

# **ORDINANCE**

**06-27**



October 17, 2006

Norma J. Wise, Director  
Hillsborough County Law Library  
501 E. Kennedy Boulevard Ste. 100  
Tampa, Florida 33602-5027

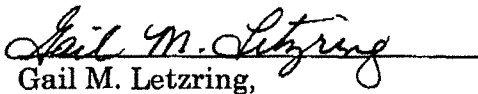
Re: Ordinance #06-27  
Establishing the Hawk's Point Community Development District

Dear Ms. Wise:

Attached please find a copy of Hillsborough County Ordinance #06-27 which was adopted by the Board of County Commissioners on October 10, 2006. We are also forwarding acknowledgment received from the Secretary of State. This ordinance has an effective date of October 12, 2006.

If I can provide additional information or be of further assistance, please do not hesitate to contact me.

Sincerely,

  
Gail M. Letzring,  
Manager, BOCC Records

md

Attachments

cc: Evelyn Jefferson, Municipal Code Corporation  
Ellen Leonard, Legal Advisor, Sheriff's Office  
Librarian, State Attorney's Office  
Nancy Y. Takemori, Assistant County Attorney  
md  
Sandra Davidson, County Attorney's Office  
Mary Mahoney, Management and Budget  
Efraim Castano, Tax Collector's Office  
Erin Kwiecinski, Tax Collector's Office  
Christopher Weiss, Property Appraiser's Office  
Tracy Water, Property Appraiser's Office  
Joe Incorvia, Manager, Planning and Growth Management



## Agenda Item Cover Sheet

Agenda Item No. \_\_\_\_\_

Meeting Date October 10, 2006

☐ Consent Section

☐ Regular Section

☒ Public Hearing (1:30 p.m.)

Subject: Hawk's Point Community Development District (CDD) Petition 06-1287

Department Name: Planning and Growth Management (PGMD)

Contact Person: Joe Incorvia, AICP, Manager

Contact Phone: 276-8455

Sign-Off Approvals:

Kenneth C. Huffer 9/27/06  
Assistant County Administrator Date

[Signature] 9/27/06  
Management and Budget - Approved as to  
Financial Impact Accuracy Date

[Signature] 9/26/06  
Department Director Date

[Signature] 9/27/06  
County Attorney - Approved as to Legal  
Sufficiency Date

Staff's Recommended Board Motion: Establish the Hawk's Point Community Development District (CDD) in accordance with the attached ordinance, subject to any changes by the County Attorney's Office. No direct financial impact to the County will occur as a result of this petition.

Financial Impact Statement: No direct financial impact to the County will occur as a result of this petition. Of the total \$42.095 million estimated eligible infrastructure and related bond costs, 75.2 percent (\$31.670 million) is expected to be funded by district bonds that must be paid directly by the developer. The \$31.670 million is composed of \$25.139 million of eligible infrastructure costs and \$6.531 million of related bond costs. The remaining 24.8 percent (\$10.425 million) of the estimated eligible infrastructure costs (\$8.461 million) and related bond costs (\$1.964 million) will be funded by the issuance of district bonds that will be paid with an annual homeowner assessment ranging from \$740 for a 40-foot frontage single-family home lot to \$900 for a 50-foot frontage single-family home lot and \$550 for a small townhouse to \$600 for a large townhouse. There is an additional \$87 annual district operations assessment fee for each residential unit, and there are a total of 1,154 units. CDD-funded off-site improvements require an interlocal agreement between the BOCC and the CDD Board of Supervisors and do not require an allocation of County funds.

Background: The public hearing has been continued from July 25, August 8, and September 12, 2006. Chapter 190, Florida Statutes (F. S.), authorizes creation of a CDD as an independent special-purpose, local government taxing district and requires a public hearing on the request. The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate and maintain community-wide infrastructure in large, planned community developments, such as the new Hawk's Point subdivision. The attached General Vicinity Map and Aerial show the configuration for the proposed new 271-acre CDD known as Hawk's Point, located in south County and within the Urban Development Area of the Urban Service Area. Property owners Centex Homes and Artesian Farms, Incorporated, are represented by Brian A.

