

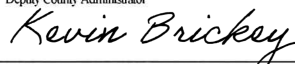
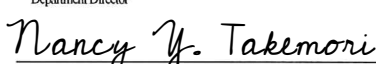


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date April 13, 2021

Consent Section Regular Section Public Hearing

Subject: CDD 21-0157 PETITION TO ESTABLISH THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: J. Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
 <small>Deputy County Administrator</small>		 <small>Department Director</small>	
Date 3/30/2021		Date 3/30/2021	
<small>Business and Support Services - Approved as to Financial Impact Accuracy</small>		<small>County Attorney - Approved as to Legal Sufficiency</small>	
Date		Date	

STAFF'S RECOMMENDED BOARD MOTION

Establish the Cypress Ridge Community Development District (CDD) in accordance with the attached ordinance.

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

Of the approximate total of \$23,963,146 (or about 62.2%) of the \$38,536,750 budgeted for CDD-qualified common area infrastructure development costs ("common costs") will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

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

BACKGROUND

On December 1, 2021 Clayton Property Croup, Inc. petitioned Hillsborough County to establish the Cypress Ridge Community Development District (CDD). The applicant submitted revised information on January 4, January 18, January 25, February 22 and March 25, 2021. The Cypress Ridge CDD will be ±481 acres. It is located on the west side of C.R. 579, south of S.R. 674, east of the intersection of Bishop Road and W. Lake Drive in Wimauma. Please see Attachment A for the proposed CDD's location. The CDD will consist of the following folios:

79672.0400	79672.0300		
79672.0125	79672.0500		
79672.0200	79641.0020		
79672.0325	79672.0020		
79672.0600	79641.0030		
79672.0020	79672.0100		

List Attachments: A) Location Map B) Consent of Landowners C) Draft Ordinance

BACKGROUND - Continued:

The CDD area is located within Planned Development (PD) zoning district PD 18-1048. The PD districts in which the parcels are located permits a total of 1,056 single family homes with a single-family detached minimum lot size of 4,000 and minimum lot width of 40 feet. It is anticipated that the development will consist of approximately 264 40' lots, 682 50' lots and 110 60' lots.

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate, and maintain community-wide infrastructure in large, planned community developments. As stated in 190.002, F.S., the Legislature found that "an independent district can constitute a timely, efficient, effective, responsive and economic way to deliver these basic services, thereby providing a solution to the state's planning, management, and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers."

A CDD is not a substitute for the local general purpose government unit, i.e. the City or County in which the CDD lies. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by the general purpose governments.

As an independent special district, the governing body of the CDD establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose government entity whose boundaries include the CDD. The District landowners control the entity which provides services and levies the funds to pay for them.

The District's budget is submitted to the County annually for informational purposes only. The creation of the District does not impact the ad valorem taxing authority of the County, nor does the County incur any obligation for the debt payments of the District, pursuant to the provisions of Section 190.002(3) F.S.

The petition identifies the total CDD-qualified common cost of improvements as being \$38,536,750. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change.

Total proposed CDD-qualified common costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

<u>Description</u>	<u>Total Budget</u>
Stormwater Management	\$18,221,000
Utilities	5,320,000
Amenities (Parks, Recreation Facilities, Entry Feature, Signage)	2,586,850
Roads	2,926,000
Off-Site Improvements	5,852,000
Contingency	3,630,900
Total Project Costs	<hr/> \$38,536,750

BACKGROUND - Continued:

Financing Summary:

The intent of the Petitioner is to use long-term CDD bonds to fund construction of infrastructure improvements which will directly benefit landowners within the CDD boundaries. Long-term CDD bonds (“A Bonds”) are repaid over a period of 30 years via annual assessments levied on landowners, which at different points in the project’s life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. In this instance, the developer is also acting as the builder (a “Builder-Developer” arrangement) for at least a portion of the lots to be developed, meaning that it will own and bear financial responsibility for those lots until they’re ultimately sold to homeowners. (In instances where the builder instead elects to sell finished lots to unaffiliated builders, financial responsibility for them transfers more quickly and at the time of sale.) Therefore, the financial capacity and willingness of the Builder-Developer to assume financial responsibility for this longer inventory period is of concern. Per the plan of finance submitted to the County, approximately \$23,963,146 (or about 62.2%) of the \$38,536,750 budgeted CDD-qualified common area infrastructure development costs (“common costs”) will be funded with long-term CDD bond proceeds. Any infrastructure costs in excess of that amount will be funded by the Developer, as will direct lot development and homebuilding costs included in the Builder-Developer scenario. As proposed, the CDD at buildout will consist of 264 40’ single-family detached lots (“lots”), 682 50’ lots and 110 60’ lots (a total of 1,056 lots). The annual assessment amount to be levied will be based on lot size and will range from \$1,236 to \$1,854/lot. A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the par amount)	\$27,395,000
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Projected Uses of Funds Received:

Underwriter’s Discount (2% of the par amount)	\$547,900
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Cost of Issuance	199,912
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Debt Service Reserve Fund (about 7% of par amount)	1,584,000
--	-----------

Capitalized Interest (for approximately 24 months)	1,095,623
--	-----------

Construction of Infrastructure Improvements (1)	23,963,146
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Contingency/Rounding	<u>4,419</u>
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Total Projected Uses of Bond Proceeds	\$27,395,000
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(1) Total proposed CDD-qualified common costs include the following items. The scope of the County’s financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Lot Mix and Projected Assessments

The proposed CDD will consist of 264 40’ lots, 682 50’ lots and 110 60’ lots (a total of 1,056 lots). The annual assessment amount to be levied will be based on lot size and will range from \$1,236 to \$1,854/lot.

Proposed Facilities Ownership and Maintenance

<u>Description</u>	<u>Ownership & Maintenance</u>
Stormwater Management	CDD
Utilities	County/TECO
Roads	County
Amenities	CDD
Off-site Improvements	County

BACKGROUND - Continued:

The District will be managed by District Supervisors selected by qualified electors of the District. The initial Board of Supervisors includes D. Joel Adams, Brian Walsh, Milton Andrade, Garrett Parkinson and Jeff Shenefield. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided a deed documenting that 100 percent of the real property included in the CDD is in their control, as required by Chapter 190, F.S.

A CDD is an independent special-purpose, local government taxing district authorized by Chapter 190, F.S. (Uniform Community Development Act of 1980, Section 190.002(1)a F.S.). The Uniform Community Development Act requires a public hearing on the petitioned request.

A petition for the establishment of a CDD shall contain the following information:

- 1) A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.
- 2) The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(13), the written consent by such governmental entity.
- 3) A designation of five persons to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.
- 4) The proposed name of the district.
- 5) A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
- 6) Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.
- 7) A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.
- 8) A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

The above information was received by Hillsborough County and was made part of the review for the proposed CDD.

Chapter 190, F.S., establishes six criteria that a petition must meet to merit approval for the establishment of a CDD. The six requirements include:

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the proposed district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the District is amenable to separate special district government.

BACKGROUND - Continued:

Review Performed by County

No objections to the proposed CDD were raised from reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner and conducted a financial review of the application to establish the Cypress Ridge CDD. This review evaluated 1) the Applicant's compliance with the requirements of F.S. Ch. 190, 2) the financial capacity of the Petitioner, who will be responsible for the development and operation of the CDD, and 3) the plan of finance for the CDD, including the issuance of bonds to finance eligible infrastructure. This review did not include determining the reasonableness of estimated infrastructure costs or a determination of which project costs are or are not eligible for reimbursement by the CDD and does not guarantee success of the project. Project financials reviewed were based on planned or anticipated performance rather than actual results, and as with any plan or strategy, some amount of risk is inherent and cannot be mitigated away.

Review Performed by the District's Financial Consultant

The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information lies with the Petitioner and its finance team rather than with the County. The County's financial review is conducted for the purpose of evaluating whether the applicant has met and complied with the requirements of Florida Statute Chapter 190 with regard to the establishment of the CDD.

