

**FILED**

2004 MAY -7 PM 12:03

**ORDINANCE NO. 04 - 21**

**AN ORDINANCE CONTRACTING THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Panther Trails Community Development District was created by Hillsborough County Ordinance No. 03-23, approved by the Hillsborough County Board of County Commissioners on September 9, 2003; and

WHEREAS, the Panther Trails Community Development District/Vogel Development, LLC ("Petitioner"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance contracting the Panther Trials Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Vogel Development, LLC, owns all the land within the area to be contracted from the District; and

WHEREAS, the District originally comprised approximately 379.386 acres, which external boundaries of the original District are described in Exhibit "A" attached hereto; and

WHEREAS, the area to be contracted from the District comprises approximately 92.447 acres which boundaries are described in Exhibit "B" attached hereto; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on April 27, 2004; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community

development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2003).

SECTION 2. EXTERNAL BOUNDARIES OF THE DISTRICT. The original external boundaries of the District approved pursuant to Hillsborough County Ordinance No. 03-23 is hereby contracted, the new external boundaries of the District comprising approximately 286.939 acres as described in Exhibit "C" attached hereto are approved.

SECTION 3. SEVERABILITY. If any provision of this ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect pursuant to general law.

Adopted this 27th day of April, 2004.

RICHARD AKE, CLERK



APPROVED BY COUNTY ATTORNEY  
BY [Signature]

By: Joelene W. Higgins  
Deputy Clerk

Approved As To Form And  
Legal Sufficiency.

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 April 27, 2004, as the same appears of record in MINUTE BOOK 335 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 6th day of May,  
2004.

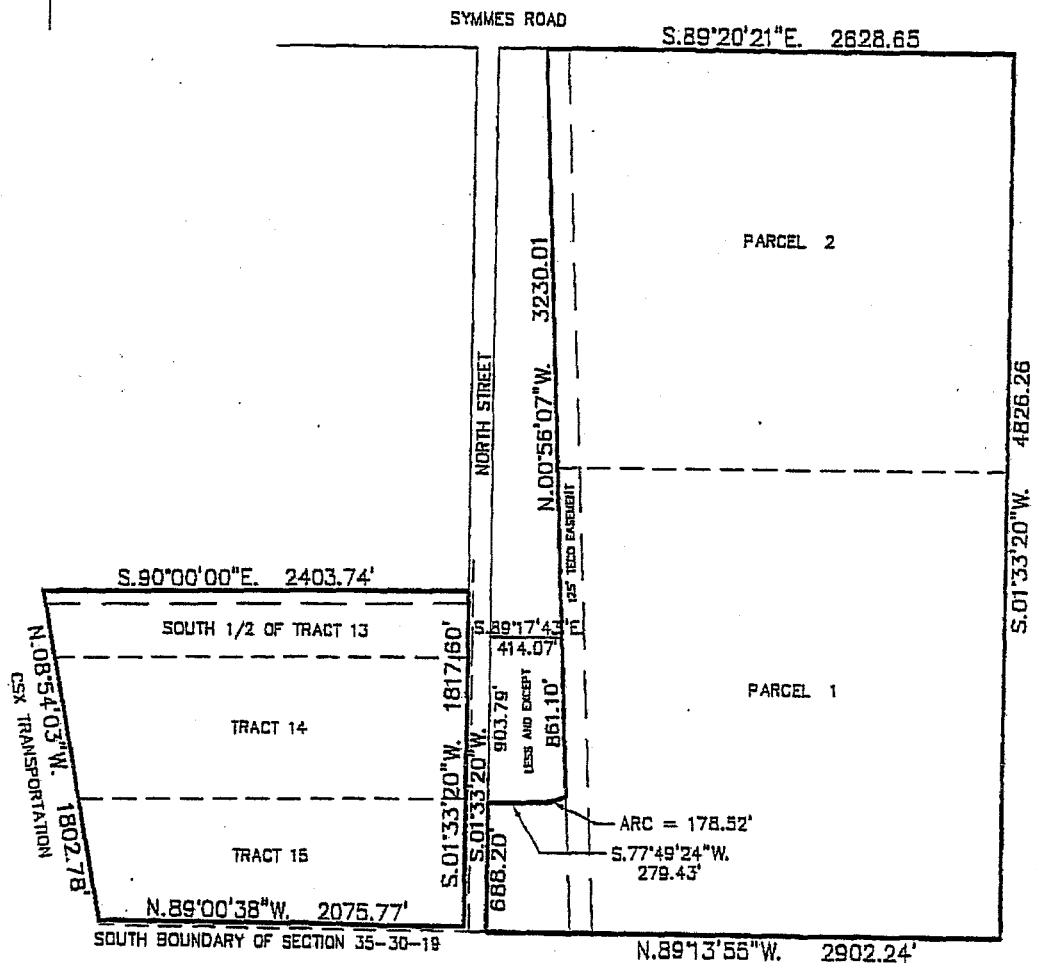
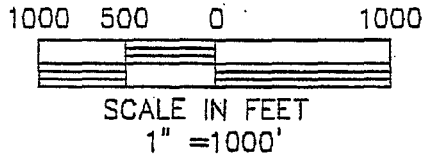
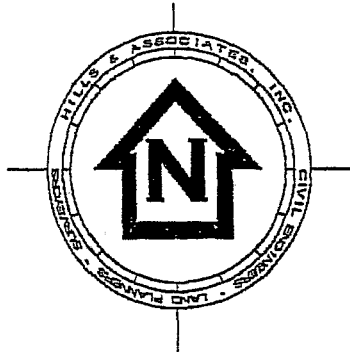


