

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 14-14

AN ORDINANCE ESTABLISHING THE TSR COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 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.

WHEREAS, WS-TSR, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the TSR Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; 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 TSR 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 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 District.

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

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2013), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit 1 of the Petition, and the external boundaries of which is described in Exhibit 2 of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Starkey Ranch MPUD No. RZ-7027, as amended by MPUD No. RZ-7078, as may be amended, pertaining to land within the District shall remain in effect. All other 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 by resolution.

d. The District shall have the authority to fund and construct improvements outside its boundaries for the obligation(s) set forth in the conditions of approval of the Starkey Ranch MPUD to include only those improvements affiliated with S.R. 54 intersections at Starkey Boulevard, Trinity Boulevard and Gunn Highway, as depicted in the approved Starkey Ranch Master Roadway Plans, without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

e. 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 4. 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 Financial Services 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 TSR 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 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 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 5. 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 listed in Exhibit 5 of the Petition.

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 include 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 6. 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 7. FUNCTIONS OF THE DISTRICT

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

b. The District may exercise the special powers for parks and recreation services and facilities, security services and facilities, and waste collection and disposal services pursuant to Sections 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f), 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 Exhibit 2 of the Petition, and as the said District might be expanded or contracted.

SECTION 8. 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 a plan for the transfer of a specific community development service from the District to the County. The plan shall provide 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 District shall not levy assessments on any property, lying within the boundaries of the District, either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the District shall be subject to, and the District shall pay, all County imposed user fees, including but not limited to stormwater utility and solid waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments, or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority to the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. The Petition to Establish the TSR Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. 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.

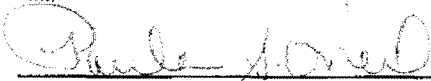
SECTION 10. EFFECTIVE DATE

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 08 day of July, 2014.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA



