

Petitioner
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1 Upon Recording, Return to:
2 City of Tampa
3 Office of the City Clerk
4 315 East Kennedy Blvd, 3rd Floor
5 Tampa, FL 33602
6 Tel: 813-274-8397
7
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9 K-Bar Ranch CDD

10
11 **ORDINANCE 2005- 291**
12

13
14 **AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA,**
15 **ESTABLISHING THE K-BAR RANCH COMMUNITY**
16 **DEVELOPMENT DISTRICT (COMPRISING 445.81 ACRES MORE**
17 **OR LESS), FOR THE PURPOSE OF MANAGING AND**
18 **DELIVERING BASIC COMMUNITY INFRASTRUCTURE**
19 **IMPROVEMENT WITHIN A PARCEL OF LAND GENERALLY**
20 **LOCATED SOUTH OF THE HILLSBOROUGH COUNTY AND**
21 **PASCO COUNTY LINE, WEST OF MORRIS BRIDGE ROAD-**
22 **CR579 NEAR THE BORDER WITH PASCO COUNTY, ENTIRELY**
23 **WITHIN THE BOUNDARIES OF THE CITY OF TAMPA,**
24 **HILLSBOROUGH COUNTY, FLORIDA; -THE SAME BEING**
25 **MORE PARTICULARLY DESCRIBED IN SECTION 2 HEREOF)**
26 **PURSUANT TO CHAPTER 190, FLORIDA STATUTES;**
27 **PROVIDING FOR SEVERABILITY; PROVIDING AN**
28 **EFFECTIVE DATE.**
29

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32 **A. WHEREAS, MOBLEY HOMES FLORIDA LLC, MJB OF FLORIDA LLC,**
33 **AND KRUSEN DOUGLAS LLC (collectively the "Petitioner") have submitted a petition**
34 **with the City Council of the City of Tampa, Florida (the "City") pursuant to the Uniform**
35 **Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an**
36 **ordinance to establish a community development district ("CDD"), and designating the land**
37 **area for which the CDD would manage and finance the delivery of basic infrastructure**
38 **services; and**
39

40 **B. WHEREAS, pursuant to Chapter 190 Florida Statutes the City conducted a**
41 **public hearing to consider oral and written comments on the petition; and**
42

43 **C. WHEREAS, the proposed District complies with the requirements of law, is in**
44 **the best interest and promotes the health, safety and welfare of the residents of the City of**
45 **Tampa;**

**Certified as true
and correct copy.**

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 **K-Bar Ranch Community Development District** is hereby authorized and established, the administration of which shall be subject to the provisions of Chapter 190 Florida Statutes, as amended from time to time; and, the boundaries of which are more particularly described in the Exhibit 2 of the "Petition to Establish the K- Bar Ranch Community Development District" attached hereto.

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

- (a) Ms. Tonya Stewart, Mobley Homes
- (b) Mr. Tim Hohl, Hohl, Burkett & Company, P.A.
- (c) Ms. Paulette Obrien, Mobley Homes
- (d) Ms. Jamie Goodman, Mobley Homes
- (e) Mr. Leonard Johnson Esq., Johnson, Auvil, Brock, P.A.

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 the applicable elements and portions of the state comprehensive plan and 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. The CDD shall be responsible for design, permitting, installation and maintenance obligations of all essential infrastructure facilities in the manner

1 described in Exhibit 9, Table 1: Proposed Infrastructure Plan, of the Petition to Establish
2 the K-Bar Ranch Community Development District.

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4 Section 11. That if any section, subsection, sentence, clause, provision, or part
5 of this ordinance shall be invalid for any reason, the remainder of this ordinance shall not
6 be affected thereby, but shall remain in full force and effect.

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8 Section 12. That the Petitioner shall file a certified copy of this Ordinance with
9 the Secretary of State of the State of Florida and forward acknowledgement to the City
10 Clerk that a copy of the Ordinance has been duly filed. Upon receipt of the
11 acknowledgment from Petitioner, the City Clerk shall certify and record a copy of this
12 Ordinance in the Office of the Clerk of the Circuit Court of Hillsborough County,
13 Florida. This ordinance shall be effective immediately upon recording with the Clerk
14 of the Circuit Court of Hillsborough County, Florida.

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16
17 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
18 TAMPA, FLORIDA, ON OCT 20 2005.

19
20 ATTEST:

21 Shirley Gill-Knowles

22
23
24 City Clerk

CITY COUNCIL:

Evered M. Miller

25
26
27 Chairperson/Chairperson Pro-Tem

28 PREPARED BY &
29 APPROVED AS TO FORM:

30
31 [Signature]
32 e/s/ Rolando L. Santiago, Esq.
33 Assistant City Attorney

34 K:\RIS\Ordinances\CDD-KBar Ranch (October 2005).doc

APPROVED by me on OCT 21 2005

[Signature]
Pam Iorio, Mayor

State of Florida
County of Hillsborough

This is to certify that the foregoing is a
true and correct copy of Ordinance 2005-291
on file on my office
Witness my hand and official seal this 25th day
of October, 20 05

[Signature]
CITY CLERK / DEPUTY CITY CLERK