**CONTINUED NEXT PAGE**

List Attachments: General Vicinity Map, Aerial, CDD Site Plan, Proposed Ordinance, Supplemental Response

ORDINANCE NO. 06-27

AN ORDINANCE ESTABLISHING THE HAWK'S POINT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Centex Homes, a Nevada general partnership ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing the Hawk's Point Community Development District pursuant to Chapter 190, Fla. Stat. ("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 basic 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, 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), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 10TH DAY OF OCTOBER, 2006 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

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; and
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, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005 (2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

SECTION 3. CREATION, BOUNDARIES AND POWERS. There is hereby created a Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011 and 190.012 (1), (2) (a)-(d) and (f), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided by Section 190.012, Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Michelle Bushway, Brian Bullock, Beth Bradburn, Penny Dandino, and Brian Eggimann.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, PAT COLLIER FRANK, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of 10/10/06, as the same appears of record in Minute Book 365 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of October, 2006.

PAT COLLIER FRANK, CLERK

By: Micah K. Dyer

Deputy Clerk



#1838036v1

Page 4 of 4

APPROVED BY COUNTY ATTORNEY

BY [Signature]  
Approved as to Form and Legal Sufficiency

## EXHIBIT A

### HAWKS POINT COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

#### PARCEL 1:

LOT 205 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### LESS AND EXCEPT:

THAT PART OF SAID LOT 205 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 7.911 ACRES (344,587 SQUARE FEET), MORE OR LESS.

#### TOGETHER WITH

#### PARCEL 2:

LOTS 203, 204, 213, 214, 219, 220, 229 AND 230 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### TOGETHER WITH:

THAT CERTAIN 40.00 FOOT PLATTED STREET LYING BETWEEN LOTS 213 AND 214 AND LOTS 219 AND 220 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE SAME HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### LESS AND EXCEPT:

THAT PART OF SAID LOTS 203 AND 204 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### ALSO LESS AND EXCEPT:

THE WEST 10.00 FEET OF SAID LOT 213 (ADDITIONAL RIGHT-OF-WAY FOR 18th STREET N.E.) AS RECORDED IN OFFICIAL RECORD BOOK 1937, PAGE 481 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

#### ALSO LESS AND EXCEPT:

THE WEST 10.00 FEET OF SAID LOTS 220 AND 229 (ADDITIONAL RIGHT-OF-WAY FOR 18th STREET N.E.) AS RECORDED IN OFFICIAL RECORD BOOK 1937, PAGE 479 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THE SOUTH 20.00 FEET OF SAID LOTS 229 AND 230.

CONTAINING 73.868 ACRES (3,217,673 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 3:

LOT 202 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SAID LOT 202 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 8.526 ACRES (371,406 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 4:

LOTS 218, 231 AND 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 4, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF LOT 407 OF 1ST EXTENSION TO RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN PLATTED STREET LYING BETWEEN SAID LOT 407 AND LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID STREET HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W,

ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 22.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 617.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID LOT 232, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE ALONG THE NORTH BOUNDARY OF AFOREMENTIONED LOT 407 AND THE WESTERLY EXTENSION THEREOF, S89°53'34"E, 60.76 FEET TO A POINT OF CUSP; THENCE DEPARTING SAID NORTH BOUNDARY, 626.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°43'38", SAID CURVE HAVING A RADIUS OF 2145.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S08°18'03"W, 624.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE SOUTH 20.00 FEET OF SAID LOTS 231 AND 232.

CONTAINING 28.685 ACRES (1,249,525 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 5:

A PARCEL OF LAND LYING WITHIN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF LOTS 387, 388, 389, 390, 391, 392, 393, 404, 405, 406, 407 AND 408 OF 1ST EXTENSION TO RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THOSE PLATTED STREETS ADJACENT TO SAID LOTS, SAID STREETS HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, 12.84 FEET TO A POINT OF CURVATURE; THENCE 111.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°31'11", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N88°24'02"E, 111.20 FEET TO A POINT ON THE ARC OF A CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE 999.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°20'23", SAID CURVE HAVING A RADIUS OF 2,021.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N14°07'39"E, 989.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE 1,061.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°21'36", SAID CURVE HAVING A RADIUS OF 2,145.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N14°07'02"E, 1050.92 FEET; THENCE S88°46'40"E, 336.08 FEET; THENCE N00°03'46"W, 520.13

FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 19TH AVENUE N.E. EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 382 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE BY THE FOLLOWING SIX (6) COURSES: (1) S88°46'40"E, 251.17 FEET, (2) N01°13'20"E, 5.00 FEET, (3) S88°46'40"E, 813.86 FEET, (4) S88°54'14"E, 86.41 FEET, (5) S01°05'46"W, 5.00 FEET, (6) S88°54'14"E, 77.43 FEET; THENCE DEPARTING SAID LINE, S14°14'08"W, 1,402.49 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 862.75 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°53'30", SAID CURVE HAVING A RADIUS OF 1,550.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S51°50'17"W, 851.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE 1,236.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°14'55", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S61°00'59"W, 1,197.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, CONSISTING OF LOTS 421 AND 424 TOGETHER WITH THOSE PORTIONS OF LOTS 404, 405, 407, 408, 409, 420, 422, 423, 425, 436, 437 AND 438 AND THOSE PORTIONS OF VACATED PLATTED STREETS OF 1ST EXTENSION OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, 12.84 FEET TO A POINT OF CURVATURE; THENCE 111.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°31'11", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N88°24'02"E, 111.20 FEET TO A POINT ON THE ARC OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE 1,236.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°14'55", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N61°00'59"E, 1,197.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE 862.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°53'30", SAID CURVE HAVING A RADIUS OF 1,550.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N51°50'17"E, 851.66 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 1,398.44 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°19'04", SAID CURVE HAVING A RADIUS OF 2,206.21 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S03°55'24"E, 1,375.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE 724.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°09'45", SAID CURVE HAVING A RADIUS OF 1,649.78 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S09°30'04"E, 718.72 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL

RECORD BOOK 11942 PAGE 1843 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY LINE BY THE FOLLOWING THIRTY-SEVEN (37) COURSES: (1) S89°48'43"W, 205.02 FEET, (2) S17°36'38"W, 51.92 FEET, (3) S59°20'50"W, 54.59 FEET, (4) S74°35'27"E, 40.16 FEET, (5) S03°27'56"E, 24.75 FEET, (6) S17°05'53"W, 45.11 FEET, (7) S19°00'39"W, 48.23 FEET, (8) N70°09'25"W, 18.47 FEET, (9) N36°16'44"W, 55.32 FEET, (10) N70°32'27"W, 55.99 FEET, (11) S33°32'35"W, 37.72 FEET, (12) S03°43'54"E, 81.48 FEET, (13) S08°48'31"E, 69.10 FEET, (14) S03°24'50"W, 47.98 FEET, (15) N87°12'30"E, 34.30 FEET, (16) S70°07'52"E, 50.74 FEET, (17) S81°31'13"E, 68.13 FEET, (18) S61°12'21"E, 21.29 FEET, (19) S83°32'47"E, 62.52 FEET, (20) N85°10'38"E, 79.03 FEET, (21) N49°50'00"E, 22.95 FEET, (22) N41°28'57"E, 29.15 FEET, (23) S07°04'23"W, 67.37 FEET, (24) N87°10'29"W, 180.67 FEET, (25) S86°04'44"W, 71.20 FEET, (26) S87°05'40"W, 141.30 FEET, (27) S15°26'51"E, 6.63 FEET, (28) S85°23'49"E, 135.50 FEET, (29) S11°24'05"W, 77.68 FEET, (30) S14°26'41"W, 69.25 FEET, (31) S25°59'51"W, 84.41 FEET, (32) N75°26'45"W, 45.03 FEET, (33) N76°01'55"W, 31.58 FEET, (34) S02°01'55"W, 48.21 FEET, (35) S22°21'39"W, 54.35 FEET, (36) S00°21'39"W, 5.83 FEET, (37) N90°00'00"W, 1,540.66 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED LOT 438; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND RUNNING ALONG THE WEST LINE OF SAID LOT 438 AND THE WEST LINE OF AFOREMENTIONED LOT 422, N00°02'33"W, 841.60 FEET TO A POINT OF CURVATURE; THENCE DEPARTING SAID WEST LINE, 413.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°41'38", SAID CURVE HAVING A RADIUS OF 2,723.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N04°18'16"E, 412.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE 432.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°41'38", SAID CURVE HAVING A RADIUS OF 2,847.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N04°18'16"E, 431.58 FEET; THENCE N00°02'33"W, 27.10 FEET; THENCE N00°03'46"W, 15.75 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 0.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°01'13", SAID CURVE HAVING A RADIUS OF 2,021.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N00°03'09"W, 0.72 FOOT TO THE POINT OF BEGINNING.

CONTAINING 152.480 ACRES (6,641,990 SQUARE FEET), MORE OR LESS.