RICHARD AKE, CLERK

BY:

*Julene W. Gregory*  
Deputy Clerk

SECTION 35 & 36, TOWNSHIP 30 SOUTH, RANGE 19 EAST  
 HILLSBOROUGH COUNTY, FLORIDA  
 CDD EXHIBIT



SEE SHEET 2 FOR LEGAL DESCRIPTION

**HILLS & ASSOCIATES, INC.**  
 8408 Benjamin Road, Suite G  
 Tampa, Florida 33634  
 Phone: 813-857-3130  
 Fax: 813-857-3140

PANTHER TRAILS  
 COMMUNITY DEVELOPMENT  
 DISTRICT

DATE 3/4/04	SCALE 1"=1000'	JOB NO. 2003-058
DRAWN ACAD CK'D BY V.G.B.		SHEET 1 of 2

SECTION 35 & 36, TOWNSHIP 30 SOUTH, RANGE 19 EAST  
 HILLSBOROUGH COUNTY, FLORIDA  
 CDD EXHIBIT

LEGAL DESCRIPTION (AS FURNISHED):

PARCEL ONE:

Tract beginning 100.00' East of the Southwest corner of Section 36, Township 30 South, Range 19 East, run N00°49'00"E along the East right of way of North Street 1591.88'; thence East 414.07'; thence N01°40'40"W 937.75'; thence N89°56'39"E 2528.35' to the East boundary of the West 3001.96' of Section 36, Township 30 South, Range 19 East; thence South 2539.24' to the South boundary of Section 36, Township 30 South, Range 19 East; thence West along said South boundary 2901.96' to the Point of Beginning.

PARCEL TWO:

The West 3001.96' of Section 36, Township 30 South, Range 19 East, Hillsborough County, Florida, LESS that portion lying West of TECO easement as recorded in Official Record Book 2057, Page 1017 of the Public REcords of Hillsborough County, Florida, also LESS right of way for Symmes Road on the North, all lying North of the centerline of a ditch running easterly and westerly approximately midway through said Section 36. Subject to an Electric Power Utilities Easement as recorded in Official Record Book 2057, page 1017 of the Public Records of Hillsborough County, Florida, over and across the West 325.0 feet thereof.

