



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date September 10, 2024



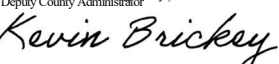

Consent Section Regular Section Public Hearing

Subject: CDD 24-0811 PETITION TO ESTABLISH THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT (CDD)

Agency/Department: Development Services Department, Community Development Section

Contact Person: J. Brian Grady Contact Phone: 276-8343

Sign-Off Approvals

	<u>08/30/2024</u>		<u>8/28/2024</u>
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	<u>8/29/24</u>		
<small>Business and Support Services – Approved as to Financial Impact Accuracy</small>	<small>Date</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>	<small>Date</small>

STAFF'S RECOMMENDED BOARD MOTION

Establish the West Lake Community Development District (CDD) in accordance with the attached ordinance.

Of the total \$31,152,317 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$4,833,379 (or 15.52%) of those 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 May 15, 2024 AG EHC II (LEN) Multi State 3, LLC petitioned Hillsborough County to establish the West Lake Community Development District (CDD). The West Lake CDD will be ±79.37 acres. It is located east of West Lake Drive and north of Bishop Road in Wimauma. Please see Attachment A for the proposed CDD’s location. The CDD will consist of the following folios:

79525.0000			
79525.0400			
79527.0000			
79527.0100			

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

BACKGROUND - Continued:

The CDD area is located within Planned Development (PD) zoning districts PD 21-0959 and PD 22-0443. The PD districts in which the parcels are located permit a total of 320 dwelling units. Detached and attached single-family units are permitted with development standards as outlined in the respective Planned Developments. It is anticipated that the development will consist of approximately 98 townhome units and 222 single-family detached lots (127 40' single-family detached lots and 95 50' single-family detached lots). Annual assessments are expected to range from \$1,038/unit for townhomes to \$1,625/lot for 50'1 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 \$31,152,316.72. 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>
CDD- qualified Common Costs:	
Roads, Drainage, Traffic Signals & Earthwork (excluding lot development costs)	\$12,786,848.04
Water Distribution System	5,111,432.44
Wastewater Collection System	4,123,572.89
Utility Relocations	1,100,000.00
Landscape & Hardscape	625,000.00
Amenity Center	1,175,000.00
Professional & Permitting Fees	3,738,278.01
Contingency	2,492,185.34
Total CDD-qualified Common Costs	<u>\$31,152,316.72</u>
Total Non-CDD Private Development Costs	0.00
Total Project Costs	<u>\$31,152,316.72</u>

BACKGROUND - Continued:

Financing Summary:

The intent of the Petitioner is to use a mix of long-term CDD bonds, conventional bank financing and owners equity 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. While the developer bears no long-term financial responsibility for repayment of A bond debt assessed on land owned by others, it does bear financial responsibility for the debt over the short-term and until such time as the indebted land is sold to a third party builder. At that point, the builder assumes responsibility for repayment of the affiliated A bond debt until such time as the land is sold to a homebuyer, at which point the homeowner assumes responsibility for repayment of the debt. Therefore, the financial capacity and willingness of the developer to assume financial responsibility for the debt through the time of transfer of the land to unaffiliated third party buyers is of concern. Of the total \$31,152,316.72 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$4,833,379 (or 15.52%) of those costs will be funded with long-term CDD bond proceeds. While the plan of finance submitted with the Petition includes short-term CDD bonds as a financing source, Exhibit A to the plan indicates that \$0 in short-term bonds is anticipated, or, stated another way, there is no intent to issue short-term bonds. It is anticipated that the development will consist of approximately 98 townhomes, 127 40’ single-family detached lots and 95 50’ single-family detached lots. Annual assessments will range from \$1,138/unit for townhomes to \$1,625/lot for 50’ lots. A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the par amount)	\$5,730,000
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Projected Uses of Funds Received:

Underwriter’s Discount (2% of the par amount)	\$144,600
Cost of Issuance	250,000
Debt Service Reserve Fund (about 7% of par value of bonds)	202,546
Capitalized Interest (for approximately 24 months)	329,475
Construction of Infrastructure Improvements (1)	<u>4,833,379</u>
Total Projected Uses of Bond Proceeds	\$5,730,000

(1) Total proposed CDD-qualified common costs being funded with CDD bond proceeds. 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 approximately 98 townhomes, 127 40’ single-family detached lots and 95 50’ single-family detached lots. Annual assessments will range from \$1,138/unit for townhomes to \$1,625/lot for 50’ lots.

