


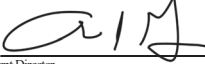
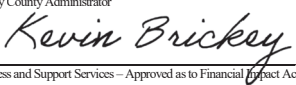



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date October 12, 2021

Consent Section Regular Section Public Hearing

Subject: CDD 21-1080 PETITION TO CONTRACT THE BOUNDARIES OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: J. Brian Grady, AICP		Contact Phone: 276.8343	
Sign-Off Approvals			
	10/4/2021		10/4/2021
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	10/4/2021		10/04/2021
<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

Approve the South Bay Community Development District (CDD) boundary modification 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 Contraction Parcel is currently undeveloped, contains no assessable units, is excluded from the existing assessment roll, and does not receive or benefit from any CDD services. Therefore, its elimination from the CDD will not have a negative financial impact on future bond-related assessment levels for existing assessment payers. Additionally, it will not result in a negative financial impact for the contracted district itself. Any debt service payments or assessment fees regarded as “delinquent” at the time of the sale will be handled in a manner which results in zero financial impact to existing assessment payers.

BACKGROUND

On February 24, 2004 the Board of County Commissioners (Board) adopted Ordinance 04-17 establishing the South Bay CDD. On October 24, 2006, the Board adopted Ordinance 06-29 contracting and expanding the CDD. The CDD currently contains ±306.32 acres. The CDD is generally located west of U.S. 41 and north of the Little Manatee River on the north and south side of W. Shell Point Road in Ruskin. The South Bay CDD is comprised of two Planned Developments, PD 05-1779 (aka Bahia Beach) and PD 05-1785 (contraction parcels).

On July 16, 2021 the South Bay CDD submitted an application to modify the CDD boundaries to remove 7 contraction parcels totaling ±84.8 acres.

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

BACKGROUND - Continued:

The applicant states that on November 9, 2020, the CDD received from Hillsborough County a Letter of Intent to Purchase the contraction properties owned by the District and South Bay CDD Holdings pursuant to Jan K. Platt Environmental Lands Acquisition and Protection Program. The applicant further states a willingness to enter into certain contracts with the County to sell the contraction properties to the County, but the removal of the contraction properties from the CDD is a condition/requirement of the purchasing of the properties by Hillsborough County. Attachment A shows the location of the CDD and contraction parcels.

Section 190.046, Florida Statutes, provides that a landowner or the District board may petition to contract the boundaries of a CDD. This section also establishes the requirements for a petition to contract a CDD. These are:

- 1) A metes and bounds description of the District.
- 2) A statement of regulatory costs.
- 3) A description of what services and facilities are currently provided by the District to the area being removed.
- 4) The designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land use element of the adopted local government comprehensive plan

The above information was received by the County and was made part of the review of the proposed boundary modification.

Section 190.046(1)(b) requires the Board to consider the record of the public hearing and the following factors in determining whether to grant or deny the petition for expanding or contracting property from an existing CDD:

- 1) Whether all statements contained within the petition have been found to be true and correct.
- 2) Whether the boundary modification 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) Whether the land area within the modified district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) Whether the district is the best alternative available for delivering the community development services and facilities to the modified area that will be served by the district.
- 5) Whether 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) Whether the area that will be served by the modified district is amenable to separate special district government.

Review Performed by County

No objections to the proposed boundary modifications were raised by reviewing agencies.

Staff from the Management and Budget department has stated the contraction parcel is currently undeveloped, contains no assessable units, is excluded from the existing assessment roll, and does not receive or benefit from any CDD services. However, the parcel serves as collateral for the Series 2015 South Bay CDD Bonds as a result of earlier (and since abandoned) plans to develop it. The Series 2015 Bonds were issued in connection with the default on the 2005 South Bay CDD Bonds by the then owner/developer, and with the related District Foreclosure of the CDD. The 2015 Bonds serve as replacements for the 2005 Bonds. During the District Foreclosure process, the District and Trustee entered into various forbearance and settlement agreements with certain lenders, including the 2005 (and now 2015) Bondholders, which provided for, among other things, the disposal or sale of various District Lands for the purpose of recovering a portion of the initial investment made by the Bondholders. Because of the Contraction Parcel's inherently desirable locational, physical and ecological characteristics, and its strategic location along the Little Manatee River, the County wishes to purchase it for inclusion in the County's ELAP Program.

Financial Review

The scope of this financial review included the evaluation of the financial implications of the land sale by the CDD/purchase by the County.

Impact of the Sale on Existing Assessment Payers: As noted above, the Contraction Parcel is currently undeveloped, contains no assessable units, is excluded from the existing assessment roll, and does not receive or benefit from any CDD services. Therefore, its elimination from the CDD will not have a negative financial impact on future bond-related assessment levels for existing assessment payers. Additionally, it will not result in a negative financial impact for the contracted district itself. Any debt service payments or assessment fees regarded as “delinquent” at the time of the sale will be handled in a manner which results in zero financial impact to existing assessment payers.

The assessment payers are also responsible for an annual operating and maintenance (O&M) assessment for the various routine administrative, management and maintenance functions associated with managing planned communities. As part of its application package, the Petitioner provided an estimated FY21/22 Budget which reflects the budgetary and financial impact of the sale of the Contraction Parcel. Review of the budget showed no unusual or non-routine line item changes from the prior two fiscal years.

Impact of the Purchase on the County: District Counsel has confirmed that any relevant 2015 Bond payment delinquencies or defaults will be cured in due course of the County’s purchase of the Contraction Parcel, and that all liens and encumbrances on it will be released at closing. These two actions will result in the elimination of any future financial liability for the County related to the purchase of the lands.

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 modification (contraction) of the CDD.

ATTACHMENT A



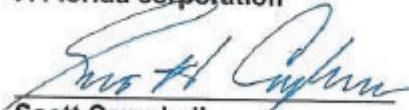
South Bay CDD
CDD Boundary
Hillsborough County, Florida

ATTACHMENT B

**CONSENT AND JOINDER
TO PETITION TO CONTRACT THE
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**

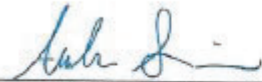
South Bay CDD Holdings, a Florida corporation, by and through the undersigned hereby agrees and consents to the contraction of the South Bay Community Development District with authority to exercise all special and general powers upon the lands described in Exhibit "A" attached hereto, pursuant to Chapter 190, Florida Statutes.

By: **SOUTH BAY CDD HOLDINGS,
A Florida corporation**


**Scott Campbell,
As Vice President**

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13th day of July, 2021 by Scott Campbell as Vice President of South Bay CDD Holdings, a Florida corporation, who is personally known to me or who has produced _____ as identification.