PAULA O'NEIL, PH.D.
CLERK & COMPTROLLER



JACK MARIANO, CHAIRMAN

JUL 08 2014

Exhibit 1

Master Vicinity Map TSR CDD

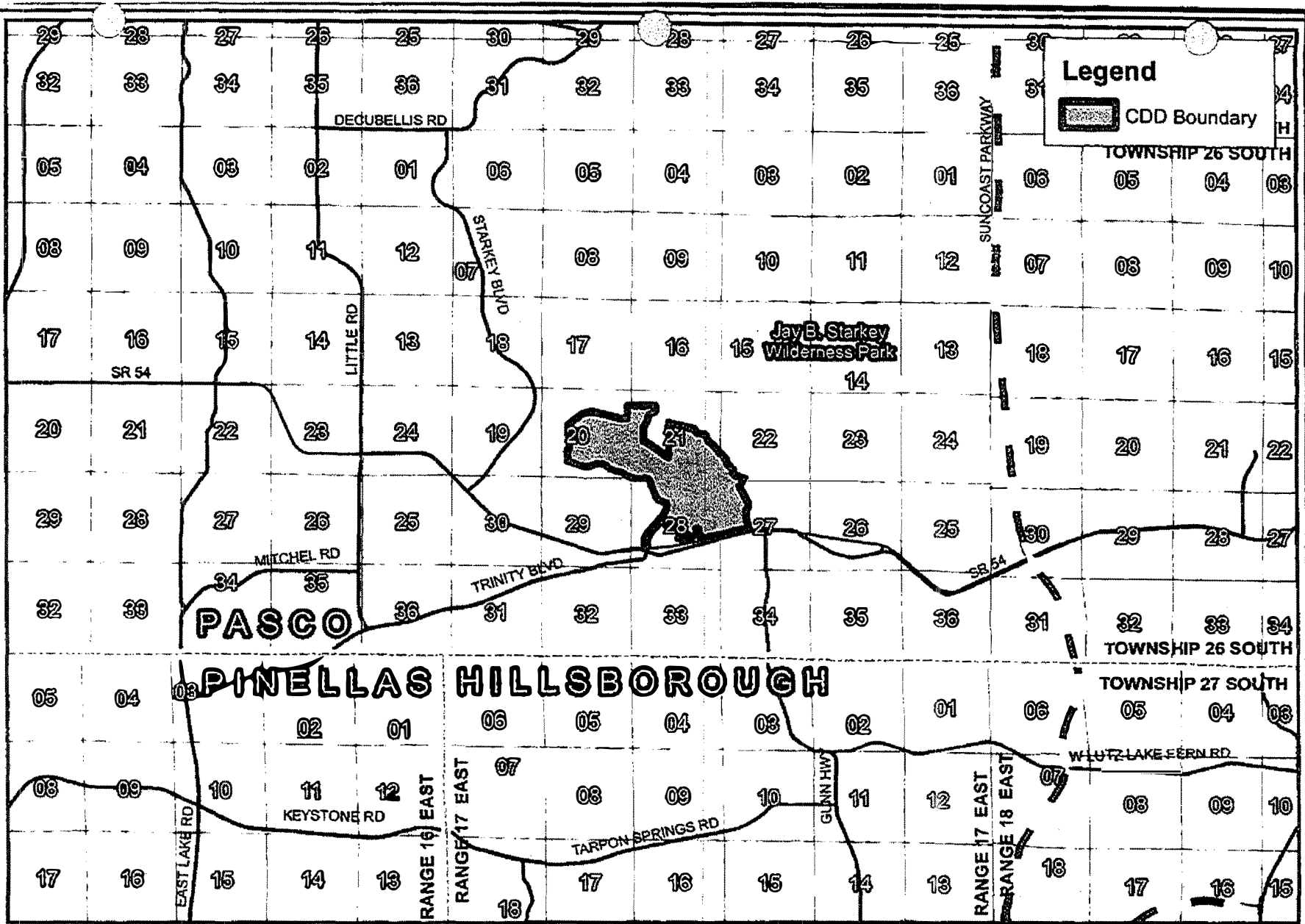
STARKEY RANCH PROPOSED MPUD PLAN #2




LEGEND
ZONING MAP

(Symbol: diagonal lines)	GOVERNMENT/ACTIVITY CENTER
(Symbol: diagonal lines)	MEDIUM-DENSITY ACTIVITY CENTER
(Symbol: horizontal lines)	MEDIUM-DENSITY SINGLE-FAMILY (MEDIUM DENSITY - 10 TO 12 UNITS PER ACRE)
(Symbol: horizontal lines)	MEDIUM-DENSITY GENERAL
(Symbol: horizontal lines)	MEDIUM-DENSITY EDGE
(Symbol: horizontal lines)	CENTRAL NEIGHBORHOOD EDGE
(Symbol: horizontal lines)	RESIDENTIAL NEIGHBORHOOD
(Symbol: horizontal lines)	RESIDENTIAL NEIGHBORHOOD
(Symbol: horizontal lines)	RESIDENTIAL NEIGHBORHOOD
(Symbol: horizontal lines)	DISTRICT PARK AND SCHOOL
(Symbol: horizontal lines)	ACTIVITY CENTER
(Symbol: horizontal lines)	COU AND OPENWATER WETLANDS
(Symbol: horizontal lines)	UPLAND BUFFER/SHORELAND WETLANDS
(Symbol: horizontal lines)	SHORELAND WETLANDS
(Symbol: horizontal lines)	EXISTING WATER BODIES
(Symbol: horizontal lines)	PROPOSED WATER BODIES
(Symbol: horizontal lines)	WETLAND MITIGATION AREA






Legend

 CDD Boundary

Vicinity Map

TSR Community Development District

Pasco County



 Source: Heidt Design, LLC

 (April 2011)

