

ORDINANCE NO. 2025 - 04

AN ORDINANCE ESTABLISHING THE PINERY COMMUNITY DEVELOPMENT DISTRICT 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 FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, SV Tampa Land, L.P., a Delaware limited partnership ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Pinery Community Development District pursuant to Chapter 190, *Florida Statutes* ("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 applicable 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**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

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 County'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.

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, *Florida Statutes*.

2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Pinery Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.06 through 190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. John Brian
2. David Langhout
3. Stuart Young
4. Bill Kouwenhoven
5. Jennifer Wilson

Section 5. Severability. It is the intention of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made part of Article II, Chapter 10.5, of the Code of Ordinances, Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of

acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this day of APRIL 3, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest

Heidi Kruppa, Deputy Clerk

for DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller



By:

for BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Victoria Anderson
County Attorney's Office

EXHIBIT A
PINERY COMMUNITY DEVELOPMENT DISTRICT

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN $N00^{\circ}17'14''W$, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN $N00^{\circ}17'08''W$, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN $S89^{\circ}28'43''E$, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN $S89^{\circ}29'06''E$, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN $N89^{\circ}50'43''E$, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE $N89^{\circ}51'55''E$, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN $S48^{\circ}04'25''E$, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN $S42^{\circ}01'59''W$, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN $S89^{\circ}50'49''W$, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN $S89^{\circ}50'27''W$, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN $S00^{\circ}04'43''E$, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN $N89^{\circ}29'40''W$, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN $N89^{\circ}42'20''W$, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN $N89^{\circ}37'10''W$, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN $N00^{\circ}18'12''W$, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF $4^{\circ}54'39$, AND A CHORD BEARING AND DISTANCE OF $S77^{\circ}56'05''W$, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE $S80^{\circ}17'15''W$, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF $36^{\circ}55'36$, AND A CHORD BEARING AND DISTANCE OF $S61^{\circ}50'07''W$, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN $N00^{\circ}17'23''W$, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN $S89^{\circ}32'58''E$, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 30°17'41", AND A CHORD BEARING AND DISTANCE OF N76°06'10"W, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF 15°02'19", AND A CHORD BEARING AND DISTANCE OF N34°04'00"E, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 4, 2025

Doug Chorvat, Jr.
County Clerk
Hernando County
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2025-04, which was filed in this office on April 4, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp