

ORDINANCE NO. 06-29

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 04-17; EXPANDING AND CONTRACTING THE BOUNDARIES OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Bay Community Development District (the "District"), had filed a petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance expanding and contracting the boundaries of the District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District was established by the County pursuant to Ordinance No. 04-17 at its regular meeting of February 24, 2004; and

WHEREAS, Petitioner designates the real property described in Exhibit "A," attached hereto, as the area of land to be added to the District; and

WHEREAS, Petitioner designates the real property described in Exhibit "B," attached hereto, as the area of land to be deleted from the District; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services in the area described in Exhibit "A" which the County is not able to provide at a level and quality needed to service the District,

thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.046(1)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 24th DAY OF October, 2006, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states, that:

1. all statements contained in the Petition are provided in good faith as true and correct; and
2. the Petition is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan; and
3. after the expansion and contraction, the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community; and
4. after the expansion and contraction, the District remains the best alternative available for the delivery of community development services and facilities to the land within its boundaries; and

5. after the expansion and contraction, the District's community development services and facilities remain compatible with the capacity and uses of existing local and regional community development services and facilities; and
6. the area served by the District after the expansion and contraction will continue to be amenable to special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes; and
2. The County has jurisdiction pursuant to Section 190.046(1)(b), Florida Statutes; and
3. The granting of the Petition complies with Chapter 190, Florida Statutes.

SECTION 3. AMENDMENT. The area of land described in Exhibit "A" is hereby included within the geographical boundaries of the District. The area of land described in Exhibit "B" is hereby removed from the geographical boundaries of the District. The boundaries of the expanded and contracted District will be comprised solely of the property provided for in the legal description and sketch attached as Exhibit "C," and the District shall continue to exercise the powers of Section 190.011 and 190.012, Florida Statutes.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, PAT FRANK, 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 Oct. 24, 2006 as the same appears of record in Minute Book 365 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 30th day of October, 2006.

PAT FRANK, CLERK

By: Beverly Anne Miller
Deputy Clerk



Approved as to form and legal sufficiency:

COUNTY ATTORNEY

By:

[Signature]
Assistant County Attorney

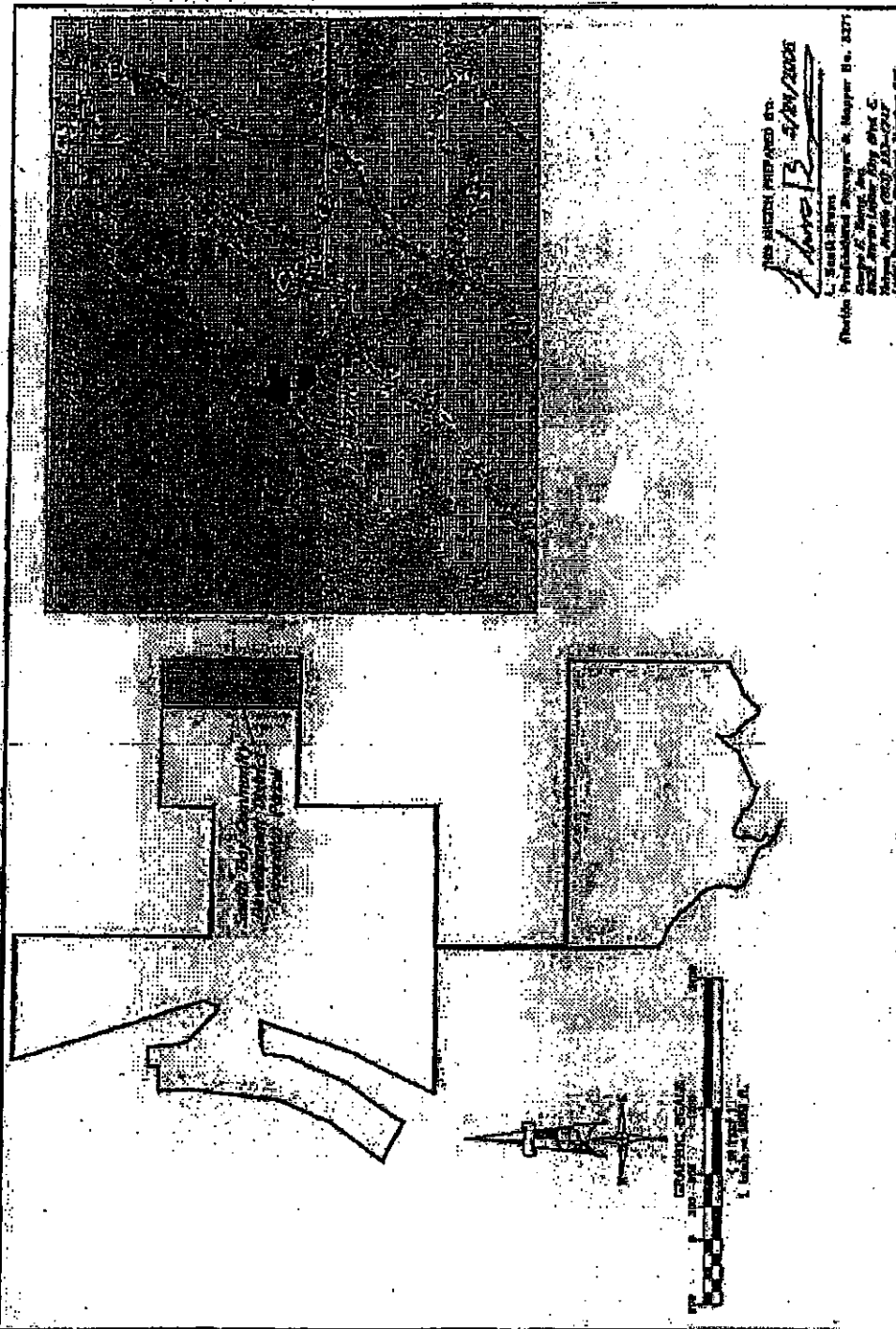
EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE ADDED TO THE DISTRICT

LEGAL DESCRIPTION: (South Bay Community Development District Expansion Parcel 1, Official Records Book 9007, Page 1750)

A Parcel of land in the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as Follows:

From the Southwest corner of said Section 1, proceed thence on the West boundary thereof, North 00 degrees, 20 minutes, 02 Seconds West, a distance of 2652.45 feet to the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 1, thence on the South boundary thereof, South 89 degrees, 36 minutes, 09 seconds East, a distance of 914.03 feet to the Point of Beginning. From the Point of Beginning thus described, proceed thence North 00 degrees, 02 minutes, 48 seconds East, a distance 1525.45 feet to a point on the North Boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 1; proceed thence on the North boundary thereof, South 89 degrees, 34 minutes, 51 seconds East, a distance of 427.27 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 1; thence on the East boundary thereof, South 00 degrees, 02 minutes, 49 seconds West, a distance of 1325.29 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 1; thence on the South boundary thereof, North 89 degrees, 36 minutes, 09 seconds West, a distance of 427.26 feet to the Point of Beginning.



