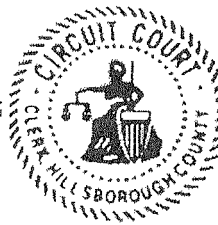


ORDINANCE

05-23

PAT FRANK

Clerk of the Circuit Court
Hillsborough County, Florida



P.O. Box 1110
Tampa, Florida 33601
Telephone (813) 276-8100

December 28, 2005

Norma J. Wise, Director
Hillsborough County Law Library
501 E. Kennedy Boulevard Ste. 100
Tampa, Florida 33602-5027

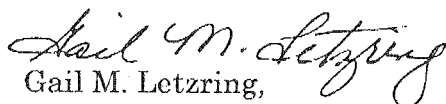
Re: Ordinance #05-23
Establishing the Cordoba Ranch Community Development District

Dear Ms. Wise:

Attached please find a copy of Hillsborough County Ordinance #05-23 which was adopted by the Board of County Commissioners on December 13, 2005. We are also forwarding acknowledgment received from the Secretary of State. This ordinance has an effective date of December 16, 2005.

If I can provide additional information or be of further assistance, please do not hesitate to contact me.

Sincerely,


Gail M. Letzring,
Manager, BOCC Records

md

Attachments

cc: Evelyn Jefferson, Municipal Code Corporation
Ellen Leonard, Legal Advisor, Sheriff's Office
Librarian, State Attorney's Office
Sandra Davidson, County Attorney's Office
Nancy Takemori, Assistant County Attorney
Mary Mahoney, Management and Budget
Erin Kwiecinski, Tax Collectors Office
Christopher Wise, Property Appraiser Office
Sandra Davidson, County Attorney's Office



Agenda Item Cover Sheet

Agenda Item N^o _____

Meeting Date December 13, 2005

☐ Consent Section

☐ Regular Section

☒ Public Hearing



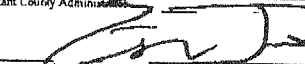

Subject: CDD 05-1960 Petition to Establish Cordoba Ranch CDD

Department Name: Planning & Growth Management Department, Community Planning Section

Contact Person: Joe Incorvia, AICP

Contact Phone: 276-8455

Sign-Off Approvals:

 Assistant County Administrator Date: 12-06-05	 Department Director Date: 12/3/05
 Management and Budget - Approved as to Financial Impact Accuracy Date: 12/1/05	 County Attorney - Approved as to Legal Sufficiency Date: 12/6/05

Staff's Recommended Board Motion: Establish the Cordoba Ranch Community Development District (CDD) in accordance with the attached ordinance subject to any changes by the County Attorney's Office.

Financial Impact Statement: No direct financial impact to the County will occur as a result of this petition.

The petitioner intends to utilize the CDD to finance community infrastructure and services along with ongoing operations and maintenance to a portion of the Cordoba Ranch Conservation/Equestrian Subdivision through special or non ad valorem assessment revenue bonds. Repayment of the bonds will be through special or non ad valorem assessments levied against all benefited properties within the District.

Background: On August 12, 2005, Cordoba Ranch Development, LLC (hereinafter referred to as the petitioner) petitioned Hillsborough County to establish the Cordoba Ranch Community Development District (CDD). The authorized agent is Mark K. Straley, Straley Robin & Williams. The petitioner proposes to establish Cordoba Ranch CDD on 803.10 acres located in Northwest Hillsborough County west of I-275 and east of Livingston Avenue. Nearby intersections include Livingston Avenue at Spring Green Drive and Livingston Avenue at Sunset Lane. The proposed CDD is outside the Urban Service Area. The attached vicinity map and an aerial photograph show the general location of the site within Hillsborough County.

