

ORDINANCE NO. 97-O-0033AA

AN ORDINANCE OF THE CITY OF TALLAHASSEE,  
FLORIDA, ESTABLISHING A COMMUNITY  
DEVELOPMENT DISTRICT OVER THE REAL  
PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO  
THIS ORDINANCE COMPRISING 345.56+/- ACRES;  
NAMING THE INITIAL MEMBERS OF THE BOARD OF  
SUPERVISORS OF THE DISTRICT, ESTABLISHING  
THE NAME OF THE DISTRICT AS THE PINEY-Z  
COMMUNITY DEVELOPMENT DISTRICT;  
DESIGNATING AND LIMITING THE POWERS OF THE  
DISTRICT; PROVIDING FOR SEVERABILITY;  
PROVIDING FOR CONFLICT; PROVIDING FOR AN  
EFFECTIVE DATE.

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

WHEREAS, PINEY-Z, Ltd. ("Petitioner") has petitioned the City of  
Tallahassee to grant the establishment of the Piney-Z Community Development  
District (the "District"); and

WHEREAS, a public hearing has been conducted by the City of  
Tallahassee Commissioners in accordance with the requirements and procedures of  
Section 190.005(2), Florida Statutes; and,

WHEREAS, the District created will comply with all applicable Florida  
State statutes and Tallahassee municipal ordinances; and,

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

WHEREAS, the creation of the District is not inconsistent with any  
applicable element or portion of the state comprehensive plan or the local  
comprehensive plan; and,

1           WHEREAS, the area of land within the District is of sufficient size, is  
2 sufficiently compact, and is sufficiently contiguous to be developable as one  
3 functional interrelated community; and,  
4

5           WHEREAS, the creation of the District is the best alternative  
6 available for delivering limited community development services and facilities to  
7 the area that will be served by the District; and,  
8

9           WHEREAS, the proposed services and facilities to be provided by the  
10 District will not be incompatible with the capacity and uses of existing local and  
11 regional community development services to the community; and,  
12

13           FURTHER WHEREAS, the City of Tallahassee Commissioners have  
14 considered the record of the public hearing and has decided that the establishment  
15 of the Piney-Z Community Development District is the best alternative means to  
16 provide certain basic services to the community..  
17

18           NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE  
19 CITY OF TALLAHASSEE :  
20

21           Section 1.   The Petition to establish the Piney-Z Community  
22 Development District over the real property described in Exhibit "A" attached  
23 hereto, which was filed by Piney-Z, Ltd., on April 9, 1997, and which Petition is on  
24 file at the Office of the City Treasurer-Clerk, is hereby granted.  
25

26           Section 2.   The external boundaries of the District shall be as  
27 depicted on the location map attached hereto and incorporated herein as Exhibit  
28 "B".  
29

30           Section 3.   The initial members of the Board of Supervisors shall be  
31 as follows:  
32

33           Mark A. Conner	Clifford Lamb
34           Anne F. Dechman	Susan Thompson
35           Joe Humphrey	

36

37           Section 4.   The name of the District shall be the "Piney-Z Community  
38 Development District".  
39

40           Section 5.   The District is created for the purposes set forth in  
41 Chapter 190, Florida Statutes.  
42

1           Section 6.   The City Commission of the City of Tallahassee hereby  
2 grants to the Piney-Z Community Development District the special powers  
3 authorized pursuant to Sections 190.012, 2(a) and 2(d), except that the powers  
4 exercised under 190.012 2(d) shall be limited to the construction and maintenance  
5 of fences and gates.  
6

7           Section 7.   Pursuant to Section 190.005(2)(d), Florida Statutes, the  
8 charter for the Piney-Z Community Development District shall be Sections 190.006  
9 through 190.041, Florida Statutes, provided however, the District shall have only  
10 those special powers granted in Section 6 of this ordinance..  
11

12           Section 8   The Piney-Z Community Development District shall  
13 terminate and the District dissolved thirty (30) days after final payment or  
14 satisfaction is made on any bond or other debt liability of the District which is  
15 authorized pursuant to Sections 190.014, 190.015, and 190.016, Florida Statutes. .  
16 Upon dissolution of the District all property, real, personal or otherwise shall be  
17 transferred as provided by law.  
18

19           Section 9.   If any clause, or any other part of application of this  
20 ordinance shall be held in any court of competent jurisdiction to be unconstitutional  
21 or invalid, such unconstitutional or invalid part of application shall be considered  
22 as eliminated and so not affecting the validity of the remaining portions or  
23 applications which shall remain in full force and effect.  
24

25           Section 10.   All sections or parts of sections of the Code of Ordinances,  
26 all ordinances or parts thereof, and all resolutions or parts thereof in conflict  
27 herewith are hereby repealed to the extent of such conflict.  
28

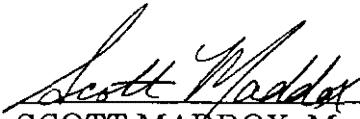
29           Section 11.   Section 11 This ordinance shall become effective upon passage but  
30 shall be repealed on August 12, 1997 unless an interlocal agreement is entered into  
31 between the City and the District Board of Supervisors.  
32

33           INTRODUCED by the City Commission on the 28th day of May, 1997.


1 PASSED by the City Commission on the 11th day of

2 June


, 1997.