TOTAL AREA (PARCELS 1 THROUGH 5 ALL INCLUSIVE) = 271.470 ACRES (11,825,181 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

24TH STREET PARCEL NO.7

THAT PART OF:

Tract 390, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida, LESS the North 200 feet of the West 200 feet thereof and LESS right-of-way for 19th Avenue N.E. Extension as recorded in Official Record Book 4095, Page 382 of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the South line of Tract 390, 1st-Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence N89°53'34"W, along said line, 124.02 feet to a point on the arc of a curve; Thence departing said line, 43.50 feet along the arc of said curve to the left through a central angle of 01°13'59", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N00°33'14"E, 43.49 feet to a point of tangency; Thence N00°03'46"W, 527.91 feet to a point of intersection with the aforementioned South right-of-way line of 19th Avenue N.E. Extension; Thence S88°46'40"E, along said line, 62.02 feet to the POINT OF BEGINNING.

Containing 1.623 acres (70,705 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.4

THAT PART OF:

Tract 391, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida, TOGETHER with the land acquired by vacating the right-of-way adjacent thereto on the South.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue 872.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 870.18 feet to a point of intersection with the centerline of a 40 foot wide

platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms; Thence N89°53'34"W, along said centerline, 131.61 feet to a point on the arc of a curve; Thence departing said line, 674.64 feet along the arc of said curve to the left through a central angle of 19°07'34"; said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N10°44'00"E, 671.51 feet to a point of intersection with the aforementioned North line of Tract 391; Thence S89°53'34"E, along said line, 124.02 feet to the POINT OF BEGINNING.

Containing 1.918 acres (83,545 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.11

THAT PART OF:

Tract 406, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida. TOGETHER with the land acquired by vacating the right-of-way adjacent thereto on the North.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence continue 672.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 670.16 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms, said point being the POINT OF BEGINNING; thence continue 344.95 feet along a prolongation of the aforementioned curve through a central angle of 09°12'50", said curve being subtended by a chord which bears S23°41'25"W, 344.57 feet to a point of reverse curvature; Thence 374.15 feet along the arc of a curve to the left through a central angle of 10°36'26", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears S22°59'37"W, 373.62 feet to a point of intersection with the South line of said Tract 406; Thence N89°53'34"W, along said line, 129.70 feet to a point on the arc of a curve; Thence departing said line, 436.29 feet along the arc of said curve to the right through a central angle of 11°39'14", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N22°28'13"E, 435.54 feet to a point of reverse curvature; Thence 282.21 feet along the arc of a curve to the left through a central angle of 08°00'02", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N24°17'49"E, 281.98 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between aforementioned Tracts 391 and 406; Thence S89°53'34"E, along said centerline, 131.61 feet to the POINT OF BEGINNING.

Containing 2.046 acres (89,136 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.20

THAT PART OF:

Tract 232, RUSKIN COLONY FARMS, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida, together with 1/2 of vacated streets abutting thereon.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGIN at the Southeast corner of the Northeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of the Southeast 1/4 of said Section 4, a distance of 26.97 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 232 and 233 of Ruskin Colony Farms per map or plat thereof as recorded in Plat book 5, page 63 of the Public Records of Hillsborough County, Florida; Thence N89°20'22"W, along said centerline, 30.00 feet; Thence departing said line, N00°02'09"W, 20.00 feet to the Southeast corner of said Tract 232; Thence N00°03'46"W, along the East line of said Tract 232, a distance of 22.10 feet to a point of curvature; Thence departing said line, 359.17 feet along the arc of a curve to the right through a central angle of 09°35'38", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N04°44'03"E, 358.75 feet to a point of intersection with the East line of the Northeast 1/4 of aforementioned Section 4; Thence S00°03'46"E, along said line, 373.00 feet to the POINT OF BEGINNING.

Containing 0.193 acres (8,429 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.19

THAT PART OF:

Tract 407, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida. TOGETHER with the land acquired by vacating the rights-of-way adjacent thereto.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence continue 672.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 670.16 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms; thence continue 344.95 feet along a prolongation of the aforementioned curve through a central angle of 09°12'50", said curve being subtended by a chord which bears S23°41'25"W, 344.57 feet to a point of reverse curvature; Thence 374.15 feet along the arc of a curve to the left through a central angle of 10°36'26", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears S22°59'37"W, 373.62 feet to a point of intersection with the North line of Tract 407 of said 1st Extension of Ruskin Colony Farms, said point being the POINT OF BEGINNING; thence continue 628.19 feet along a prolongation of the aforementioned curve through a central angle of 17°45'10", said curve being subtended by a chord which bears S08°48'49"W, 623.69 feet to a point of tangency; Thence S00°03'46"E, 15.75 feet; Thence S00°02'33"E, 27.10 feet to a point of curvature; Thence 0.85 feet along the arc of a curve to the right through a central angle of 00°00'47", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears S00°02'10"E, 0.65 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 407 and 422 of said 1st Extension of Ruskin Colony Farms; Thence N89°53'34"W, 94.00 feet along said centerline to a point of intersection with the West line of the Southwest 1/4 of aforementioned Section 3; Thence along said line, N00°02'33"W, 27.70 feet to a 1" iron pipe marking the Northwest corner of said

