

**ORDINANCE NO. 2024 - \_\_\_\_**

AN ORDINANCE ESTABLISHING THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; 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, Diamond Developing of Florida, Inc ("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 Springside 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 Springside 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 190.006 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. Darren Williamson
2. Debbie Grubbs
3. Danial Williamson
4. Tammi Jo Fernandez
5. Deborah Ricciardi

**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 \_\_\_\_\_, **2024.**

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

Attest: \_\_\_\_\_  
DOUGLAS A. CHORVAT, JR.  
Clerk of Circuit Court & Comptroller

By: \_\_\_\_\_  
ELIZABETH NARVERUD  
Chairperson

Approved for Form and Legal Sufficiency

*Melissa Tartaglia*  
\_\_\_\_\_  
County Attorney's Office

**EXHIBIT A**

**SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**