

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AUTHORIZING THE EXCHANGE OF THE COUNTY'S RIGHT, TITLE, AND INTEREST, IN CERTAIN REAL PROPERTY OWNED BY PASCO COUNTY FOR CERTAIN REAL PROPERTY OWNED BY FLYCATCHER ENTERPRISES, LLC**

**WHEREAS**, Pasco County currently owns approximately 24 acres (m.o.l.) of property located in the Wesley Chapel area of the County adjacent to Saddlebrook; which property was originally donated to the County by Wiregrass Ranch Inc. for use for a tennis center and/or other related recreational purposes (the Tennis Center Parcel); and

**WHEREAS**, Pasco County has since elected not to proceed with a tennis center project; and

**WHEREAS**, due to the use limitation in the deed, the size of the parcel and the limited transportation access available to the site, the Tennis Center Parcel would not be conducive for use for a park or other public purposes; and

**WHEREAS**, pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners of Pasco County is authorized to exchange its interest in real property owned by the County for certain real property owned by others, when such an exchange is determined to be in the best interest of the County; and

**WHEREAS**, on November 7, 2011, Pasco County, Wiregrass Ranch, Inc. and Flycatcher Enterprises, LLC (Flycatcher) entered into an agreement that provides for, among other things, Flycatcher's donation of 46 (m.o.l.) acres located in the Wesley Chapel area in the vicinity of the Wiregrass Mall to the County for use as a Sports Park Complex and/or for active or passive public park and public recreation purposes in exchange for the County's transfer of its interests in the Tennis Center Parcel to Flycatcher for its use for future development; and

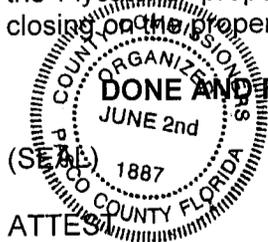
**WHEREAS**, attached as Exhibit "A" to this Resolution is the legal description of that certain property to be deeded by Pasco County to Flycatcher, and Exhibit "B" which is the legal description of that property to be deeded by Flycatcher to the County; which are incorporated by reference; and

**WHEREAS**, Pasco County has determined that it has no current need for the Tennis Center Parcel and that it would serve a public purpose to exchange said parcel for an equal or larger parcel in the same area of the County which could be used as part of a larger recreational or sports facility benefiting the residents of and visitors to the County; and

**WHEREAS**, the proposed exchange of property would further serve a public purpose by satisfying the County's obligation to locate a park in the vicinity of the Raymond James parcel as provided under an agreement between Pasco County and Raymond James Financial, Inc., Wiregrass Ranch, Solly Branch Holdings, LLC, Flycatcher, Maggie Pond, LLC and Locust Branch LLC, entered into on September 20, 2011.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Pasco County, Florida, in regular session, duly assembled, hereby authorizes the exchange of the County's right, title and interest in certain real property owned by Pasco County for that certain real property owned by Flycatcher Enterprises, LLC, as further described in the attached Exhibits; contingent upon the County's completion of its due diligence and determination that the Flycatcher property is suitable for the proposed park uses and effective upon the parties' closing of the properties.

**DONE AND RESOLVED** this 18 day of December, 2012.



ATTEST  
Paula S. O'Neil  
PAULA S. O'NEIL, Ph.D.  
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