Southwest 1/4; Thence N00°03'46"W, along the West line of the Northwest 1/4 of said Section 3, a distance of 373.00 feet to a point on the arc of a curve; Thence departing said West line, 268.28 feet along the arc of said curve to the right through a central angle of 07°06'44", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N13°05'14"E, 268.09 feet to a point of intersection with the North line of aforementioned Tract 407; Thence S89°53'34"E, along said line, 129.70 feet to the POINT OF BEGINNING.

Containing 1.711 acres (74,514 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.21

THAT PART OF:

Tract 422, together with 1/2 of vacated streets abutting thereon, first EXTENSION TO RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northwest corner of the Southwest 1/4 of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the West line of said Southwest 1/4, a distance of 27.70 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 407 and 422 of 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence departing said West line, S89°53'34"E, along said centerline, 94.00 feet to a point on the arc of a curve; Thence departing said centerline, 431.35 feet along the arc of said curve to the right through a central angle of 08°40'51", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears S04°18'39"W, 430.94 feet to a point of reverse curvature; Thence 231.61 feet along the arc of a curve to the left through a central angle of 04°52'24", said curve having a radius of 2,723.00 feet and being subtended by a chord which bears S06°12'53"W, 231.54 feet to a point of intersection with the South line of said Tract 422; Thence N89°53'34"W, along said line and the Westerly prolongation thereof, 36.05 feet to a point of intersection with the West line of the Southwest 1/4 of said Section 3; thence N00°02'33"W, along said West line, 660.01 feet to the POINT OF BEGINNING.

Containing 1.068 acres (46,541 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.35

THAT PART OF:

Tract 233, together with 1/2 of vacated street abutting on the North and East, Ruskin Colony Farms, as recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northeast corner of the Southeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of said Southeast 1/4, a distance of 28.97 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 232 and 233 of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 5, page 63 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue along said East line S00°02'33"E, 660.74 feet to a point of intersection with the Easterly prolongation of the South line of said Tract 233; Thence departing said East line and running along the South line of said Tract 233 and the Easterly prolongation thereof, N89°20'23"W, 88.14 feet to a point on the arc of a curve; Thence departing said line, 249.26 feet along the arc of said curve to the right through a central angle of 05°00'59", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears N06°08'36"E, 249.18 feet to a point of reverse curvature; Thence 413.18 feet along the arc of a curve to the left through a central angle of 08°41'38", said curve having a radius of 2,723.00 feet and

being subtended by a chord which bears N04°18'16"E, 412.79 feet to a point of tangency; Thence N00°02'33"W, 0.70 foot to a point of intersection with the centerline of a 40 foot platted street lying between aforementioned Tracts 232 and 233; Thence S89°20'22"E, along said line, 30.00 feet to the POINT OF BEGINNING.

Containing 0.819 acres (35,655 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.34

THAT PART OF:

Lots 247, 248, 249, 250 and 264, together with 1/2 of vacated streets abutting thereon, Ruskin Colony Farms, as recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida. LESS that portion conveyed in Official Record Book 13242, page 353 Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northeast corner of the Southeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of said Southeast 1/4, a distance of 687.71 feet to a point of intersection with the Easterly prolongation of the North line of Tract 248 of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 5, page 63 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue along said East line S00°02'33"E, 176.26 feet to a point of intersection with the Easterly prolongation of the North line of those lands described in Official Record Book 13242, page 353 of the Public Records of Hillsborough County, Florida; Thence N89°34'55"W, along said Easterly prolongation, 94.00 feet to a point on the arc of a curve; Thence 176.71 feet along the arc of said curve to the right through a central angle of 03°33'22", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears N01°51'25"E, 176.68 feet to a point of intersection with the North line of Tract 248 of aforementioned Ruskin Colony Farms; Thence S89°20'23"E, along said North line and the Easterly prolongation thereof, 88.14 feet to the POINT OF BEGINNING.