Signature of Notary

Annaka Silver

Printed Name of Notary

Commission Expires: 11/22/2024

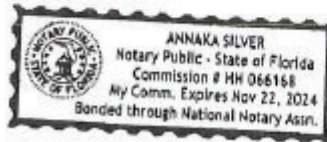


EXHIBIT “A”

**LOCATION MAP, SKETCH AND METES &
BOUNDS LEGAL DESCRIPTION OF EXISTING
BOUNDARIES OF SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

SKETCH AND METES AND BOUNDS LEGAL DESCRIPTION
SHOWING THE AREA TO BE SERVICED BY
THE DISTRICT AFTER EXPANSION
AND CONTRACTION

DESCRIPTION (South Bay Community Development District)

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

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

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

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

LESS AND EXCEPT:

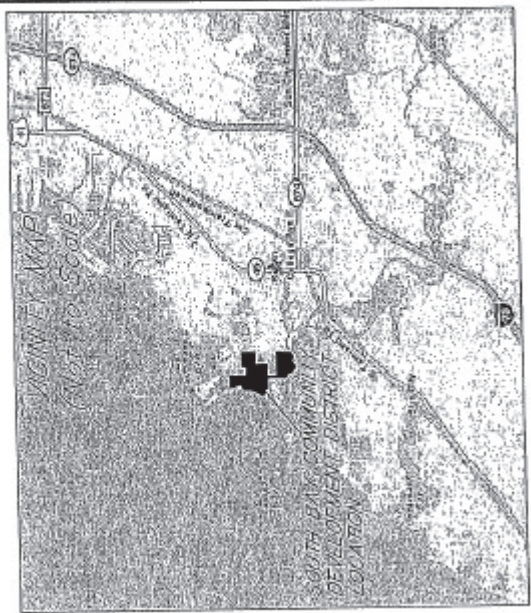
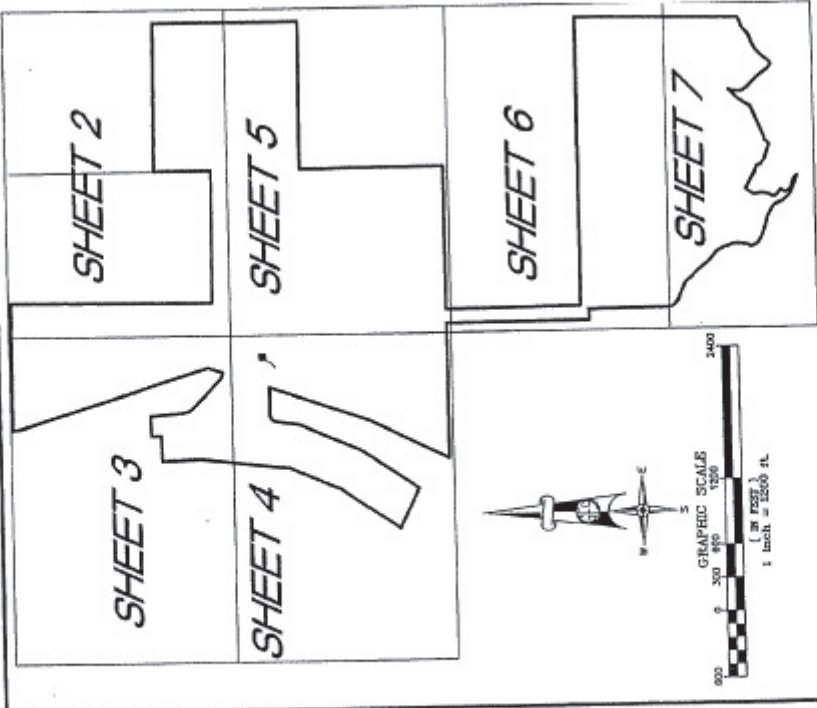
Description (taken from Official Records Book 9007, Page 1750 of the Public Records of Hillsborough County, Florida):

(Lift Station)

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

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

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



THIS SKETCH PREPARED BY:
Scott Brown
 10/02/2006

Florida Professional Surveyor & Mapper No. 9371
 George F. Young, Inc.
 8827 North Central Exp. Blvd. E.
 Tampa, Florida 33619
 Local Accessory Business Number 027

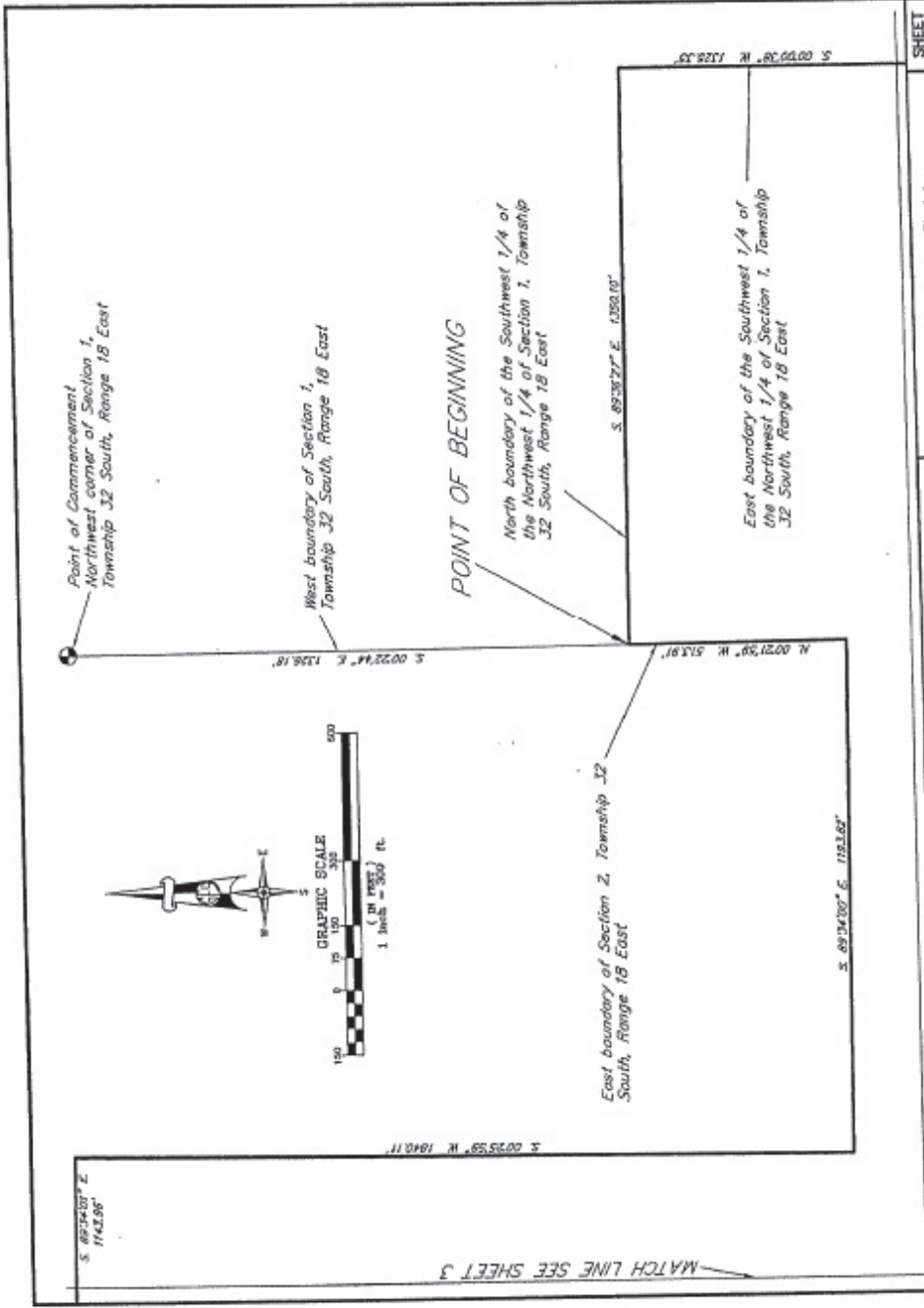
SURVEYOR'S NOTES:
 1. NOT A BOUNDARY SURVEY Reproductions of this sketch are not valid unless sealed with an embossed Surveyor's Seal.
 2. The sketch shown herein is for graphic representation only.
 3. Corner monuments were not set in conjunction with the preparation of this drawing.
 4. Legal description obtained by George F. Young, Inc.