The Cordoba Ranch CDD is designed to provide infrastructure, services and facilities along with ongoing operations and maintenance to a portion of the 1058.58 Cordoba Ranch Conservation/Equestrian Subdivision planned for 300 one-half acre lots zoned Agricultural, Single-Family Conventional (ASC-1) and 2 two and one-half acre estate lots zoned Agricultural Single-Family (AS-1). Preliminary Plat approval was received on May 2, 2005. Construction Plans have been submitted to the County and are currently under review. The northern portion of the subdivision, which includes the 2 two and one-half acre estate lots and land to be utilized for flood plain compensation and passive open space, is excluded from the CDD. According to the petitioner, this land is excluded because it will not receive any benefit from the public infrastructure improvements to be constructed by the CDD.

The total infrastructure cost estimate for the Cordoba Ranch CDD is \$19.132 million for providing the roadways, stormwater, earthwork, landscape and hardscape, contingency and off-site road improvements for the project (see Infrastructure Cost Estimate Assessment Analysis below). Offsite improvements will be constructed with developer funding.

List Attachments: Location Map, Urban Service Area Map, Subdivision Site Plan, Aerial Photograph, Zoning Map, Future Land Use Map. Agency Comments, Draft Ordinance, Supplemental Information, Statement of Estimated Regulatory Costs

ORDINANCE NO. 05-23

AN ORDINANCE ESTABLISHING THE CORDOBA RANCH 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 THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cordoba-Ranch Development, LLC, a Florida limited liability company ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing the Cordoba Ranch Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), 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 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 13TH DAY OF DECEMBER , 2005 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County 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 the Petition are true and correct;
3. the creation 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 creation 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. BOUNDARIES AND POWERS. There is hereby created a Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011 and 190.012 (1), (2) (a)-(d) and (f), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided by Section 190.012, Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Lance Ponton, Robert Allison, Lance Ponton, Jr., Rami Zohar, and Kevin Robles.

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.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

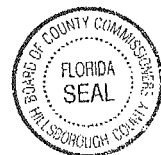
I, PAT COLLIER FRANK, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of December 13, 2005, as the same appears of record in Minute Book 355 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 15th day of December, 2005.

PAT COLLIER FRANK, CLERK

By:

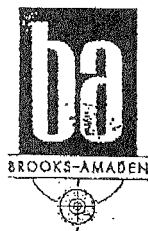
M. J. D. D. D.
Deputy Clerk



APPROVED BY COUNTY ATTORNEY

BY [Signature]
Approved as to Form and Legal Sufficiency

EXHIBIT A



BROOKS AND AMADEN, INC.

205 RIDGEWOOD AVENUE · BRANDON, FLORIDA 33510 · TELEPHONE 813.653.1125
P.O. BOX 1129 · BRANDON, FLORIDA 33509-1129 · FAX 813.653.1679
www.brooks-amaden.com

December 17, 2004

Legal Description: (Cordoba Ranch Community Development District)