THIS SHEET PREPARED BY:
June 13, 4/24/2006

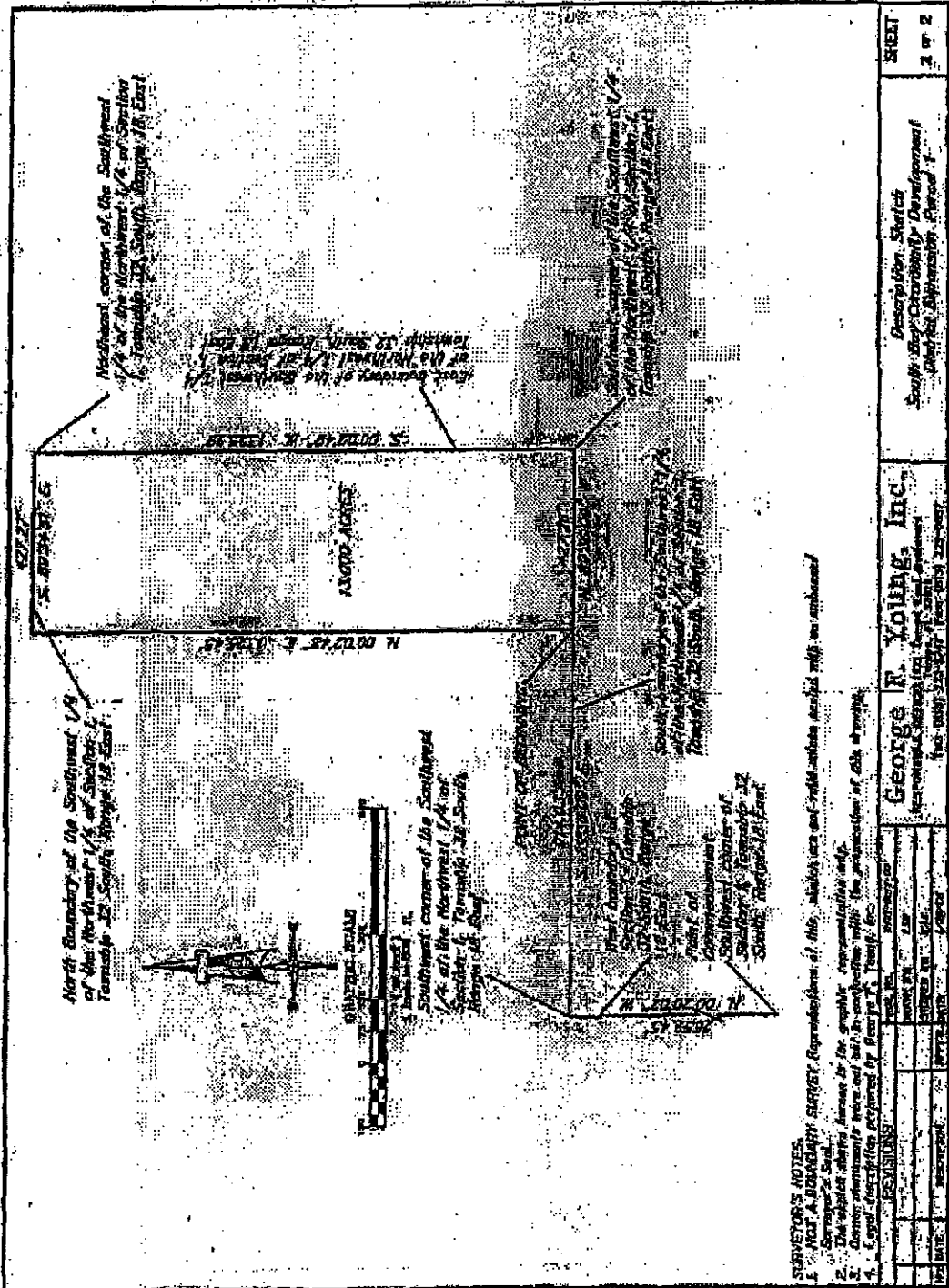
L. Scott Brown
 Florida Professional Engineer No. 10999 B.C. 3277
 2000 E. Colonial Blvd. Suite 5
 Tampa, Florida 33611
 (813) 288-0747
 www.lscottbrown.com

Description: **South Bay Community-Demolition/**
Classified Separation Parcel 1

George F. Young, Inc.
 10000 E. Bay Street, Suite 100
 Tampa, FL 33626
 Tel: 813-288-1234

NO.	DATE	REVISIONS	BY	CHECKED BY

SHEET
 1 of 2



North boundary of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 12 East.

West boundary of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 12 East.

East boundary of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 12 East.

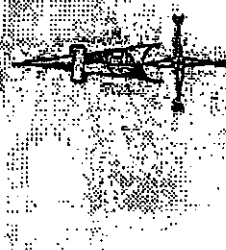
S 00° 14' 10" E 138.45'

138.45' ACRES

N 00° 14' 10" E 138.45'

S 00° 14' 10" E 138.45'

Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 12 East.



- SURVEYOR'S NOTES**
1. A 1/4 acre survey of the Northwest 1/4 of Section 1, Township 22 South, Range 12 East, was made on 10/10/1910.
 2. The original survey was made by George R. Young, Inc.
 3. The original survey was made by George R. Young, Inc.
 4. The original survey was made by George R. Young, Inc.
 5. The original survey was made by George R. Young, Inc.

REVISIONS	
NO.	DESCRIPTION

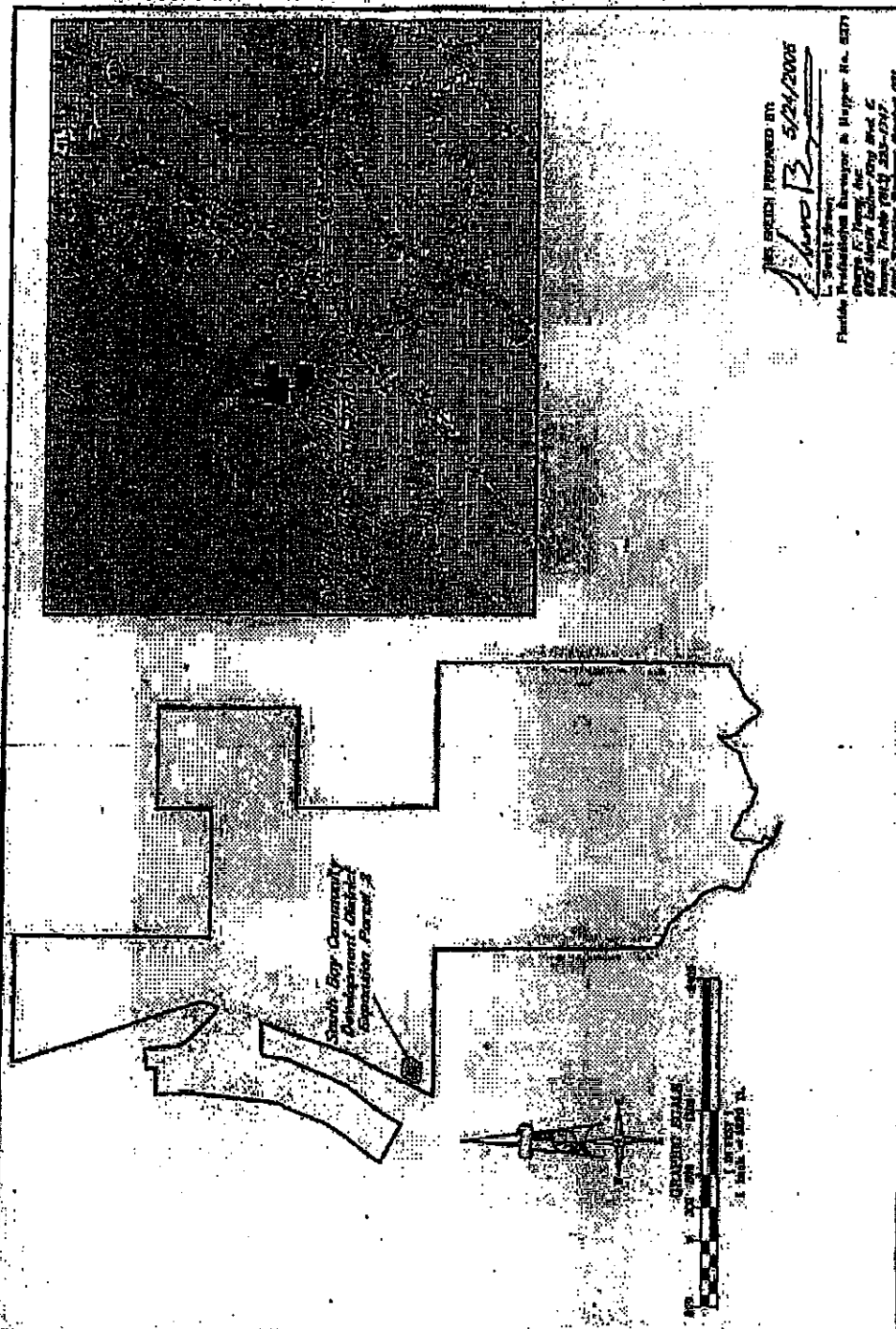
George R. Young, Inc.
 Surveyors
 1000 1st Street, N.E.
 Washington, D.C. 20002