Containing 0.373 acres (16,230 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.22

THAT PART OF:

Tract 423, together with 1/2 of vacated streets abutting thereon, first EXTENSION TO RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northwest corner of the Southwest 1/4 of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the West line of said Southwest 1/4, a distance of 687.71 feet to a point of intersection with the Westerly extension of the North line of Tract 423 of 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence departing said West line, S89°53'34"E, along said North line and the Westerly prolongation thereof, 36.05 feet to a point on the arc of a curve; Thence departing said North line, 176.54 feet along the arc of said curve to the left through a central angle of 03°42'53", said curve having a radius of 2,723.00 feet and being subtended by a chord which bears S01°55'14"W, 176.51 feet; Thence N89°34'55"W, 30.01 feet to a point of intersection with the aforementioned West line of the Southwest 1/4 of Section 3; Thence N00°02'33"W, along said West line, 176.26 feet to the POINT OF BEGINNING.

Containing 0.130 acres (5,656 square feet), more or less.



**STATE OF FLORIDA  
DEPARTMENT OF STATE**  
STATE LIBRARY AND ARCHIVES OF FLORIDA

**JEB BUSH**  
*Governor*

**SUE M. COBB**  
*Secretary of State*

October 13, 2006

Gail M. Letzring, Manager-BOCC Records  
Clerk of the Circuit Court  
Hillsborough County  
P.O. Box 1110, 12<sup>th</sup> Floor  
Tampa, Florida 33601

Dear Ms. Letzring:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 11, 2006 and certified copy of Hillsborough County Ordinance No. 06-27, which was filed in this office on October 12, 2006.

Sincerely,

Liz Cloud  
Program Administrator

LC/bpn

RECEIVED  
2006 OCT 16 PM 3:32  
THE CLERK (B)

**DIRECTOR'S OFFICE**

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dls.dos.state.fl.us>

**COMMUNITY DEVELOPMENT**  
850.245.6600 • FAX: 850.245.6643

**STATE LIBRARY OF FLORIDA**  
850.245.6600 • FAX: 850.245.6744

**STATE ARCHIVES OF FLORIDA**  
850.245.6700 • FAX:  
850.488.4894

**LEGISLATIVE LIBRARY SERVICE**  
850.488.2812 • FAX:  
850.488.9879

**RECORDS MANAGEMENT SERVICES**  
850.245.6750 • FAX: 850.245.6795

**ADMINISTRATIVE CODE AND WEEKLY**  
850.245.6270 • FAX: 850.245.6282

THE TAMPA TRIBUNE  
Published Daily  
Tampa, Hillsborough County, Florida

RECEIVED  
JUL 19 2006  
ADMIN P&GM

State of Florida }  
County of Hillsborough } ss.

Before the undersigned authority personally appeared C. Pugh, who on oath says that she is the Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

Legal Ads IN THE Tampa Tribune

in the matter of

Legal Notices

was published in said newspaper in the issues of

6/27, 7/4, 11, 18/2006

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper

Sworn to and subscribed by me, this 18 day  
of July, A.D. 2006

Personally Known ☒ or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

# NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners  
for the Creation of the Hawk's Point  
Community Development District

**DATE:** July 25, 2006  
**TIME:** 1:30 p.m.  
**LOCATION:** Commission Chambers  
of the Hillsborough County Center  
601 E. Kennedy Blvd., 2nd Floor  
Tampa, Florida 33602

## NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 1:30 p.m., July 25, 2006, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an ordinance to grant a petition to establish the Hawk's Point Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE HAWK'S POINT COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; AND PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

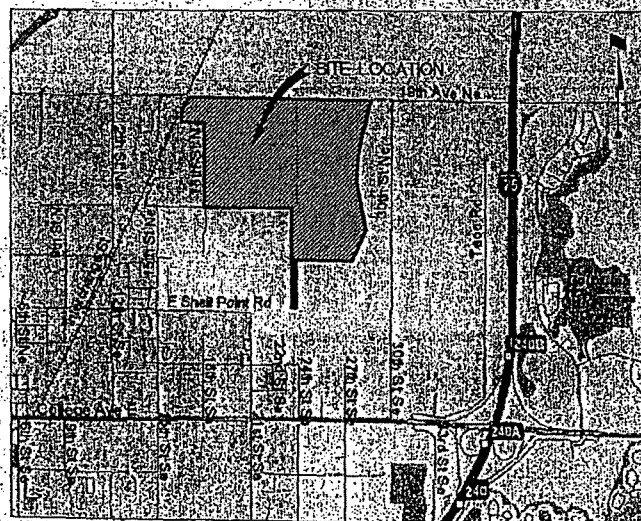
The proposed Community Development District is comprised of approximately 271+ acres, located in southern Hillsborough County, south of and adjacent to 39th Avenue, north of State Road 674, west of I-75, east of U.S. 41. The petitioner has proposed to establish the Hawk's Point Community Development District, to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized, by such districts, under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, mosquito control, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

