Upon Recording, Return to:
City of Tampa
Office of the City Clerk
315 East Kennedy Blvd, 3rd Floor
Tampa, FL 33602
Tel: 813-274-8397

Easton Park CDD
Tampa, Florida

ORDINANCE 2006-136

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, ESTABLISHING THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT; FOR THE PURPOSE OF MANAGING AND DELIVERING BASIC COMMUNITY INFRASTRUCTURE IMPROVEMENTS WITHIN A PARCEL OF LAND GENERALLY LOCATED OFF MORRIS BRIDGE ROAD, APPROXIMATELY 1 MILE SOUTH OF THE PASCO AND HILLSBOROUGH COUNTY LINE (COMPRISING 343.71 ACRES MORE OR LESS); ENTIRELY WITHIN THE BOUNDARIES OF THE CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA; THE SAME BEING MORE PARTICULARLY DESCRIBED IN SECTION 2 HEREOF; PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

A. WHEREAS, K-TAMPA LLC AND KRUSEN-DOUGLAS LLC (collectively the "Petitioner") have 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 a community development district ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

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

C. WHEREAS, the proposed CDD complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the residents of the City of 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 Easton Park 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 below:

See Attached Exhibit "A"

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

(a) Mr. James Bagley
(b) Mr. James Blackburn
(c) Ms. Theresa Collins
(d) Ms. Tonja Stewart
(e) Mr. Lee Thompson.

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

Section 5. That establishment of the CDD 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 approved CDD is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

Section 7. That the approved CDD 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 services and facilities of the approved CDD 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 the approved CDD shall be responsible for design, permitting,
installation and maintenance obligations of all essential infrastructure facilities in the manner described in Exhibit F to the petition to establish the Easton Park Community Development District, a copy of which is attached hereto.

Section 11. That the approved CDD is hereby granted authority to assess ad valorem taxes for non-bond service operating purposes up to the statutory maximum of 5 mills.

Section 12. That the approved CDD is hereby granted authority to exercise those certain Special Powers enumerated in Chapter 190.012 (2) (a-f) Florida Statutes.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON JUN 01 2006.

ATTEST:  
CITY COUNCIL:

Shirley  [signature]
City Clerk

Soledad M. Miller  [signature]
Chairperson/Chairperson Pro-Tem

PREPARED BY &  APPROVED AS TO FORM:  APPROVED by me on JUN 05 2006

e/s/ Rolando J. Santiago, Esq.  
Pam Iorio, Mayor

Assistant City Attorney

K:\RJS\Ordinances\CDD\CDD-Easton Park (May 2006).doc

State of Florida
County of Hillsborough
This is to certify that the foregoing is a true and correct copy of ordinance 2006-136 on file on my office
Witness my hand and official seal this 6th day of June, 2006.

Shirley  [signature]
City Clerk
EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT

PART I

DESCRIPTION: A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the West boundary of said Section 2, N.00°24'43"W., 1202.63 feet; thence N.44°53'55"E., 2348.68 feet to a point on a curve; thence Southeasterly, 282.87 feet along the arc of a curve to the right having a radius of 1575.00 feet and a central angle of 10°17'26" (chord bearing S.47°50'32"E., 282.49 feet) to the POINT OF BEGINNING; thence N.52°27'41"E., 55.19 feet; thence S.63°52'11"E., 65.96 feet; thence S.84°37'49"E., 124.53 feet; thence N.77°21'49"E., 44.71 feet; thence N.49°37'52"E., 36.74 feet; thence N.29°34'28"E., 38.87 feet; thence N.09°52'17"E., 15.70 feet; thence N.02°34'55"W., 60.98 feet; thence N.11°54'53"W., 60.37 feet; thence N.09°45'27"W., 57.18 feet; thence N.11°34'39"W., 117.94 feet; thence N.01°16'09"W., 37.71 feet; thence N.19°34'54"E., 263.30 feet; thence N.08°00'35"E., 117.71 feet; thence N.01°31'20"E., 103.05 feet; thence N.38°04'47"W., 81.63 feet; thence N.82°45'10"W., 54.56 feet; thence S.47°12'43"W., 34.23 feet; thence S.79°42'24"W., 139.06 feet; thence S.80°16'58"W., 137.11 feet; thence N.52°01'39"W., 61.91 feet; thence N.40°06'36"W., 49.97 feet; thence N.70°50'24"W., 49.46 feet; thence N.62°16'29"W., 69.53 feet; thence N.53°25'43"W., 106.23 feet; thence N.31°44'57"E., 89.35 feet; thence N.19°27'01"W., 72.85 feet; thence N.30°48'32"E., 14.97 feet; thence N.87°02'29"E., 585.83 feet; thence S.54°20'09"E., 1662.69 feet; thence N.04°00'00"E., 863.39 feet to a point of curvature; thence Southerly, 1011.31 feet along the arc of a curve to the right having a radius of 1825.00 feet and a central angle of 31°45'00" (chord bearing S.11°52'30"W., 998.42 feet) to a point of tangency; thence S.27°45'00"W., 72.05 feet to a point of curvature; thence Westerly, 40.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 11°41'50" (chord bearing N.45°38'13"W., 1478.26 feet) to a point of tangency; thence N.31°00'00"W., 400.00 feet to a point of curvature; thence Northwesterly, 321.54 feet along the arc of a curve to the left having a radius of 1575.00 feet and a central angle of 11°41'50"
(chord bearing N.36°50'55"W., 320.98 feet) to the POINT OF BEGINNING.