Role of the Underwriter

It is the underwriters' responsibility to identify investors to purchase the bonds issued by the CDD.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the establishment of a CDD.

ATTACHMENT A

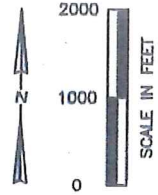
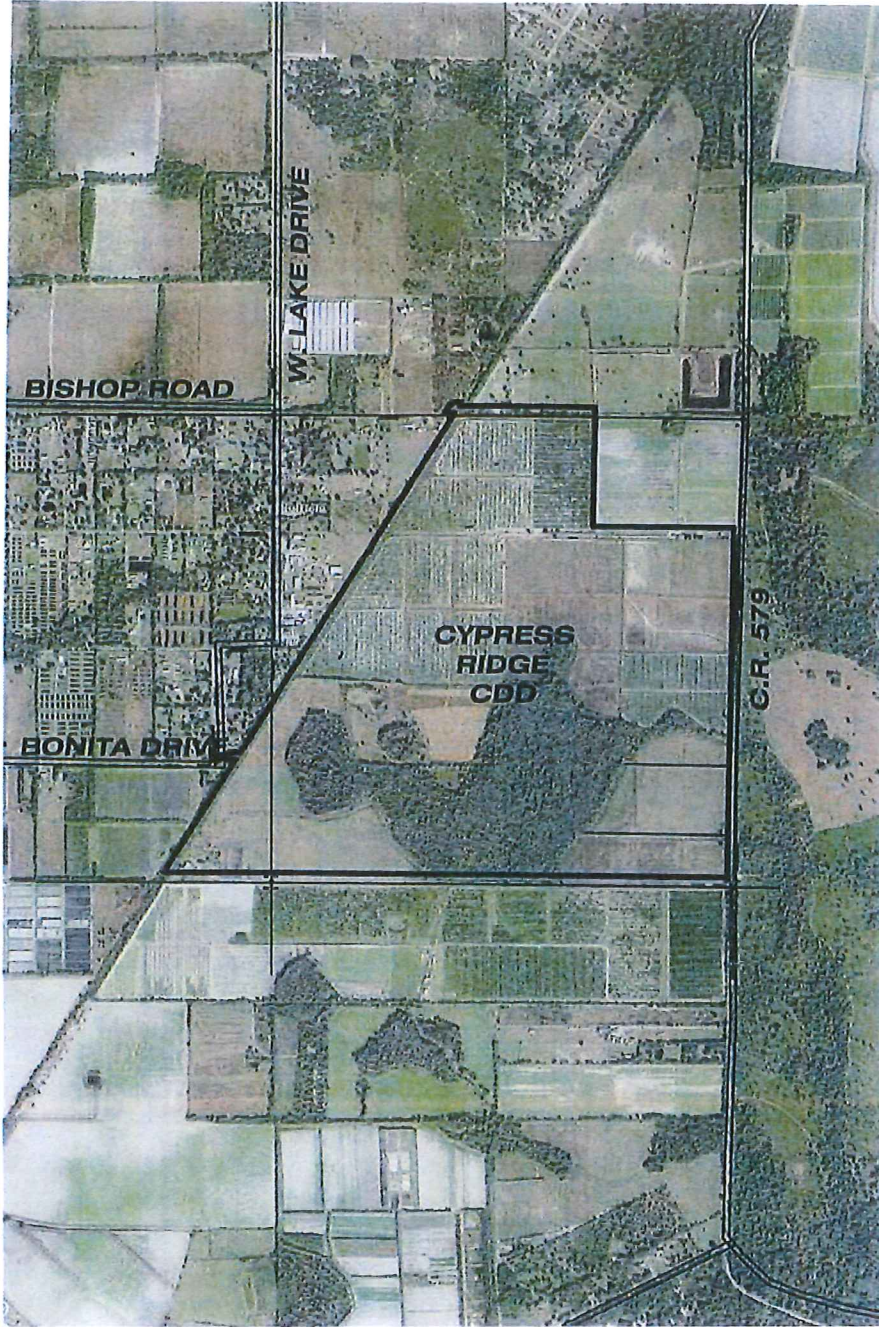


