board may require the treasurer to give a bond in such amount, on such terms, and with such sureties as may be deemed satisfactory to the District Board to secure the performance by the treasurer of his powers and duties. The financial records of the District Board shall be audited by an independent certified public accountant at least once a year.

V. OPERATION OF THE DISTRICT

The operations, requirements for disclosure, duration and dissolution, and all other affairs and practices of the District shall be governed by and in accordance with Chapter 190, F.S. and other applicable law.

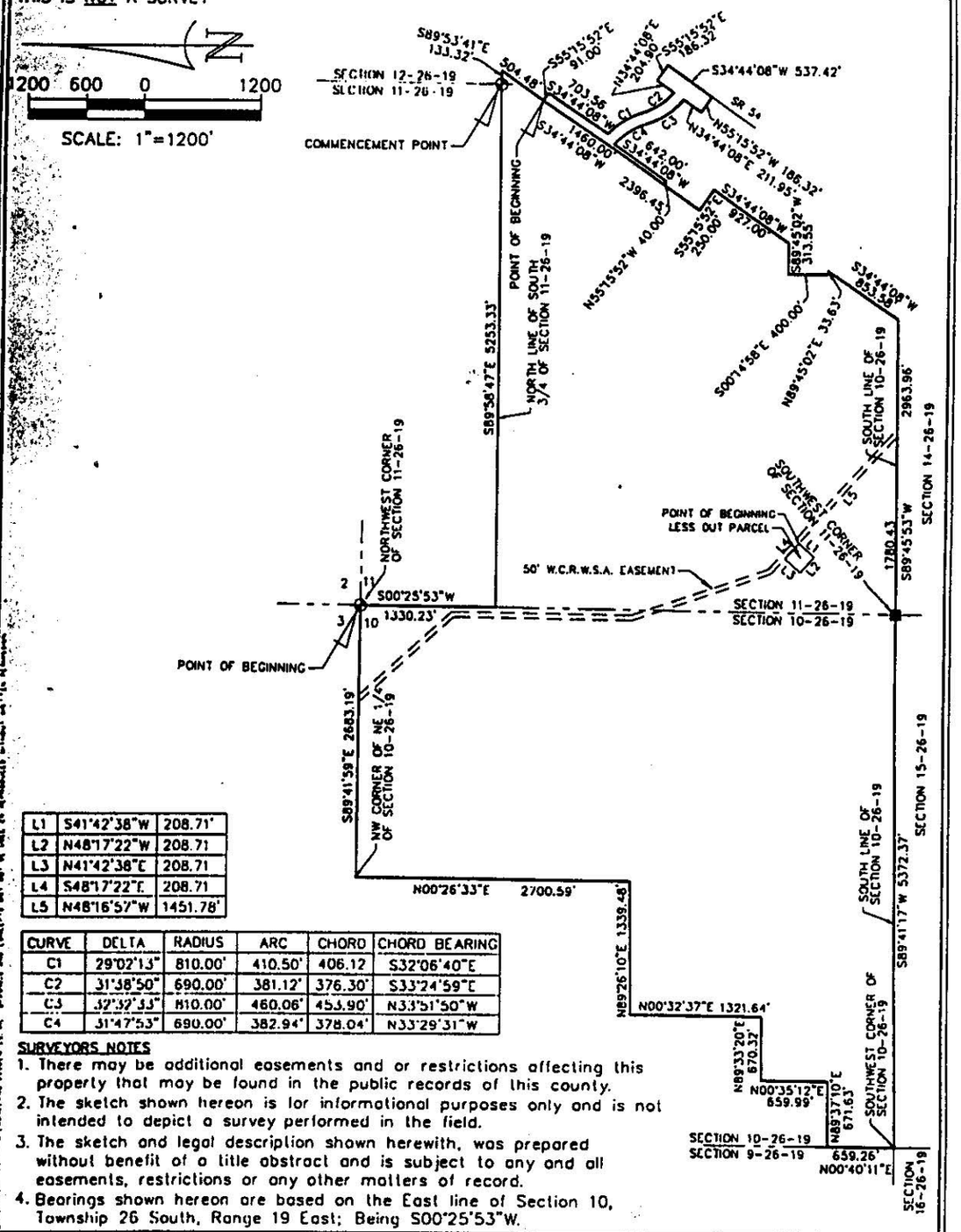
VI. FUTURE AMENDMENTS TO LAW

In the event of any future amendments to Chapter 190, F.S. or to any other law applicable to the District, such amendments shall be applicable to the District if it is otherwise the intent of such amendment that it apply to community development districts in existence at the time of enactment or upon the effective date of such future amendments. In the event such future amendments provide that their applicability shall be discretionary or subject to specified conditions, this Charter shall not affect the exercise of such discretion or the conditions upon which such future amendments would become applicable to the District.

G.A.1.

EXHIBIT A

THIS IS NOT A SURVEY



L1	S41°42'38"W	208.71'
L2	N48°17'22"W	208.71
L3	N41°42'38"E	208.71
L4	S48°17'22"E	208.71
L5	N48°16'57"W	1451.78'

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	29°02'13"	810.00'	410.50'	406.12	S32°06'40"E
C2	31°38'50"	690.00'	381.12'	376.30'	S33°24'59"E
C3	32°32'33"	810.00'	460.06'	453.90'	N33°51'50"W
C4	31°47'53"	690.00'	382.94'	378.04'	N33°29'31"W

SURVEYORS NOTES

1. There may be additional easements and or restrictions affecting this property that may be found in the public records of this county.
2. The sketch shown hereon is for informational purposes only and is not intended to depict a survey performed in the field.
3. The sketch and legal description shown herewith, was prepared without benefit of a title abstract and is subject to any and all easements, restrictions or any other matters of record.
4. Bearings shown hereon are based on the East line of Section 10, Township 26 South, Range 19 East; Being S00°25'53"W.

PULTE HOME CORPORATION

LEXINGTON EXHIBIT 1

SCALE	DATE	DRAWN	CALCU	CHECKED
1"=1200'	7/1/97	MJL	RSL	
JOB No.		SECTION	TOWNSHIP	RANGE
3109-107-000.356		11 AND 12	26 SOUTH	19 EAST

KING ENGINEERING ASSOCIATES, INC.

ENGINEERS •PLANNERS SURVEYORS