A tract of land being a portion of Sections 8, 9, 16, 17, 20 and 21, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 9; run thence along the North boundary of the Southwest $\frac{1}{4}$ of said Section 9, South $89^{\circ}22'07''$ East, 2,602.31 feet; thence along the North boundary of the Southeast $\frac{1}{4}$ of said Section 9, South $89^{\circ}22'16''$ East, 652.62 feet to a point of intersection with the Westerly right-of-way line of Interstate 275 (State Road 39); thence along said Westerly right-of-way line, South $18^{\circ}46'48''$ West, from said Section 9 into said Section 16, 3,606.49 feet to a point of curvature; thence Southerly, 1,061.98 feet along the arc of a curve to the right having a radius of 17,038.73 feet, a central angle of $03^{\circ}34'16''$, and a chord of 1,061.81 feet which bears South $20^{\circ}33'56''$ West to the beginning of a non-tangent line; thence departing said Westerly right-of-way line of Interstate 275, North $74^{\circ}54'18''$ West, 176.12 feet; thence South $50^{\circ}16'58''$ West, 224.02 feet; thence North $57^{\circ}35'01''$ West, 79.50 feet; thence North $07^{\circ}18'37''$ West, 239.16 feet; thence North $86^{\circ}55'20''$ West, 269.24 feet; thence South $23^{\circ}01'20''$ West, 361.03 feet; thence North $87^{\circ}28'31''$ East, 151.34 feet; thence South $01^{\circ}36'02''$ West, 67.97 feet; thence South $73^{\circ}10'02''$ East, 52.12 feet; thence South $23^{\circ}01'04''$ West, 365.59 feet; thence South $81^{\circ}20'15''$ East, 258.52 feet; thence South $52^{\circ}35'06''$ East, 70.94 feet; thence North $85^{\circ}32'27''$ East, 26.67 feet; thence South $43^{\circ}05'00''$ East, 139.74 feet; thence South $65^{\circ}45'22''$ East, 37.48 feet to a point of intersection with the aforementioned Westerly right-of-way line of Interstate 275; thence along said Westerly right-of-way line, South $24^{\circ}15'08''$ West, from said Section 16 into said Section 21, 3,613.08 feet to a point of intersection with the West boundary of the Northwest $\frac{1}{4}$ of said Section 21; thence departing said Westerly right-of-way line and along said West boundary of the Northwest $\frac{1}{4}$ of said Section 21, North $00^{\circ}01'40''$ East, 245.61 feet; thence departing said West boundary, South $88^{\circ}54'07''$ West, 105.50 feet; thence South $71^{\circ}39'31''$ West, 280.19 feet; thence North $87^{\circ}47'32''$ West, 101.24 feet; thence North $84^{\circ}27'31''$ West, 10.79 feet; thence South $06^{\circ}09'30''$ East, 10.79 feet; thence South $83^{\circ}50'30''$ West, 15.00 feet; thence North $06^{\circ}09'30''$ West, 13.89 feet; thence North $84^{\circ}27'31''$ West, 74.91 feet; thence South $84^{\circ}54'02''$ West, 32.03 feet; thence South $28^{\circ}40'42''$ West, 149.94 feet; thence South $66^{\circ}16'31''$ West, 113.91 feet; thence South $23^{\circ}43'29''$ East, 30.00 feet; thence North $66^{\circ}16'30''$ East, 68.09 feet; thence South $26^{\circ}06'17''$ West, 193.84 feet; thence South $35^{\circ}36'27''$ East, 196.05 feet; thence South $69^{\circ}16'48''$ East, 152.42 feet; thence South $37^{\circ}40'11''$ East, 259.86 feet; thence South $65^{\circ}14'22''$ East, 95.10 feet to a point of intersection with the aforementioned Westerly right-of-way line of Interstate 275; thence along said Westerly right-of-way line, South $24^{\circ}15'08''$ West, 1,577.54 feet to a point of intersection with the South boundary of the Northeast $\frac{1}{4}$ of said Section 20; thence along said South boundary, North $89^{\circ}41'14''$ West, 1,720.18 feet to the center of said Section 20; thence along the West boundary of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20, North $00^{\circ}05'39''$ East, 1,318.35 feet; thence along the West boundary of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said

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civil engineering · land surveying · site planning

Section 20, North 00°42'10" East, 1,320.33 feet; thence along the South boundary of the East ½ of the Southwest ¼ of said Section 17, North 89°43'31" West, 1,295.87 feet to a point of intersection with the Easterly maintained right-of-way line of Livingston Avenue; thence along said Easterly right-of-way line, North 00°24'20" East, 2,593.81 feet to a point of intersection with the Southerly maintained right-of-way line of Max Smith Road; thence along said Southerly right-of-way line, North 89°42'10" East, 1,298.49 feet to a point of intersection with the East Boundary of the Southwest ¼ of said Section 17; thence continue along said Southerly maintained right-of-way line of Max Smith Road, South 89°27'29" East, 30.00 feet; thence departing said right-of-way line, South 00°27'41" West, 435.00 feet; thence South 89°27'29" East, 463.50 feet; thence North 00°27'41" East, 470.00 feet to a point of intersection with the North boundary of the West ½ of the Northeast ¼ of said Section 17; thence along said North boundary, South 89°27'29" East, 829.07 feet; thence along the West boundary of the Southeast ¼ of the Northeast ¼ of said Section 17, North 00°48'31" East, 1,326.17 feet; thence along the West boundary of the Northeast ¼ of the Northeast ¼ of said Section 17, North 01°17'06" East, 1,321.01 feet; thence along the South boundary of the East ½ of the Southeast ¼ of said Section 8, South 89°42'49" East, 350.44 feet; thence departing said South boundary, North 00°16'21" East, 331.72 feet; thence South 89°40'56" East, 310.55 feet; thence North 00°17'26" East, 1,657.73 feet; thence South 89°31'30" East, 662.14 feet to a point of intersection with the East boundary of the Southeast ¼ of said Section 8; and thence along said East boundary, North 00°19'36" East, 662.37 feet to the Point of Beginning.