EXHIBIT 1 - AERIAL MAP CYPRESS RIDGE CDD

SEC TWP RGE 16,20,21-32-20	JOB NUMBER A20-0012-0002	DRAWN BY ROA	DATE 9-11-2020	SHEET 1
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AE ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 (813) 221-1516 TEL
 (813) 344-0100 FAX
 C.A. NO. 28368

ATTACHMENT B
CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Clayton Properties Group, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 27 day of October, 2020.

Signed, sealed and delivered
in the presence of:

DAVIS-GRAVES, INC.,
a Florida corporation

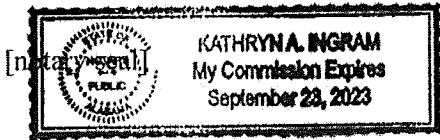
Adell Jennings
Print Name: Adell Jennings

Eloise D. Graves
Eloise D. Graves, President

Marcia L Otwell
Print Name: Marcia L Otwell

Alabama
STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me physical presence or online
notarization this 27 day of October, 2020, by Eloise D. Graves, as President of Davis-
Graves, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me
or has produced _____ as identification.



Kathryn A. Ingram
Print Name: Kathryn A. Ingram
Notary Public, State of Florida Alabama

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1: OFFICIAL RECORDS BOOK 16047, PAGE 1065

The Northwest 1/4 of the Northeast 1/4, less the East 329.17 feet; AND that part of the North 1/2 of the Northwest 1/4 lying East of the Seaboard Coast Line Railroad Right-of-way; All in Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida.

CAK

CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT

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The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 29 day of OCT, 2020.

Signed, sealed and delivered
in the presence of:

CYPRESS RIDGE RANCH LLLP,
a Florida limited partnership

Andrew Carlstedt

Print Name: Andrew Carlstedt

Wayne T. Davis

Wayne T. Davis, as General Partner

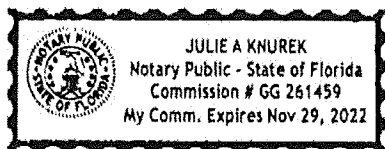
Jennifer Carlstedt

Print Name: Jennifer Carlstedt

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me physical presence or online
notarization this 29th day of October, 2020, by Wayne T. Davis, as General Partner of
Cypress Ridge Ranch LLLP., a Florida limited partnership, on behalf of the company. He is
personally known to me or has produced personally known as identification.

[notary seal]



Julie A. Knurek

Print Name: Julie Knurek

Notary Public, State of Florida

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 3: OFFICIAL RECORDS BOOK 19019, PAGE 1485

The South 1/2 of the Northeast 1/4, subject to existing road Right of way;
And the Northwest 1/4 of the Southeast 1/4, all in Section 21, Township 32 South Range 20 East, in Hillsborough County, Florida.

PARCEL 4: OFFICIAL RECORDS BOOK 19019, PAGE 1483

The South 270 feet of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida. Less the East 50.0 feet thereof for Right of way for S.R. No. S-579 and the North 387.87 feet of the South 1/2 of the Southeast 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida. Less the East 50.0 feet thereof for Right of way for S.R. No. S-579 and the North 387.87 feet of the East 3/8 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida.

PARCEL 5: OFFICIAL RECORDS BOOK 19019, PAGE 1481

The South 1/2 of the Southeast 1/4 of the Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida. Less the East 50.0 feet thereof for Right of way for S.R. No. S-579 and Less the North 387.87 feet thereof and the East 3/8 of the Southeast of the Southwest Less the North 387.87 feet thereof of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida.

PARCEL 7: OFFICIAL RECORDS BOOK 19019, PAGE 1487

The West 1/4 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, and that part of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, Florida, lying East of the Seaboard Coast Line Railroad Right of way; Contiguous with an easement for Ingress and Egress described as the South 50 feet of the South 1/2 of the Southeast 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, Less the East 50.0 feet thereof for Right of way for S.R. No. S-579 and the South 50.0 feet of the East 3/8 of the SE 1/4 of the Southeast 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida.