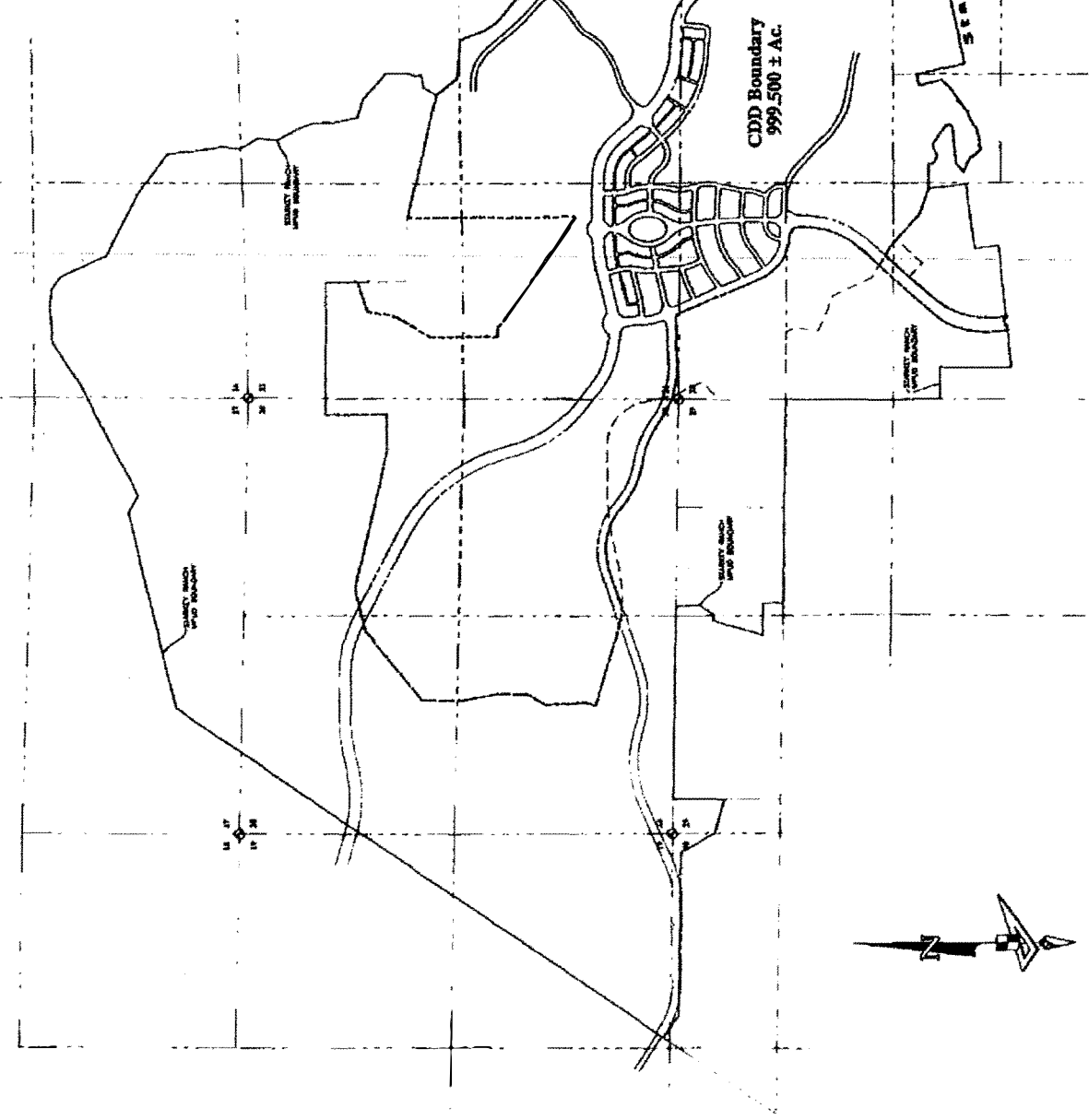
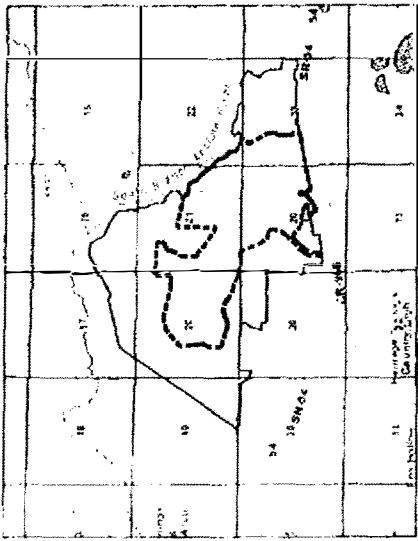
This is a preliminary drawing and not a final plan.