The District will be managed by District Supervisors selected by qualified electors of the District. The initial Board of Supervisors includes Kelly Evans, Lori Campagna, Ben Gainer, Paulo Beckert and Christopher Smith. 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.

BACKGROUND - Continued:

Proposed Facilities Ownership and Maintenance

<u>Description</u>	<u>Ownership & Maintenance</u>
Stormwater Management	CDD
Utilities (Water Distribution and Wastewater Collection Systems)	County
Roads	CDD
Amenities	CDD
Landscape & Hardscape	CDD
Utility Relocations	County

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(14), 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 Community Planning 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.

BACKGROUND - Continued:

- 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.

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 West Lake 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.

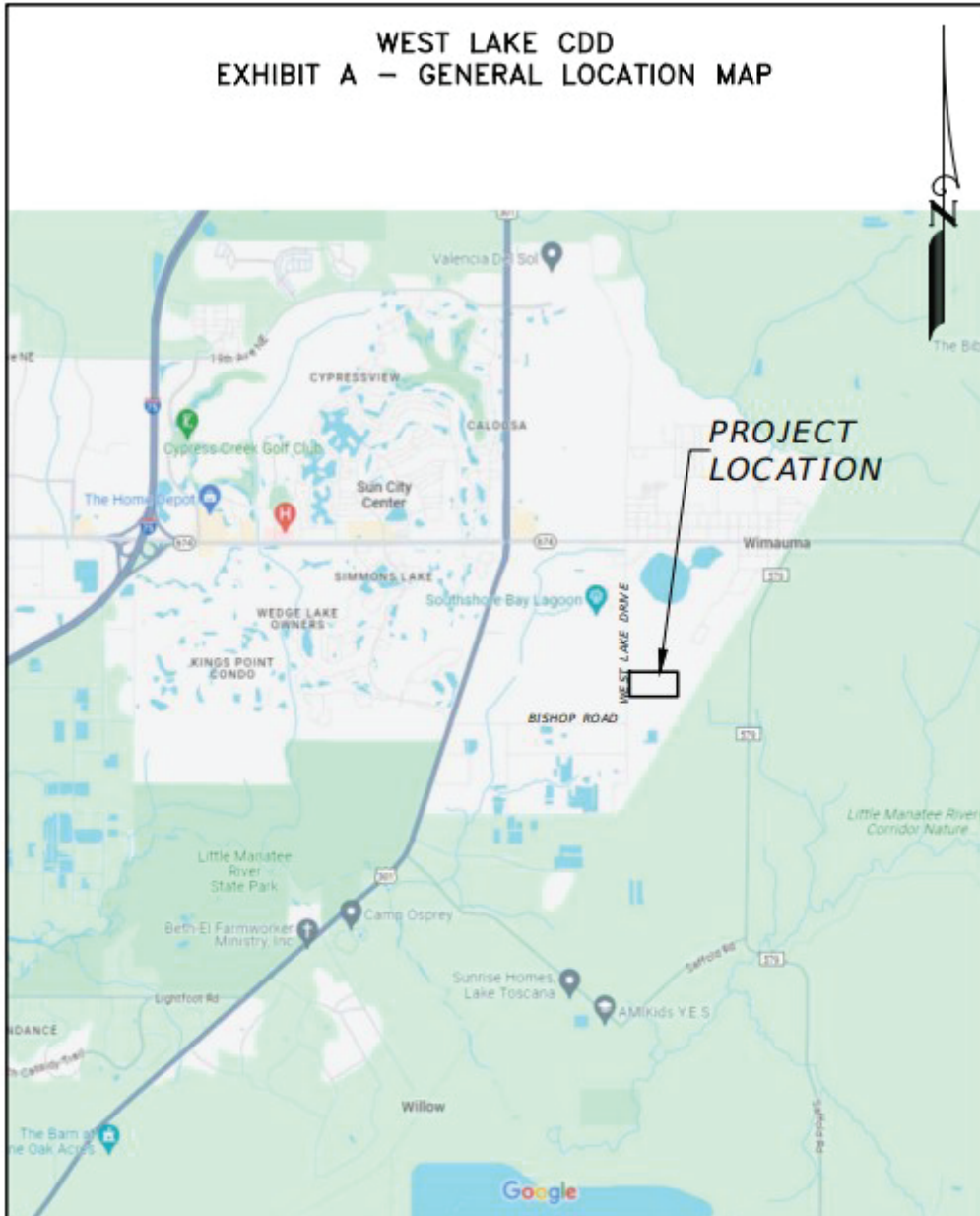
Role of the Underwriter

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

WEST LAKE CDD
EXHIBIT A – GENERAL LOCATION MAP



This Sheet Prepared For: WEST LAKE CDD

REVISIONS			
Description	Date	Drawn (S/C)	Order No.