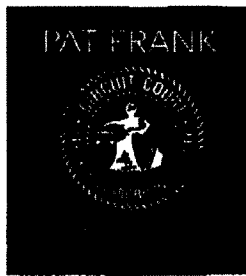
Copies of the petition, the proposed ordinance and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 601 E. Kennedy Blvd., 12th Floor, Tampa, Florida 33602.

All interested persons and affected units of general purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition wishing to submit testimony or other evidence in this matter must submit same at the public hearing. Any person or affected units of general purpose local government who wishes to appeal any decisions made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings, and, for that purpose, the person or unit of general local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Hillsborough County Community Relations Section of the Communications Department, (813) 272-5275, at least forty-eight (48) hours prior to the date of the meeting.

## VICINITY MAP HAWK'S POINT CDD





October 11, 2006

MS LIZ CLOUD CHIEF  
BUREAU OF ADMINISTRATIVE CODE  
DEPARTMENT OF STATE  
500 SOUTH BRONOUGH ST RA GRAY BLDG RM 101  
TALLAHASSEE FL 32399-0250

Re: Ordinance #06-27  
Establishing the Hawk's Point Community Development District

Dear Ms. Cloud:

Pursuant to the filing requirements of Florida Statutes 125.66, we are forwarding (by Federal Express) an executed original of Hillsborough County Ordinance #06-27, adopted by the Board of County Commissioners on October 10, 2006. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance.

Sincerely,

By: Gail M. Letzring  
Gail M. Letzring,  
Manager, BOCC Records

md  
Attachment  
Federal Express AB# 8545 8087 4750

# FedEx Express US Airbill

FedEx Tracking Number 8545 8087 4750

**1 From** Please print and press hard.

Date 10/11/06 Sender's FedEx Account Number 1140-8846-3

Sender's Name BOCC RECORDS PROCESSING CLERK CIRCUIT COURT 12<sup>TH</sup> FL 8131 276-8100

Company 601 EAST KENNEDY BLVD

Address TAMPA FL 33602

City TAMPA State FL ZIP 33602-3503

**2 Your Internal Billing Reference** First 24 characters will appear on invoice. (130) ORD# 06-27

**3 To**

Recipient's Name LIZ CLOUD CHIEF

Company BUREAU ADMINISTRATIVE CODE

Recipient's Address FLORIDA DEPARTMENT OF STATE  
500 S BRONOUGH ST RA GRAY BLDG  
TALLAHASSEE FL 32399-0250

We cannot date

Address

To request a package be held at a specific FedEx location, print FedEx address here.

City State ZIP

0323174842

Try online shipping at [fedex.com](http://fedex.com)

By using this Airbill you agree to the service conditions on the back of this Airbill and in the current FedEx Service Guide, including terms that limit our liability. Questions? Go to our Web site at [fedex.com](http://fedex.com) or call 1.800.GoFedEx 1.800.463.3339.

**4a Express Package Service** To add SATURDAY Delivery, see Section 6. Packages up to 150 lbs.

☐ FedEx Priority Overnight Next business morning.\* ☒ FedEx Standard Overnight Next business afternoon.\* ☐ FedEx First Overnight Earliest next business morning delivery to select locations.\*

☐ FedEx 2Day Second business day.\* ☐ FedEx Express Saver Third business day.\*  
FedEx Envelope rate not available. Minimum charge: One-pound rate.

**4b Express Freight Service** To add SATURDAY Delivery, see Section 6. Packages over 150 lbs.

☐ FedEx 1Day Freight\* Next business day.\*\* ☐ FedEx 2Day Freight Second business day.\* ☐ FedEx 3Day Freight Third business day.\*\*

\* Call for Confirmation.