SHEET
 2 of 2

**DESCRIPTION (South Bay Community Development District Expansion Parcel 2,
Official Records Book 14354, Page 1081 of the Public Records of Hillsborough County,
Florida)**

A parcel of land lying to the Southeast 1/4 of Section 7, Township 32 South Range 18
East, Hillsborough County, Florida, more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 7, thence S
89° 54' 50" E, along the South boundary of said Southeast 1/4 of Section 7, a distance of
155.07 feet, thence N 09° 05' 10" W, a distance of 147.38 feet to a POINT OF
BEGINNING, thence on a curve concave Northeastly, on an arc of 100' with a
radius of 310.00 feet, subtended by a chord of 84.94 feet to a POINT OF BEGINNING, thence N
31° 31' 25" E, a distance of 121.25 feet, thence S 80° 24' 30" W, a distance of 102.53 feet to
a point on the West side of the West side of the boundary of the State Road 1 Drive,
thence on a curve concave Northeastly, on an arc of 59.32 feet with a radius of 30.00
feet, subtended by a chord of 35.92 feet, chord bearing S 24° 02' 15" E, thence N 31° 31' 25"
W, a distance of 102.53 feet, thence N 39° 16' 01" W, a distance of 127.33 feet to the
POINT OF BEGINNING.



South Bay Community
Development District
Competition Parcel 3

DATE: 5/24/2006
SCALE: 1/8" = 1'-0"

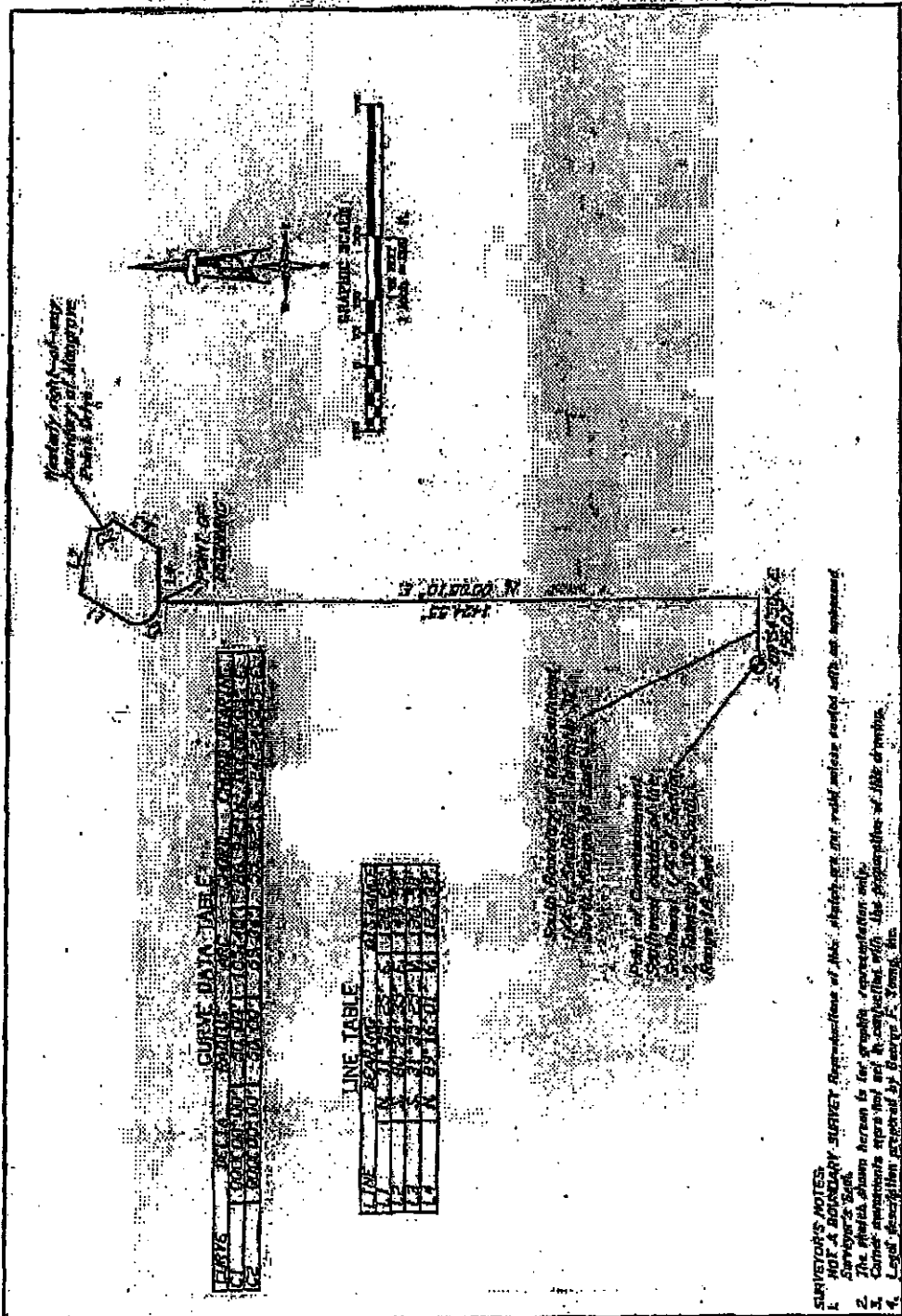
THIS SHEET PREPARED BY
Amo B.