3  
4   
5 SCOTT MADDOX, Mayor  
6

7 ATTEST:

8  
9  
10   
11 ROBERT B. INZER  
12 City Treasurer-Clerk  
13

14  
15 APPROVED AS TO FORM:

16  
17  
18   
19 JAMES R. ENGLISH  
20 City Attorney

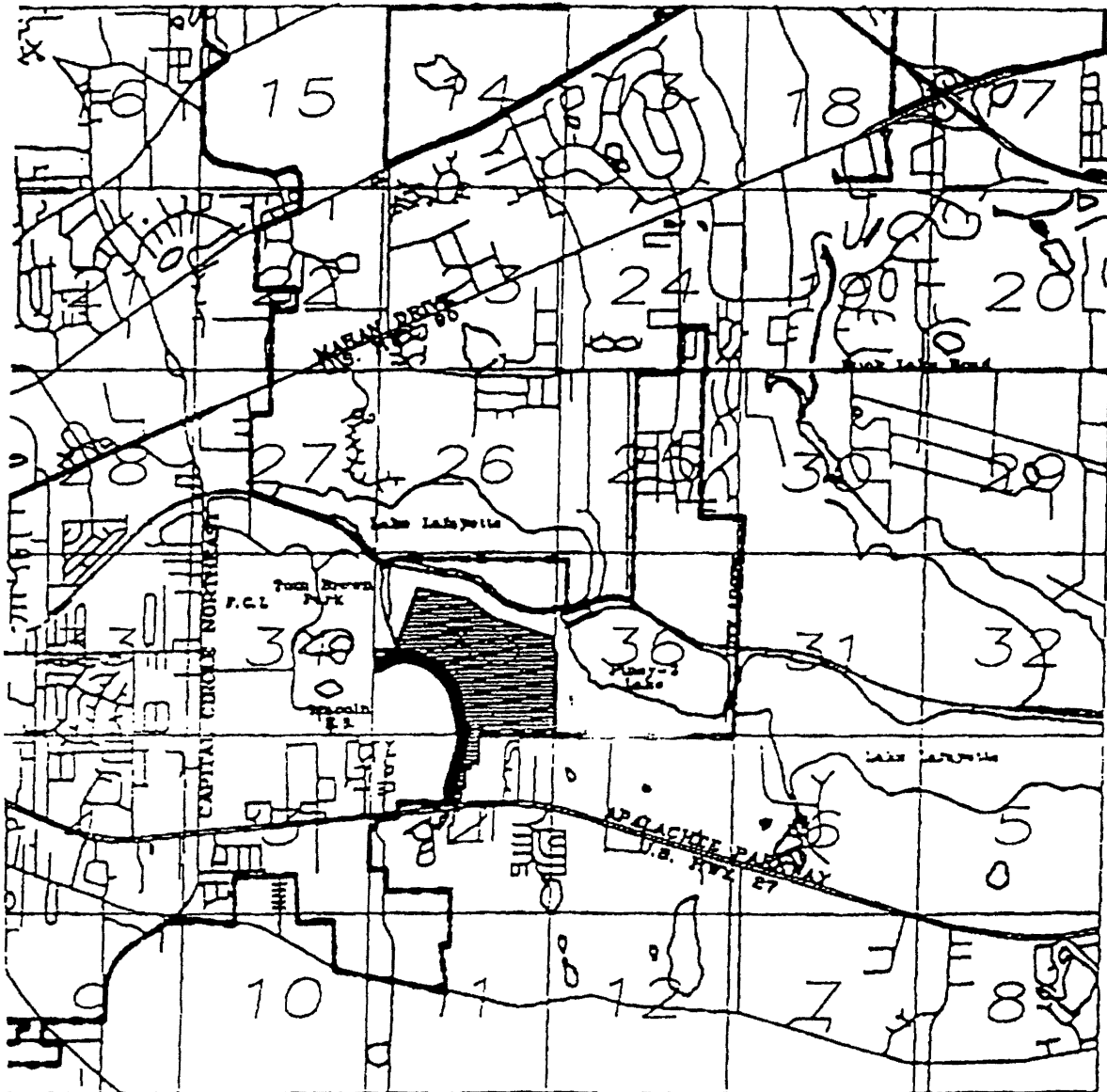
PINEY-Z PLANTATION PUD  
345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 26 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

radius of 850.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 650.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

PINEY-Z PLANTATION PUD

GENERAL LOCATION MAP



GRAPHIC SCALE



( IN MILES )  
1 inch = 1 MILE

Exhibit "B"