

ORDINANCE 2003- 0160

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, ESTABLISHING THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT WITHIN A PARCEL OF LAND LYING IN SECTIONS 1, 2, 3, AND 11, TOWNSHIP 27 SOUTH, RANGE 19 EAST (533.316 ACRES MORE OR LESS, GENERALLY LOCATED ONE MILE EAST OF I-75 ON COUNTY LINE ROAD, THE SAME BEING MORE PARTICULARLY DESCRIBED IN SECTION 2 HEREOF) PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, LandMar Group, LLC, (the "Petitioner") has submitted a petition with the City Council of the City of Tampa, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Grand Hampton Community Development District ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

WHEREAS, pursuant to Chapter 190 Florida Statutes the City conducted a public hearing to consider oral and written comments on the petition on June 19, 2003; and

WHEREAS, the proposed District complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the citizens of the City of Tampa;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA:

Section 1. That the recitals above are hereby incorporated as if fully set forth herein.

Section 2. That the **Grand Hampton Community Development District** is hereby established, the administration of which shall be subject to the provisions of Chapter 190 Florida Statutes, as amended; and, the boundaries of which are more particularly described in Exhibit "A" attached hereto.

Section 3. That the five (5) initial members of the Board of Supervisors are:

- A. Mr. James P. Harvey of 2202 N. Westshore Boulevard, Suite 25 Tampa, FL 33607
- B. Ms. Cheryl Spierberger of 2202 N. Westshore Boulevard, Suite 25 Tampa, FL 33607
- C. Mr. Joe Carbonara, of 10161 Centurion Parkway North, Jacksonville, FL 32256
- D. Mr. Robert Furlong of 10161 Centurion Parkway North, Jacksonville, FL 32256
- E. Mr. Roger Postlethwaite of 10161 Centurion Parkway North, Jacksonville, FL 32256

Section 4. That all statements contained within the petition have been found to be true and correct.

Section 5. That establishment of the District is consistent with any applicable element or portion of the state comprehensive plan or of the effective City of Tampa comprehensive plan.

Section 6. That 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.

Section 7. That the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

Section 8. That the community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities.

Section 9. That the area that will be served by the district is amenable to separate special-district government.

Section 10. That if any section, subsection, sentence, clause, provision, or part of this ordinance shall be invalid for any reason, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 11. That this ordinance shall be effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,  
ON JUL 17 2003

ATTEST:

Shirley Fox-Knowles  
CITY CLERK

Linda Saul-Serna  
CHAIRMAN, CITY COUNCIL

JUL 22 2003

APPROVED by me on \_\_\_\_\_

Pam Iorio  
PAM IORIO, MAYOR

APPROVED AS TO FORM:

Rolando J. Santiago, Esq.  
ASSISTANT CITY ATTORNEY

State of Florida  
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of ordinance 2003-016 on file on my office

Witness my hand and official seal this 22 day of July, 2003

Shirley Fox-Knowles  
CITY CLERK / DEPUTY CITY CLERK

GRAND HAMPTON  
C.D.D. PARCEL

DESCRIPTION: A parcel of land lying in Sections 1, 2, 3 and 11, Township 27 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 2, run thence along the West boundary of said Section 2, S.00°27'02"W., 59.46 feet to a point on the Southerly right-of-way line of COUNTY LINE ROAD, as recorded in Official Record Book 4486, Page 1747, of the Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line of COUNTY LINE ROAD, the following four (4) courses: 1) S.89°50'29"E., 463.37 feet to a point of curvature; 2) Easterly, 718.38 feet along the arc of a curve to the right having a radius of 2940.00 feet and a central angle of 14°00'00" (chord bearing S.82°50'25"E., 716.59 feet) to a point of tangency; 3) S.75°50'25"E., 424.68 feet to a point of curvature; 4) Easterly, 49.01 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 00°55'04" (chord bearing S.76°17'57"E., 49.01 feet); thence along the West boundary of WELL SITE #CY-8, as recorded in Official Record Book 6173, Page 1773, of the Public Records of Hillsborough County, Florida, and the Northerly prolongation thereof, S.00°03'48"E., 469.91 feet to the Southwest corner of said WELL SITE #CY-8; thence along the South boundary of said WELL SITE #CY-8, S.81°52'38"E., 429.38 feet to the Southeast corner thereof; thence along the East boundary of said WELL SITE #CY-8 and the Northerly prolongation thereof, N.00°03'48"W., 461.68 feet to a point on a curve on the aforesaid Southerly right-of-way line of COUNTY LINE ROAD; thence along said Southerly right-of-way line of COUNTY LINE ROAD, the following two (2) courses: 1) Easterly, 27.37 feet along the arc of said curve to the left having a radius of 3060.00 feet and a central angle of 00°30'45" (chord bearing S.85°05'03"E., 27.37 feet) to a point of tangency; 2) S.85°20'25"E., 990.60 feet; thence S.00°09'28"W., 917.54 feet to a point on the South boundary of the North 1/4 of the aforesaid Section 2; thence along said South boundary of the North 1/4 of Section 2, S.89°50'32"E., 2223.35 feet; thence S.07°41'03"E., 395.58 feet to a point of curvature; thence Southerly, 275.33 feet along the arc of a curve to the left having a radius of 1030.00 feet and a central angle of 15°18'57" (chord

