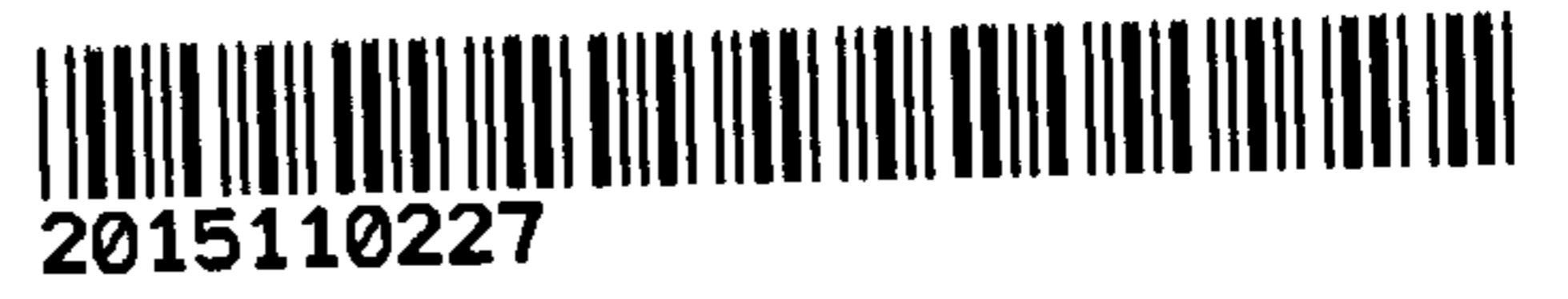


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ORDINANCE NO. 1251-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY PURSUANT TO THE REQUEST OF CBD REAL ESTATE INVESTMENTS, LLC AS AGENT FOR DIOCESE OF ST. PETERSBURG, INC., OWNERS OF SUCH LAND AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.

WHEREAS, Pretty Pond Investors, LLC is the present owner of the lands hereinafter described in Section 1, below, and has requested and consented to the annexation by the City of Zephyrhills of the lands herein described in Section 1 below; and

WHEREAS, the City is authorized by Chapter 171, Florida Statutes, to annex contiguous and infill areas, and to extend the City limits upon receipt of written consent of the land owners together with the approval of the City Council after notice and public hearing; and

WHEREAS, the City Council has reviewed and evaluated the application submitted, and has determined that the annexation of said lands into the City is in the public interest and is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW THEREFORE, BE IT ENACTED, AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:

SECTION 1: The following described lands, lying and being situated in Pasco County, to wit:

PARCEL I.D. NO.: 35-25-21-0010-04400-0000

12 acres m.o.l. See Exhibit "A" for legal description.

Rcpt: 1696877 Rec: 27.00
DS: 0.00 IT: 0.00
07/10/2015 D. B., Dpty Clerk

the same are hereby annexed to and included within the boundaries of the City of Zephyrhills, Florida, a municipal corporation.


SECTION 2: Said lands are contiguous to or are infill of the present City limits of the City of Zephyrhills. That said lands are now unincorporated and lie in the same County as said City, and when annexed would form a compact addition to the incorporated territory of said City. That owners of said lands contained in said area to be annexed have given written consent to have such annexation for said area.