HEIDT

 DESIGN

 (813) 253-5311

Date saved: 2/21/2011 11:00 AM Document: Grids_PascoStarkey_Ranch\MapSR54_CDD_Location_20110220_8-11-Avg



GeoPoint
Surveying, Inc.

1111 N. 1st Street
Tulsa, Oklahoma 74103
Phone: 918.438.8888
Fax: 918.438.8889
www.geopoint-surveying.com

CDD BOUNDARY

Exhibit 2

Legal Description

TSR COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 20, 21, 22, 27, and 28, Township 26 South, Range 17 East, Pasco County, Florida, also being part of THE LYON COMPANY'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 39, of the Public Records of Pasco County, Florida, together with vacated rights of way within said plat, and being more particularly described as follows:

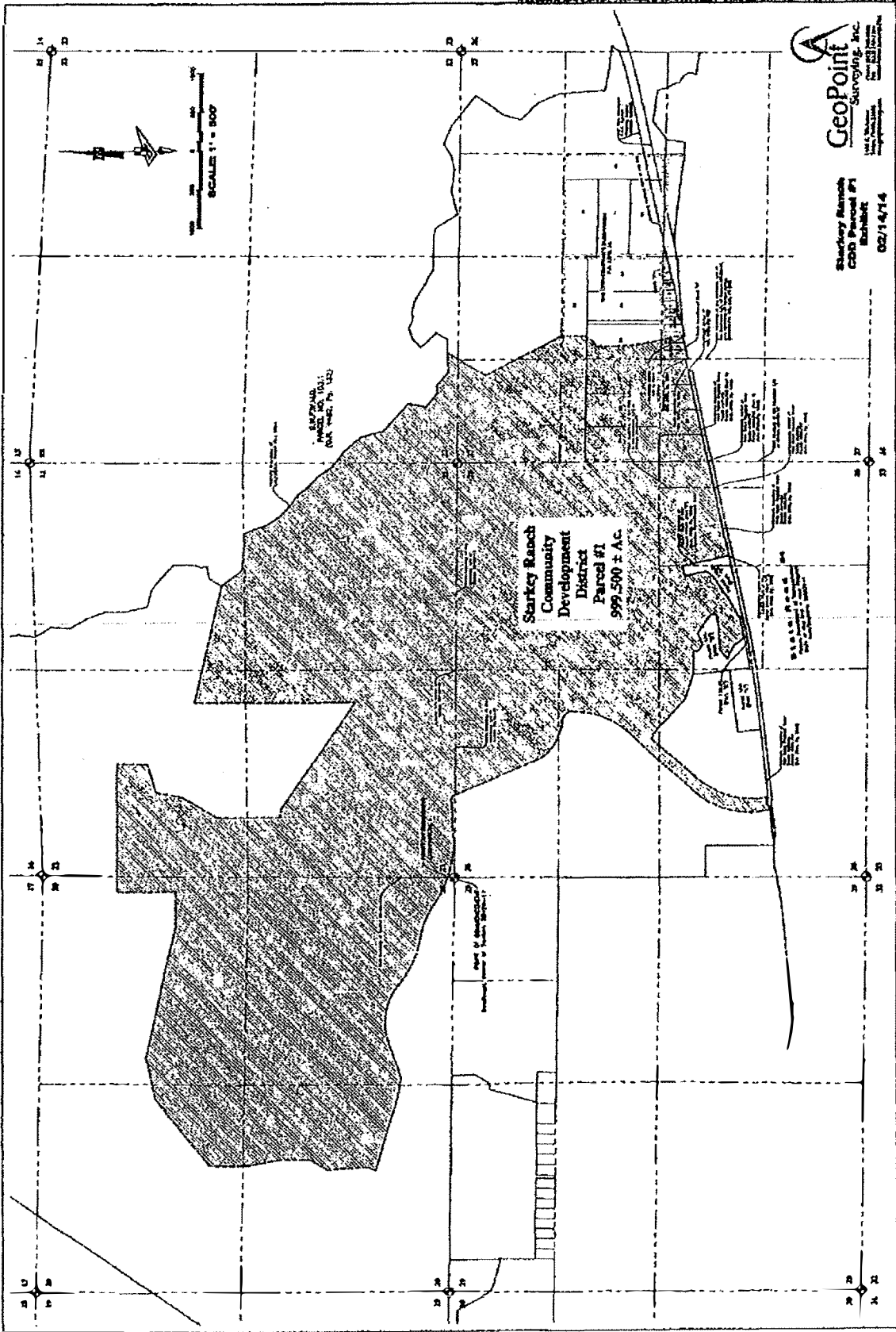
COMMENCE at the Southeast corner of said Section 20, Township 26 South, Range 17 East, run thence along the East boundary of the said Section 20, N.00°30'39"E., 86.29 feet to a point on a curve, said point being the **POINT OF BEGINNING**; thence Northwesterly, 353.29 feet along the arc of said curve to the right having a radius of 1232.00 feet and a central angle of 16°25'49" (chord bearing N.61°47'15"W., 352.08 feet) to a point of reverse curvature; thence Northwesterly, 507.55 feet along the arc of a curve to the left having a radius of 1068.00 feet and a central angle of 27°13'45" (chord bearing N.67°11'13"W., 502.79 feet) to a point of reverse curvature; thence Northwesterly, 635.82 feet along the arc of a curve to the right having a radius of 1132.00 feet and a central angle of 32°10'55" (chord bearing N.64°42'38"W., 627.50 feet) to a point of reverse curvature; thence Westerly, 788.06 feet along the arc of a curve to the left having a radius of 745.00 feet and a central angle of 60°36'26" (chord bearing N.78°55'24"W., 