Florida Professional Engineer: B. Hopper No. 5277
South Bay Community Development District
1000 South Bay Blvd. S.
P.O. Box 1000
Miami, Florida 33133
Local Service Building Number 000

REVISIONS	DATE	BY	APP'D.	DESCRIPTION

George F. Young, Inc.
Professional Engineers and Architects
1000 South Bay Blvd. S.
Miami, Florida 33133
Tel: (305) 333-3333 Fax: (305) 333-3333

Client: South Bay Community Development District
Project: Competition Parcel 3
SHEET 1 of 2



CURVE DATA TABLE

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89° 15' 00" E	100.00	N 89° 15' 00" E	100.00
2	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00
3	N 89° 15' 00" E	100.00	N 89° 15' 00" E	100.00
4	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00

LINE TABLE

LINE	BEARING	LENGTH
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" W	100.00
3	N 89° 15' 00" E	100.00
4	S 89° 15' 00" W	100.00

SURVEYOR'S NOTES

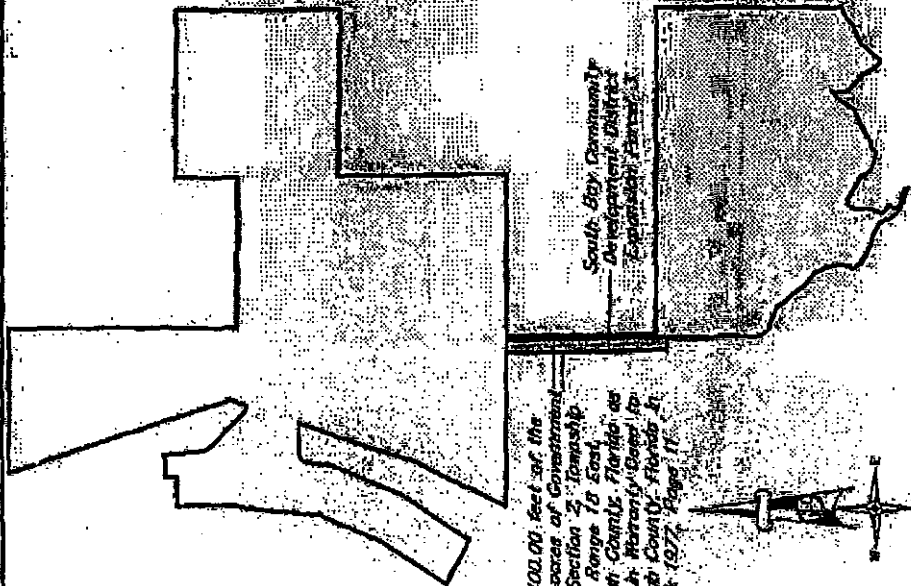
1. NOT A BOUNDARY SURVEY. Resurvey of old plat map and field notes with an unadjusted surveyor's tape.
2. The field shown herein is for general representation only.
3. Curve measurements were not made with the instrument of this drawing.
4. Legal description prepared by George F. Young, Inc.

NO.	DATE	DESCRIPTION	BY
1	12/15/58	FIELD SURVEY	GEORGE F. YOUNG, INC.
2	1/15/59	FIELD SURVEY	GEORGE F. YOUNG, INC.
3	2/15/59	FIELD SURVEY	GEORGE F. YOUNG, INC.

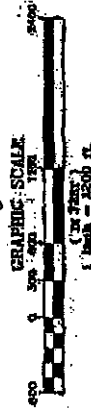
George F. Young, Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Telephone: 525-1111

**LEGAL DESCRIPTION: (South Bay Community Development District Expansion
Parcel 3, Deed Book 1977, Page 11**

**The east 100.00 feet of the South 40 acres of Government Lot 2 of Section 2,
Township 32 South, Range 18, East, Hillsborough County, Florida as described
in Warranty Deed to Hillsborough County, Florida, in Deed Book 1977, Page 11**



The East 100.00 feet of the South 40 acres of Government Lot 2 of Section 2, Township 12 South, Range 18 East, Hillsborough County, Florida as described in Warren's Deed to Hillsborough County, Florida, in Deed Book 1977, Page 11.



THIS SKETCH PREPARED BY:
Scott Brown 10/2/2006
 L. Scott Brown
 Florida Professional Surveyor & Mapper No. 5271
 6001 N. Thomas Ave.
 Suite 100
 Tampa, Florida 33634
 Phone: (813) 223-1747
 Fax: (813) 223-1747
 Email: sbrown@scottbrown.com

REVISIONS		SHEET	
NO. DATE	DESCRIPTION	DESCRIPTION	NO. OF SHEETS
1 10/2/06	PREPARED BY: SB	South Bay Community Development District Expansion Parcel 3	1 of 1
2 10/2/06	APPROVED BY: SB		

George F. Young, Inc.
 Registered Office: 1821 Tampa East Boulevard
 Tampa, FL 33613
 Tel: (813) 223-8747 Fax: (813) 218-0637

EXHIBIT "B"

LEGAL DESCRIPTION OF AREA TO BE DELETED FROM THE DISTRICT

DESCRIPTION (ELARP Exchange Parcel)

That part of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 32 South, Range 18 East lying Northerly of Shell Point Road, AND that part of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 32 South, Range 18 East lying Northerly of Shell Point Road, being more particularly described as follows:

Begin at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 1; thence by the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 1, North 89° 58' 02" East, a distance of 1328.94 feet, thence on the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 1, South 89° 58' 02" East, a distance of 1291.02 feet, thence the following two (2) courses: (1) parallel with and 30.00 feet Northerly of the Normandy right-of-way line of Shell Point Road, (2) North 89° 58' 02" West, a distance of 1124.81 feet; (3) North 89° 58' 02" West, a distance of 1291.02 feet, thence South 89° 58' 02" West, a distance of 1291.02 feet, thence on the Eastern right-of-way line of 2nd STREET NORTH, EAST, and crossing the Official Record Book 217, Page 11 of the Public Records of Alachua County, Florida, North 00° 21' 34" West, a distance of 1238.75 feet to a point on the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 1; thence by said North boundary, North 89° 49' 59" East, a distance of 1291.02 feet to the POINT OF BEGINNING.

The above described parcel contains 74.443 acres more or less, or 324285 square feet more or less.

EXHIBIT "C"

LEGAL DESCRIPTION OF DISTRICT AFTER EXPANSION AND CONTRACTION

DESCRIPTION (South Bay Community Development District)

A portion of Sections 1, 2, 11, and 12, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 1; thence on the West boundary of said Section 1, South 00°22'44" East, a distance of 1326.18 feet to the POINT OF BEGINNING; thence on the North boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 1, South 89°36'27" East, a distance of 1350.10 feet; thence on the East boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 1, South 00°00'38" West, a distance of 1325.35 feet; thence on the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 1, North 89°38'12" West, a distance of 1341.37 feet; thence on the West boundary of said Section 1, South 00°21'40" East, a distance of 1325.98 feet; thence on the North boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 2, South 89°46'32" West, a distance of 1291.02 feet to a point being 30.00 feet East of the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence parallel with and 30.00 feet East of said West boundary, South 00°25'36" East, a distance of 1230.75 feet; thence the following three (3) courses on a line being 30.00 feet Northerly of and parallel with the Northerly right-of-way line of Shell Point Road: (1) South 58°06'40" East, a distance of 6.95 feet; (2) South 89°54'46" East, a distance of 1284.01 feet; (3) South 89°54'29" East, a distance of 1323.81 feet to a point on the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 1; thence on said East boundary, South 00°20'49" East, a distance of 85.00 feet; thence on the East boundary of Government Lot 4 of said Section 12, South 01°38'11" West, a distance of 55.02 feet to a point on the Southerly right-of-way line of Shell Point Road; thence continue on said East boundary, South 00°57'39" West, a distance of 1366.30 feet more or less to the Mean High Water Line of The Little Manatee River; thence meandering said Mean High Water Line the following seventy (70) courses: (1) South 63°07'50" West, a distance of 37.93 feet; (2) South 72°30'19" West, a distance of 55.22 feet; (3) South 50°19'00" West, a distance of 27.20 feet; (4) South 47°42'52" West, a distance of 54.25 feet; (5) South 67°47'10" West, a distance of 34.44 feet; (6) South 72°28'24" West, a distance of 42.94 feet; (7) South 63°44'06" West, a distance of 77.74 feet; (8) South 47°50'24" West, a distance of 45.25 feet; (9) South 41°34'37" West, a distance of 55.49 feet; (10) South 41°31'09" West, a distance of 26.40 feet; (11) South 39°35'34" West, a distance of 54.50 feet; (12) South 64°19'48" West, a distance of 23.52 feet; (13) North 58°26'18" West, a distance of 46.43 feet; (14) North 33°08'20" West, a distance of 123.27 feet; (15) North 47°35'18" West, a distance of 77.77 feet; (16) North 47°03'30" West, a distance of 60.27 feet; (17) North 31°40'52" West, a distance of 60.72 feet; (18) North 03°23'38" East, a distance of 94.86 feet; (18) North 30°46'38" East, a distance of 20.04 feet; (19) South 47°00'59" West, a distance of 120.73 feet; (20) South 28°02'35" West, a distance of 38.38 feet; (21) South 33°27'14" West, a distance of 90.79 feet; (22) South 68°35'50" West, a distance of 153.38 feet; (23) South 65°33'16" West, a distance of 143.15 feet; (24) South 84°50'10" West, a distance of 31.78 feet; (25) South 37°21'41" West, a distance of 42.68 feet; (26) South 53°14'24" West, a distance of 18.40 feet; (27) North 72°02'06" West, a distance of 140.29 feet; (28) North 50°42'33" West, a distance of 66.45 feet; (29) North 16°06'37" West, a distance of 32.31 feet; (30) North 66°49'41" West, a distance of 82.24 feet; (31) North 53°29'28" West, a distance of 41.85 feet; (32) North 64°38'41" West, a distance of 110.76 feet; (33) South 36°08'16" West, a distance of 50.67 feet; (34) South 35°29'13" West, a distance of 24.83 feet; (35) South 00°43'45" West, a distance of 42.18 feet; (36) South 14°34'16" East, a distance of 38.12 feet; (37) South 12°29'55" West, a distance of 65.59 feet; (38) South 26°14'28" West, a distance of 41.03