LEGAL DESCRIPTION PARCELS 1 & 2 (OVERALL)

A portion of Section 36, Township 30 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follow:

Commence at the Southwest corner of said Section 36; thence S89°13'55"E, along the South boundary of said Section 36, a distance of 100.00 feet to the POINT OF BEGINNING; thence N01°33'20"W, along a line 100.00 feet East of and parallel to the West boundary of said Section 36, a distance of 1,591.99 feet; thence S89°17'43"E, a distance of 414.07 feet to a point on the West boundary of that certain electric utility easement as recorded in Official Record Book 2057, Page 1017, of the Public Records of Hillsborough County, Florida; thence N00°56'07"W, along said West boundary, a distance of 3,230.01 feet to a point on the South right of way line of Symmes Road; thence S89°20'21"E, along said South right of way line, a distance of 2,628.65 feet to a point on the East boundary of the West 3,001.96 feet of said Section 36; thence S01°33'20"W, along the East boundary of the West 3,001.96 feet of said Section 36, a distance of 4,826.26 feet to a point on the South boundary of said Section 36; thence N89°13'55"W, along said South boundary, a distance of 2,902.24 feet to the POINT OF BEGINNING.

Containing 12,887,588 square feet or 295.86 acres more or less.

LEGAL DESCRIPTION OF LESS AND EXCEPT PARCEL

Commence at the Southwest corner of Section 36, Township 30 South, range 19 East, Hillsborough County, Florida; thence S89°13'55"E along said South line of said Section 36, a distance of 100.00 feet to the East right of way line of North Street; thence N01°33'20"E, along said right of way line, a distance of 688.20 feet to the POINT OF BEGINNING; thence continue along said right of way line, N01°33'20"E, a distance of 903.79 feet; thence S89°17'43"E, a distance of 414.07 feet; thence S00°56'07"E, along the West line of a Tampa Electric Company Easement, a distance of 861.10 feet to the beginning of a non-tangent curve with a radial bearing of N24°21'12"W; thence 178.52 feet along the arc of said curve having a radius of 420.00 feet, a central angle of 24°21'12" and a chord of 177.18 feet bearing S77°49'24"W to a point of tangency; thence West, a distance of 279.43 feet to the POINT OF BEGINNING.

Containing 8.920 acres (388,550 square feet), more or less.

LEGAL DESCRIPTION PARCEL 3

Tracts 14, 15 and the South Half (1/2) of Tract 13, Gibson's Artesian Lands Section No. 4, in Section 35, Township 30 South, Range 19 East, as per map or plat thereof as recorded in Plat Book 29\*, Page 45 of the Public Records of Hillsborough County, Florida.

Parcel contains 92.447 acres (4,029,998 square feet), more or less.

Total area for Parcels 1, 2 & 3 = 379.386 acres, more or less.