751.83 feet); thence S.70°46'23"W., 479.89 feet to a point on a non-tangent curve; thence Westerly, 367.63 feet along the arc of said curve to the right having a radius of 1580.00 feet and a central angle of 13°19'54" (chord bearing N.79°22'45"W., 366.80 feet); thence N.72°42'48"W., 874.00 feet; thence N.17°17'12"E., 120.35 feet; thence N.03°00'00"W., 500.00 feet; thence N.31°00'00"E., 250.00 feet; thence North, 400.00 feet; thence N.10°00'00"W., 400.00 feet; thence North, 500.00 feet; thence N.51°00'00"E., 1105.07 feet; thence N.77°00'00"E., 530.16 feet; thence S.77°00'00"E., 1705.07 feet; thence East, 460.00 feet; thence North, 750.00 feet; thence East, 1630.00 feet; thence South, 387.38 feet; thence S.71°55'01"W., 386.50 feet; thence S.11°18'45"W., 351.85 feet; thence S.30°09'44"W., 500.95 feet; thence South, 816.52 feet; thence East, 100.80 feet; thence S.55°00'00"E., 1665.80 feet; thence North, 2065.16 feet; thence S.76°39'28"E., 1546.25 feet to a corner on the Westerly boundary of Southwest Florida Water Management District Parcel No.: 103.1, recorded in Official Records Book 4482, Page 132, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of Southwest Florida Water Management District Parcel No.: 103.1, the following nineteen (19) courses: 1) S.37°36'06"E., 323.73 feet; 2) S.84°55'06"E., 470.14 feet; 3) S.22°48'37"E., 122.57 feet; 4) S.18°49'17"E., 175.48 feet; 5) S.33°03'53"E., 195.39 feet; 6) S.49°35'48"E., 184.24 feet; 7) S.51°17'44"E., 189.11 feet; 8) S.36°14'26"E., 128.81 feet; 9) S.46°33'20"E., 225.79 feet; 10) S.30°04'40"E., 172.19 feet; 11) S.50°19'18"E., 269.58 feet; 12) S.40°58'04"E., 289.51 feet; 13) S.14°12'15"E., 293.41 feet; 14) S.47°16'38"E., 480.52 feet; 15) S.11°41'30"W., 234.70 feet; 16) S.51°15'44"E., 229.89 feet; 17)