**5 Packaging** \* Declared value limit \$500

☒ FedEx Envelope\* ☐ FedEx Pak\* Includes FedEx Small Pak, FedEx Large Pak, and FedEx Sturdy Pak. ☐ FedEx Box ☐ FedEx Tube ☐ Other

**6 Special Handling** Include a FedEx address in Section 3.

☐ SATURDAY Delivery Available ONLY for FedEx Priority Overnight, FedEx 2Day, FedEx 1Day Freight, and FedEx 2Day Freight to select ZIP codes. ☐ HOLD Weekday at FedEx Location NOT Available for FedEx First Overnight. ☐ HOLD Saturday at FedEx Location Available ONLY for FedEx Priority Overnight and FedEx 2Day to select locations.

Does this shipment contain dangerous goods? One box must be checked.

☐ No ☐ Yes As per attached Shipper's Declaration. ☐ Yes Shipper's Declaration not required. ☐ Dry Ice Dry Ice, 6 UN 1845 ☐ Cargo Aircraft Only

**7 Payment** Bill to: Enter FedEx Acct. No. or Credit Card No. below.

☒ Sender Acct. No. in Section 3 will be billed. ☐ Recipient ☐ Third Party ☐ Credit Card ☐ Cash/Check

FedEx Acct. No. Exp. Date

**Total Packages** **Total Weight** **Total Declared Value<sup>1</sup>**

\$ .00

<sup>1</sup>Our liability is limited to \$100 unless you declare a higher value. See back for details. FedEx Use Only

**8 NEW Residential Delivery Signature Options** If you require a signature, check Direct or Indirect.

☐ No Signature Required Package may be left without obtaining a signature for delivery. ☐ Direct Signature Anyone at recipient's address may sign for delivery. Fee applies. ☐ Indirect Signature If no one is available at recipient's address, anyone at a neighboring address may sign for delivery. Fee applies.

519

Rev. Date 3/99 Part #15629-0194-2005 FedEx® PRINTED IN U.S.A.-SRS

PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE PACKAGE.

## FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM (CODRS) CODING FORM

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: Hillsborough

COUNTY ORDINANCE # 06 - 27  
(e.g., 00-001)

**PRIMARY KEYFIELD**

DESCRIPTOR: Special Districts

**SECONDARY KEYFIELD**

DESCRIPTOR: Governments/Agencies

**OTHER KEYFIELD**

DESCRIPTOR: \_\_\_\_\_

ORDINANCE DESCRIPTION: Hawk's Point CDD  
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: (\_\_\_\_\_) AMENDMENT # 2: (\_\_\_\_\_)

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: (\_\_\_\_\_) REPEAL # 3: (\_\_\_\_\_)

REPEAL # 2: (\_\_\_\_\_) REPEAL # 4: (\_\_\_\_\_)

(Others repealed: List all that apply): \_\_\_\_\_

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: (\_\_\_\_\_)

KEYFIELD 1 CODE: (\_\_\_\_\_)

KEYFIELD 2 CODE: (\_\_\_\_\_)

KEYFIELD 3 CODE: (\_\_\_\_\_)

Rev. 4/10/01

# Office of the County Attorney

## BOARD OF COUNTY COMMISSIONERS

Brian Blair  
Kathy Castor  
Ken Hagan  
Jim Norman  
Thomas Scott  
Mark Sharpe  
Ronda Storms



Renée Francis Lee, County Attorney  
Donald R. Odom, Deputy County Attorney

## Managing Attorneys

Christine M. Beck  
Robert E. Brzel  
Hank Ennis  
Mary Helen Farris  
Susan J. Fernandez  
Sheree C. Fish  
Adam J. Gormly  
Jennie Granahan Tarr

## MEMORANDUM

**To:** Mildred Dixon, BOCC Records  
**From:** Nancy Y. Takemori, Assistant County Attorney *NT*  
**Re:** Hawk's Point Community Development District  
**Date:** October 10, 2006

---

An original final copy of the above-referenced ordinance adopted by the BOCC on October 10, 2006 is attached. Please number and certify the ordinance and file with the Florida Department of State in accordance with Section 125.66, Florida Statutes.

Please provide this office with a date-stamped copy of the official acknowledgement from the Department of State that the ordinance has been filed, showing receipt by your office. Also, I have attached the proof of notice in the Tampa Tribune.

Thank you for your assistance with this matter.

NYT:pww

Attachments

10/10/2006

Memo to Mildred Dixon with Hawks Point CDD ordinance.doc

601 E. Kennedy Boulevard, 27th Floor  
Post Office Box 1110 • Tampa, Florida 33601  
(813) 272-5670  
Fax: (813) 272-5231

*An Affirmative Action/Equal Opportunity Employer*