Tract contains 803.10 acres, more or less.

Otherwise described as:

PARCEL 1: The East ¾ of the South ¼ of the Southeast ¼ of the Southeast ¼, less the West 20 feet thereof; the Southeast ¼ of the Northeast ¼ of the Southeast ¼; the Northeast ¼ of the Southeast ¼ of the Southeast ¼; all in Section 8, Township 27 South, Range 19 East.

AND

PARCEL 2: The North 1/2 of the Southeast ¼ of Southeast ¼ of Southeast ¼, of Section 8; Township 27 South, Range 19 East, Hillsborough County, Florida.

AND

PARCEL 3: All that part of the South 1/2 of Section 9, Township 27 South, Range 19 East, lying West of I-275, less right-of-way for I-275; Hillsborough County, Florida.

AND

PARCEL 4: All that part of Section 16, Township 27 South, Range 19 East, lying West of I-275, less right-of-way for I-275, Hillsborough County, Florida.

AND

PARCEL 5: The Northeast 1/4 of the Southwest 1/4; the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4; the Southwest 1/4 of the Southeast 1/4; the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4; the East 1/2 of the Southeast 1/4; and the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4; all in Section 17, Township 27 South, Range 19 East, Hillsborough County, Florida.

AND

PARCEL 6: The East 1/2 of the Northeast 1/4 of Section 17, Township 27 South, Range 19 East, lying and being in Hillsborough County, Florida.

AND

PARCEL 7: The Northwest 1/4 of the Southeast 1/4 of Section 17, Township 27 South, Range 19 East, lying and being in Hillsborough County, Florida.

AND

PARCEL 8: All that portion of the Northeast 1/4 of Section 20, Township 27 South Range 19 East, lying West of I-275, less right-of-way for I-275, Hillsborough County, Florida.

AND

PARCEL 9: The West 1/4 of the Southeast 1/4 of the Southwest 1/4; the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4; and the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4; all lying and being situated in Section 17, Township 27 South, Range 19 East, Hillsborough County, Florida.

AND

PARCEL 10: A parcel of land lying in Section 21, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Section 21 and run thence South 00°01'45" West, 549.69 feet along the West boundary of said Section 21 to a point on the Westerly right-of-way boundary of State Road Number 93 - Interstate Number 275 (formerly Interstate Number 75), as recorded in O.R. Book 1182, Page 77, Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way boundary North 24°13'55" East, 594.56 feet to a point on the North boundary of the West 1/4 of the aforesaid Section 21; thence along said North boundary North 89°10'25" West, 243.77 feet to the Point of Beginning.

LESS

The North 470.00 feet of the East 463.50 feet of the West 493.50 feet of the Southeast 1/4 of Section 17, Township 27 South, Range 19 East, Hillsborough County, Florida.