REVISIONS	
NO.	DESCRIPTION
1	10/02/06 Update final sheet
2	10/02/06 Update final sheet

George F. Young, Inc.
 1821 Tampa East Boulevard
 Tampa, FL 33619
 Tel: (813) 223-2747 Fax: (813) 229-0857

DESCRIPTION
 South Bay Community Development District

SHEET
 1 of 7

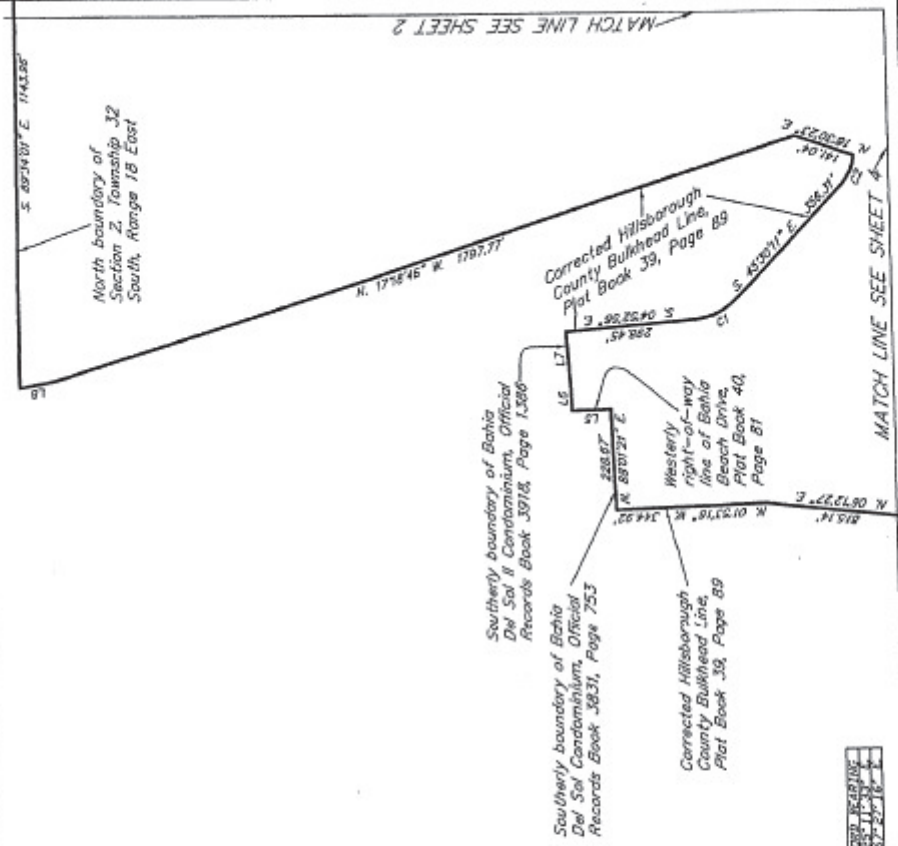
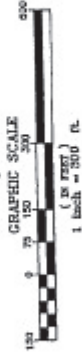


REVISIONS		DATE	DESCRIPTION	APPROV. DATE	DRAWN BY	CHECKED BY	SCALE	SHEET
NO.	DESCRIPTION							

George F. Young, Inc.
 RESPONSIBLE OFFICE: 1921 Tampa East Boulevard
 Tampa, FL 33618
 TEL: (813) 223-2171, (813) 229-0527

Description Sketch
 South Bay Community
 Development District

SHEET
 2 of 7



LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 89°34'01\"/>	

CURVE DATA TABLE

CHORD	CHORD BEARING	ARC	ARC BEARING
1-2	N 89°34'01\"/>		

George F. Young, Inc.
 RESPONSIBLE OFFICE 1921 Tampa East Boulevard
 TAMPA, FL 33610
 Tel: (813) 223-2747, Fax: (813) 223-0257

REVISIONS

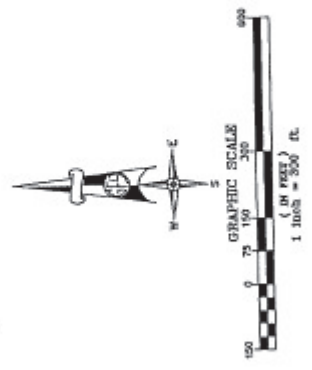
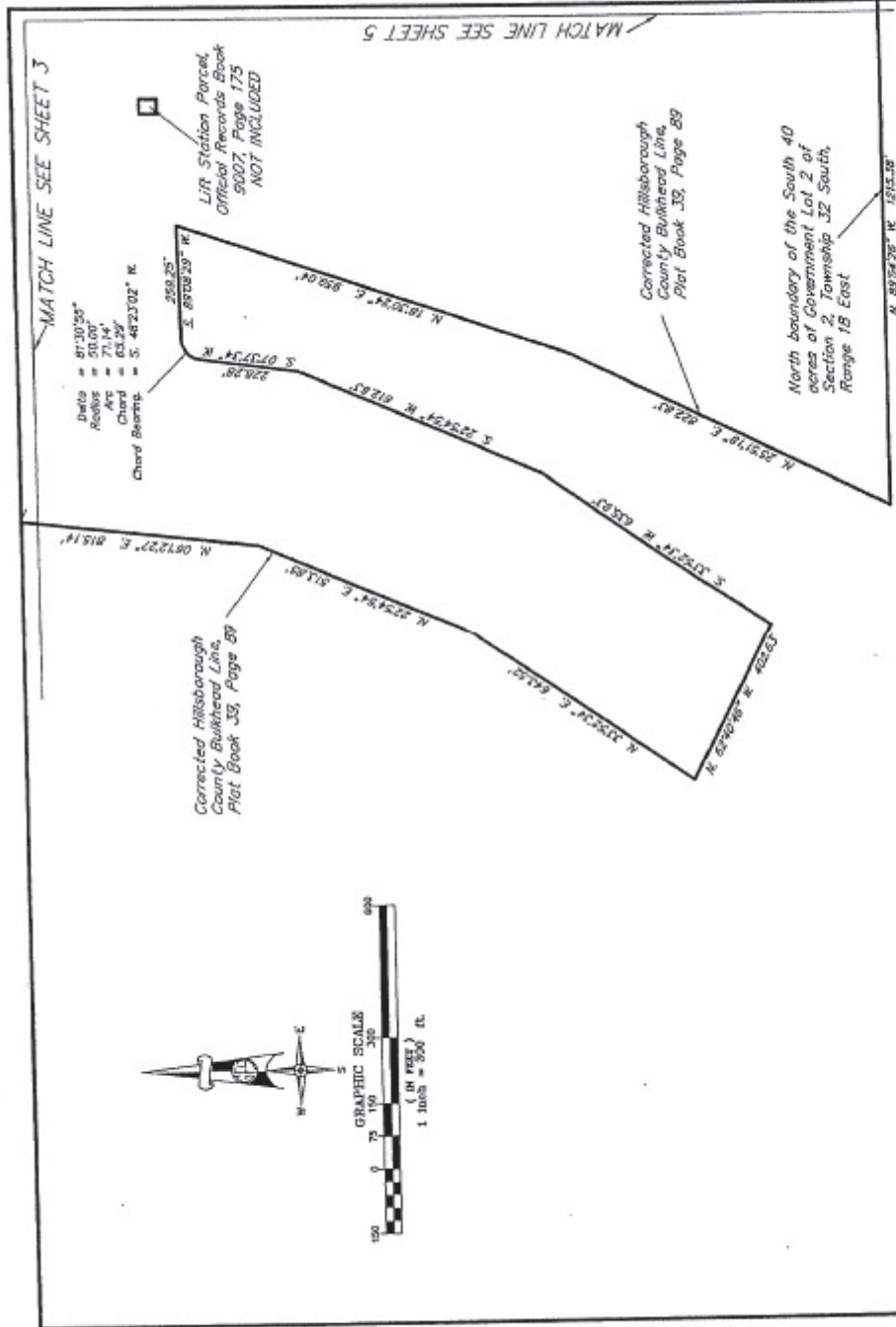
NO.	DATE	DESCRIPTION	APPROVAL	DATE

PLANNED BY: LSY
 CHECKED BY: RWS
 APP'D. DATE: 1/28/06

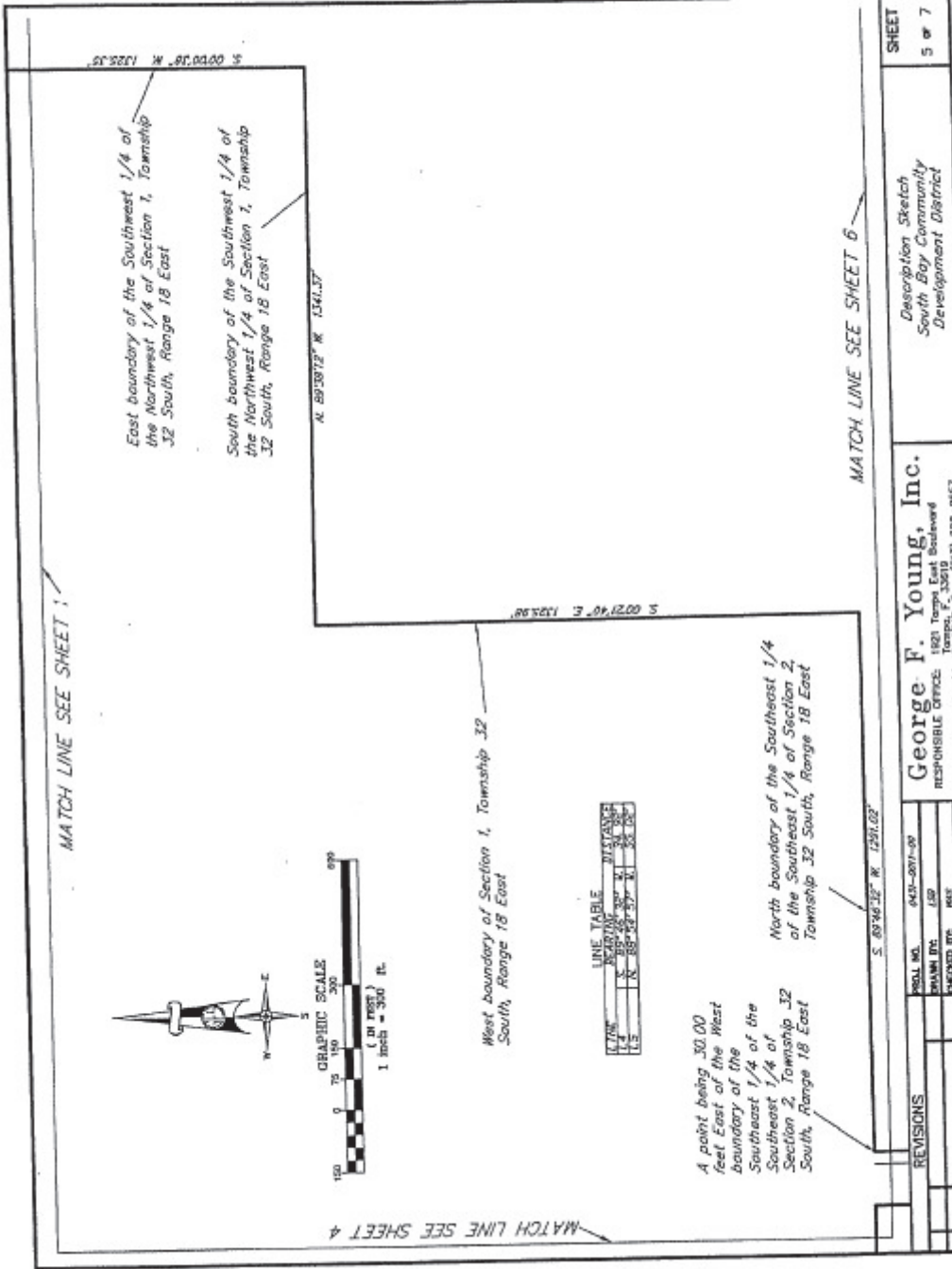
PROJECT NO. 0417-007-00

DESCRIPTION: South Bay Community Development District

SHEET 3 of 7



George F. Young, Inc. RESPONSIBLE OFFICE: 1921 Tampa East Boulevard TAMPA, FL 33619 TEL: (813) 223-2147 Fax: (813) 239-0857		Description Sketch South Bay Community Development District	SHEET 4 of 7
PROJ. NO. 6407-0071-00 DRAWN BY: L.S.F. CHECKED BY: M.S. APPT'D. DATE: 1/28/08	REVISIONS		
NO. DATE DESCRIPTION			



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89°46'32" W	1344.37
2	S 89°46'32" W	1351.02
3	S 02°14'0" E	1328.35
4	N 89°38'12" W	1344.37

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

REVISIONS		ROLL NO. 643-097-08	SHEET 5 of 7	
NO. DATE	DESCRIPTION	DRAWN BY LSP	Description Sketch South Bay Community Development District	
		CHECKED BY MSJ		
		APPRO. DATE 1/26/08		
		George F. Young, Inc. RESPONSIBLE OFFICE: 1821 Tampa East Boulevard Tampa, FL 33618 TEL: (813) 223-2747 Fax: (813) 223-0857		

**CONSENT AND JOINDER
TO PETITION TO CONTRACT THE
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT**

South Bay Community Development District, an independent special district created by authority of Chapter 190, Florida Statutes, by and through the undersigned hereby agrees and consents to the contraction of the South Bay Community Development District with authority to exercise all special and general powers upon the lands described in Exhibit "A" attached hereto, pursuant to Chapter 190, Florida Statutes.

By: **SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT, an
Independent special district**

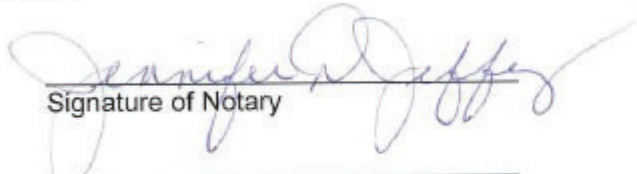


**W. Thomas Grimm,
as Chairman**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of July, 2021 by W. Thomas Grimm, as Chairman of the South Bay Community Development District, who is personally known to me or who has produced FL Drivers License as identification.