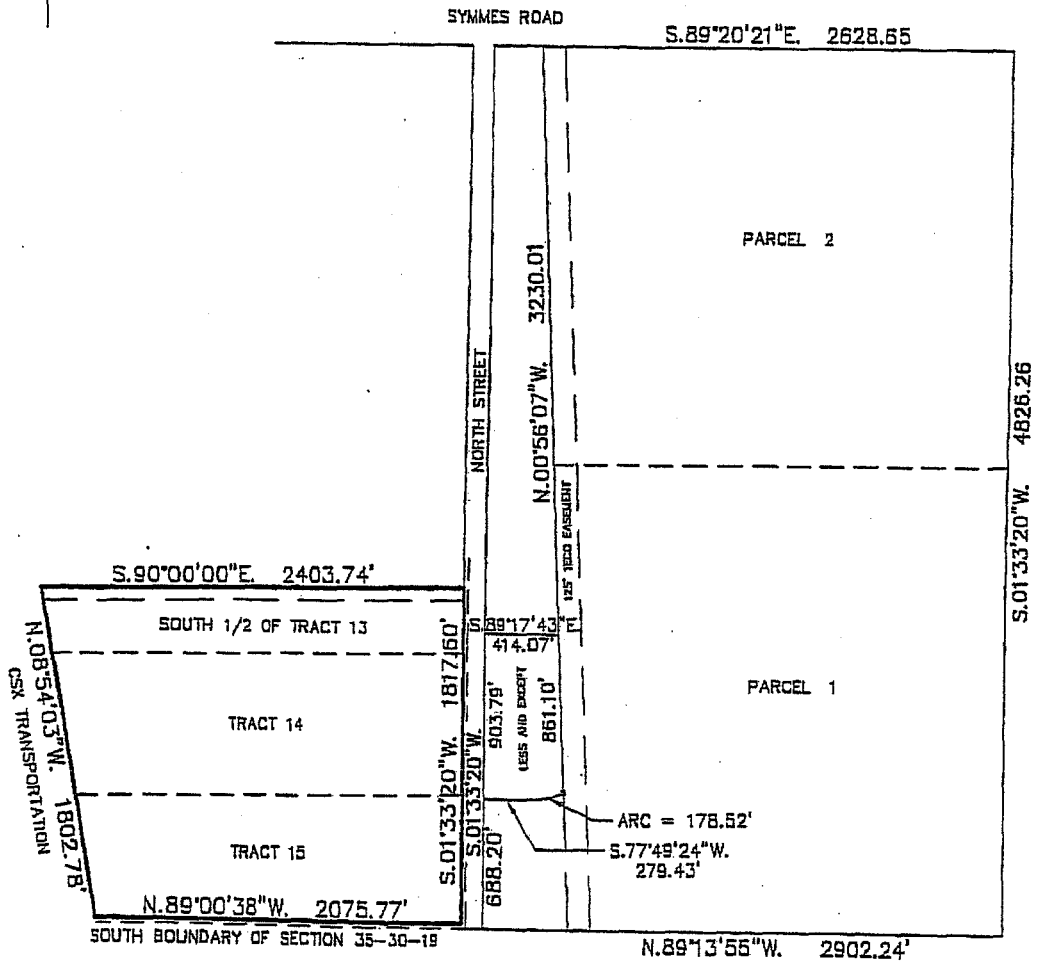
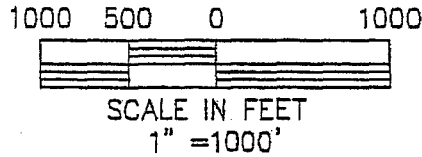
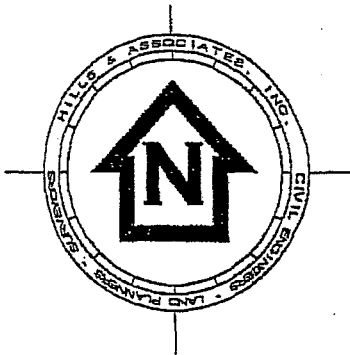