S.89°32'02"E., 105.28 feet; 18) S.47°50'47"E., 228.85 feet; 19) N.88°03'18"E., 241.35 feet; thence S.32°04'42"W., 555.76 feet; thence S.27°22'17"E., 1089.82 feet; thence South, 304.44 feet; thence S.33°00'00"W., 141.30 feet; thence S.89°29'20"W., 3.45 feet to a point of curvature; thence Westerly, 17.24 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 39°30'24" (chord bearing S.69°44'08"W., 16.90 feet) to a point of reverse curvature; thence southwesterly, 31.04 feet along the arc of a curve to the right having a radius of 112.00 feet and a central angle of 15°52'36" (chord bearing S.57°55'14"W., 30.94 feet) to a point of reverse curvature; thence southwesterly, 28.96 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 66°22'12" (chord bearing S.32°40'26"W., 27.37 feet); thence S.00°30'40"E., 266.14 feet to a point of curvature; thence Southerly, 380.91 feet along the arc of a curve to the left having a radius of 1970.00 feet and a central angle of 11°04'43" (chord bearing S.06°03'01"E., 380.32 feet); thence S.11°35'23"E., 499.07 feet to a point on the Northerly right of way line of an abandoned 120 foot wide C.S.X. Railroad right of way (formerly Atlantic Coastline Railroad), also being a point on the Northerly right of way line of State Road 54 (right of way width varies, per Florida Department of Transportation Right of Way Map - Work Program Item/Segment: 256336-1); thence along said Northerly right of way line of State Road 54, the following five (5) courses: 1) along said Northerly right of way line of an abandoned 120 foot wide C.S.X. Railroad right of way (formerly Atlantic Coastline Railroad), S.77°41'15"W., 13.75 feet; 2) N.00°12'59"E., 20.49 feet to the Southeast corner of Lot 1, Block "P", per aforesaid plat of THE LYON COMPANY'S SUBDIVISION; 3) along the South boundary of said Block "P", THE LYON COMPANY'S SUBDIVISION, and the Southwesterly extension thereof, S.77°41'15"W., 302.15 feet to a point on the East boundary of the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 27, also being a point on the centerline of Howard Avenue (50 foot wide right of way, per said plat of THE LYON COMPANY'S SUBDIVISION), now Vacated, per Official Records Book 334, Page 36, of the Public Records of Pasco County, Florida; 4) along said East boundary of the Northeast 1/4 of the Southwest 1/4 of Section 27, also being said centerline of vacated Howard Avenue, N.00°12'58"E., 34.05 feet to the Southeast corner of that certain parcel of land described in Official Records Book 6121, Page 528, of the Public Records of Pasco County, Florida; 5) along the South boundary of said parcel of land described in Official Records Book 6121, Page 528, of the Public Records of Pasco County, Florida, S.77°29'02"W., 158.95 feet, to the Southwest corner thereof; thence along the Northerly boundary of West Coast Regional Water Supply Authority Parcel No.: 4294.71B (Part 1), recorded in Official Records Book 3769, Page 1223, of the Public Records of Pasco County, Florida, continue S.77°29'02"W., 1188.26 feet, to the Northwesterly corner thereof, also being a point on the East boundary of the Southeast 1/4 of aforesaid Section 28, Township 26 South, Range 17 East; thence continue S.77°29'02"W., 340.91 feet to a point on the West boundary of the East 1/4 of said Southeast 1/4 of Section 28, said point also being the Northeasterly corner of West Coast Regional Water Supply