AND LESS

Parcel 104 water storage area: A parcel of land lying within the Northeast 1/4 of Section 20, Township 27 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 20, Township 27 South, Range 19 East, Hillsborough County, Florida; thence along the East line of said Northeast 1/4, South 00°01'57" West, 301.29 feet to the Point of Beginning; thence continue along the East line of said Northeast 1/4, South 00°01'57" West, 245.27 feet to a point of intersection with the existing Northwestly limited access right-of-way line of State Road 93 (Interstate 275, per Florida Department of Transportation Section 10320-2408; thence along said existing limited access right-of-way line, South 24°15'11" West, 706.86 feet; thence leaving said existing limited access right-of-way line, North 65°14'19" West, 95.10 feet; thence North 37°40'08" West, 259.86 feet; thence North 69°16'45" West, 152.42 feet; thence North 35°36'24" West, 196.05 feet; thence North 26°06'20" East, 193.84 feet; thence South thence South 66°16'33" West, 68.09 feet; thence North 23°43'26" West, 30.00 feet; thence North 66°16'34" East, 113.91 feet; thence North 28°40'45" East, 149.94 feet; thence North 84°54'05" East, 32.03 feet to a point on the Southerly line of an existing 15 foot wide TECO easement per Official Records Book 8189, Page 1749 of the Public Records of Hillsborough County, Florida; thence along said existing easement line for the following five (5) courses: (1) South 84°27'27" East, 74.91 feet; (2) South 06°09'27" East, 13.89 feet; (3) North 83°50'33" East, 15.00 feet; (4) North 06°09'27" West, 10.79 feet; (5) South 84°27'28" East, 10.79 feet; thence South 87°47'29" East, 101.24 feet; North 71°39'34" East, 280.19 feet; thence North 88°54'10" East, 105.68 feet to the Point of Beginning.

Containing 9.840 acres, more or less.

AND LESS

PARCEL 105 Water Storage Area: A parcel of land lying within the Northwest 1/4 of Section 16, Township 27 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 16, Township 27 South, Range 19 East, Hillsborough County, Florida; thence along the North line of said Northwest 1/4, South 89°12'58" East, 2,370.21 feet to a point of intersection with the existing Westerly limited access right-of-way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10320-2408; thence along said existing limited access right-of-way line, South 18°46'51" West, 811.70 feet to a point of curvature of a curve concave Northwestly, thence Southwesterly along the arc of said curve, having a radius of 17,038.73 feet and a chord bearing and distance South 20°33'59" West, 1,061.80 feet, through a central angle of 03°34'16", 1,061.98 feet to the Point of Beginning; thence continue along said limited access right-of-way line, Southwesterly along the arc of said curve, having a radius of 17,038.73 feet and a chord bearing and distance of South 23°18'09" West, 565.32 feet, through a central angle of 01°54'04", 565.34 feet to the point of tangency; thence continue along said existing limited access right-of-way line, South 24°15'11" West, 248.25 feet; thence leaving said existing limited access right-of-way line, North 65°45'19" West, 37.48 feet; thence North 43°04'57" West

139.74 feet; thence South 85°32'30" West, 26.67 feet; thence North 52°35'03" West, 70.94 feet; thence North 81°20'12" West, 258.52 feet; thence North 23°01'07" East 365.59 feet; thence North 73°09'59" West, 52.12 feet; thence North 01°36'05" East, 67.97 feet; thence South 87°28'34" West, 151.34 feet; thence North 23°01'23" East, 361.03 feet; thence South 85°55'17" East, 269.24 feet; thence South 07°18'34" East, 239.16 feet; thence South 57°34'58" East, 79.50 feet; thence North 50°17'01" East, 224.02 feet; thence South 74°54'15" East, 176.13 feet to the Point of Beginning.

Containing 10.026 acres, more or less.

Prepared by:
Brooks and Amaden, Inc.
205 Ridgewood Avenue
Brandon, FL 33510
(813) 653-1125
Walter C. Sherrill, Jr., P.S.M.
Survey Manager

THE TIMES

an edition of the *St. Petersburg Times*
Published Daily
Tampa, Hillsborough, Florida

S.S.