BY: Theodore J. Schrader  
THEODORE J. SCHRADER  
CHAIRMAN

APPROVED  
IN SESSION

DEC 18 2012  
PASCO COUNTY  
BCC

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## EXHIBIT A

### LEGAL DESCRIPTION: **TENNIS SITE PARCEL**

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S00°17'04"W., ALONG THE LINE BETWEEN SAID SECTIONS 17 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 17, N89°54'52"E., A DISTANCE OF 1,496.41 FEET; THENCE LEAVING SAID LINE S.27°24'42"E., A DISTANCE OF 19.26 FEET; THENCE S.27°24'42"E., A DISTANCE OF 30.32 FEET; THENCE S.81°20'00"E., A DISTANCE OF 73.87 FEET; THENCE S.11°10'34"W., A DISTANCE OF 16.14 FEET; THENCE S.84°40'35"W., A DISTANCE OF 60.61 FEET; THENCE S.25°30'52"E., A DISTANCE OF 22.26 FEET; THENCE S.18°00'53"E., A DISTANCE OF 45.22 FEET; THENCE S.27°45'10"W., A DISTANCE OF 52.04 FEET; THENCE N.76°54'12"W., A DISTANCE OF 43.86 FEET; THENCE S.81°19'08"W., A DISTANCE OF 29.73 FEET; THENCE S.41°18'54"W., A DISTANCE OF 43.25 FEET; THENCE S.66°14'45"W., A DISTANCE OF 33.96 FEET; THENCE S.70°30'07"W., A DISTANCE OF 30.27 FEET; THENCE S.24°21'42"W., A DISTANCE OF 40.47 FEET; THENCE S.49°32'44"W., A DISTANCE OF 37.70 FEET; THENCE S.88°45'05"W., A DISTANCE OF 27.00 FEET; THENCE S.07°56'04"E., A DISTANCE OF 51.58 FEET; THENCE S.46°01'59"W., A DISTANCE OF 51.53 FEET; THENCE S.26°14'40"W., A DISTANCE OF 55.86 FEET; THENCE S.28°06'22"E., A DISTANCE OF 18.09 FEET; THENCE N.70°44'48"E., A DISTANCE OF 50.36 FEET; THENCE N.66°03'28"E., A DISTANCE OF 43.33 FEET; THENCE S.84°10'42"E., A DISTANCE OF 46.39 FEET; THENCE S.61°50'08"E., A DISTANCE OF 36.84 FEET; THENCE S.66°07'39"E., A DISTANCE OF 43.71 FEET; THENCE S.67°22'47"E., A DISTANCE OF 56.94 FEET; THENCE N.53°29'29"E., A DISTANCE OF 3.88 FEET; THENCE S.42°01'17"E., A DISTANCE OF 74.66 FEET; THENCE S.35°23'51"E., A DISTANCE OF 35.73 FEET; THENCE S.28°14'49"E., A DISTANCE OF 48.81 FEET; THENCE S.00°16'25"E., A DISTANCE OF 34.10 FEET; THENCE S.15°01'14"E., A DISTANCE OF 37.26 FEET; THENCE S.10°07'36"W., A DISTANCE OF 47.77 FEET; THENCE S.58°17'36"W., A DISTANCE OF 18.29 FEET; THENCE S.01°21'00"E., A DISTANCE OF 34.15 FEET; THENCE S.89°54'52"W., A DISTANCE OF 1,235.69 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD (A PROPOSED 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, N32°00'57"W., A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE N89°54'52"E., A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.00 ACRES MORE OR LESS

## EXHIBIT B

### LEGAL DESCRIPTION: **FLYCATCHER EXCHANGE PROPERTY**

A PARCEL OF LAND LOCATED WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SOUTH 89°53'34" EAST, A DISTANCE OF 1,797.70 FEET TO THE EASTERLY BOUNDARY OF THE SIERRA BBD PROPERTY, LLC "PARCEL A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8242, PAGE 613 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE SAME BEING THE WESTERLY BOUNDARY OF THE FLYCATCHER ENTERPRISES, LLC "PARCEL S3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 8407, PAGE 247 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC PARCEL S3, NORTH 12°09'05" EAST, A DISTANCE OF 395.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY OF SAID SIERRA BBD PROPERTY, LLC PARCEL AND THE WESTERLY BOUNDARY OF SAID FLYCATCHER ENTERPRISES, LLC PARCEL S3 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 12°09'05" EAST, 528.09 FEET; 2) NORTH 25°15'11" WEST, 354.10 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2,564.74 FEET; THENCE SOUTH 13°11'14" WEST, A DISTANCE OF 87.62 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 351.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,525.00 FEET, A CENTRAL ANGLE OF 13°11'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°35'37" WEST 350.22 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 168.35 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 95.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 57°30'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°45'17" WEST 91.40 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.78 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 12.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 04°55'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 55°37'39" EAST 12.47 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2,430.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 46.435 ACRES, MORE OR LESS.