Signature of Notary

Printed Name of Notary

Commission Expires: _____

EXHIBIT "A"

**LOCATION MAP, SKETCH AND METES &
BOUNDS LEGAL DESCRIPTION OF EXISTING
BOUNDARIES OF SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

SKETCH AND METES AND BOUNDS LEGAL DESCRIPTION
SHOWING THE AREA TO BE SERVICED BY
THE DISTRICT AFTER EXPANSION
AND CONTRACTION

DESCRIPTION (South Bay Community Development District)

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

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

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

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

LESS AND EXCEPT:

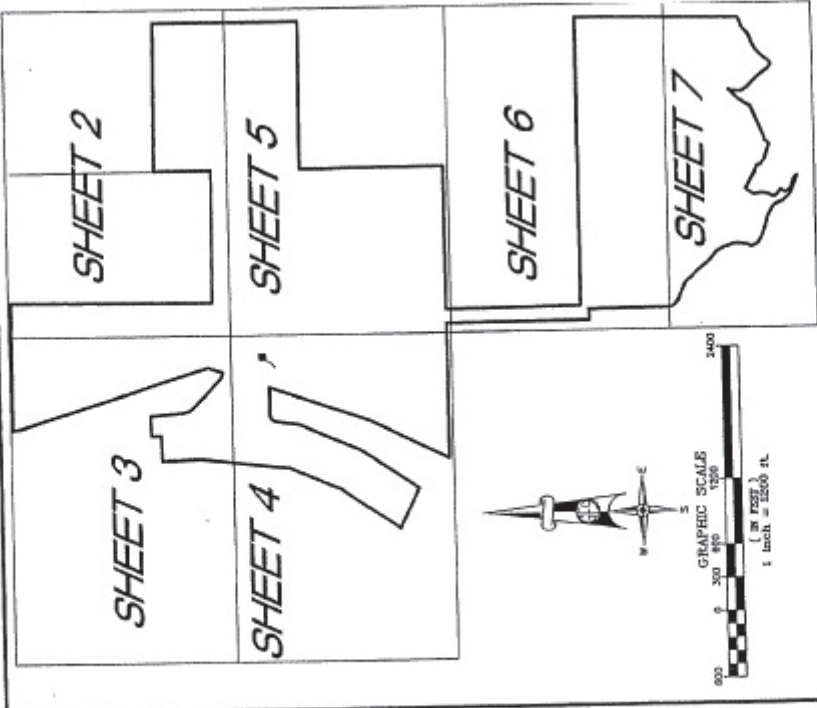
Description (taken from Official Records Book 9007, Page 1750 of the Public Records of Hillsborough County, Florida):

(Lift Station)

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

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

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



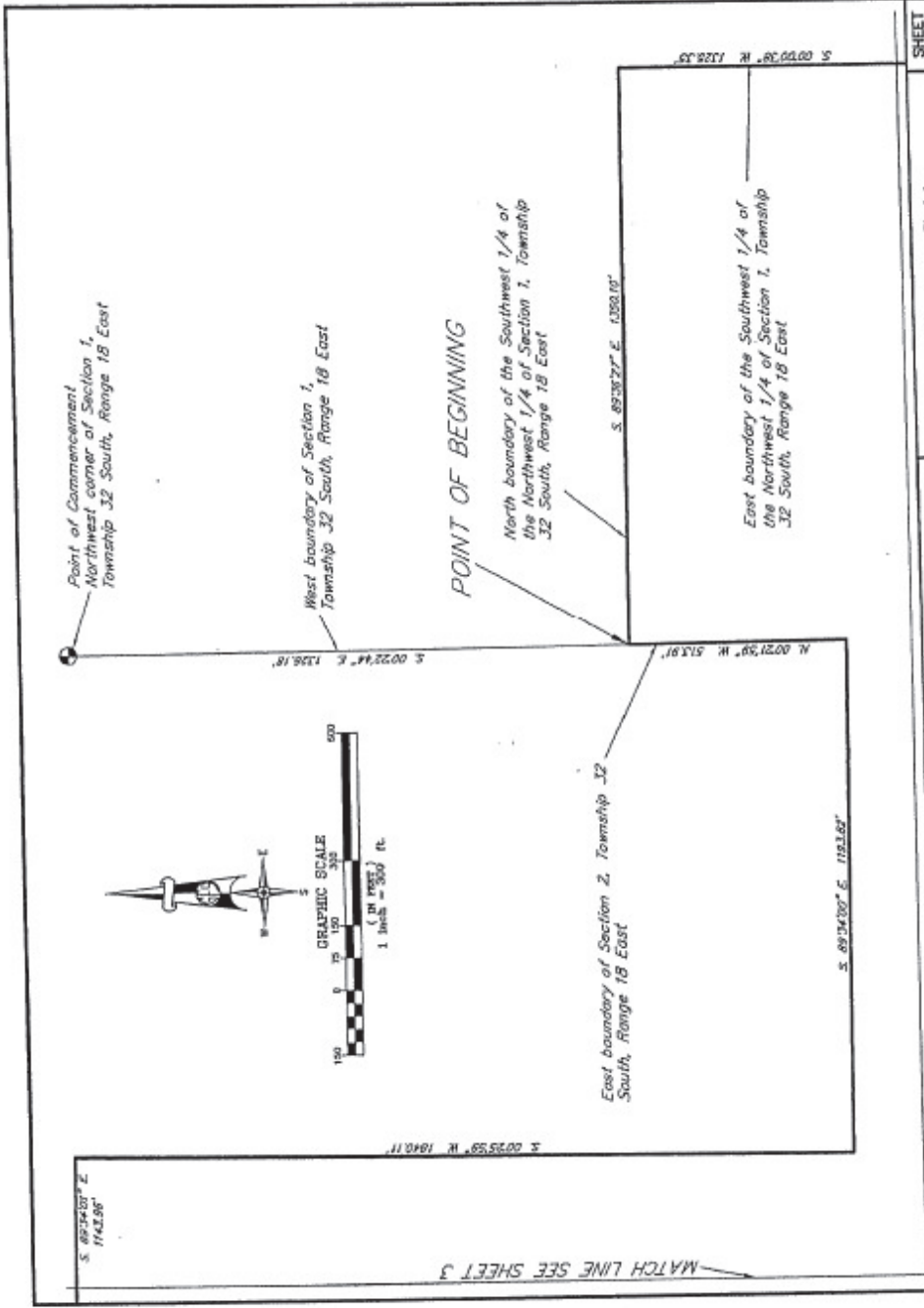
THIS SKETCH PREPARED BY:
Scott Brown
 10/02/2006

L. Scott Brown
 Florida Professional Surveyor & Mapper No. 9371
 George F. Young, Inc.
 8827 North Central Exp. Blvd. E.
 Tampa, Florida 33619
 Local Accessory Business Number 027

SURVEYOR'S NOTES:
 1. NOT A BOUNDARY SURVEY Reproductions of this sketch are not valid unless sealed with an embossed Surveyor's Seal.
 2. The sketch shown herein is for graphic representation only.
 3. Corner monuments were not set in conjunction with the preparation of this drawing.
 4. Legal description obtained by George F. Young, Inc.

REVISIONS	
NO.	DESCRIPTION
1	10/02/06 Update final sheet
2	10/02/06 Update final sheet
3	10/02/06 Update final sheet
4	10/02/06 Update final sheet
5	10/02/06 Update final sheet
6	10/02/06 Update final sheet
7	10/02/06 Update final sheet

