

ORDINANCE NO. 03-22

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

WHEREAS, RRG Big Bend, LLC, ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing the Panther Trace II 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 basic service delivery; 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) and 2(b), Florida Statutes; and

WHEREAS, upon the consideration of the record established at that hearing and the factors set out in Section 190.005(1)(e), Florida Statutes, the County determined that the establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described by the Petition.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 26th DAY
OF August, 2003, 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 establishment 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, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
3. The granting of the Petition complies with the requirements of Chapter 190, Florida Statutes.

SECTION 3. NAMING OF THE DISTRICT. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the "Panther Trace II Community Development District."

SECTION 4. CREATION AND BOUNDARIES. The external boundaries of the District are described in Exhibit "A", attached hereto, the overall parcel containing 461.471 acres, more or less.

SECTION 5. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Rick Mesard, John Collins, Maurice Pelaez, Mike Noell and Chris Wainwright.

SECTION 6. CHARTER. The District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended, including Sections 190.006 – 190.041, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to exercise of the powers set forth in Section 190.011 and Section 190.012(1), (2)(a), (b), (d), (e) and (f), and (3) of Chapter 190, Florida Statutes, as amended.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been

filed with the Secretary of State.

SECTION 8. 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.

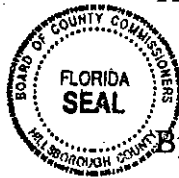
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, RICHARD AKE, 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 August 26, 2003 as the same appears of record in Minute Book 327 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 3rd day of September, 2003.

RICHARD AKE, CLERK



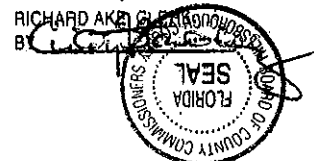
By: Judene W. Gregory
Deputy Clerk

Approved as to form and legal sufficiency:

COUNTY ATTORNEY

By: Rebecca M. Kert
Assistant County Attorney

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND
CORRECT COPY OF Ordinance #
03-20
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON
August 26, 2003 AS SAME APPEARS OF
RECORD IN MINUTE BOOK 327 WITNESS MY HAND
AND OFFICIAL SEAL THIS 12 DAY OF September 2003



PANTHER TRACE PHASE TWO
C.D.D. PARCEL

DESCRIPTION: A parcel of land lying in Sections 3, 4 and 5, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 4, run thence along the South boundary of the Southwest 1/4 of said Section 4 for a POINT OF BEGINNING; thence Northerly, 408.36 feet along the arc of a curve to the left having a radius of 1950.00 feet and a central angle of 11°59'55" (chord bearing N.05°54'34"W., 407.62 feet) to a point of reverse curvature; thence Northerly, 699.32 feet along the arc of a curve to the right having a radius of 2050.00 feet and a central angle of 19°32'43" (chord bearing N.02°08'10"W., 695.93 feet) to a point of reverse curvature; thence Northerly, 260.66 feet along the arc of a curve to the left having a radius of 1950.00 feet and a central angle of 07°39'32" (chord bearing N.03°48'26"E., 260.47 feet) to a point of tangency; thence along a line lying 50.00 feet West of and parallel with the East boundary of the aforesaid Section 5, N.00°01'20"W., 2681.54 feet; thence S.89°53'39"E., 50.00 feet to a point on said East boundary of Section 5; thence along said East boundary of Section 5, also being the West boundary of the aforesaid Section 4, S.00°01'20"E., 1370.83 feet to a point on the North boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence along said North boundary of the Northwest 1/4 of the Southwest 1/4 of Section 4, S.89°50'25"E., 50.00 feet; thence along a line lying 50.00 feet East of and parallel with the aforesaid West boundary of Section 4, S.00°01'20"E., 1301.27 feet to a point of curvature; thence Southeasterly, 39.26 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°58'40" (chord bearing S.45°00'40"E., 35.35 feet) to a point of tangency; thence EAST, 794.35 feet; thence N.00°01'20"W., 1325.98 feet to a point on the aforesaid North boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence along said North boundary of the Northwest 1/4 of the Southwest 1/4 of Section 4, S.89°50'25"E., 456.95 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 4; thence along the North boundary of the Northeast 1/4 of said Southwest 1/4 of Section 4, S.89°57'33"E., 1313.35 feet to the Northeast corner of said Southwest 1/4 of Section 4; thence along the North boundary of the

Northwest 1/4 of the Southeast 1/4 of said Section 4, S.89°53'47"E., 1320.32 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 4; thence along the North boundary of the Northeast 1/4 of said Southeast 1/4 of Section 4, S.89°56'03"E., 1319.46 feet to the Northwest corner of the Southwest 1/4 of the aforesaid Section 3; thence along the North boundary of said Southwest 1/4 of Section 3, N.89°48'37"E., 1675.62 feet; thence S.00°50'41"W., 1003.63 feet; thence N.89°47'47"E., 1003.91 feet to a point on the West boundary of the Southeast 1/4 of said Section 3; thence along said West boundary of the Southeast 1/4 of Section 3, S.00°55'15"W., 334.67 feet to a point on the North boundary of the Northwest 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3; thence along said North boundary of the Northwest 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3, N.89°50'04"E., 671.24 feet to a point on the East boundary of Northwest 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3; thence along said East boundary of the Northwest 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3, S.00°49'56"W., 668.89 feet; thence N.89°51'40"E., 303.24 feet to a point on the Westerly right-of-way line of BALM RIVERVIEW ROAD; thence along said Westerly right-of-way line, S.22°49'34"E., 162.58 feet to a point on the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3; thence along said North boundary of the Southeast 1/4 of the Southwest 1/4 of said Southeast 1/4 of Section 3, S.89°51'40"W., 731.39 feet; thence S.00°09'26"E., 518.89 feet to a point on the South boundary of said Southeast 1/4 of Section 3; thence along said South boundary of the Southeast 1/4 of Section 3, S.89°50'34"W., 316.57 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 3; thence along the South boundary of said Southwest 1/4 of Section 3, S.89°49'36"W., 2667.38 feet to the Southwest corner of said Section 3; thence along the South boundary of Southeast 1/4 of the aforesaid Southeast 1/4 of Section 4, N.89°54'36"W., 1357.56 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 4; thence along the South boundary of said Southwest 1/4 of the Southeast 1/4 of Section 4, N.89°53'20"W., 1269.74 feet to the Southwest corner of said Southeast 1/4 of Section 3; thence along the South boundary of the aforesaid Southwest 1/4 of Section 4, N.89°53'15"W., 2624.27 feet to the POINT OF BEGINNING.

Containing 461.471 acres, more or less.