EXHIBIT "A"

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and correct copy.

bearing S.15°20'32"E., 274.51 feet) to a point of tangency; thence S.23°00'00"E., 259.15 feet to a point of curvature; thence Southerly, 520.89 feet along the arc of a curve to the right having a radius of 470.00 feet and a central angle of 63°30'00" (chord bearing S.08°45'00"W., 494.64 feet) to a point of tangency; thence S.40°30'00"W., 105.00 feet to a point of curvature; thence Southerly, 1451.91 feet along the arc of a curve to the left having a radius of 1730.00 feet and a central angle of 48°05'08" (chord bearing S.16°27'26"W., 1409.67 feet) to a point of reverse curvature; thence Southerly, 225.54 feet along the arc of a curve to the right having a radius of 1670.00 feet and a central angle of 07°44'17" (chord bearing S.03°43'00"E., 225.37 feet) to a point on the Southerly boundary of that parcel of land recorded in Official Record Book 4060, Page 46, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary, the following five (5) courses: 1) N.89°51'16"W., 979.61 feet; 2) S.00°04'57"E., 370.00 feet; 3) N.89°50'32"W., 655.00 feet; 4) S.00°07'38"E., 652.82 feet; 5) along a line lying 81.34 feet South of and parallel with the North boundary of the aforesaid Section 11, N.89°50'32"W., 3407.32 feet to a point on the West boundary of said Section 11; thence along said West boundary of Section 11, N.00°07'58"E., 81.34 feet to the Southwest corner of the aforesaid Section 2; thence along the West boundary of said Section 2, N.00°27'02"E., 3983.38 feet; thence N.89°34'19"W., 403.40 feet to a point on the approximate centerline of CYPRESS CREEK, said point to be hereinafter referred to as POINT "A"; thence Northwesterly along said approximate centerline of CYPRESS CREEK, to a point lying N.00°57'25"W., 686.91 feet from the previously referred to POINT "A"; thence N.40°24'44"E., 117.14 feet; thence N.12°36'10"W., 24.34 feet; thence N.23°04'48"W., 13.32 feet; thence NORTH, 9.00 feet; thence N.39°34'46"E., 10.70 feet; thence N.52°29'43"E., 16.43 feet; thence N.50°34'38"E., 22.05 feet; N.56°54'29"E., 21.52 feet; thence N.59°52'51"E., 23.16 feet; thence N.60°41'28"E., 30.64 feet; thence N.64°44'14"E., 25.19 feet; thence N.74°23'26"E., 28.36 feet; thence N.63°27'50"E., 35.52 feet; thence N.72°10'22"E., 33.09 feet; thence N.86°05'19"E., 27.42 feet; thence N.75°11'46"E., 36.20 feet; thence N.66°57'23"E., 13.11 feet; thence N.14°18'47"E., 32.12 feet; thence N.12°30'35"W., 22.67 feet; thence N.23°41'01"E., 26.07 feet; thence N.18°33'50"E., 36.53 feet; thence N.13°43'04"E., 27.92 feet; thence N.09°43'39"E., 26.63 feet; thence N.22°19'21"E., 27.57 feet; thence

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and correct copy.

N.15°41'02"E., 26.49 feet; thence N.13°44'57"E., 30.51 feet; thence N.22°50'27"E., 26.72 feet; thence N.04°40'54"E., 15.68 feet; thence N.06°13'18"E., 25.71 feet to the POINT OF BEGINNING.

Containing 533.316 acres, more or less.

LMG-GH-002

P:\Grand Hampton\GHAMP-CDD-DS

J.M.G.

September 20, 2002

Certified as true  
and correct copy.