George F. Young, Inc. 1821 Tampa East Boulevard Tampa, FL 33619 Tel: (813) 223-2747 Fax: (813) 229-0857 RESPONSIBLE OFFICER:	Description Sketch South Bay Community Development District	SHEET 1 of 7
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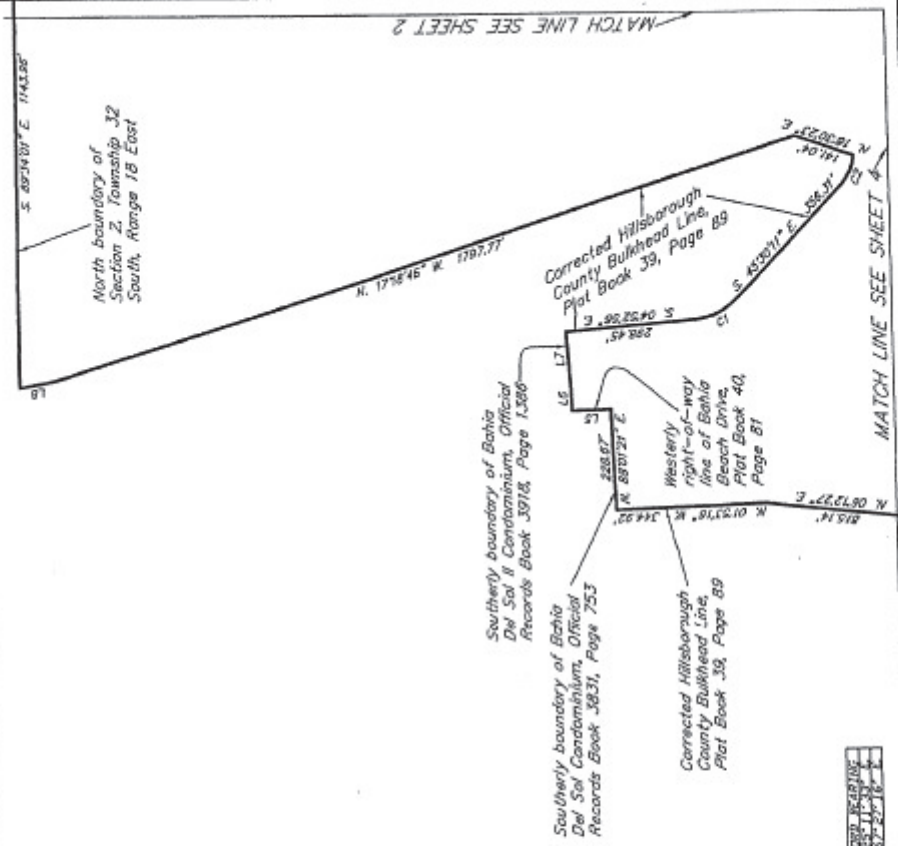
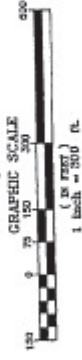


REVISIONS		DATE	DESCRIPTION	APPROV. DATE	DRAWN BY	CHECKED BY	SCALE	SHEET
NO.	DESCRIPTION							

George F. Young, Inc.
 RESPONSIBLE OFFICE: 1921 Tampa East Boulevard
 Tampa, FL 33618
 TEL: (813) 223-2171, (813) 229-0527