Containing 67.936 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART II

DESCRIPTION: A parcel of land lying in Sections 2 and 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the South boundary of said Section 2, S.89°58'36"E., 40.12 feet to the POINT OF BEGINNING; thence N.36°43'41"E., 10.29 feet; thence N.12°24'23"W., 33.82 feet; thence N.25°50'14"E., 16.78 feet; thence N.14°01'48"E., 15.52 feet; thence N.04°34'34"W., 56.66 feet; thence N.24°26'15"W., 30.56 feet; thence N.04°40'52"E., 45.05 feet; thence N.00°03'15"W., 98.00 feet; thence N.29°57'19"W., 43.65 feet; thence N.07°10'34"E., 35.31 feet; thence N.72°21'06"E., 37.99 feet; thence N.56°06'11"E., 47.24 feet; thence N.55°06'25"E., 58.78 feet; thence N.88°43'51"E., 41.01 feet; thence N.60°53'24"E., 101.42 feet; thence N.44°07'46"E., 50.33 feet; thence N.35°35'59"E., 20.01 feet; thence N.16°29'04"E., 64.85 feet; thence N.10°08'07"W., 49.52 feet; thence N.21°35'17"W., 83.18 feet; thence N.43°29'55"W., 34.54 feet; thence N.56°59'18"W., 64.69 feet; thence N.79°25'44"W., 39.55 feet; thence N.58°17'57"W., 52.85 feet; thence N.02°05'48"W., 41.48 feet; thence N.32°41'09"W., 45.72 feet; thence N.16°33'16"W., 27.82 feet; thence N.13°03'01"E., 35.09 feet; thence N.34°50'58"E., 78.48 feet; thence N.32°51'20"E., 28.85 feet; thence N.07°36'33"E., 35.63 feet; thence N.80°59'55"E., 27.44 feet; thence N.47°00'41"E., 28.38 feet; thence N.25°12'43"E., 51.90 feet; thence N.54°52'22"E., 97.41 feet; thence N.74°38'04"E., 24.95 feet; thence N.18°37'26"E., 32.83 feet; thence N.83°49'22"E., 55.20 feet; thence S.68°52'42"E., 51.33 feet; thence S.63°58'42"E., 146.88 feet; thence S.76°49'12"E., 88.90 feet; thence N.33°08'58"E., 30.68 feet; thence N.83°23'05"E., 43.27 feet; thence N.88°20'35"E., 75.81 feet; thence S.84°50'34"E., 60.32 feet; thence S.40°19'39"E., 85.16 feet; thence S.70°06'11"E., 41.95 feet; thence N.31°43'32"E., 88.92 feet; thence N.11°38'46"E., 80.35 feet; thence N.06°38'18"E., 79.91 feet; thence N.16°24'38"W., 69.49 feet; thence N.09°55'31"E., 44.23 feet; thence N.28°06'12"W., 43.76 feet; thence N.10°03'59"W., 44.70 feet; thence N.80°39'07"W., 24.38 feet; thence
S.15°04'02"E., 46.74 feet; thence N.68°18'36"W., 30.81 feet;
thence N.78°20'26"W., 64.92 feet; thence N.15°37'35"E.,
16.91 feet; thence N.88°05'35"E., 48.33 feet; thence
N.74°41'35"E., 25.53 feet; thence N.58°01'14"E., 49.34 feet;
thence S.81°19'29"E., 24.55 feet; thence N.48°39'20"E., 18.37
feet; thence S.82°39'39"E., 19.95 feet; thence S.29°36'47"E.,