SCIENTISTS •LANDSCAPE ARCHITECTS

24945 U.S. HIGHWAY 19 NORTH CLEARWATER, FLORIDA 34623

(813) 791-1449 FAX: (813) 791-9339

I hereby certify that this legal description and sketch meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

JOHN D. WEIGLE
PROFESSIONAL LAND SURVEYOR No. LS 5246
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION No. LB 2610

MEMO Legibility of writing, typing or printing unsatisfactory in this document.

1998-002082

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04/14/98

LEGAL DESCRIPTION OF EXHIBIT 1

Being a portion of SECTIONS 10, 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO County, Florida, being further described as follows:

Commence at the Northwest corner of said Section 11 for a Point of Beginning, thence run along the West line of said Section 11, South 00 degrees 25' 53" West, 1330.23 feet to the North line of the South 3/4 of said Section 11; thence along said North line South 89 degrees 58' 47" East, 5,253.33 feet to the West line of said Section 12; thence along the North line of the South 3/4 of said Section 12, South 89 degrees 53' 41" East, 133.32 feet; thence departing said line, South 34 degrees 44' 08" West, 2396.45 feet; thence South 55 degrees 15' 52" East, 250.00 feet; thence South 34 degrees 44' 08" West, 927.00 feet; thence South 89 degrees 45' 02" West, 313.55 feet; thence South 00 degrees 14' 58" East, 400.00 feet; thence North 89 degrees 45' 02" East, 33.63 feet; thence South 34 degrees 44' 08" West, 853.58 feet to the South line of said Section 11; thence with said line South 89 degrees 45'53" West, 2,963.96 feet to the Southwest corner of Section 11, also being the Southeast corner of said Section 10; thence run along the South line of said Section 10, South 89 degrees 41' 17" West 5,372.37 feet to the Southwest corner of said Section 10; thence run along the West line of said Section 10, North 00 degrees 40' 11" East, 659.26 feet; thence departing said West line, North 89 degrees 37' 10" East, 671.63 feet; thence North 00 degrees 35' 12" East, 659.99 feet; thence North 89 degrees 33' 20" East, 670.32 feet; thence North 00 degrees 12' 37" East, 1,321.64 feet; thence North 89 degrees 26' 10" East, 1,339.48 feet; thence North 00 degrees 26'33" East, 2,700.59 feet to the Northwest corner of the Northeast 1/4 of said Section 10; thence along the northerly line of said Section 10, North 89 degrees 41' 59" East, a distance of 2,683.19 feet to the Point of Beginning, less out the following:

