

**ORDINANCE NO. 2020-20**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT TO BE KNOWN AS HIGHLAND TRAILS COMMUNITY DEVELOPMENT DISTRICT LYING IN SECTIONS 1, 2 AND 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Dune FL Land I Sub LLC, a Delaware limited liability company ("Petitioner") has filed a Petition with the City of Dade City, Florida requesting that the City Commission of the City of Dade City, Florida ("City") adopt an ordinance establishing the Highland Trails Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in **Exhibit "A"**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

**WHEREAS**, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in **Exhibit "A"**, which the City is not able to provide at a level and quality needed to service the District, thereby providing a solution to the City's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

**WHEREAS**, the City has held a public hearing on the Petition on July 14, 2020, to consider oral and written comments on the Petition, in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

**WHEREAS**, the City has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA:**

**SECTION 1. FINDINGS OF FACT.** The City hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the City's Comprehensive Plan;
4. the area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the District is amenable to separate, special-district government.

**SECTION 2. CONCLUSIONS OF LAW.**

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The City has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

**SECTION 3. CREATION, BOUNDARIES AND POWERS.** There is hereby created the **Highland Trails Community Development District** for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a), (d) & (f), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a), (d) and (f) and (3), Fla. Stat.

**SECTION 4. INITIAL BOARD.** The following five persons are designated as the initial members of the Board of Supervisors:

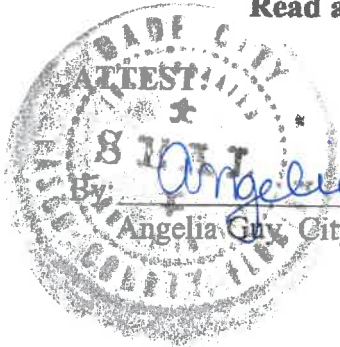
1. Michael Lawson
2. Doug Draper
3. Lori Price

- 4. Sonia Valentin
- 5. Christie Ray

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage.

**SECTION 6. SEVERABILITY.** If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Read and approved upon first reading this 14th day of July, 2020.



CITY OF DADE CITY, FLORIDA

By: Canullo S. Hernandez  
Mayor

Read and continued to a date certain on 11th day of August, 2020 and approved following public hearing this 11th day of August, 2020.



CITY OF DADE CITY, FLORIDA

By: Canullo S. Hernandez  
Mayor

Approved as to legal form and content

Thomas A. Thanas  
Thomas Thanas, Interim City Attorney

**Exhibit "A"**

**HIGHLAND TRAILS  
COMMUNITY DEVELOPMENT DISTRICT  
Legal Description**

**MORNINGSIDE PARCEL**

Legal Description:

COMMENCE AT NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE, BEARING NORTH 89°48'26" WEST, A DISTANCE OF 62.77 FEET TO A POINT; THENCE, BEARING SOUTH 26°01'32" EAST, A DISTANCE OF 443.59 FEET TO THE POINT OF BEGINNING; THENCE, BEARING SOUTH 25°50'34" EAST, A DISTANCE OF 1019.32 FEET TO A POINT; THENCE, BEARING NORTH 90°00'00" WEST, A DISTANCE OF 575.76 FEET TO A POINT; THENCE, BEARING SOUTH 00°00'00" WEST, A DISTANCE OF 341.12 FEET TO A POINT; THENCE, BEARING SOUTH 00°23'01" WEST, A DISTANCE OF 207.85 FEET TO A POINT; THENCE, BEARING NORTH 89°34'49" WEST, A DISTANCE OF 99.97 FEET TO A POINT; THENCE, BEARING SOUTH 00°09'44" WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE, BEARING SOUTH 88°51'41" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE, BEARING SOUTH 01°12'19" WEST, A DISTANCE OF 22.02 FEET TO A POINT; THENCE, BEARING NORTH 89°47'23" WEST, A DISTANCE OF 1326.90 FEET TO A POINT; THENCE, BEARING SOUTH 00°16'52" WEST, A DISTANCE OF 1987.94 FEET TO A POINT; THENCE BEARING NORTH 89°48'13" WEST, A DISTANCE OF 1326.84 FEET TO A POINT; THENCE, BEARING NORTH 00°16'47" EAST, A DISTANCE OF 2650.77 FEET TO A POINT; THENCE, BEARING NORTH 89°45'00" WEST, A DISTANCE OF 63.49 FEET TO A POINT; THENCE, BEARING NORTH 00°17'40" EAST, A DISTANCE OF 1325.29 FEET TO A POINT; THENCE, BEARING SOUTH 89°48'26" EAST, A DISTANCE OF 2202.99 FEET TO A POINT; THENCE, BEARING SOUTH 25°56'20" EAST, A DISTANCE OF 443.59 FEET TO A POINT; THENCE, BEARING SOUTH 89°48'26" EAST, A DISTANCE OF 443.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCE 686 FEET NORTH OF THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE RUN WEST 100 FEET; THENCE

RUN NORTH 100 FEET; THENCE RUN EAST 100 FEET; THENCE RUN SOUTH 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

STERLING GLEN

Legal Description:

Parcel I:

The South $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; all in Section 2, Township 25 South, Range 21 East; and the North $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 25 South, Range 21 East, all lying and being in Pasco County, Florida; LESS Rights-of -way for ELKINS ROAD.

Parcel II:

The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 25 South, Range 21 East, Pasco County, Florida, LESS Rights-of -way for CLINTON AVENUE.