Description Sketch
 South Bay Community
 Development District

SHEET
 2 of 7



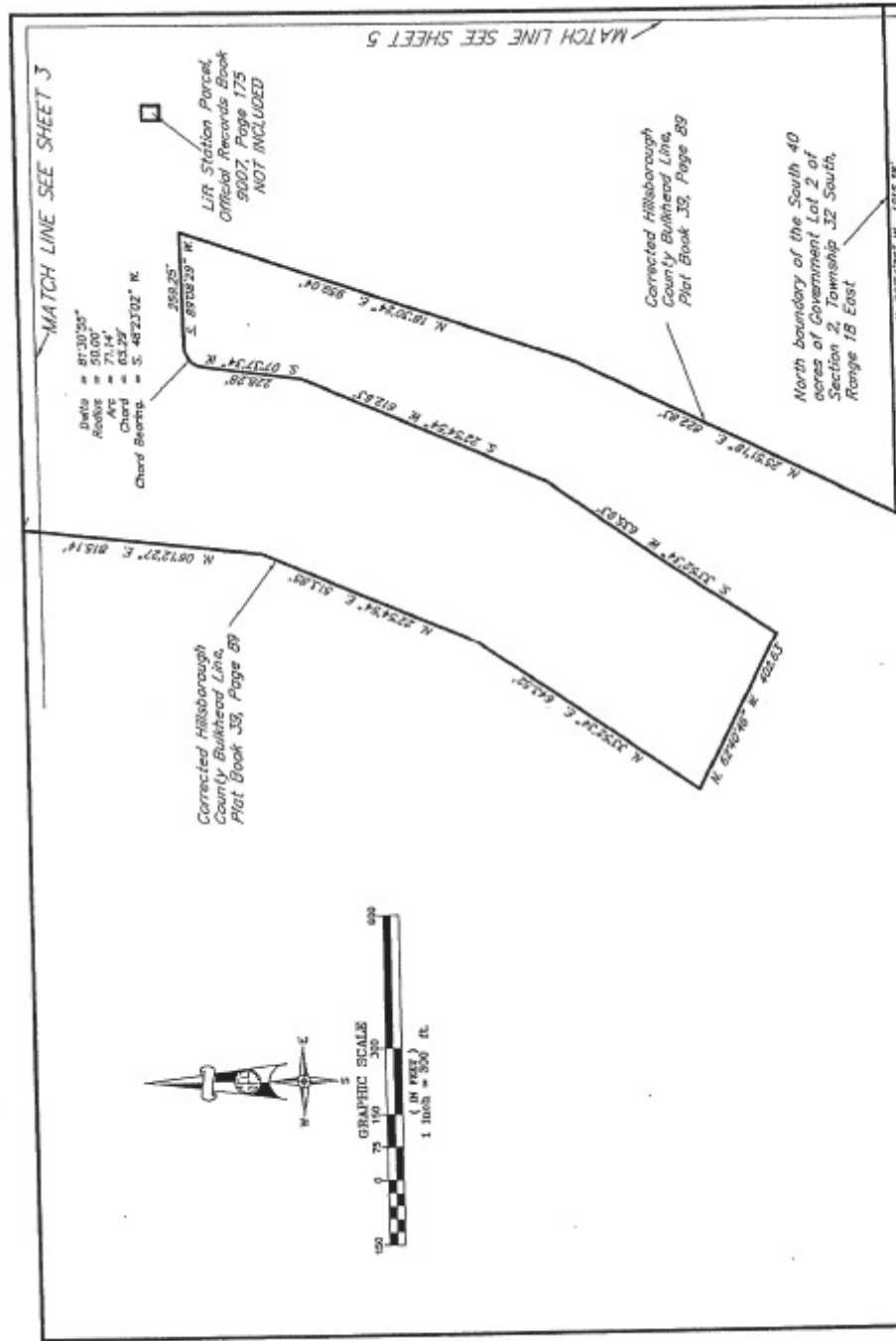
LINE TABLE

LINE	BEARING	DISTANCE
1-2	N 89°34'01\"/>	

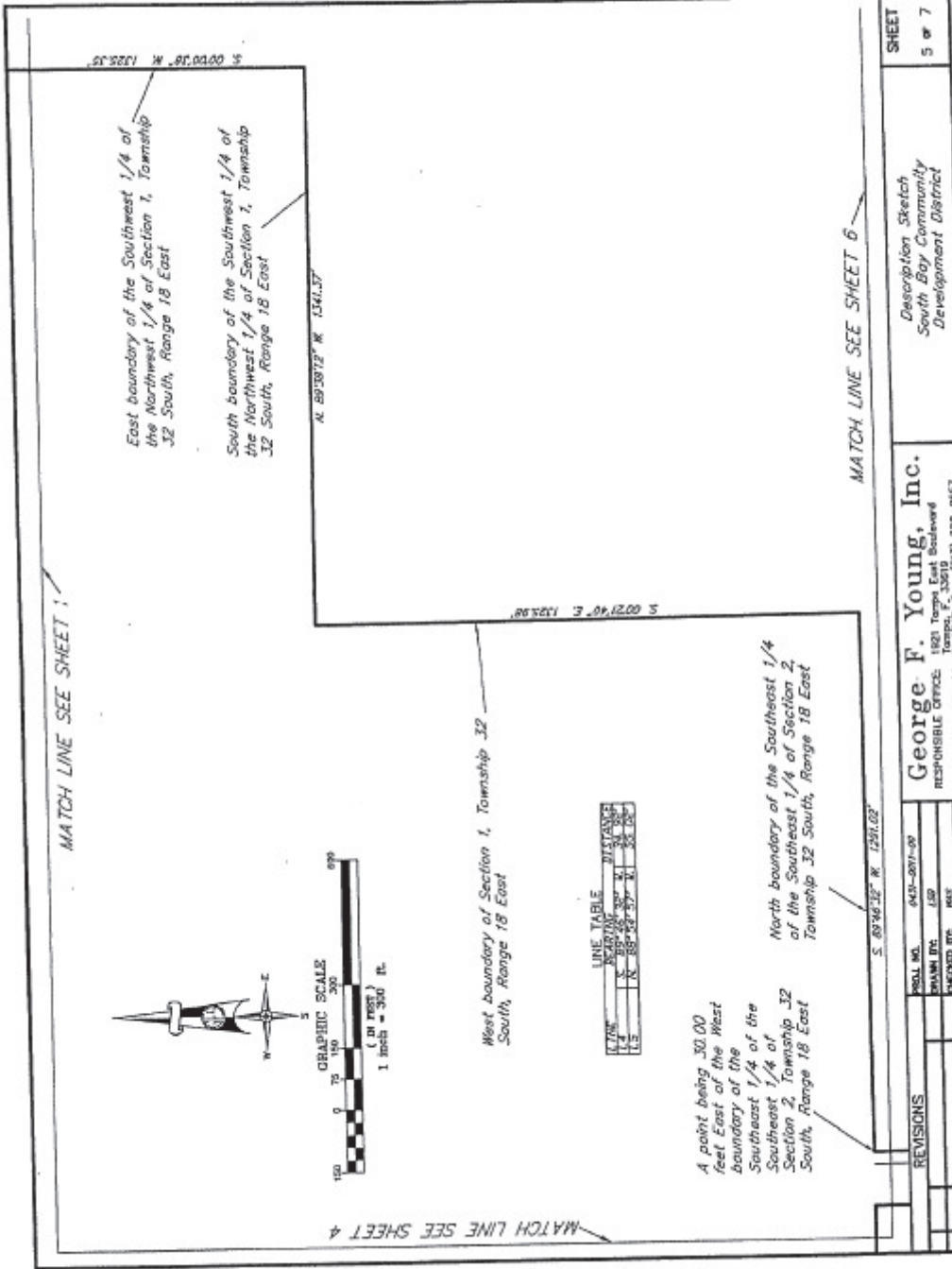
CURVE DATA TABLE

CHORD	CHORD BEARING	ARC	ARC BEARING
1-2	N 89°34'01\"/>		

George F. Young, Inc. RESPONSIBLE OFFICE 1921 Tampa East Boulevard Suite 200, Ft. Lauderdale, Florida 33309 Tel: (813) 223-2747, Fax: (813) 223-0257		Description Sketch South Bay Community Development District	SHEET 3 of 7
REVISIONS NO. DATE DESCRIPTION	PLOT NO. 0417-007-00 PLANNED BY LSP CHECKED BY RNS APPVAL. DATE 1/28/06		



George F. Young, Inc. RESPONSIBLE OFFICE: 1921 Tampa East Boulevard TAMPA, FL 33619 TEL: (813) 223-2147 Fax: (813) 239-0857		Description Sketch South Bay Community Development District	SHEET 4 of 7
TITLE NO. 6407-0071-00 DRAWN BY: L.S.F. CHECKED BY: M.S. APPROVAL DATE: 1/28/08	REVISIONS		
NO. DATE DESCRIPTION			



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

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

N. 89°38'12" W. 1344.37'

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N. 89°38'12" W.	1344.37'
2	S. 89°46'32" W.	1251.02'
3	S. 07°21'46" E.	1328.35'
4	N. 00°00'38" W.	1328.35'

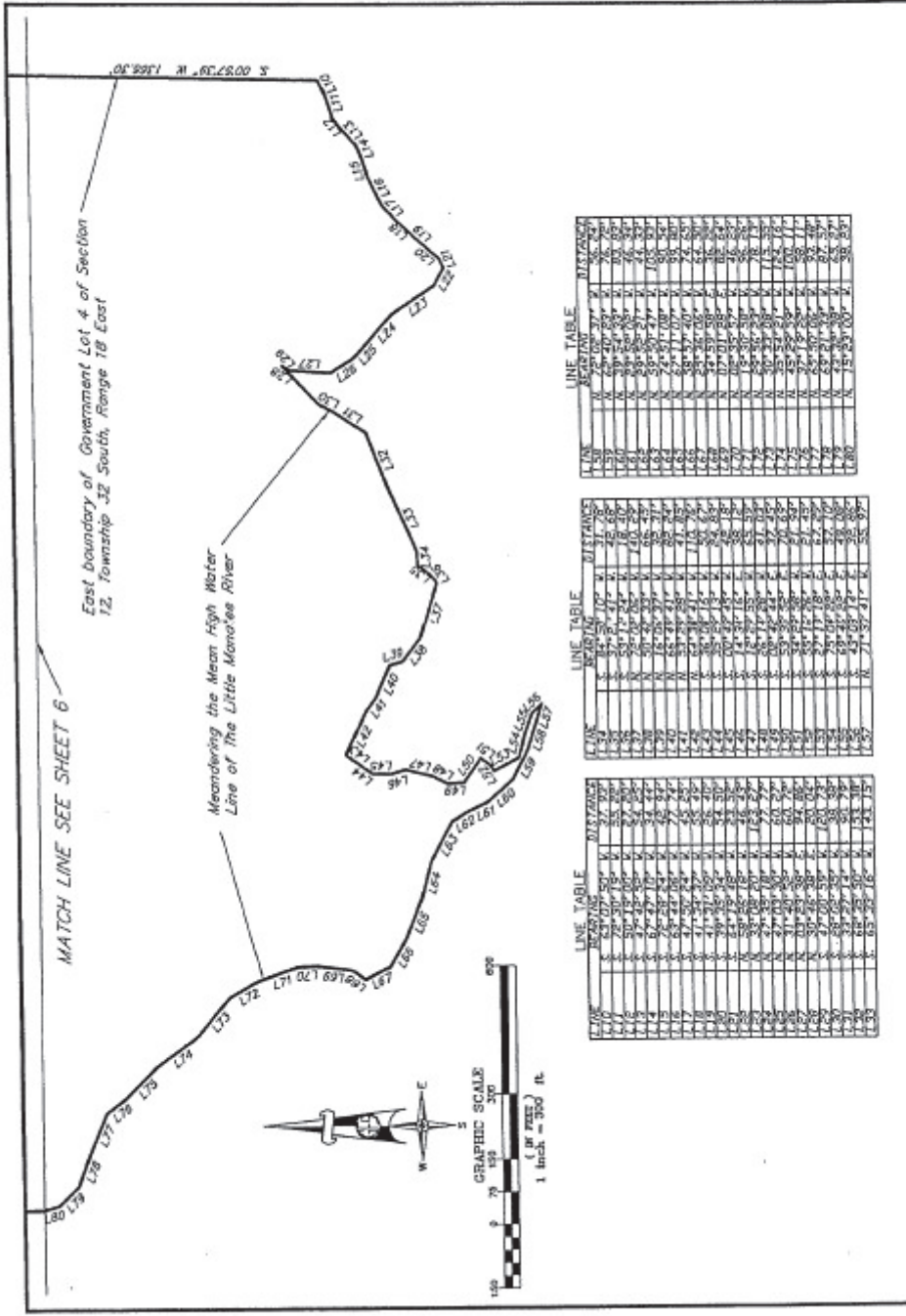
A point being 30.00 feet East of the West boundary of the Southeast 1/4 of the Section 2, Township 32 South, Range 18 East

