

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

8
9 Easton Park CDD
10 Tampa, Florida
11

12 **ORDINANCE 2006-136**
13 _____
14

15 **AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA,**
16 **ESTABLISHING THE EASTON PARK COMMUNITY**
17 **DEVELOPMENT DISTRICT; FOR THE PURPOSE OF**
18 **MANAGING AND DELIVERING BASIC COMMUNITY**
19 **INFRASTRUCTURE IMPROVEMENTS WITHIN A PARCEL OF**
20 **LAND GENERALLY LOCATED OFF MORRIS BRIDGE ROAD,**
21 **APPROXIMATELY 1 MILE SOUTH OF THE PASCO AND**
22 **HILLSBOROUGH COUNTY LINE (COMPRISING 343.71 ACRES**
23 **MORE OR LESS); ENTIRELY WITHIN THE BOUNDARIES OF**
24 **THE CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA;**
25 **THE SAME BEING MORE PARTICULARLY DESCRIBED IN**
26 **SECTION 2 HEREOF; PURSUANT TO CHAPTER 190, FLORIDA**
27 **STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN**
28 **EFFECTIVE DATE.**
29 _____
30

31
32 **A. WHEREAS, K-TAMPA LLC AND KRUSEN-DOUGLAS LLC (collectively the**
33 **"Petitioner") have submitted a petition with the City Council of the City of Tampa, Florida**
34 **(the "City") pursuant to the Uniform Community Development District Act of 1980,**
35 **Chapter 190, Florida Statutes, to adopt an ordinance to establish a community development**
36 **district ("CDD"), and designating the land area for which the CDD would manage and**
37 **finance the delivery of basic infrastructure services; and**
38

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

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

1 installation and maintenance obligations of all essential infrastructure facilities in the
2 manner described in **Exhibit F** to the petition to establish the Easton Park Community
3 Development District, a copy of which is attached hereto.

4
5 Section 11. That the approved CDD is hereby granted authority to assess ad
6 valorem taxes for non-bond service operating purposes up to the statutory maximum of 5 mills.

7
8 Section 12. That the approved CDD is hereby granted authority to exercise
9 those certain Special Powers enumerated in Chapter 190.012 (2) (a-f) Florida Statutes.

10
11 Section 13. That if any section, subsection, sentence, clause, provision, or part
12 of this ordinance shall be invalid for any reason, the remainder of this ordinance shall not
13 be affected thereby, but shall remain in full force and effect.

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

22
23 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
24 TAMPA, FLORIDA, ON JUN. 01 2006

25
26 ATTEST:

27
28 Shirley Jank-Knowles
29
30 City Clerk

CITY COUNCIL:

Genevieve M. Miller
Chairperson/Chairperson Pro-Tem

31
32
33 PREPARED BY &
34 APPROVED AS TO FORM:

APPROVED by me on JUN 05 2006

Pam Iorio
Pam Iorio, Mayor

35
36
37 e/s/ Rolando J. Santiago, Esq.
38 Assistant City Attorney
39 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 Jank-Knowles
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., 37.11 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 S.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 91°58'34" (chord bearing S.73°44'17"W., 35.96 feet) to a point of compound curvature; thence Northwesterly, 1494.46 feet along the arc of a curve to the right having a radius of 2925.00 feet and a central angle of 29°16'26" (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"

EXHIBIT "A" 1 OF 6

Certified as true
and correct copy

(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., 56.68 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

EXHIBIT "A" 2 OF 6

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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., 21.85 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

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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.,

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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.

Certified as true
and correct copy

City of Tampa
Right of Way & Mapping Section
LEGAL DESCRIPTION APPROVED

Date: 03/16/06 File No. _____
Attest: F/GG-238 By: *J. H. Cook*

Exhibit F

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT REVENUE BONDS INFRASTRUCTURE IMPROVEMENTS

Estimated Construction Costs
2006 Project

| DESCRIPTION | VILLAGE COSTS | MASTER COSTS |
|----------------------------------|---------------------|--------------------|
| District Roads and Street Lights | \$2,446,799 | \$1,862,458 |
| Water Management Control | \$5,611,012 | \$1,298,457 |
| Sewer and Wastewater Management | \$1,268,163 | \$1,292,533 |
| Water Supply | \$789,446 | \$245,232 |
| Bridges and Culverts | 0 | 0 |
| Security and Landscaping | \$400,000 | \$1,100,000 |
| Recreational Facilities | 0 | \$200,000 |
| Professional Services and Fees | \$1,477,000 | \$373,000 |
| Contingency | \$1,199,242 | \$637,168 |
| Land Acquisition | 0 | 0 |
| Total Estimated Costs: | \$13,191,662 | \$7,008,848 |
| Per Lot Cost | \$21,986 | \$11,681 |

Certified as true
and correct

**EXHIBIT F PAGE 2
EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

| Infrastructure | Responsible entity | Funding Mechar |
|------------------------------|---------------------------|-----------------------|
| Streets | City (public) | CDD |
| Street lights | CDD | CDD |
| SWH | CDD | CDD |
| Sewer | City | CDD |
| Water | City | CDD |
| Storm Drainage | CDD | CDD |
| Wetlands | CDD | CDD |
| Landscaping | CDD | CDD |
| Parks and Recreation (added) | CDD | CDD |

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.

| |
|--|
| <p>Certified as true and correct copy</p> |
|--|