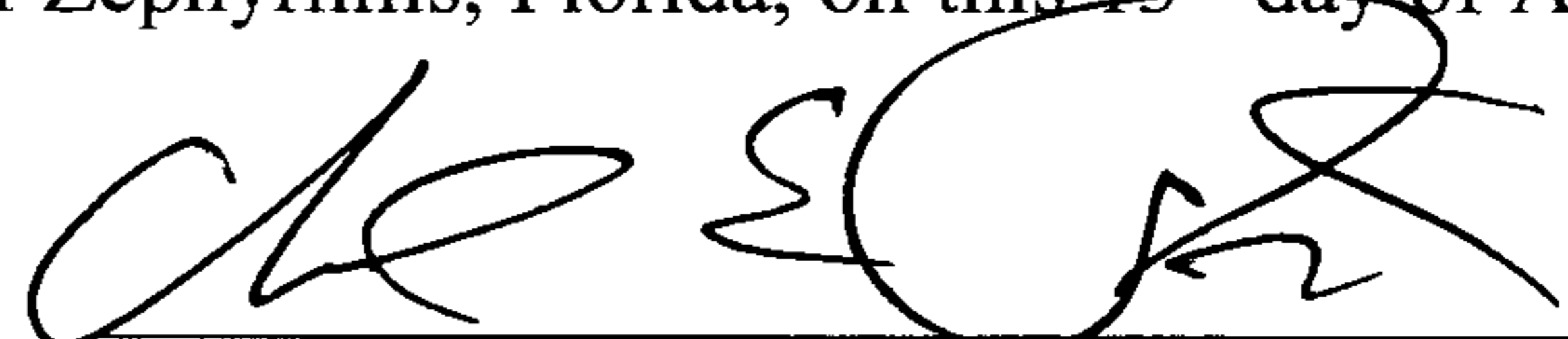
SECTION 3: The City of Zephyrhills, Florida is authorized by the legislature of the State of Florida, pursuant to Section 177.044, Florida Statutes, and pursuant to the Charter of the City of Zephyrhills, to annex contiguous and infill areas and to extend the City limits or territorial boundaries upon receipt of a written consent of all owners of land contained in the area to be annexed, together with the approval of the City