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PANTHER TRAILS  
 COMMUNITY DEVELOPMENT  
 DISTRICT

DATE 3/4/04	SCALE 1"=1000'	JOB NO. 2003-058
DRAWN ACAD CK'D BY V.G.B.		SHEET 2 of 2

SECTION 35 & 36, TOWNSHIP 30 SOUTH, RANGE 19 EAST  
 HILLSBOROUGH COUNTY, FLORIDA  
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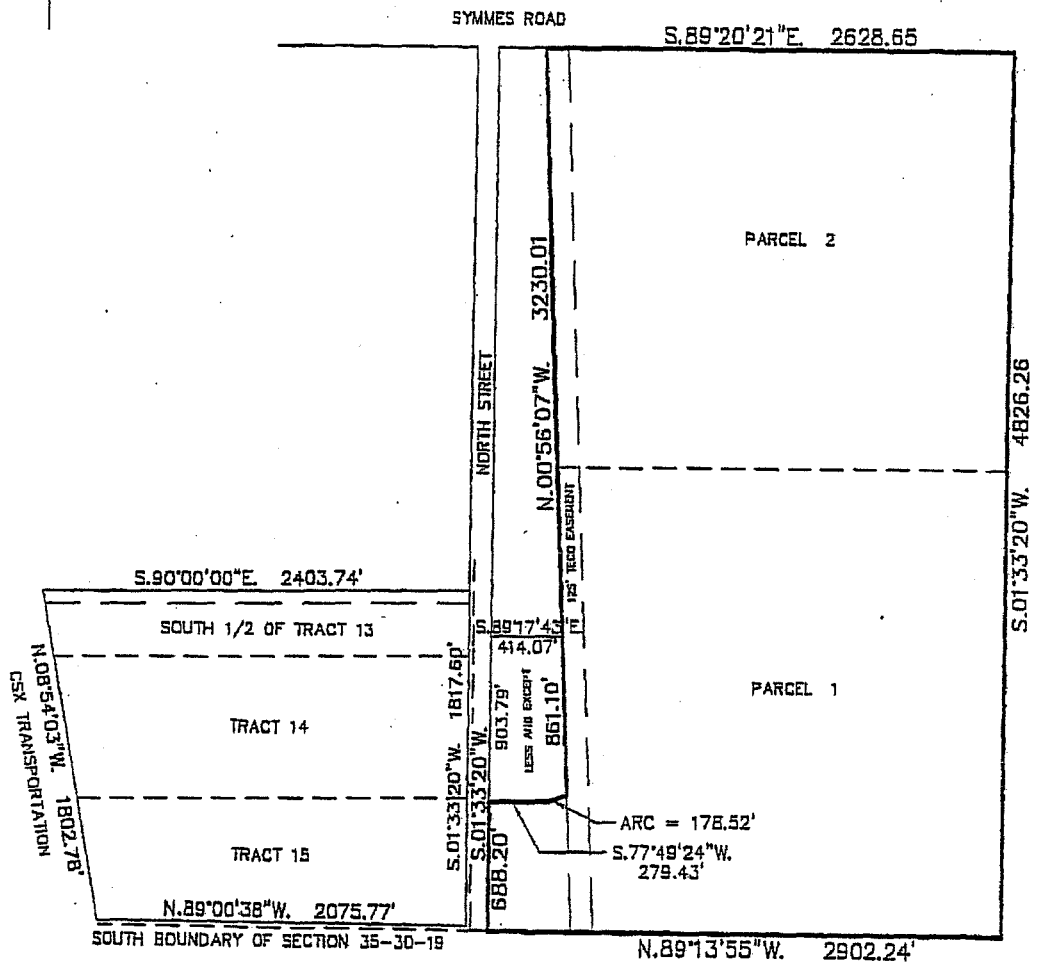
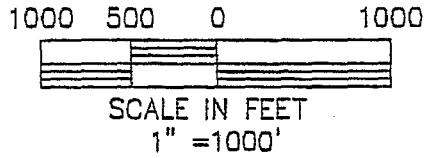
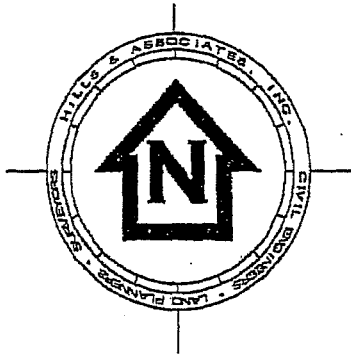


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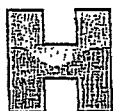
PANTHER TRAILS  
 COMMUNITY DEVELOPMENT  
 DISTRICT CONTRACTION AREA

DATE 3/4/04	SCALE 1"=1000'	JOB NO. 2003-058
DRAWN ACAD	SHEET 1 of 1	
CK'D BY V.G.B.		

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 DIS...

DATE 3/4/04	SCALE 1"=1000'	JOB NO. 2003-058
DRAWN ACAD		SHEET 1 of 2
CK'D BY V.G.B.		

EXHIBIT C

SECTION 35 & 36, TOWNSHIP 30 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA  
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PANTHER TRAILS  
COMMUNITY DEVELOPMENT

DIS

EXHIBIT C

2

DATE 3/4/04	SCALE 1"=1000'	JOB NO. 2003-058
DRAWN ACAD	SHEET 2 of 2	
CK'D BY V.G.B.		



# STATE OF FLORIDA DEPARTMENT OF STATE

## Division of Library and Information Services

I, Glenda E. Hood, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Hillsborough County Ordinance No. 04-21, which was filed in this office on May 7, 2004, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
13th., day of May, A.D., 2004.



*Glenda E. Hood*  
Secretary of State

DSDE 99 (3/03)