

2004 JUN 11 PM 12:40  
HILLSBOROUGH COUNTY, FLORIDA

ORDINANCE NO. 04 - 29

**AN ORDINANCE ESTABLISHING THE VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Villages of Bloomingdale Developers, Inc., ("Petitioner"), having obtained written consent to the establishment of the District by the owner of one hundred percent (100%) of the real property to be included in the District, petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance establishing the Villages of Bloomingdale Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2003); and

WHEREAS, Petitioner is a corporation authorized to conduct business in the State of Florida and whose address is 11030 North Kendall Drive, Suite 100, Miami, Florida 33176; 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 initially scheduled for May 25, 2004, continued by the County until June 8, 2004, and conducted by the County on June 8, 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 establishment of 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, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and 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. DISTRICT NAME. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the "Villages of Bloomingdale Community Development District."

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 101.83 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 4. RECREATION POWERS. Consent is hereby given to the District's Board

of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described by Section 190.012(2), Florida Statutes.

**SECTION 5. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Eric D. Isenbergh, Bryan J. Stanley, Carol R. Fezzey, Scott Dispenza, and Judith L. James.

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

**SECTION 6. 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 7. EFFECTIVE DATE.** This Ordinance shall take effect pursuant to general law.

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 June 8, 2004 as the same appears of record in Minute Book 337 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 10<sup>th</sup> day of June, 2004.

RICHARD AKE, CLERK

By: Mildred H. Dinn  
Deputy Clerk



APPROVED BY COUNTY ATTORNEY  
BY Kenneth C. Papp  
Approved As To Form and Legal  
Sufficiency.

EXHIBIT A

LEGAL DESCRIPTION

That part of Tracts 15 and 16 and closed rights-of-way in the Southwest 1/4 of Section 6, Township 30 South, Range 20 East, SOUTH TAMPA SUBDIVISION, as per map or plat thereof recorded in Plat Book 8, Page 3, of the Public Records of Hillsborough County, Florida, and Tracts 1, 2, 7, 8, 9, 10, 15 and 16 and Tracts A, B, C and D and closed rights-of-way in the Northwest 1/4 of Section 7, Township 30 South, Range 20 East, FIRST ADDITION TO SOUTH TAMPA, as per map or plat thereof recorded in Plat Book 8, Page 68, of the Public Records of Hillsborough County, Florida, lying South of Bloomingdale Avenue (S.R. 5-676-A) and East of U.S. Highway I-75 By-Pass also described as follows:

COMMENCE at the North 1/4 corner of said Section 7; thence S.00°23'59"W., 28.00 feet along the Easterly boundary line of said Northwest 1/4 of Section 7 to the Southerly right-of-way line of PROGRESS BOULEVARD and the POINT OF BEGINNING; thence continue S.00°23'59"W., 2652.94 feet along said Easterly boundary line of the Northwest 1/4 of Section 7 said line also being the Easterly boundary line of said FIRST ADDITION TO SOUTH TAMPA to the Southeast corner of the Northwest 1/4 of said Section 7; thence S.89°31'43"W., 1595.17 feet along the Southerly boundary line of the Northwest 1/4 of said Section 7 to the Easterly limited access right-of-way line of INTERSTATE 75; thence along said right-of-way line the following two (2) courses and two (2) curves: N.00°39'05"W., 163.80 feet; thence N.02°53'48"W., 1060.91 feet to the beginning of a curve concave to the East having a radius of 5531.58 feet; thence Northerly 1202.54 feet along said curve through a central angle of 12°27'27" (chord bears N.03°10'42"E., 1200.17 feet) to a point of compound curvature concave to the Southeast having a radius of 3492.07 feet; thence NORTHEASTERLY 519.49 feet along said curve through a central angle of 08°31'25" (chord bears N.13°41'50"E., 518.96 feet) to the Southerly right-of-way line of PROGRESS BOULEVARD; thence along said Southerly right-of-way line the following three (3) curves and four (4) courses: SOUTHEASTERLY 199.85 feet along a curve concave to the Northeast having a radius of 2050.61 feet through a central angle of 05°35'17" (chord bears S.60°34'42"E., 199.78 feet); thence N.25°10'16"E., 10.00 feet to the beginning of a curve concave to the Northeast having a radius of 2040.61 feet; thence SOUTHEASTERLY 186.28 feet along said curve through a central angle of 05°13'49" (chord bears S.66°03'33"E., 186.21 feet); thence non-tangent to said curve S.79°40'50"E., 316.23 feet to the beginning of a non-tangent curve concave to the North having a radius of 2004.86 feet; thence EASTERLY 421.46 feet along said curve through a central angle of 12°02'41" (chord bears S.83°40'28"E., 420.68 feet); thence N.00°17'54"E., 10.00 feet; thence S.89°42'04"E., 401.69 feet to the POINT OF BEGINNING.

Subject Property Containing 101.83 Acres, More or Less.

# 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. 04-29, which was filed in this office on June 11, 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  
9th., day of July, A.D., 2004.



*Glenda E. Hood*

Secretary of State

DSDE 99 (3/03)

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 X 11" document.