feet; (39) South 02°42'44" East, a distance of 37.45 feet; (40) South 53°35'52" East, a distance of 70.69 feet; (41) South 34°29'58" West, a distance of 21.94 feet; (42) South 55°16'26" West, a distance of 21.45 feet; (43) South 27°19'18" East, a distance of 67.29 feet; (44) South 75°04'22" East, a distance of 57.10 feet; (45) South 69°46'22" East, a distance of 49.08 feet; (46) South 43°08'14" East, a distance of 32.86 feet; (47) North 71°30'41" West, a distance of 55.97 feet; (48) North 72°02'37" West, a distance of 56.24 feet; (49) North 62°40'23" West, a distance of 76.72 feet; (50) North 39°54'33" West, a distance of 83.83 feet; (51) North 23°52'02" West, a distance of 46.34 feet; (52) North 29°52'21" West, a distance of 44.33 feet; (53) North 59°50'47" West, a distance of 105.93 feet; (54) North 74°51'08" West, a distance of 90.54 feet; (55) North 67°11'07" West, a distance of 99.80 feet; (56) North 58°57'40" West, a distance of 74.65 feet; (57) North 25°36'06" West, a distance of 64.50 feet; (58) North 34°59'58" East, a distance of 36.22 feet; (59) North 07°01'28" East, a distance of 82.64 feet; (60) North 02°35'57" West, a distance of 46.23 feet; (61) North 19°30'58" West, a distance of 96.26 feet; (62) North 29°56'23" West, a distance of 78.13 feet; (63) North 50°33'08" West, a distance of 115.55 feet; (64) North 35°54'21" West, a distance of 124.16 feet; (65) North 45°29'59" West, a distance of 100.11 feet; (66) North 37°19'22" West, a distance of 58.11 feet; (67) North 65°50'06" West, a distance of 93.48 feet; (68) North 69°21'33" West, a distance of 87.57 feet; (69) North 43°32'38" West, a distance of 65.27 feet; (70) North 15°23'00" West, a distance of 38.23 feet to a point on the West boundary of Government Lot 1 of said Section 11; thence on said West boundary, North 00°26'31" West, a distance of 659.44 feet to a point on the Southerly right-of-way line of Shell Point Road; thence continue on said West boundary, North 00°26'31" West, a distance of 85.42 feet; thence on the South boundary of the East 100.00 feet of the South 40 acres of Government Lot 2 of Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida as described in Warranty Deed to Hillsborough County, Florida in Deed Book 1977, Page 11 of the Public Records of Hillsborough County, Florida, North 89°54'46" West, a distance of 100.00 feet; thence on the West boundary of said East 100.00 feet, North 00°25'36" West, a distance of 1320.00 feet to a point on the North boundary of said South 40 acres; thence on said North boundary, North 89°54'26" West, a distance of 1215.38 feet to a point on the Corrected Hillsborough County Bulkhead Line as per the map or plat thereof recorded in Plat Book 39, Page 89 of the Public Records of Hillsborough County, Florida; thence the following twelve (12) courses on said Bulkhead Line: (1) North 25°51'18" East, a distance of 822.83 feet; (2) North 18°30'24" East, a distance of 959.04 feet; (3) South 89°08'29" West, a distance of 259.25 feet to a point of curvature; (4) Southwesterly 71.14 feet along the arc of a curve to the left, said curve being concave Southeasterly, having a radius of 50.00 feet, a central angle of 81°30'55", and a chord bearing and distance of South 48°23'02" West, 65.29 feet to a point of tangency; (5) South 07°37'34" West, a distance of 228.28 feet; (6) South 22°54'54" West, a distance of 612.63 feet; (7) South 33°52'34" West, a distance of 635.93 feet; (8) North 62°40'46" West, a distance of 402.63 feet; (9) North 33°52'34" East, a distance of 643.52 feet; (10) North 22°54'54" East, a distance of 513.85 feet; (11) North 06°12'27" East, a distance of 815.14 feet; (12) North 01°53'16" West, a distance of 344.92 feet to a point on the Southerly boundary of Bahia Del Sol Condominium as recorded in Official Records Book 3831, Page 753 of the Public Records of Hillsborough County, Florida; thence on said Southerly boundary, North 88°01'21" East, a distance of 228.67 feet to a point on the Westerly right-of-way line of Bahia Beach Drive as shown on Bahia Beach South Unit as per the map or plat thereof recorded in Plat Book 40, Page 81 of the Public Records of Hillsborough County, Florida; thence on said Westerly right-of-way line, North 01°58'57" West, a distance of 89.52 feet; thence departing said Westerly right-of-way line, North 88°01'03" East, a distance of 55.00 feet; thence on the Southerly boundary of Bahia Del Sol II Condominium as

recorded in Official Records Book 3918, Page 1386 of the Public Records of Hillsborough County, Florida, North $86^{\circ}33'34''$ East, a distance of 124.70 feet to a point on said Corrected Hillsborough County Bulkhead Line; thence the following seven (7) courses on said Bulkhead Line: (1) South $04^{\circ}52'56''$ East, a distance of 298.45 feet to a point of curvature; (2) Southeasterly 109.18 feet along the arc of a curve to the left, said curve being concave Northeasterly, having a radius of 154.00 feet, a central angle of $40^{\circ}37'15''$, and a chord bearing and distance of South $25^{\circ}11'33''$ East, 106.91 feet to a point of tangency; (3) South $45^{\circ}30'11''$ East, a distance of 356.31 feet to a point of curvature; (4) Southeasterly 70.49 feet along the arc of a curve to the left, said curve being concave Northeasterly, having a radius of 92.00 feet, a central angle of $43^{\circ}54'10''$, and a chord bearing and distance of South $67^{\circ}27'16''$ East, 68.78 feet to the end of said curve; (5) North $18^{\circ}30'23''$ East, a distance of 141.04 feet; (6) North $17^{\circ}18'46''$ West, a distance of 1797.77 feet; (7) North $09^{\circ}54'16''$ West, a distance of 81.18 feet to a point on the North boundary of said Section 2; thence on said North boundary, South $89^{\circ}34'01''$ East, a distance of 1143.96 feet; thence departing said North boundary, South $00^{\circ}25'59''$ West, a distance of 1840.11 feet; thence South $89^{\circ}34'00''$ East, a distance of 1193.82 feet to a point on the East boundary of said Section 2; thence on said East boundary, North $00^{\circ}21'59''$ West, a distance of 513.91 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