Authority Parcel No.: 4294.71C, recorded in aforesaid Official Records Book 3769, Page 1223, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said West Coast Regional Water Supply Authority Parcel No.: 4294.71C, continue S.77°29'02"W., 889.07 feet to the Southeasterly corner of Florida Department of Transportation right of way Parcel No.: 118.01 (Part "F"), per Personal Representative Deed, recorded in Official Records Book 4603, Page 1890, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary of said Florida Department of Transportation right of way Parcel No.: 118.01 (Part "F"), the following twelve (12) courses: 1) N.12°26'16"W., 616.22 feet; 2) S.77°58'15"W., 133.33 feet; 3) S.12°01'45"E., 285.60 feet; 4) S.15°23'58"W., 13.78 feet; 5) S.40°24'12"W., 110.46 feet; 6) S.54°35'29"W., 203.05 feet; 7) N.35°24'31"W., 19.68 feet; 8) S.54°35'29"W., 22.97 feet; 9) S.35°24'31"E., 19.68 feet; 10) S.54°35'29"W., 139.49 feet; 11) S.62°28'32"W., 233.09 feet; 12) S.12°26'12"E., 15.82 feet to the Northeasterly corner of Florida Department of Transportation right of way Parcel No.: 118.01 (Part "C"), per aforesaid Personal Representative Deed, recorded in Official Records Book 4603, Page 1890, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said Florida Department of Transportation right of way Parcel No.: 118.01 (Part "C"), the following six (6) courses: 1) S.77°33'47"W., 110.93 feet to a point of curvature; 2) Westerly, 95.28 feet along the arc of a curve to the right having a radius of 11,301.66 feet and a central angle of 00°28'59" (chord bearing S.77°48'17"W., 95.28 feet); 3) N.11°52'14"W., 16.40 feet; 4) S.78°07'46"W., 32.81 feet; 5) S.11°52'14"E., 16.40 feet to a point on a non-tangent curve; 6) Westerly, 39.10 feet along the arc of said curve to the right having a radius of 11,301.66 feet and a central angle of 00°11'54" (chord bearing S.78°18'42"W., 39.10 feet), to the Southwesterly corner of Florida Department of Transportation right of way Parcel No.: 136 (Part "B"), per Stipulated Order of Taking and Final Judgment, recorded in Official Records Book 5579, Page 288, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary of said Florida Department of Transportation right of way Parcel No.: 136 (Part "B"), the following twelve (12) courses: 1) N.37°03'10"W., 160.46 feet; 2) N.54°52'13"W., 77.27 feet; 3) N.68°48'49"W., 124.21 feet; 4) N.50°45'53"E., 149.92 feet; 5) N.85°04'55"E., 423.60 feet; 6) N.60°30'45"E., 47.07 feet; 7) N.07°14'04"W., 59.16 feet; 8) N.53°57'16"W., 297.15 feet; 9) S.65°51'16"W., 159.21 feet; 10) N.52°10'20"W., 110.49 feet; 11) N.03°46'27"E., 50.75 feet; 12) N.89°47'57"W., 301.01 feet to the Northwest corner of aforesaid Florida Department of Transportation right of way Parcel No.: 136 (Part "B"); thence N.70°42'01"W., 338.37 feet; thence N.47°00'00"W., 520.00 feet; thence N.59°17'00"W., 135.69 feet; thence S.41°49'28"W., 446.91 feet; thence S.48°10'32"E., 4.00 feet; thence S.41°49'28"W., 261.54 feet to a point of curvature; thence southwesterly, 175.86 feet along the arc of a curve to the left having a radius of 1000.00 feet and a central angle of 10°04'33" (chord bearing S.36°47'12"W., 175.63 feet); thence S.31°44'55"W., 87.67 feet to a point of curvature; thence Southerly, 563.72 feet along the arc of a curve to the left having a radius of 989.50 feet