SHEET NO. 1 OF 1

Clearview Land Design, P.L.
Registered Business No. ry28808



CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE

3010 W. Ashlar St., Suite 105
Tampa, Florida 33609
Phone: 813-932-3919
FAX: 813-932-0875
www.clearviewland.com

Drawn and Checked by: Order No. CDD-18-001
Date: 8-15-2018
SECTION 18 – TOWNSHIP 202 – RANGE 20E

ATTACHMENT B

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

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

The undersigned understands and acknowledges that Lennar Homes, LLC ("**Petitioner**") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the entirety of 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 a 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.

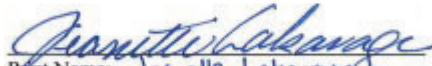
The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest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

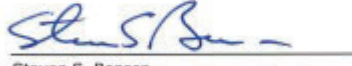
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.


Executed this 20 day of March, 2024.

Witnessed:

AG EHC II (LEN) Multi State 3, LLC, a
Delaware limited liability company


Print Name: Jeanelle Lakavage

By: 
Name: Steven S. Benson


Print Name: Wendy Stocckel

Its: Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 3, LLC

EXHIBIT A
PROPERTY

Folio	Approximate Acreage	Owner of Record
079525-0000		
079525-0400	±79.37	AG EHC II (LEN) Multi State
079527-0000		3, LLC
079527-0100		

WHEN RECORDED, RETURN TO:

Quarles & Brady LLP
One Renaissance Square
Two North Central Avenue
Phoenix, AZ 85004
Attn: Jason F. Wood, Esq.

Parcel Identification Nos.:

SPECIAL WARRANTY DEED
(West Lake & Pippin, Florida)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned LENNAR HOMES, LLC, a Florida limited liability company (the "**Grantor**"), whose address is 4301 W. Boy Scout Blvd., Suite 600, Tampa, Florida 33607, hereby grants to AG EHC II (LEN) Multi State 3, LLC, a Delaware limited liability company (the "**Grantee**"), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Dr., Suite 118, Scottsdale, AZ 85255, that certain real property situated in Hillsborough County, Florida, described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the Property is a portion, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Property.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid Property; that Grantor has good right to sell and convey the same; that the same is unencumbered except as set forth above, to all of which this conveyance is expressly made.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

EXECUTED this 16th day of November, 2023.

Grantor:

Signed, sealed and delivered in the presence of:

LENNAR HOMES LLC,
a Florida limited liability company

Tiffany Cruz
Signature of Witness

By: Holly Gallagher
Holly Gallagher, Vice President

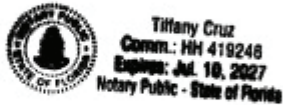
Tiffany Cruz
Print Name

K. S. L.
Signature of Witness

Kyodun Batista
Print Name

STATE OF Florida)
)ss.
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of November, 2023, by Holly Gallagher, the Vice President of LENNAR HOMES, LLC, a Florida limited liability company, for and on behalf thereof.



Tiffany Cruz
Notary Public

(Seal)
Personally Known OR Produced Identification
Type of Identification Produced

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Tracts 1 through 8, inclusive in the Southwest $\frac{1}{4}$ of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida and all of vacated road lying South and adjacent to Tracts 5 through 8, inclusive of the aforesaid property, less the West 15.0 feet of Tracts 4 and 5 for additional right-of-way for Westlake Drive.

Less and except the lands as described in Official Records Book 11462, page 1649, Public Records of Hillsborough County, Florida, being further described as following: A portion of Tract 4 in the Southwest $\frac{1}{4}$ of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, more particularly described as: From the Northwest corner of the Southwest $\frac{1}{4}$ of Section 16; run South (assumed), a distance of 167.0 feet; thence South $88^{\circ}30'$ East and parallel to the North boundary of said Southwest $\frac{1}{4}$, a distance of 30.0 feet for a point of beginning; thence continue South $88^{\circ}30'$ East, a distance of 335.0 feet; thence South and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence North $88^{\circ}30'$ West, a distance of 335.0 feet; thence North, 225.0 feet to the point of beginning.