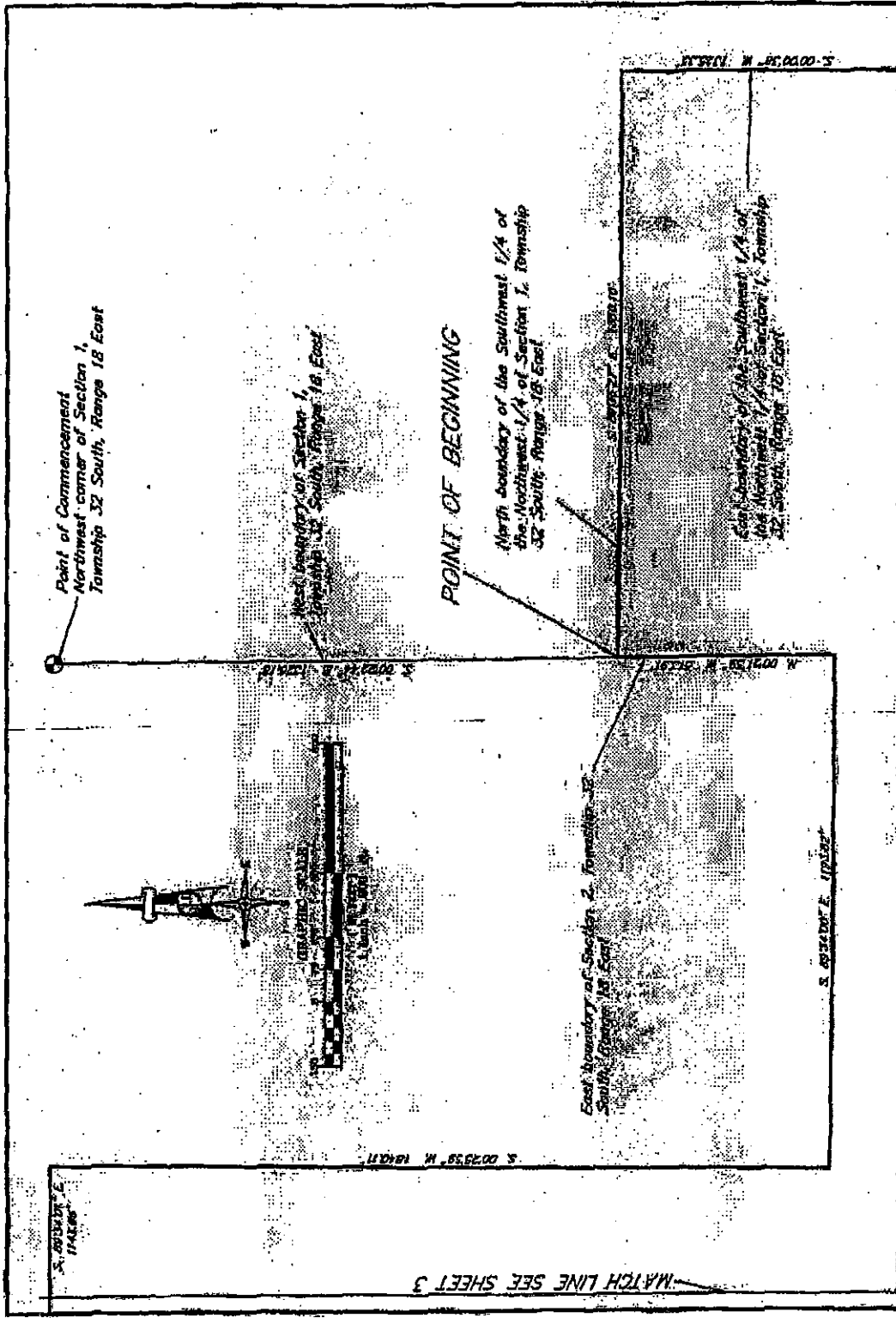
Description (taken from Official Records Book 9007, Page 1750 of the Public Records of Hillsborough County, Florida):

(Lift Station)

A parcel of land lying in Section 2, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

From the Southeast corner of said Section 2, proceed thence on the South boundary thereof, also being the centerline of Shell Point Road, (Bellamy Avenue), at this point, N $89^{\circ}54'50''$ W, a distance of 1694.30 feet thence N $00^{\circ}05'10''$ E, a distance of 3009.28 feet to the Point of Beginning; thence N $88^{\circ}38'50''$ W, a distance of 35.00 feet; thence N $01^{\circ}21'10''$ E, a distance of 42.00 feet; thence S $88^{\circ}38'50''$ E, a distance of 35.00 feet; thence S $01^{\circ}21'10''$ W, a distance of 42.00 feet to the Point of Beginning.

The above described parcel contains at total of 309.349 acres more or less, or 13,475,255 square feet more or less.



Point of Commencement
Northwest corner of Section 1,
Township 32 South, Range 18 East

West boundary of Section 1,
Township 32 South, Range 18 East

POINT OF BEGINNING

North boundary of the Southwest 1/4 of
the Northwest 1/4 of Section 1, Township
32 South, Range 18 East

East boundary of the Southwest 1/4 of
the Northwest 1/4 of Section 1, Township
32 South, Range 18 East