Council of the City of Zephyrhills, of said annexation duly expressed by Ordinance.

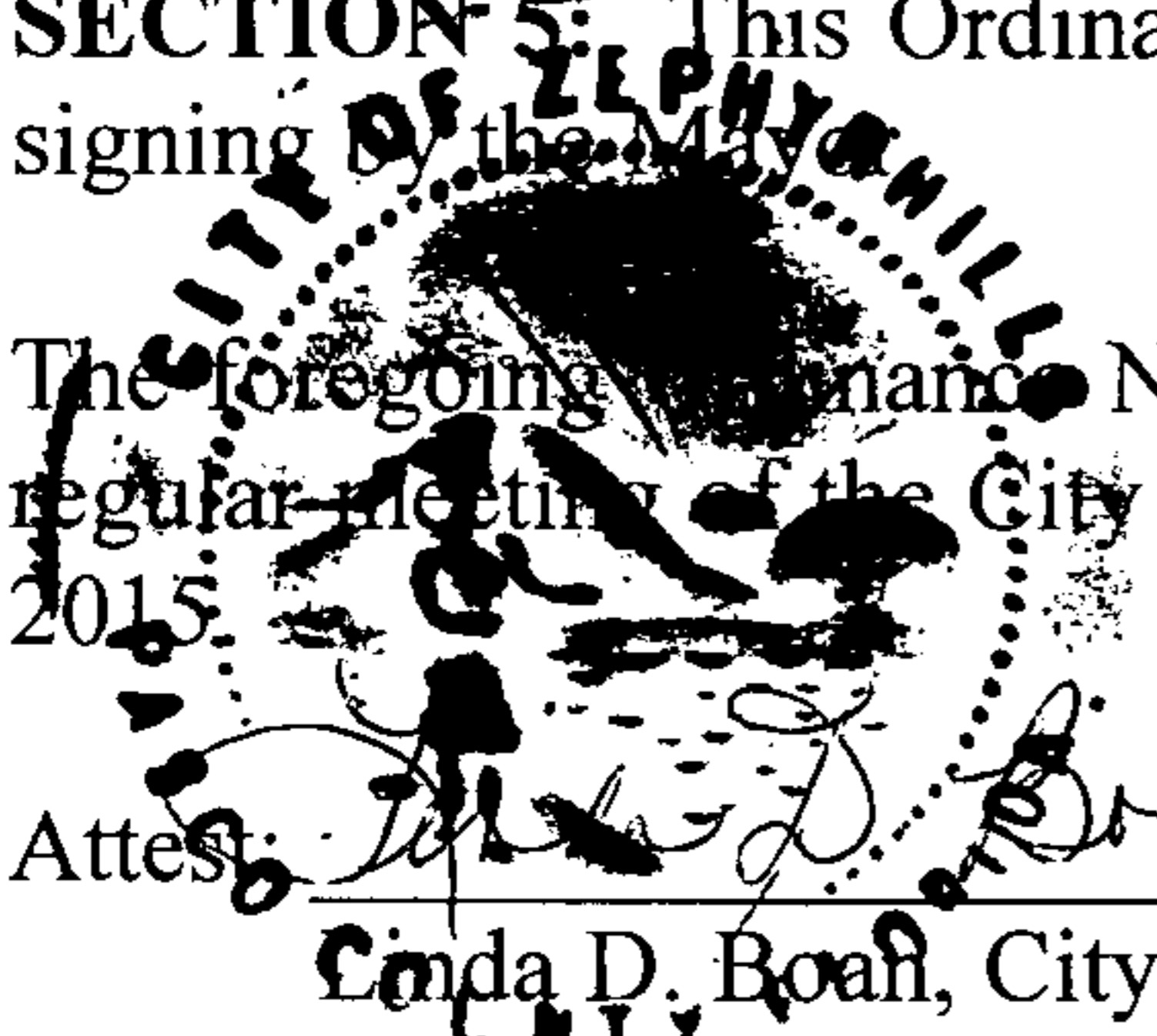
SECTION 4: It is the intention of the City Council of the City of Zephyrhills, Florida to annex the above-described lands to said City within its territorial limits and the boundary lines of said City are hereby redefined and extended so as to include said area of land within its territorial limits upon the final passage of this Ordinance.