From the Southwest corner of said SECTION 11, TOWNSHIP 26 SOUTH, RANGE 19 EAST, run thence North 89 degrees 45'53" East, 1,780.43 feet along the South boundary of said Section 11; thence North 48 degrees, 16' 57" West, 1,451.78 feet to the Point of Beginning; thence South 41 degrees 42' 38" West, 208.71 feet; thence North 48 degrees 17' 22" West, 208.71 feet; thence North 41 degrees 42' 38" East, 208.71 feet; thence South 48 degrees 17' 22" East, 208.71 feet to the Point of Beginning.

Containing 820.440 Acres, more or less.

ALSO;

A tract of land lying within Sections 11 and 12, Township 26 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

Commence at a point on the westerly line of said Section 12, said point being on the North line of the South 3/4 of said Section 12; thence along the North line of the South 3/4 of said Section 12, N89°53'41"E, for 133.32 feet; thence departing said North line, S34°44'08"W, for 504.48 feet to the POINT OF BEGINNING; thence S55°15'52"E, for 91.00 feet; thence S34°44'08"W, for 703.56 feet to the point of intersection with a non tangent curve concave to the Southwest; thence southeasterly along the arc of said curve with a radial bearing S43°22'13"W, and having a radius of 810.00 feet, a central angle of 29°02'13", an arc length of 410.50 feet and a chord bearing S32°06'40"E, for 406.12 feet to the point of reverse curvature with a curve concave to the Northeast; thence southerly along the arc of said curve, having a radius of 690.00 feet, a central angle of 31°38'50", an arc length of 381.12 feet and a chord bearing S33°24'59"E, for 376.30 feet to the point of intersection with a non tangent line; thence N34°44'08"E, for 204.90 feet; thence S55°15'52"E, for 186.32 feet to the northwesterly right-of-way line State Road 54; thence along said right-of-way line, S34°44'08"W, for 537.42 feet; thence departing said right-of-way line, N55°15'52"W, for 186.32 feet; thence N34°44'08"E, for 211.95 feet to the point of intersection with a non tangent curve concave to the Northeast; thence northwesterly along the arc of said curve with a radial bearing N39°51'53"E, and having a radius of 810.00 feet, a central angle of 32°32'33", an arc length of 460.06 feet and a chord bearing N33°51'50"W, for 453.90 feet to the point of reverse curvature with a curve concave to the Southwest; thence northerly along the arc of said curve, having a radius of 690.00 feet, a central angle of 31°47'53", an arc length of 382.94 feet and a chord bearing N33°29'31"W, for 378.04 feet to the point of intersection with a non tangent line; thence S34°44'08"W, for 642.00 feet; thence N55°15'52"W, for 40.00 feet; thence N34°44'08"W, for 1460.00 feet to the POINT OF BEGINNING; and containing 6.78 acres, more or less.

TOTAL, CONTAINING 827.22 ACRES, MORE OR LESS.