38.85 feet; thence S.05°56'28"W., 31.38 feet; thence
S.88°01'12"W., 42.90 feet; thence S.11°51'12"W., 41.68 feet;
thence S.14°09'05"E., 22.47 feet; thence N.34°26'17"E., 13.59
feet; thence N.28°51'39"E., 42.19 feet; thence S.70°51'29"E.,
28.45 feet; thence N.32°54'13"E., 47.99 feet; thence
N.03°39'15"E., 42.21 feet; thence N.63°46'55"W., 61.75 feet;
thence S.60°54'35"W., 29.23 feet; thence N.01°55'32"E., 23.79
feet; thence N.27°40'38"E., 78.47 feet; thence N.20°34'06"W.,
88.30 feet; thence N.07°26'22"W., 46.58 feet; thence
N.43°44'59"E., 21.42 feet; thence S.77°56'14"E., 39.60 feet;
thence S.87°34'49"E., 38.65 feet; thence N.68°09'13"E., 45.32
feet; thence N.34°54'54"E., 21.43 feet; thence N.55°58'55"E.,
38.11 feet; thence S.68°37'38"E., 56.49 feet; thence
N.56°14'12"E., 31.99 feet; thence S.58°08'06"E., 7.46 feet;
thence N.13°11'50"E., 21.45 feet; thence N.65°51'30"E., 18.35
feet; thence N.11°02'49"W., 15.82 feet; thence N.35°12'22"E.,
34.20 feet; thence N.19°24'19"W., 27.60 feet; thence
S.78°22'28"W., 19.14 feet; thence N.52°09'09"W., 25.43 feet;
thence S.60°44'28"W., 40.96 feet; thence N.55°27'12"W., 11.31
feet; thence N.33°07'14"E., 52.76 feet; thence N.77°49'54"E.,
23.94 feet; thence S.64°04'41"E., 25.95 feet; thence
N.63°37'36"E., 72.15 feet; thence N.44°53'09"E., 42.23 feet;
thence N.22°33'30"W., 28.13 feet; thence N.42°34'39"E., 49.45
feet; thence N.29°18'53"W., 32.20 feet; thence N.36°51'56"E.,
27.02 feet; thence N.17°22'03"W., 18.12 feet; thence
N.39°08'18"E., 17.88 feet; thence N.51°03'52"W., 17.74 feet;
thence S.89°43'15"W., 44.78 feet; thence N.10°03'00"W., 16.15
feet; thence N.04°05'19"W., 18.15 feet; thence N.42°38'58"E.,
88.02 feet; thence N.63°11'47"E., 13.49 feet; thence
N.85°43'20"E., 32.85 feet; thence S.76°19'29"E., 67.92 feet;
thence N.57°49'19"E., 43.43 feet; thence S.56°44'14"E., 29.95
feet; thence N.18°34'04"E., 42.91 feet; thence S.22°12'44"E.,
26.31 feet; thence N.39°01'53"E., 78.69 feet; thence
N.52°02'15"E., 36.05 feet; thence N.42°00'00"E., 23.27 feet;
thence N.02°05'58"W., 22.35 feet; thence N.16°54'48"W., 85.83
feet; thence N.29°36'53"E., 57.45 feet to a point on a curve;
thence Southeasterly, 294.41 feet along the arc of a curve to
the right having a radius of 1425.00 feet and a central angle of
11°50'15" (chord bearing S.36°55'08"E., 293.89 feet) to a point
of tangency; thence S.31°00'00"E., 400.00 feet to a point of
curvature; thence Southeasterly, 1744.24 feet along the arc of a

EXHIBIT "A"

