

**ORDINANCE NO. 21-31**

**AN ORDINANCE ESTABLISHING THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Forestar (USA) Real Estate Group, Inc. ("Petitioner"), has filed a Petition to Establish the Mangrove Point and Mangrove Manor Community Development District ("Petition") with Hillsborough County, Florida ("County") requesting that the Board of County Commissioners in and for Hillsborough County, Florida, adopt an ordinance establishing the Mangrove Point and Mangrove Manor Community Development District ("District") pursuant to Chapter 190, Florida Statutes, and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic infrastructure and service delivery, 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 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in section 190.005(1)(e), Fla. Stat.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2021, AS FOLLOWS:**

**SECTION 1. FINDINGS OF FACT.** The Board of County Commissioners hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;

3. the establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community;

5. the establishment of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the District is amenable to separate, special-district government.

## **SECTION 2. CONCLUSIONS OF LAW.**

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

**SECTION 3. CREATION AND BOUNDARIES.** There is hereby established the Mangrove Point and Mangrove Manor Community Development District for the area of land described in Exhibit A.

**SECTION 4. FUNCTIONS AND POWERS.** The powers and functions of the District are described in Chapter 190, Florida Statutes (2020), as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes, the District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may contract with the County for an increased level of such services within the proposed District boundaries.

**SECTION 4. INITIAL BOARD.** The following five persons are designated as the initial members of the Board of Supervisors: Timothy L. Martin, Mary E. Moulton, Raymond E. Demby, Ty Vincent and Ryan Zook.

**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.

**SECTION 6. 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.

Adopted this 8th day of September, 2021.

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I, CINDY STUART, 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 September 8, 2021 as the same appears of record in Minute Book 544 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 9th day of September, 2021.

BY: *Marian O. Ditt*  
Deputy Clerk



APPROVED BY COUNTY ATTORNEY

By: *Nancy Y. Takemori*  
Approved as to Form and Legal Sufficiency

EXHIBIT "A"

East Parcel:

A TRACT OF LAND BEING PART OF SECTIONS 27 AND 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°28'13" WEST, A DISTANCE OF 869.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 28°37'13" EAST, A DISTANCE OF 1,610.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°59'46" WEST, A DISTANCE OF 768.73 FEET; THENCE SOUTH 00°00'14" WEST, A DISTANCE OF 93.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,582.89 FEET; A CENTRAL ANGLE OF 16°09'31", A CHORD BEARING OF SOUTH 89°12'58" WEST AND A DISTANCE OF 444.93 FEET; THENCE ALONG THE ARC A DISTANCE OF 446.41 FEET; THENCE SOUTH 81°08'12" WEST, A DISTANCE OF 421.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,472.89 FEET; A CENTRAL ANGLE OF 03°25'40", A CHORD BEARING OF SOUTH 82°55'33" WEST AND A DISTANCE OF 88.10 FEET; THENCE ALONG THE ARC A DISTANCE OF 88.11 FEET; THENCE SOUTH 89°23'43" WEST, A DISTANCE OF 249.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,579.74 FEET; A CENTRAL ANGLE OF 06°28'15", A CHORD BEARING OF NORTH 82°13'32" WEST AND A DISTANCE OF 178.32 FEET; THENCE ALONG THE ARC A DISTANCE OF 178.41 FEET; THENCE NORTH 14°49'17" WEST, A DISTANCE OF 89.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE NORTH 47°13'27" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 45.28 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 14°49'17" EAST, A DISTANCE OF 118.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,569.75 FEET; A CENTRAL ANGLE OF 01°37'05", A CHORD BEARING OF SOUTH 81°14'10" EAST AND A DISTANCE OF 44.33 FEET; THENCE ALONG THE ARC A DISTANCE OF 44.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,476.85 FEET; A CENTRAL ANGLE OF 03°36'49", A CHORD BEARING OF SOUTH 83°44'41" EAST A DISTANCE OF 93.13 FEET; THENCE ALONG THE ARC A DISTANCE OF 93.14 FEET; THENCE NORTH 89°23'43" EAST, A DISTANCE OF 248.27 FEET; THENCE NORTH 82°55'04" EAST, A DISTANCE OF 87.08 FEET; THENCE NORTH 81°08'12" EAST, A DISTANCE OF 37.83 FEET; THENCE NORTH 07°21'23" WEST, A DISTANCE OF 8.82 FEET; THENCE NORTH 08°51'48" WEST, A DISTANCE OF 125.20 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 173.00 FEET HAVING A CENTRAL ANGLE OF 33°54'45"; A CHORD BEARING OF NORTH 25°49'10" WEST AND A DISTANCE OF 100.91 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 102.40 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 180.40 FEET; THENCE NORTH 87°46'33" WEST, A DISTANCE OF 84.85 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 174.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 02°13'27" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 180.40 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 227.00 FEET HAVING A CENTRAL ANGLE OF 10°15'51"; A CHORD BEARING OF SOUTH 37°38'37" EAST AND A DISTANCE OF 40.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 40.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 48°41'35", A CHORD BEARING OF SOUTH 56°51'32" EAST A DISTANCE OF 20.61 FEET; THENCE ALONG THE ARC A DISTANCE OF