DROUGH }

authority personally appeared _____
is _____ Legal Clerk

edition of the *St. Petersburg Times*

ished at Tampa, in Hillsborough County, Florida: that the
tisement, being a Legal Notice

Notice of Public Hearing

ewspaper in the issues of Nov. 15, 22, 29, 2005
Dec. 6, 2005

ays the said The Times, an edition of the *St. Petersburg Times*
at Tampa, in said Hillsborough County, Florida, and that the said
been continuously published in said Hillsborough County, Florida,
tered as second class mail matter at the post office in Tampa, in
, Florida, for a period of one year next preceding the first publication
vertisement (the current second class permit has been issued to the
ll regional editions of Hillsborough, Pinellas, Pasco, Citrus and
affiant further says that he has neither paid nor promised any person,
discount, rebate, commission or refund for the purpose of securing this
tion in the said newspaper.

ed before
day of
A.D. 2005



Kathleen J Klase
My Commission DD319070
Expires June 20, 2008

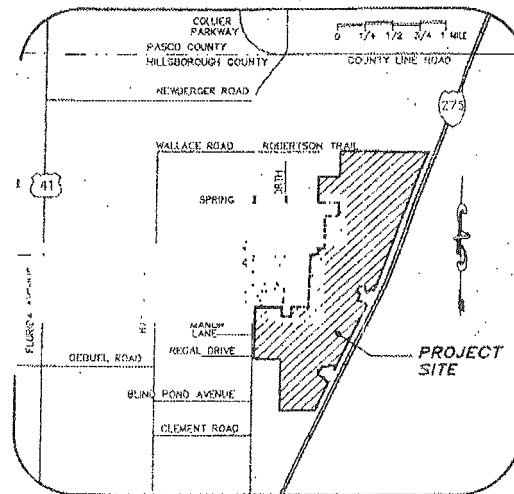
ary Public

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
for the Establishment of the Cordoba Ranch Community Development District

DATE: December 13, 2005
TIME: 1:30 p.m.
LOCATION: Commission Chambers
of the Hillsborough County Center
601 E. Kennedy Blvd., 2nd Floor
Tampa, Florida 33602



VICINITY MAP

NOTICE OF PUBLIC HEARING

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., Tuesday, December 13, 2005 in the Hillsborough County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to establish the Cordoba Ranch Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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.

The proposed Community Development District is comprised of approximately 803 acres, located in unincorporated Hillsborough County, just West of Interstate 275 in Northwestern Hillsborough County. The petitioner has proposed to establish the Cordoba Ranch Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, 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 public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 601 E. Kennedy Blvd., 2nd 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 person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose 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.

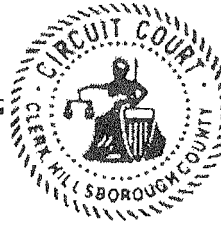
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Hillsborough County Community Relations Section of the Communications Department, [813] 272-5275, at least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

11/25/05

766208-01

PAT FRANK

Clerk of the Circuit Court
Hillsborough County, Florida



P.O. Box 1110
Tampa, Florida 33601
Telephone (813) 276-8100

December 15, 2005

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 #23
Establish Cordoba Ranch Community Development District

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 #05-23, adopted by the Board of County Commissioners on December 13, 2005. 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
Gail M. Letzring,
Manager, BOCC Records

jg
Attachment
FedEx# 8499 1032 2435 0215

FedEx Express **US Airbill**

FedEx
Tracking
Number

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2 Your Internal Billing Reference

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FLORIDA DEPARTMENT OF STATE

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FLORIDA DEPARTMENT OF STATE
David E. Mann
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

December 21, 2005

Honorable Pat Frank
Clerk of the Circuit Court
Hillsborough County
Post Office Box 1110
Tampa, Florida 33601

Attention: Gail M. Letzring, Manager-BOCC Records

Dear Ms. Frank:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 15, 2005 and certified copy of Hillsborough County Ordinance No. 05-23, which was filed in this office on December 16, 2005.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/kcs

RECEIVED
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CLERK TO
THE BOARD (D)

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