Certified as true
and correct copy
curve to the left having a radius of 3075.00 feet and a central angle of 32°30'00" (chord bearing S.47°15'00"E., 1720.95 feet) to a point of tangency; thence S.63°30'00"E., 400.00 feet to a point of curvature; thence Southeasterly, 387.66 feet along the arc of a curve to the right having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing S.59°42'12"E., 387.37 feet); thence along a line lying 800.00 feet Northwesterly of and parallel with the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD, S.36°05'33"W., 3872.49 feet to a point on the South boundary of the North 1/2 of the aforesaid Section 11; thence along said South boundary of the North 1/2 of Section 11, S.89°52'14"W., 97.21 feet; thence N.29°31'26"W., 33.37 feet; thence N.50°27'44"W., 40.75 feet; thence N.60°51'58"W., 34.85 feet; thence N.35°22'14"W., 25.08 feet; thence S.29°48'57"W., 27.25 feet; thence N.36°32'05"W., 33.51 feet; thence N.74°42'11"W., 100.22 feet; thence N.28°44'35"E., 48.59 feet; thence N.64°21'51"W., 41.15 feet; thence S.81°17'46"W., 88.23 feet; thence S.01°16'10"E., 32.88 feet; thence N.61°59'53"W., 36.34 feet; thence S.00°23'17"W., 63.64 feet; thence N.52°26'30"W., 39.75 feet; thence N.03°46'06"W., 46.24 feet; thence S.82°02'42"W., 41.93 feet; thence N.28°03'37"W., 56.47 feet; thence N.64°51'57"W., 82.51 feet; thence N.56°06'40"W., 87.68 feet; thence N.69°43'31"W., 38.03 feet; thence N.73°30'53"W., 75.56 feet; thence S.62°51'20"W., 36.79 feet; thence S.88°55'46"W., 81.32 feet; thence N.22°08'32"W., 72.44 feet; thence N.42°18'04"W., 66.43 feet; thence N.65°01'15"W., 64.63 feet; thence N.42°01'40"W., 46.83 feet; thence S.63°03'24"W., 30.57 feet; thence N.30°22'18"W., 47.64 feet; thence N.12°52'27"E., 75.51 feet; thence N.74°52'04"E., 59.24 feet; thence N.86°38'32"E., 73.20 feet; thence N.23°14'11"E., 70.76 feet; thence N.06°26'04"E., 50.42 feet; thence N.12°20'30"W., 99.56 feet; thence N.08°52'59"W., 73.75 feet; thence N.56°47'52"W., 90.82 feet; thence N.54°53'41"W., 66.30 feet; thence N.76°21'36"W., 70.17 feet; thence S.66°39'24"W., 39.79 feet; thence S.83°05'04"W., 68.54 feet; thence S.79°20'45"W., 74.49 feet; thence S.28°37'38"W., 50.93 feet; thence S.64°41'11"W., 45.88 feet; thence S.11°16'46"E., 61.10 feet; thence S.21°19'31"E., 44.67 feet; thence S.21°02'03"E., 41.04 feet; thence N.64°02'26"W., 71.74 feet; thence N.34°06'11"W., 56.99 feet; thence S.87°34'05"W., 25.96 feet; thence N.05°36'22"W., 23.32 feet; thence N.61°44'52"W., 58.41 feet; thence S.60°17'51"W., 22.42 feet; thence N.78°48'02"W., 13.75 feet; thence S.82°50'34"W., 37.30 feet; thence N.43°28'39"W., 29.97 feet; thence N.37°23'36"W., 65.68 feet; thence N.49°46'27"E., 60.95 feet; thence N.14°50'31"E., 41.49 feet; thence N.11°09'40"E., 33.08 feet; thence N.70°26'02"W., 77.12 feet; thence S.17°55'20"W.,

EXHIBIT "A" certified as true and correct copy.
of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet) to a point of tangency; thence N.63°30'00"W., 400.00 feet to a point of curvature; thence Northwesterly, 1059.82 feet along the arc of a curve to the right having a radius of 3075.00 feet and a central angle of 19°44'51" (chord bearing N.53°37'35"W., 1054.58 feet) to the POINT OF BEGINNING; thence continue Northwesterly, 182.36 feet along the arc of said curve to the right having the same radius of 3075.00 feet and a central angle of 03°23'52" (chord bearing N.42°03'13"W., 182.33 feet); thence N.49°38'43"E., 150.00 feet to a point on a curve; thence Southeasterly, 173.46 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°23'52" (chord bearing S.42°03'13"E., 173.44 feet); thence S.46°14'51"W., 150.00 feet to the POINT OF BEGINNING.

Containing 0.613 acres, more or less.

ALTOGETHER containing 343.716 acre, more or less.
# Exhibit F

## EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

### SPECIAL ASSESSMENT REVENUE BONDS

**INFRASTRUCTURE IMPROVEMENTS**

**Estimated Construction Costs**

**2006 Project**

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<tr>
<th>DESCRIPTION</th>
<th>VILLAGE COSTS</th>
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<td>District Roads and Street Lights</td>
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<td><strong>Per Lot Cost</strong></td>
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<td>Streets</td>
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<tr>
<td>Parks and Recreation (added)</td>
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Total number of Units 600

Phase I 395
Phase II 82
Phase III 123

Completion Timeframe

It is anticipated that the primary infrastructure will be completed in 2006.
The landscaping, buffers and amenities will be completed in 2007.