1RR

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Clayton Properties Group, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 29 day of OCT, 2020.

Signed, sealed and delivered
in the presence of:

INDIAN RIDGE RANCH, INC.
a Florida corporation

Andrew Carlstedt
Print Name: Andrew Carlstedt

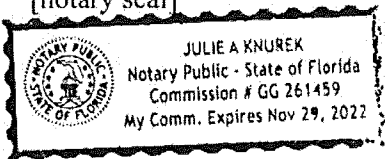
Wayne T. Davis
Wayne T. Davis, as President

Jennifer Carlstedt
Print Name: Jennifer Carlstedt

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me physical presence or online
notarization this 29th day of October, 2020, by Wayne T. Davis, as President of Indian Ridge
Ranch, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or
has produced personally known as identification.

[notary seal]



Julie A. Knurek
Print Name: Julie A. Knurek
Notary Public, State of Florida

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 8: OFFICIAL RECORDS BOOK 25048, PAGE 1681

A parcel of land lying within the Southeast 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 20; thence proceed South 89°56'09" East (Bearing derived from the Florida State Plane Coordinate System, Transverse Mercator, West Zone, North American Datum 1983 adjustment of 1990) along the North boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 20 for a distance of 843.80 feet, to a point on the Westerly boundary of Tampa Electric Company property as described in Official Records Book 5289, page 660, of the public records of Hillsborough County, Florida (said Westerly boundary being the same as the former Westerly right of way line of the Seaboard Coastline Railroad), for a Point of Beginning; thence North 32°11'54" East, along said Westerly boundary for a distance of 47.24 feet; thence departing said Westerly boundary, South 89°56'09" East, for a distance of 118.09 feet, to a point on the Easterly boundary of aforesaid Tampa Electric Company property (said Easterly boundary being the same as the former Easterly right of way line of the Seaboard Coastline Railroad); thence South 32°11'54" West, along said Easterly boundary for a distance of 94.47 feet; thence departing Easterly boundary, North 89°56'09" West, for a distance of 118.09 feet, to a point on the aforesaid Westerly boundary of Tampa Electric Company property (former Westerly right of way line of the Seaboard Coast Line Railroad); thence North 32°11'54" East, along said Westerly boundary for a distance of 47.23 feet to the Point of Beginning.

PARCEL 9: OFFICIAL RECORDS BOOK 25048, PAGE 1681

A parcel of land lying within the Northwest 1/4 of Section 21, Township 32 South, Range 20 East, and within the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

For a point of reference, commence at the Northwest corner of Section 21, Township 32 South, Range 20 East, thence proceed South 89°34'58" East (bearing derived from the Florida State Plane Coordinate System, Transverse Mercator, West Zone, North American Datum 1983 adjustment of 1990) along the North boundary of the Northwest 1/4 of said Section 21 and the South boundary of the Southwest 1/4 of said Section 16, for a distance of 2036.23 feet, to a point on the Westerly boundary of Tampa Electric Company property as described in Official Records Book 5289, page 660, of the public records of Hillsborough County, Florida (said Westerly boundary being the same as the former Westerly right of way line of the Seaboard Coastline Railroad), for a Point of Beginning; thence North 32°11'54" East, along said Westerly boundary for a distance of 47.06 feet; thence departing said Westerly boundary, South 89°34'58" East, for a distance of 94.11 feet, to a point on the Easterly boundary of aforesaid Tampa Electric Company property (said Easterly boundary being the same as the former Easterly right of way line of Seaboard Coastline Railroad); thence South 32°11'54" West, along said Easterly boundary for a distance of 141.17 feet; thence departing said Easterly boundary, North 89°34'58" West, for a distance of 117.64 feet, to a point on the aforesaid Westerly boundary of Tampa Electric Company property (said Westerly boundary being the same as the former Westerly right of way line of the Seaboard Coastline Railroad); thence North 32°11'54" East, along said Westerly boundary for a distance of 55.29 feet to a point of intersection on said Westerly boundary, said point also being on the South right of way line of Bishop Road; thence continuing along said Tampa Electric Company boundary and the South right of way line of Bishop Road for a distance of 23.53 feet to a point of intersection in said Westerly boundary; thence North 32°11'54" East, along the Westerly boundary of said Tampa Electric Company property and Easterly right of way line of Bishop Road for a distance of 38.82 feet, to the Point of Beginning.

