

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, REGARDING THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT; GRANTING PETITION OF GARDEN STREET COMMUNITIES SOUTHEAST, LLC., ESTABLISHING AND NAMING THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2021); DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Garden Street Communities Southwest, LLC (the "Petitioner") petitioned the Board of County Commissioners of Santa Rosa County, Florida (the "County Commission"), to enact an ordinance establishing the Parkland Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, over the real property described in Exhibit A, attached hereto; and

WHEREAS, the Petitioner has obtained written consent to the establishment by the owners of one hundred percent of the real property to be included in the District; and

WHEREAS, a public hearing has been conducted by the County Commission on May 26, 2022 in accordance with the requirements and procedures of section 190.005(2), *Florida Statutes*, and the applicable requirements and procedures of the County; all interested persons and affected units of general-purpose local government were afforded and opportunity to present oral and written comments on the Petition at said duly noticed public hearing; and

WHEREAS, the County Commission determines that the petition meets the factors established in Section 190.005(1)(e), *Florida Statutes*; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 2. FINDINGS. The foregoing recitals and findings are true and correct and are incorporated herein, adopted, and made part hereof.

SECTION 3. DISTRICT NAME. There is hereby created a community development district situated entirely within the incorporated boundaries of Santa Rosa County, Florida, named the "Parkland Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit A, attached hereto and incorporated by reference. The District, overall, contains 319.21 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 5. FUNCTIONS AND POWERS. The District is limited to the performance of those general powers and functions as described in Chapter 190, *Florida Statutes*, and the

special powers as set forth in s. 190.012(2)(a), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies. The District shall not have any zoning or permitting powers governing land development or use of land.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

<u>Name</u>	<u>Address</u>
Gary Holt	100 West Garden Street, Pensacola, FL 32505
Chad Willard	6148 Old Bagdad Hwy., Milton, FL 32583
Mike Patterson	6148 Old Bagdad Hwy., Milton, FL 32583
Tori Tharpe	3000 Gulf Breeze Pkwy., Gulf Breeze, FL, 32563
Dan Dubosc	6148 Old Bagdad Hwy., Milton, FL 32583

All the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SCRIVENER'S ERROR. The County Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of the ordinance with the County Clerk and recording a corrected copy of the ordinance in the public records of Santa Rosa County, Florida.

SECTION 8. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 9. EFFECTIVE DATE. This ordinance is effective upon adoption.

PASSED AND ADOPTED, by an affirmative vote of 5 yeas, 0 nays, and 0 absent of the Board of County Commissioners of Santa Rosa County, Florida, at a regular meeting, this 14th day of July 2022.

SANTA ROSA COUNTY
BOARD OF COUNTY COMMISSIONERS


Robert A. "Bob" Cole, Chairman



ATTEST:


Donald C. Spencer, Clerk of Court

Exhibit A

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 3987.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE OF SECTION 27, GO SOUTH 03 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27, FOR A DISTANCE OF 5167.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD (100' RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 975.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19148.57 FEET; THENCE GO ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 351.57 FEET (DELTA=01 DEGREES 03 MINUTES 07 SECONDS, CHORD BEARING=NORTH 87 DEGREES 21 MINUTES 19 SECONDS WEST, CHORD DISTANCE =351.57 FEET) TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE DEPARTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD, GO NORTH 03 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2659.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 25 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1328.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1324.87 FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA DEPARTMENT OF STATE

I, CORD WARD, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Santa Rosa County Ordinance No. 2022-12, The Parkland CDD, which was filed in this office on August 2, 2022, 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
8th day of August, A.D., 2022.**




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.