21.25 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 295.03 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 300.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 1,096.04 FEET; THENCE SOUTH 89°20'07" EAST, A DISTANCE OF 1,424.19 FEET; THENCE SOUTH 28°37'27" WEST, A DISTANCE OF 1,386.59 FEET TO THE POINT OF BEGINNING;

and,

**West Parcel:**

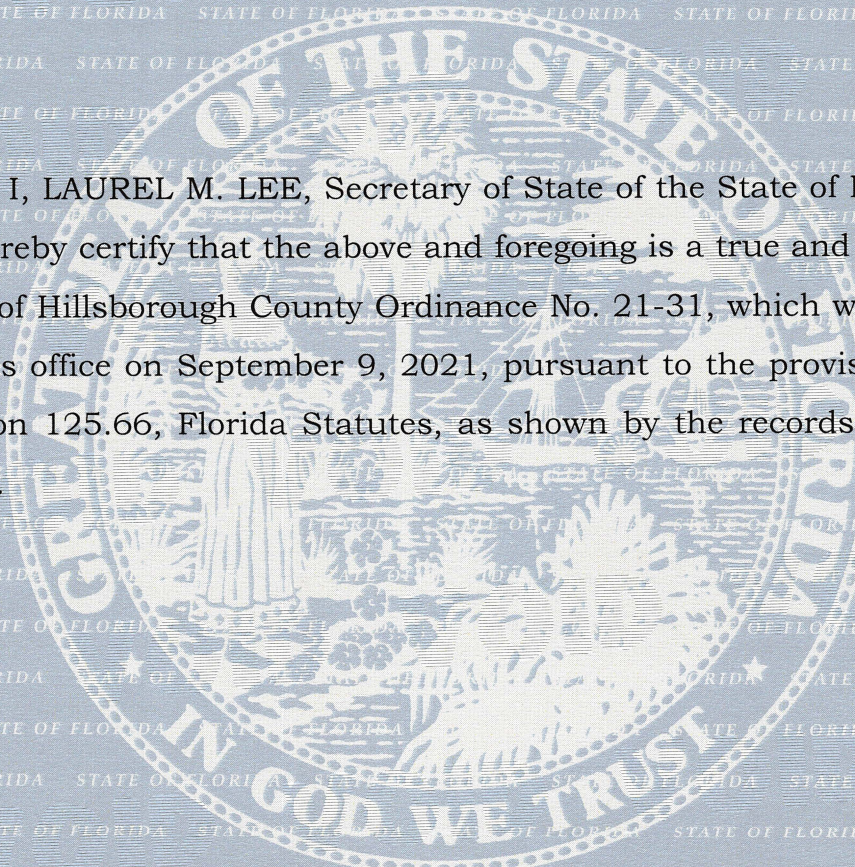
A TRACT OF LAND BEING PART OF LOTS 60-62 OF RUSKIN TOMATO FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SOUTHSORE FALLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 171-188, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY A DISTANCE OF 990.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°13'27" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 76.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 10 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 47°13'27" WEST, A DISTANCE OF 890.31 FEET; THENCE SOUTH 89°19'39" EAST, A DISTANCE OF 399.88 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 26.39 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 50.89 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF LEISEY ROAD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°19'39" WEST, ALONG THE NORTHERLY LEISEY ROAD RIGHT-OF-WAY, A DISTANCE OF 1,720.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AND SEA BOULEVARD; THENCE NORTH 00°53'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1,294.39 FEET TO THE SOUTHWEST CORNER OF SOUTHSORE FALLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 175-187, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY SOUTH 89°22'41" EAST, ALONG THE SOUTHERLY LINE OF SOUTHSORE FALLS PHASE 1 AND SOUTHSORE FALLS PHASE 2, A DISTANCE OF 3,084.70 FEET TO THE POINT OF BEGINNING.

FOR A TOTAL OF 113.54 ACRES.

# STATE OF FLORIDA DEPARTMENT OF STATE

I, LAUREL M. LEE, 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. 21-31, which was filed in this office on September 9, 2021, 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 September, A.D., 2021.**



*Laurel M. Lee*  
Secretary of State

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.