PARCEL 10: OFFICIAL RECORDS BOOK 23524, PAGE 1177

The North 30 feet of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, Florida lying West of the westerly boundary of the Tampa Electric Company

property described in Official Records Book 5289 Page 660 public records of Hillsborough County, Florida

LESS the W 33 feet thereof, being a part of Tract 82 of Sunset Acres.

PARCEL 11: AS WRITTEN BY SURVTECH SOLUTIONS

A strip of land being a portion of the lands described in Official Records Book 3552, Page 749 of the Public Records of Hillsborough County, Florida, said strip lying and being in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, and the Northwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at point marking the Southwest corner of the strip of land described in Official Records Book 3552, Page 749 of the Public Records of Hillsborough County, Florida, said point also marking the intersection of the South right-of-way boundary of Bishop Road per Official Records Book 1794, Page 1024 of the Public Records of Hillsborough County, Florida and the Westerly boundary of the lands described in Official Records Book 5289, Page 660 of the Public Records of Hillsborough County, Florida; thence coincident with the Westerly boundary of the lands described in said Official Records Book 3552, Page 749, N 32°11'22" E a distance of 59.08 feet to a point coincident with a line being 17.00 feet North of and parallel with the North boundary of the Northwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida; thence departing said Westerly boundary coincident with said parallel line, S 89°59'45" E a distance of 23.63 feet to a point coincident with the Westerly boundary of the lands described in said Official Records Book 5289, Page 660; thence departing said parallel line coincident with said Westerly boundary, S 32°11'22" W a distance of 59.08 feet; thence continue coincident with said Westerly boundary, N 89°59'45" W a distance of 23.63 feet to the POINT OF BEGINNING.

PARCEL 12: OFFICIAL RECORDS BOOK 20002, PAGE 1377

The Northeast 1/4 of the Southeast 1/4 of Section 21, Township 32 South Range 20 East, Hillsborough County, Florida LESS the East 50.00 feet thereof for road right of way for State Road 579 and LESS the South 270 feet thereof.

GKD

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Clayton Properties Group, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 29th day of October, 2020.

Signed, sealed and delivered
in the presence of:

GERALD K. DAVIS,
a single person

Kayla Bivens
Print Name: Kayla Bivens

Gerald K. Davis
Gerald K. Davis, as Trustee of the **Gerald K. Davis Revocable Living Trust**, dated July 20, 2010

William T. Bealock
Print Name: William T. Bealock

STATE OF FLORIDA,
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me physical presence or online notarization this 29th day of October, 2020, by Gerald K. Davis, as Trustee of the Gerald K. Davis Revocable Living Trust. He is personally known to me or has produced _____ as identification.

[notary seal]

Judy M. Clark
Print Name: Judy M. Clark
Notary Public, State of Florida



JUDY M. CLARK
Commission # GG 234938
Expires November 3, 2022
Bonded Thru Budget Notary Services

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 6: OFFICIAL RECORDS BOOK 16047, PAGE 1074

That part of the South 1/2 of the Northwest 1/4 of Section 21, Township 32 South, Range 20E, Hillsborough County, FL lying East of the Seaboard Coastline Railroad Right-of-way Less the East 1133 feet of the North 845.00 feet thereof.

AND

That part of the North 1/2 of the Southwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, FL, lying East of the Seaboard Coast Line Railroad right-of-way;

AND

That part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, FL, lying East of the Seaboard Coast Line Railroad Right-of-way.