SECTION 5: This Ordinance shall become effective upon passage on the second reading and signing by the Mayor and the City Council.

The foregoing Ordinance No. 1251-15 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 13th day of April, 2015.

Attest: 
Conda D. Boan, City Clerk


Charles E. Proctor, Council President

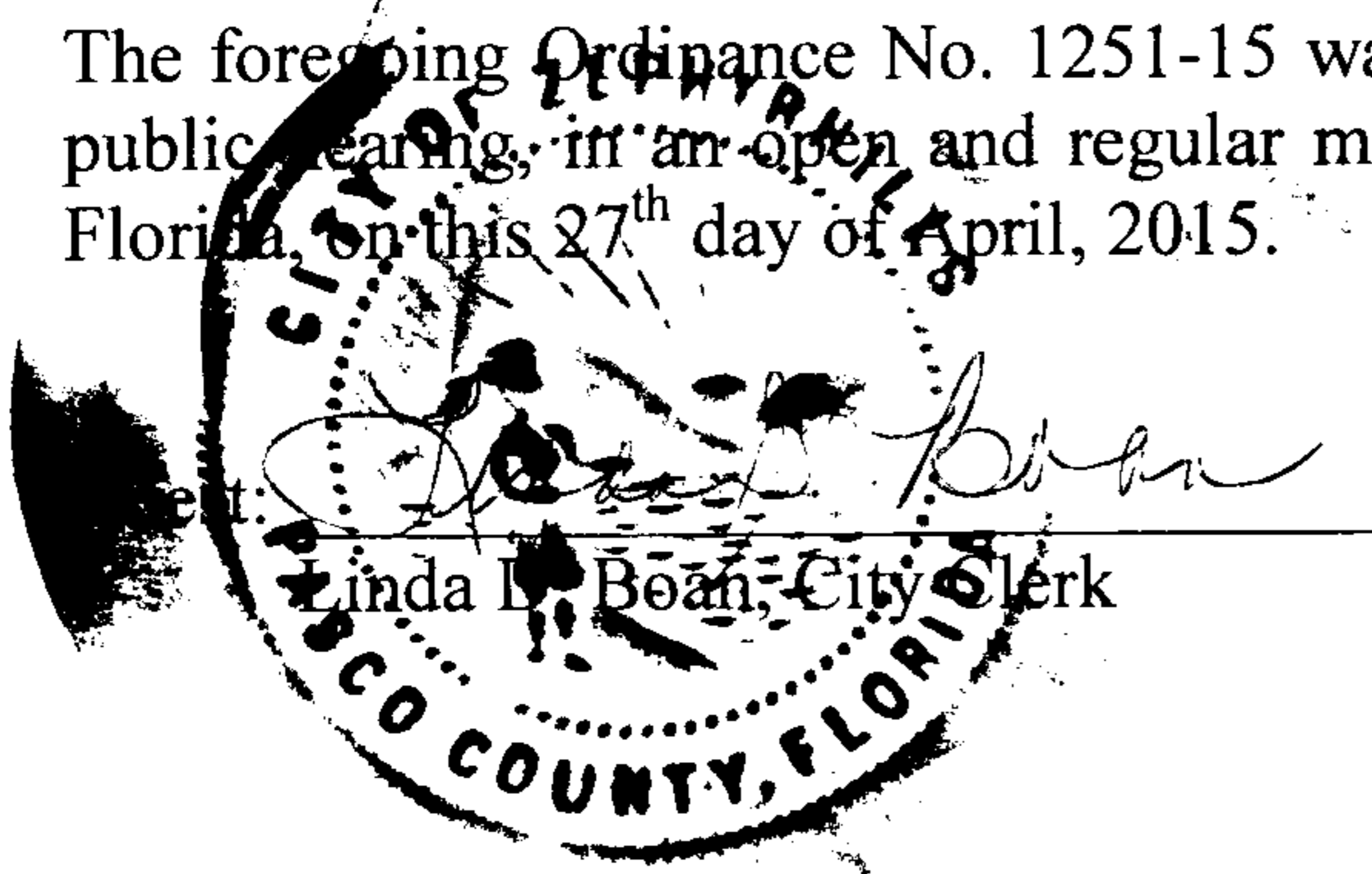


Record and Return to:
City Clerk's Office
5335 8th Street
Zephyrhills, FL 33542

R

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
07/10/2015 11:26am 1 of 3
OR BK 9222 PG 1057

The foregoing Ordinance No. 1251-15 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 27th day of April, 2015.



Linda L. Bean
Linda L. Bean, City Clerk

Kenneth M. Burgess, Jr.
Kenneth M. Burgess, Jr., Council President

The foregoing Ordinance No. 1251-15 was approved by me this 27th day of April, 2015.

Gene Whitfield
Gene Whitfield, Mayor

Approved as to legal form and legal content
for the sole reliance of the City of Zephyrhills

Joseph A. Poblack
Joseph A. Poblack, City Attorney

EXHIBIT "A"

That portion of Tracts 43, 44, 53, 54, 59 and 60, Zephyrhills Colony Company Lands in Section 35, Township 25 South, Range 21 East as recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida, being described as follows: Commencing at the Southeast corner of the Northwest 1/4 of Section 35, Township 25 South, Range 21 East, run North 89°53'13" West 90.80 feet along the South line of the Northwest 1/4 of said Section 35; thence North 00°21'59" East 30.0 feet to the North right of way line of Pretty Pond Road at its intersection with the West line of Wire Road, as now established, for a Point of Beginning; thence North 89°53'13" West 723.0 feet along the North right of way line of Pretty Pond Road; thence North 00°21'59" East 723.0 feet; thence South 89°53'13" East 723.0 to the West line of Wire Road, as now established; thence South 00°21'59" West 723.0 feet along the said West line of Wire Road to the Point of Beginning.