and a central angle of $32^{\circ}38'30''$ (chord bearing $S.15^{\circ}25'40''W.$, 556.13 feet); thence $S.00^{\circ}53'35''E.$, 102.58 feet; thence $S.05^{\circ}23'53''E.$, 121.73 feet to the Northerly boundary of aforesaid West Coast Regional Water Supply Authority Parcel No.: 4294.71C; thence along said Northerly boundary of West Coast Regional Water Supply Authority Parcel No.: 4294.71C, the following five (5) courses: 1) $S.83^{\circ}25'02''W.$, 20.99 feet; 2) $N.06^{\circ}34'58''W.$, 28.00 feet; 3) $S.83^{\circ}25'02''W.$, 88.51 feet; 4) $S.06^{\circ}34'58''E.$, 28.00 feet; 5) $S.83^{\circ}25'02''W.$, 61.54 feet; thence $N.05^{\circ}23'53''W.$, 149.80 feet to a point of curvature; thence Northerly, 469.08 feet along the arc of a curve to the right having a radius of 1165.50 feet and a central angle of $23^{\circ}03'35''$ (chord bearing $N.06^{\circ}07'55''E.$, 465.92 feet) to a point of compound curvature; thence Northeasterly, 421.72 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of $24^{\circ}09'46''$ (chord bearing $N.29^{\circ}44'35''E.$, 418.60 feet); thence $N.41^{\circ}49'28''E.$, 1119.69 feet to a point of curvature; thence Northerly, 824.14 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of $41^{\circ}49'28''$ (chord bearing $N.20^{\circ}54'44''E.$, 805.96 feet); thence North, 29.10 feet to a point of curvature; thence Northwesterly, 80.78 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of $57^{\circ}51'29''$ (chord bearing $N.28^{\circ}55'44''W.$, 77.40 feet); thence $N.57^{\circ}51'29''W.$, 38.19 feet to a point of curvature; thence Westerly, 55.36 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of $31^{\circ}43'07''$ (chord bearing $N.73^{\circ}43'02''W.$, 54.66 feet) to a point of reverse curvature; thence Westerly, 94.00 feet along the arc of a curve to the right having a radius of 567.00 feet and a central angle of $09^{\circ}29'56''$ (chord bearing $N.84^{\circ}49'38''W.$, 93.89 feet); thence $N.63^{\circ}34'31''W.$, 49.36 feet to a point on a non-tangent curve; thence Northwesterly, 506.02 feet along the arc of said curve to the right having a radius of 555.00 feet and a central angle of $52^{\circ}14'21''$ (chord bearing $N.49^{\circ}03'57''W.$, 488.67 feet); thence $N.22^{\circ}56'47''W.$, 1101.54 feet to a point of curvature; thence Northwesterly, 73.98 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of $70^{\circ}38'28''$ (chord bearing $N.58^{\circ}16'01''W.$, 69.38 feet); thence $S.86^{\circ}24'45''W.$, 223.60 feet; thence $N.51^{\circ}49'48''W.$, 15.02 feet; thence $S.86^{\circ}24'45''W.$, 257.28 feet to a point of curvature; thence Westerly, 507.13 feet along the arc of a curve to the right having a radius of 1232.00 feet and a central angle of $23^{\circ}35'04''$ (chord bearing $N.81^{\circ}47'43''W.$, 503.55 feet) to the **POINT OF BEGINNING**.

Containing 999.500 acres, more or less.



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Starkey Ranch
CDD Parcel #1
Exhibit
02/14/14

Starkey Ranch
Community
Development
District
Parcel #1
999,500 ± Ac.

STARKEY RANCH
COMMUNITY DEVELOPMENT
DISTRICT

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STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, 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. 14-14, which was filed in this office on July 10, 2014, 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
15th day of July, A.D., 2014.**



Ken Detzner
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2" x 11" document.