Also being described as follows:

From the Northwest corner of the Southwest $\frac{1}{4}$ of Section 16; run $S00^{\circ}36'42''$ E, a distance of 167.0 feet; thence $S89^{\circ}10'30''$ E and parallel to the North boundary of said Southeast $\frac{1}{4}$, a distance of 30.00 feet for a point of beginning; thence continue $S89^{\circ}10'30''$ E, a distance of 335.0 feet; thence $S00^{\circ}36'42''$ E and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence $N89^{\circ}10'30''$ W, a distance of 335.0 feet; thence $N00^{\circ}36'42''$ W, 225.0 feet to the point of beginning.

Also less and except the lands as described in Official Records Book 13050, page 835, Public Records of Hillsborough County, Florida, being described as following:

Tract 8 in the SW $\frac{1}{4}$ of Section 16, Township 32 South, Range 20 East, DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, according to the plat thereof recorded in Plat Book 1, page 136, Public Records of Hillsborough County, Florida, less the West 165.0 feet and less the South 165.00 feet thereof.

Parcel 2:

A portion of Tract 4 in the Southwest $\frac{1}{4}$ of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, more particularly described as: From the Northwest corner of the Southwest $\frac{1}{4}$ of Section 16; run South (assumed), a distance of 167.0 feet; thence South $88^{\circ}30'$ East and parallel to the North boundary of said Southwest $\frac{1}{4}$, a distance of 30.0 feet for a point of beginning; thence continue South $88^{\circ}30'$ East, a distance of 335.0 feet;

thence South and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence North 88°30' West, a distance of 335.0 feet; thence North, 225.0 feet to the point of beginning.

Parcel 3:

That part of the (Public) Rights-of-Way, lying between and adjacent to TRACTS 1 through 8, inclusive in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, according to the plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida and that part of the (Public) Rights-of-Ways and Alleys, lying within the plat of HALIFAX, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, Less and Except that portion of the (Public) Rights-of-Way vacated by Resolution, as recorded in Official Records Book 2027, Page 646 of the Public Records of Hillsborough County, Florida.

Parcel 4:

Tract 8 in the Southwest ¼ of Section 16, Township 32 South, Range 20 East, DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, according to plat thereof recorded in Plat Book 1, page 136, Public Records of Hillsborough County, Florida, less the West 165.0 feet and less the South 165.00 feet thereof.

ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE WEST LAKE 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, Lennar Homes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition to Establish the West Lake Community Development District ("**Petition**") with Hillsborough County requesting that the Board of County Commissioners in and for Hillsborough County, Florida ("**County**"), adopt an ordinance establishing the West Lake Community Development District pursuant to Chapter 190, Florida Statutes ("**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(2)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(2)(c), Florida Statutes, as amended.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS ____ DAY OF _____ 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, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. CREATION, BOUNDARIES AND POWERS.

There is hereby established the West Lake 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 granted by, Florida Statutes. The District shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Florida Statutes, including the special powers provided by Section 190.012, Florida Statutes.

SECTION 4. INITIAL BOARD.

The following five persons are designated as the initial members of the Board of Supervisors: Kelly Evans, Lori Campagna, Ben Gainer, Paulo Beckert, and Christopher Smith.

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, 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 _____, 2024.

	<p>CINDY STUART, CLERK</p> <p>BY:</p> <p>_____</p> <p>Deputy Clerk</p>
	<p>APPROVED BY COUNTY ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY</p> <p>BY:</p> <p>_____</p> <p>Nancy Y. Takemori Assistant County Attorney</p>

Exhibit "A"

Tracts 1 through 8 inclusive and right-of-ways thereof, in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, and Plat of HALIFAX, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, all being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 16, run thence along the West line of the Southwest 1/4 of said Section 16, S.00°36'40"E., a distance of 15.62 feet; thence leaving said West line, N.89°55'21"E., a distance of 55.00 feet to the POINT OF BEGINNING, thence along the North boundary of Tracts 1 through 4, REVISED MAP OF TOWN OF WIMAUMA, according to the map or plat thereof, recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida, S.89°26'14"E., a distance of 2,578.74 feet to the East boundary of said Tract 1, thence along said East boundary also the East boundary of Tract 8 and East boundary of said Plat of HALIFAX, respectfully, S.00°21'16"E., a distance of 1,341.83 feet; to the Southerly line of a vacated road, thence along said Southerly line N.89°21'27"W., a distance of 2,577.80 feet to the East right-of-way line of West Lake Drive (proposed), thence along said East right-of-way line, N.00°36'40"W., a distance of 1,206.92 feet; thence N.89°23'20"E., a distance of 5.00 feet; thence N.00°36'40"W., a distance of 131.34 feet to the POINT OF BEGINNING.