East boundary of Section 2, Township 32
South, Range 18 East

S. 89°32'00" E. 114.00'

S. 89°32'00" E.
114.00'

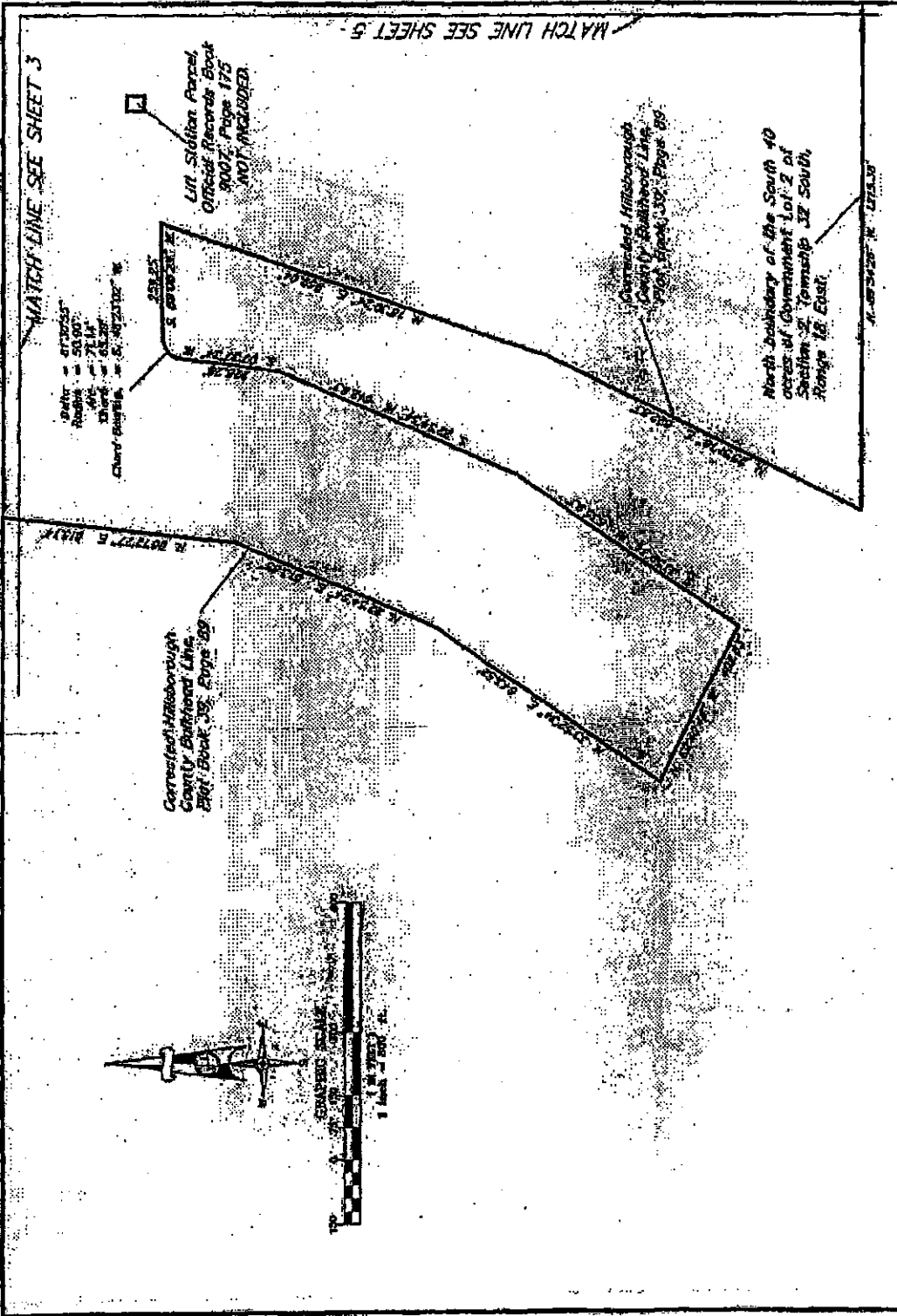
MATCH LINE SEE SHEET 3

REVISIONS		NO.	DATE	DESCRIPTION	BY	CHECKED BY	DATE
NO.	DESCRIPTION						

George F. Young, Inc.
 RESURVEYING ENGINEERS
 1000 W. 10th Street, Suite 100
 Tulsa, Oklahoma 74103
 Tel: (918) 438-1111 Fax: (918) 438-1112

Description: Section
 South City Community
 Development District

SHEET
 2 of 7



REVISIONS		DATE	BY	DESCRIPTION

PREPARED BY: GUY... CHECKED BY: J... DRAWN BY: J... DATE: 3/20/08	George F. Young, Inc. RESURVEYING & SURVEYING 1000 N. 10th St. Tallahassee, FL 32310 TEL: (904) 221-1111 FAX: (904) 221-1057	Description Sketch South Bay Community Development District	SHEET 4 of 7
--	---	---	-----------------

MATCH LINE SEE SHEET 1



East boundary of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 32 South, Range 18 East

South boundary of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 32 South, Range 18 East

West boundary of Section 1, Township 32 South, Range 18 East

LINE	BEARING	DISTANCE
1	N 89° 45' 22" W	1326.157
2	S 89° 45' 22" E	1326.157
3	N 89° 45' 22" W	1326.157
4	S 89° 45' 22" E	1326.157

A point being 30.00 feet East of the West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 32 South, Range 18 East

North boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 32 South, Range 18 East

S 89° 45' 22" W 1326.157

MATCH LINE SEE SHEET 6

NO.	DATE	DESCRIPTION	APPROVED	DATE

TITLE NO.	048-001-20
DRAWN BY	ESP
CHECKED BY	ESB
DATE	1/25/01

George F. Young, Inc.
 RESPONSIBLE OFFICE 1821 Tampa East Boulevard
 Tampa, FL 33613
 Tel: (813) 225-2247 Fax: (813) 229-0527

Description Sketch
 South Bay Community
 Development District

SHEET
 5 of 7

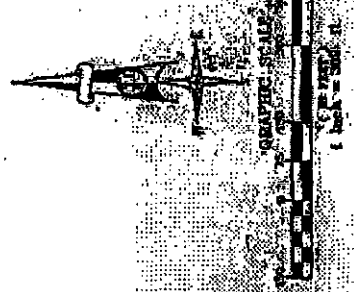
MATCH LINE SEE SHEET 5

Parcel with and 30.00 feet East of the West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 12 South, Range 18, East.

West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 12 South, Range 18, East.

West boundary of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 12 South, Range 18, East. (See also plat in Warren's Land & Water Survey, Volume 4, Book 18, Page 111, 188) (Boundary for 32nd Street)

2100-foot westerly of and parallel with the Northerly right-of-way line of State Park Road



S. 89°54'40" E. 1285.00'

S. 89°54'29" E. 1285.00'

South boundary of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 12 South, Range 18, East. (See also plat in Warren's Land & Water Survey, Volume 4, Book 18, Page 111, 188) (Boundary for 32nd Street)

West boundary of Government Lot 1 of Section 11, Township 12 South, Range 18 East

East boundary of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 12 South, Range 18 East

East boundary of Government Lot 1 of Section 12, Township 12 South, Range 18 East

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

REVISIONS	
NO.	DESCRIPTION

FILE NO.	607-007-09
PLANNED BY	LSW
DRAWN BY	MS
APPROVED BY	LSW

George F. Young, Inc.
 RESPONSIBLE OFFICE: 1001 1/2 East Broadway
 Kansas City, Mo. 64108
 TEL: (816) 231-2727 Fax: (816) 231-0687

Description Sketch
 South Bay Community
 Development District

SHEET
 6 of 7



**STATE OF FLORIDA
DEPARTMENT OF STATE**
STATE LIBRARY AND ARCHIVES OF FLORIDA

JEB BUSH
Governor

SUE M. COBB
Secretary of State

October 31, 2006

Gail M. Letzring, Manager-BOCC Records
Clerk of the Circuit Court
Hillsborough County
P.O. Box 1110, 12th Floor
Tampa, Florida 33601

Dear Ms. Letzring:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated October 30, 2006 and certified copies of Hillsborough County Ordinance Nos. 06-29 and 06-30, which were filed in this office on October 31, 2006.

Sincerely,

Liz Cloud
Program Administrator

LC/bpn

RECEIVED
2006 NOV -2 PM 2:27
THE CLERK (B)

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dils.dos.state.fl.us>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX:
850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX:
850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
for the Expansion and Contraction
of the South Bay Community Development District

Date: October 24, 2006

Time: 1:30 P.M.

Location: County Commissioners Boardroom
Frederick B. Karl County Center - Second Floor
601 East Kennedy Boulevard
Tampa, Florida 33602

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In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 1:30 p.m. on October 24, 2006, in the Boardroom in the Frederick B. Karl County Center, Second Floor, 601 East Kennedy Boulevard, Tampa, Florida 33602; to consider a petition and the adoption of an ordinance to expand and contract the boundaries of the South Bay Community Development District.