MLD

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Clayton Properties Group, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 29th day of October, 2020.

Signed, sealed and delivered
in the presence of:

M.L. DAVIS GROVES, INC.,
a Florida corporation

Kayla Owens
Print Name: Kayla Owens

M LJR Davis
M LJR. Davis, as President

William Berlock
Print Name: William Berlock

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me physical presence or online
notarization this 29th day of October, 2020, by M LJR Davis, as President of M.L. Davis
Groves, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to
me or has produced _____ as identification.

[notary seal]

Judy M Clark
Print Name: Judy M. Clark
Notary Public, State of Florida



JUDY M. CLARK
Commission # GG 234936
Expires November 3, 2021
Bonded Thru Budget Notary Service

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 2: OFFICIAL RECORDS BOOK 16047, PAGE 1071

The East 1133.00 feet of the North 845.00 feet of that part of the South 1/2 of the Northwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, lying East of the Seaboard Coastline Railroad Right-of-way.

MLD

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Clayton Properties Group, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 29th day of October, 2020.

Signed, sealed and delivered
in the presence of:

M.L. DAVIS GROVES, INC.,
a Florida corporation

Kayla Owens
Print Name: Kayla Owens

M LJR Davis
M LJR. Davis, as President

William Bullock
Print Name: William Bullock

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me physical presence or online
notarization this 29th day of October, 2020, by M LJR Davis, as President of M.L. Davis
Groves, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to
me or has produced _____ as identification.

[notary seal]

Judy M. Clark
Print Name: Judy M. Clark
Notary Public, State of Florida



JUDY M. CLARK
Commission # GG 234938
Expires November 3, 2021
Bonded Thru Budget Notary Service

Exhibit A: Property Description

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 2: OFFICIAL RECORDS BOOK 16047, PAGE 1071

The East 1133.00 feet of the North 845.00 feet of that part of the South 1/2 of the Northwest 1/4 of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, lying East of the Seaboard Coastline Railroad Right-of-way.

ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE CYPRESS RIDGE 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, Clayton Properties Group, Inc., a Tennessee corporation (“Petitioner”), has filed a Petition to Establish the Cypress Ridge 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 Cypress Ridge 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 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 9TH DAY OF FEBRUARY, 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, BOUNDARIES AND POWERS. There is hereby established the Cypress Ridge Community Development District for the area of land described in Exhibit A, attached hereto, which shall have, and which may exercise through its Board of Supervisors, the powers of Sections 190.011 and 190.012(1), (2)(a), and 2(d), Fla. Stat. The District 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 Sections 190.012 (1), (2)(a), and 2(d), Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: D. Joel Adams, Brian Walsh, Milton Andrade, Garrett Parkinson, and Jeff Shenefield.

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 9th day of February, 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 _____ as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2021.

BY: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: _____
Approved as to Form and Legal Sufficiency

