

ORDINANCE NO. 167

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, A MUNICIPAL CORPORATION, ESTABLISHING THE PALMS OF TERRA CEIA BAY COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE (5) PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; AND NAMING THE DISTRICT.

WHEREAS, the City, through its Mayor and City Council, has received a Petition requesting the creating of the Palms of Terra Ceia Bay Community Development District, and has, after proper published notice, conducted a public hearing as required by Florida law; and

WHEREAS, as a result of the public hearing conducted, it is, herewith, found:

1. All statements contained within the Petition are true and correct.
2. The creation of the requested District is consistent with the local Comprehensive Plan of the City of Palmetto, and the District shall comply with all development requirements of the City now in effect or to be in effect in the future.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as a functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities in the area that will be served by the District.
5. The community district development services and facilities will be compatible with the capacity and uses of existing local development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

NOW THEREFORE:

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, A MUNICIPAL CORPORATION:

1. AUTHORITY FOR THIS ORDINANCE. This Ordinance is adopted pursuant to Chapter 166.021 and 166.041 and 190.005, Florida Statutes and other applicable provisions of law.
2. The Palms of Terra Ceia Bay Community Development District is herewith established within the following described external boundaries:

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF



EXHIBIT "A"  
LEGAL DESCRIPTION

The North 3/4 of the Northeast 1/4, LESS the east 40 feet for road right-of-way and reserving the North 32.5 feet for road right-of-way, and the South 1/2 of the Southeast 1/4, of the Northeast 1/4, LESS the East 40 feet for the road right-of-way, also, the Northeast 1.4 of the Southeast 1/4, LESS the East 40 feet for road right-of-way and LESS the South 25 feet for county road right-of-way all the above in fractional Section 10, Township 34 South, Range 17 East, Manatee County, Florida.

LESS THE FOLLOWING DESCRIBED TRACT:

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 34 South, Range 17 East, Manatee County, Florida.

ALSO LESS THE FOLLOWING DESCRIBED TRACT:

A rectangular shaped parcel of land which measures 200 ft. East and West, by 265 ft., more or less, North and South, lying in the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 34 South, Range 17 East, Manatee County, Florida.  
Less the East 40 ft. for road right-of-way.

ALSO LESS THE FOLLOWING DESCRIBED TRACT:

A triangular shaped parcel of land, which measures 39.5 ft. North and South, by 39.5 ft. East and West, by 56.35 ft., more or less, along the hypotenuse, lying in the Southwest corner of the North 1/2 of the Northeast 1.4 of the Southeast 1/4 of Section 10, Township 34 South, Range 17 East, Manatee County, Florida.