MEMO Legibility of writing, typing or printing unsatisfactory in this document.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing

MEMBER OF THE FLORIDA CABINET
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County Preservation Board
Ringling Museum of Art

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

RECEIVED
APR 22 1998
JED PITTMAN
CLERK OF CIRCUIT COURT

April 20, 1998

Honorable Jed Pittman
Clerk to Board of County Commissioners
Pasco County
38053 Live Oak Avenue
Dade City, Florida 33525-3894

Dear Mr. Pittman:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of April 14, 1998 and certified copy of Pasco County Ordinance No. 98-08, which was filed in this office on April 20, 1998.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

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Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

RECEIVED APR 24 [illegible] JED PITTMAN CLERK OF CIRCUIT COURT

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Ms. Liz Cloud, Chief
Bureau of Administrative Code
Department of State
The Elliot Building
401 South Monroe Street
Tallahassee, FL 32399-0250

4a. Article Number
Z 310 383 752

4b. Service Type
☐ Registered ☐ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
APR 21 1998

5. Received By: (Print Name)
A Terry Raines

8. Addressee's Address (Only if requested and fee is paid)

6. Signature:
X

PS Form 38[illegible]

Thank you for using Return Receipt Service.

MUNICIPAL CODE CORPORATION
Customer Services
PO Box 2235
Tallahassee, Fl 32316-2235

Supplement 14 04/23/98

We have received the following material.
Thank you for your assistance and cooperation.

Ordinance No. 98-08.

1-800-262-2633 (National) LBJ
Send your ordinances to ords@mail.municode.com
Visit our home page at http://www.municode.com
We have hundreds of Codes you can search.
Get additional copies of Zoning, LDC, Charter ect.
for sale separately from the Code. Call for info.

TALLAHASSEE FL APR 23 '98 U.S. POSTAGE 0.20 PB METER 6806600

RECEIVED APR 27 1998 JED PITTMAN CLERK OF CIRCUIT COURT

TO:
Mr. Jed Pittman
Clerk to the Board
Pasco County
38053 Live Oak Avenue
Dade City, FL 33523

04/14/98

1998-002082

MEMO Legibility of writing, typing or printing unsatisfactory in this document.

PASCO COUNTY, FLORIDA

DATE: APRIL 14, 1998

TO: SAM STEFFEY
GROWTH MANAGEMENT

FROM: DONALEE SCHMIDT
DEPUTY CLERK

MEETING DATE: APRIL 14, 1998

BOARD ACTION: APPROVED

AGENDA ITEM: 6.A.1.

Enclosed are four original ordinances regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4347.

/ds

enclosure

PASCO COUNTY, FLORIDA

DATE: APRIL 14, 1998

TO: KARLA STETTER
COUNTY ATTORNEY

FROM: DONALEE SCHMIDT
DEPUTY CLERK

MEETING DATE: APRIL 14, 1998

BOARD ACTION: APPROVED

AGENDA ITEM: 6.A.1.

Enclosed is a certified copy of an original ordinance regarding the above mentioned agenda item for your files.

If you have any questions, please contact me at extension 4347.

/ds

enclosures

PASCO COUNTY, FLORIDA

April 14, 1998

Municipal Code
Supplement Department
P.O. Box 2235
Tallahassee, FL 32304-2235

Ladies & Gentlemen:

Enclosed for filing purposes is a certified copy of Ordinance 98-08 which was approved at the Board of County Commissioners' meeting of April 14, 1998. A certified copy has also been sent to the Secretary of State.

Should there be any questions regarding this matter, please contact the Secretarial Services/Board Records Department at 38053 Live Oak Avenue, Dade City, Florida, 33523 or 352-521-4347.

Sincerely,

JED PITTMAN
Clerk to the Board

By: Donalee Schmidt
Deputy Clerk

JP/ds

Enclosure

6.A.1.

PASCO COUNTY, FLORIDA

April 14, 1998

Ms Liz Cloud, Chief
Bureau of Administrative Code
Department of State
The Elliot Building
401 South Monroe Street
Tallahassee, FL 32399-0250

Dear Ms. Cloud:

Enclosed is a certified copy of Ordinance 98-08, which was approved at the Board of County Commissioners' meeting of April 14, 1998.

Should there be any questions regarding this matter, please contact the Secretarial Services/Board Records Department at 38053 Live Oak Avenue, Dade City, Florida, 33523 or 352-521-4347.

Sincerely,

JED PITTMAN
Clerk to the Board

By: Donalee Schmidt
Deputy Clerk

JP/ds

Enclosure

6.A.1.