EXHIBIT A

LEGAL DESCRIPTION

CYPRESS RIDGE CDD

DESCRIPTION: A portion of the Southeast 1/4 of Section 20 and a portion of Section 21, Township 32 South, Range 20 East, lying in Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 20; run thence along the South line of the Southeast 1/4 of said Section 20, N.89°56'40"W., a distance of 1190.49 feet to the East boundary of the lands described in Official Records Book 5289, Page 660 of the public records of Hillsborough County, Florida; thence along said East Boundary, N.32°12'04"E., a distance of 1511.67 feet to the South boundary of Parcel 1 of the lands described in Official Records Book 24058, Page 1681 of the public records of Hillsborough County, Florida; thence along said South boundary, N.89°55'49"W., a distance of 118.09 feet to the West boundary of the lands described in aforesaid Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 11.80 feet to the South boundary of the lands described in Official Records Book 23524, Page 1177 of the public records of Hillsborough County, Florida; thence along the South, West and North boundary of said lands the following three (3) courses: 1) N.89°56'09"W., a distance of 131.80 feet; 2) N.00°04'51"W., a distance of 30.00 feet; and 3) S.89°56'09"E., a distance of 150.72 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 47.24 feet to the North boundary of Parcel 1 of the lands described in aforesaid Official Records Book 24058, Page 1681; thence along said North boundary, S.89°56'09"E., a distance of 118.09 feet to the aforesaid East boundary of the lands described in Official Records Book 5289, Page 660; thence along said East boundary, N.32°12'04"E., a distance of 4537.33 feet to the South boundary of Parcel 2 of the aforesaid lands described in Official Records Book 24058, Page 1681; thence along said South boundary, N.89°58'47"W., a distance of 118.15 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary and the West boundary of the lands described in Official Records Book 26522, Page 769 of the public records in Hillsborough County, Florida, N.32°12'04"E., a distance of 114.20 feet to the North boundary of said lands described in Official Records Book 26522, Page 769; thence along said North boundary, S.89°58'47"E., a distance of 23.63 feet to the aforesaid West boundary of Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 26.97 feet to the North boundary of aforesaid Parcel 2; thence along said North boundary, S.89°58'47"E., a distance of 94.52 feet to the aforesaid East boundary of lands described in Official Records Book 5289, Page 660; thence along said East boundary, S.32°12'04"W., a distance of 47.06 feet to the North boundary of the Northwest 1/4 of aforesaid Section 21; thence along said North boundary S.89°58'47"E., a distance of 499.31 feet to the Northwest corner of the Northeast 1/4 of said Section 21; thence along the North boundary of said Northeast 1/4, S.89°11'29"E., a distance of 1037.43 feet to the East boundary of the lands described in Official Records Book 16047, Page 1065 of the public records of Hillsborough County, Florida; thence along said East boundary, S.00°42'49"W., a distance of 1334.80 feet to the North boundary of the lands described in Official Records Book 19019, Page 1485 of the public records of Hillsborough County, Florida; thence along said North boundary, S.89°31'37"E.,

a distance of 1619.00 feet to the West Maintained Right-of-Way line of County Road 579 per the resolution of SRD No.1 Section No. 1057 State Road No. S-579, Hillsborough County dated June 13th, 1952; thence along said West Maintained Right-of-Way line, S.00°57'02"W., a distance of 1324.78 feet to the North boundary of the Southeast 1/4 of said Section 21; thence along said North boundary, N.89°32'23"W., a distance of 9.90 feet to the West Right-of-Way line of said County Road 579 said line also being 50 feet West of and parallel with the East boundary of said Southeast 1/4; thence along said West Right-of-Way line, S.00°57'10"W., a distance of 1278.52 feet; thence N.89°02'50"W., a distance of 1208.41 feet; thence S.30°26'11"W., a distance of 146.34 feet; thence S.32°14'37"W., a distance of 141.92 feet; thence S.18°46'46"W., a distance of 115.22 feet; thence S.25°25'09"W., a distance of 176.77 feet; thence S.30°41'23"W., a distance of 147.54 feet; thence S.42°23'23"W., a distance of 207.91 feet; thence S.41°03'28"W., a distance of 129.55 feet; thence S.43°12'04"W., a distance of 133.67 feet; thence S.40°15'50"W., a distance of 80.07 feet; thence S.27°08'53"W., a distance of 82.96 feet; thence S.38°32'22"W., a distance of 15.33 feet; thence N.63°13'31"W., a distance of 80.86 feet; thence S.46°48'42"W., a distance of 21.21 feet; thence S.62°26'42"E., a distance of 107.82 feet; thence S.79°12'28"E., a distance of 27.67 feet; thence S.03°11'57"W., a distance of 91.25 feet; thence S.08°15'43"E., a distance of 77.72 feet; thence S.00°38'04"W., a distance of 31.66 feet to the South boundary of said Southeast 1/4; thence along said South boundary, N.89°21'56"W., a distance of 675.08 feet to the Southeast corner of the Southwest 1/4 of said Section 21; thence along the South line of said Southwest 1/4, N.89°21'47"W., a distance of 2622.98 feet to the **POINT OF BEGINNING**.

Containing 481.468 acres, more or less.