The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 04-17; EXPANDING AND CONTRACTING THE BOUNDARIES OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The Community Development District is located in southwestern Hillsborough County, west of the intersection of United States Highway 41 and State Road 674 near Ruskin, bounded by Tampa Bay on the west and the Little Manatee River on the south and contains 367,006 acres more or less. The Petitioner has proposed to expand and contract the Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized for such districts under Florida law, including but not limited to water management, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, mosquito control and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

Copies of the petition, the proposed ordinance, and department reports are open to the public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 601 East Kennedy Boulevard, 12th Floor, Tampa, Florida 33602.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government who wishes to appeal any decisions made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings, and, for that purpose, the person or unit of general local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Hillsborough County Community Relations Section of the Communications Department, (813) 272-5275, at least forty-eight (48) hours prior to the date of the meeting.



October 30, 2006

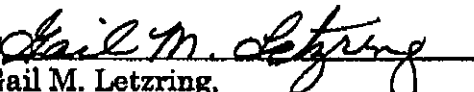
**MS LIZ CLOUD CHIEF
BUREAU OF ADMINISTRATIVE CODE
DEPARTMENT OF STATE
500 SOUTH BRONOUGH ST RA GRAY BLDG RM 101
TALLAHASSEE FL 32399-0250**

**Re: Ordinance # 06-29
Amending Ordinance 04-17 South Bay Community Development District -
Expansion and Contraction of Boundaries**

Dear Ms. Cloud:

Pursuant to the filing requirements of Florida Statutes 125.66, we are forwarding (by Federal Express) an executed original of Hillsborough County Ordinance #06-29, adopted by the Board of County Commissioners on October 24, 2006. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance.

Sincerely,

By: 
Gail M. Letzring,
Manager, BOCC Records

**bam
Attachment
Federal Express AB# 8545 8087 4831**

133

152

FedEx US Airbill

Express

FedEx Tracking Number

8545 8087 4831

NO POUCH NEEDED. See back for peel and stick application instructions.

1 From Please print and press hard.
Date 10-30-06 Sender's FedEx Account Number 1140-8846-3

Sender Name BOCC RECORDS PROCESSING (813) 276-8100
CLERK CIRCUIT COURT 12TH FL
Comp 601 EAST KENNEDY BLVD
TAMPA FL 33602

Address _____
City TAMPA State FL ZIP 33602-3503

2 Your Internal Billing Reference 130 OPT IDIAL 060 # 06-29
First 25 characters will appear on invoice. 06-30

3 To
Recipient's Name LIZ CLOUD CHIEF
BUREAU OF ADMINISTRATIVE CODE
Company DEPARTMENT OF STATE
500 S BRONOUGH ST RA GRAY BLDG
Recipient's Address TALLAHASSEE FL 32399-0250
We cannot deliver to _____

Address _____
To request a package be held at a specific FedEx location, print FedEx address here.
City _____ State _____ ZIP _____

0323174842

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By using this Airbill you agree to the service conditions on the back of this Airbill and in the current FedEx Service Guide, including terms that limit our liability.
Questions? Go to our Web site at fedex.com
or call 1.800.GoFedEx 1.800.463.3333.

Sender's Copy

4a Express Package Service To add SATURDAY Delivery, see Section 6. **Packages up to 150 lbs.**
To meet locations.

FedEx Priority Overnight FedEx Standard Overnight FedEx First Overnight
Next business morning. Next business afternoon. Earliest next business morning delivery to select locations.
 FedEx 2Day FedEx Express Saver
Second business day. Third business day.
FedEx Envelope only not available. Minimum charge: One-pound rate.

4b Express Freight Service To add SATURDAY Delivery, see Section 6. **Packages over 150 lbs.**
To meet locations.

FedEx 1Day Freight* FedEx 2Day Freight FedEx 3Day Freight
Next business day. Second business day. Third business day.

*Call for Confirmation. *Declared value limit: \$200.

5 Packaging

FedEx Envelope* FedEx Pak* FedEx Box FedEx Tube Other
*Includes FedEx Small Pak, FedEx Large Pak, and FedEx Study Pak.

6 Special Handling Include FedEx address in Section 3.

SATURDAY Delivery Available ONLY for FedEx Priority Overnight, FedEx 2Day, FedEx 1Day Freight, and FedEx 2Day Freight to select ZIP codes.
 HOLD Weekday at FedEx Location NOT Available for FedEx First Overnight.
 HOLD Saturday at FedEx Location Available ONLY for FedEx Priority Overnight and FedEx 2Day to select locations.

Does this shipment contain dangerous goods?
One box must be checked.
 No Yes As per attached Shipper's Declaration. Yes Shipper's Declaration not required. Dry Ice Dry Ice, R UN 1825 Cargo Aircraft Only
Dangerous goods (including dry ice) cannot be shipped in FedEx packaging.

7 Payment Bill to: Enter FedEx Acct. No. or Credit Card No. below.

Sender Acct. No. in Section 1 will be billed. Recipient Third Party Credit Card Cash/Check

FedEx Acct. No. _____ Exp. Date _____
Credit Card No. _____

Total Packages _____ Total Weight _____ Total Declared Value* \$ _____ .00
*Our liability is limited to \$500 unless you declare a higher value. See back for details.

8 NEW Residential Delivery Signature Options If you require a signature, check Direct or Indirect.

No Signature Required Direct Signature Indirect Signature
Package may be left without obtaining a signature for delivery. Anyone at recipient's address may sign for delivery. Fee applies. Item only is available at recipient's address, anyone at a neighboring address may sign for delivery. Fee applies.

519

PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE PACKAGE.

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
(CODRS) CODING FORM**

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: Hillsborough COUNTY ORDINANCE # 06 - 29
(e.g., 00-001)

PRIMARY KEYFIELD
DESCRIPTOR: Special Districts

SECONDARY KEYFIELD
DESCRIPTOR: Governments/Agencies

OTHER KEYFIELD
DESCRIPTOR: Expansion/Contraction Boundaries

ORDINANCE DESCRIPTION: South Bay CDD
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: (04-17) AMENDMENT # 2: (_____)

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: (_____) REPEAL # 3: (_____)

REPEAL # 2: (_____) REPEAL # 4: (_____)

(Others repealed: List all that apply): _____

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: (_____)

KEYFIELD 1 CODE: (_____) KEYFIELD 2 CODE: (_____)

KEYFIELD 3 CODE: (_____)

Rev. 4/10/01

Office of the County Attorney

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jimi Norman
Thomas Scott
Mark Sharpe
Ronda Storms



Renée Francis Lee, County Attorney
Donald R. Odom, Deputy County Attorney

Mansing Attorneys

Christine M. Beck
Robert E. Brazel
Hank Ennis
Mary Helen Farris
Susan J. Fernandez
Sheree C. Fish
Adam J. Gormly
Jennie Granahan Tarr

MEMORANDUM

To: Beverly Miller, BOCC Records
From: Nancy Y. Takemori, Assistant County Attorney *NT*
Re: Expansion and Contraction of South Bay Community Development District
Date: October 30, 2006

An original final copy of the above-referenced ordinance adopted by the BOCC on October 24, 2006 is attached. Please number and certify the ordinance and file with the Florida Department of State in accordance with Section 125.66, Florida Statutes.

Please provide this office with a date-stamped copy of the official acknowledgement from the Department of State that the ordinance has been filed, showing receipt by your office. Also, I have attached the proof of notice in the Tampa Tribune.

Thank you for your assistance with this matter.

NYT:pww

Attachments

10/30/2006

Memo to BOCC clerk with South Bay CDD ordinance.doc

601 E. Kennedy Boulevard, 27th Floor
Post Office Box 1110 · Tampa, Florida 33601
(813) 272-5670

Fax: (813) 272-5231

An Affirmative Action/Equal Opportunity Employer