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

MATCH LINE SEE SHEET 6

S. 89°46'32" W. 1251.02'

REVISIONS NO. DATE DESCRIPTION 1 1/26/08		George F. Young, Inc. RESPONSIBLE OFFICE: 1821 Tampa East Boulevard Tampa, FL 33618 TEL: (813) 223-2747 Fax: (813) 223-0857	Description Sketch South Bay Community Development District	SHEET 5 of 7
ROLL NO. 643-097-08 DRAWN BY LSP CHECKED BY MSJ APP'D. DATE 1/26/08				



LINE TABLE

LINE	BEARING	DISTANCE	MARKING
170	N 25 40' 00" W	26.20	2
171	N 29 15' 00" W	26.20	2
172	N 29 15' 00" W	26.20	2
173	N 29 15' 00" W	26.20	2
174	N 29 15' 00" W	26.20	2
175	N 29 15' 00" W	26.20	2
176	N 29 15' 00" W	26.20	2
177	N 29 15' 00" W	26.20	2
178	N 29 15' 00" W	26.20	2
179	N 29 15' 00" W	26.20	2
180	N 29 15' 00" W	26.20	2

LINE TABLE

LINE	BEARING	DISTANCE	MARKING
181	N 29 15' 00" W	26.20	2
182	N 29 15' 00" W	26.20	2
183	N 29 15' 00" W	26.20	2
184	N 29 15' 00" W	26.20	2
185	N 29 15' 00" W	26.20	2
186	N 29 15' 00" W	26.20	2
187	N 29 15' 00" W	26.20	2
188	N 29 15' 00" W	26.20	2
189	N 29 15' 00" W	26.20	2
190	N 29 15' 00" W	26.20	2

LINE TABLE

LINE	BEARING	DISTANCE	MARKING
191	N 29 15' 00" W	26.20	2
192	N 29 15' 00" W	26.20	2
193	N 29 15' 00" W	26.20	2
194	N 29 15' 00" W	26.20	2
195	N 29 15' 00" W	26.20	2
196	N 29 15' 00" W	26.20	2
197	N 29 15' 00" W	26.20	2
198	N 29 15' 00" W	26.20	2
199	N 29 15' 00" W	26.20	2
200	N 29 15' 00" W	26.20	2

NO.	DATE	DESCRIPTION	APPROVAL

REVISIONS

PROJ. NO. 0427-0071-02
 DRAWN BY LSP
 CHECKED BY RMF
 APPROVAL DATE 1/25/06

George F. Young, Inc.
 RESPONSIBLE OFFICE 1921 Tampa East Boulevard
 Tampa, FL 33610
 TEL: (813) 223-2147 FAX: (813) 223-0857

Description Sketch
 South Bay Community
 Development District

SHEET
 7 of 7

ATTACHMENT C

ORDINANCE NO. 21-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 04-17, AS AMENDED BY ORDINANCE NO. 06-29; CONTRACTING THE BOUNDARIES OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WITNESSETH:

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

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

WHEREAS, the District's boundary was amended by the County pursuant to Ordinance No. 06-29 at its regular meeting of October 24, 2006; and,

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

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services in the area remaining in the District described in Exhibit "B" attached hereto, 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's cumulative amendments to the boundaries of the District pursuant to § 190.046(e)2 do not permit a cumulative net total greater than 50 percent of the land in the initial district; and,

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

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING THIS ___ DAY OF _____, 2021, AS FOLLOWS:

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

1. all statements contained in the Petition are provided in good faith as true and correct; and,
2. the Petition is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan; and,
3. after the contraction, the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community; and,
4. after the contraction, the District remains the best alternative available for the delivery of community development services and facilities to the land within its boundaries; and,
5. after the contraction, the District's community development services and facilities remain compatible with the capacity and uses of existing local and regional community development services and facilities; and,
6. the area served by the District after the contraction will continue to be amenable to special-district government.

SECTION 2. CONCLUSIONS OF LAW.

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

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

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

SECTION 5. EFFECTIVE DATE. This Ordinance and the contraction of the Property described in Exhibit "A" hereof shall not take effect until the Property described in Exhibit "A" is transferred from the District to the County. This Ordinance shall take effect upon the date the deeds transferring the Property to the County are executed by the owners as provided in Exhibit "A" hereof. If the deeds transferring the Property to the County is not executed by the owners on or before thirty (30) days following adoption of this Ordinance, then this Ordinance shall expire without having taken 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 _____, 2021.

CINDY STUART, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as to
Form and Legal Sufficiency

By: _____
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE CONTRACTED FROM THE DISTRICT

QUIT CLAIM LEGAL DESCRIPTION

Any and all interests in the following described property including, but not limited to, submerged lands, littoral rights, mineral interests, and lands used for public right of way

PARCEL 3:

Government Lot 1, LESS AND EXCEPT the North 55 feet thereof for road right-of-way described in Deed recorded in Official Records Book 2016, Page 192, and ALSO LESS AND EXCEPT that part conveyed by Deed to State of Florida recorded in Official Records Book 2574, Page 224 re-recorded in Official Records Book 2581, Page 184, all of the Public Records of Hillsborough County, Florida, in Section 11, Township 32 South, Range 18 East, lying and being in Hillsborough County, Florida.

PARCEL 4:

Government Lot 4, LESS AND EXCEPT the North 55 feet thereof for road right-of-way described in Deed recorded in Official Records Book 2016, Page 192, Public Records of Hillsborough County, Florida, in Section 12, Township 32 South, Range 18 East, lying and being in Hillsborough County, Florida.

Exact legal descriptions are subject to final property survey.

END OF LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 1 & 2, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN S00°22'44"E ALONG THE WEST BOUNDARY OF SAID SECTION 1, FOR A DISTANCE OF 1326.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THE SAME BEING A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, THENCE RUN S89°36'27"E ALONG SAID NORTH BOUNDARY FOR A DISTANCE OF 1350.10 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN S00°00'38"W ALONG SAID EAST BOUNDARY FOR A DISTANCE OF 1325.35 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN N89°38'12"W ALONG SAID SOUTH BOUNDARY FOR A DISTANCE OF 1341.37 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 1; THENCE RUN S00°21'40"E ALONG SAID WEST BOUNDARY FOR A DISTANCE OF 1325.98 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN S89°48'17"W ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, FOR A DISTANCE OF 1291.02 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST BOUNDARY, RUN S00°25'36"E FOR A DISTANCE OF 1230.75 FEET; THENCE RUN S58°06'40"E FOR A DISTANCE OF 6.95 FEET TO A POINT 30.00 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY OF SHELL POINT RD; THENCE RUN N89°54'46"W FOR A DISTANCE OF 135.86 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 100.00 FEET OF THE SOUTH 40 ACRES OF GOVERNMENT LOT 2 OF SAID SECTION 2, AS DESCRIBED IN WARRANTY DEED, RECORDED IN DEED BOOK 1977, PAGE 11, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N00°25'36"W ALONG THE WEST BOUNDARY OF THE SAID EAST 100.00 FEET OF THE SAID SOUTH 40 ACRES, FOR A DISTANCE OF 1234.34 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SOUTH 40 ACRES; THENCE RUN N89°54'26"W ALONG THE NORTH BOUNDARY OF SAID SOUTH 40 ACRES FOR A DISTANCE OF 1215.38 FEET TO A POINT ON THE CORRECTED HILLSBOROUGH COUNTY BULKHEAD LINE AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 89 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE THE FOLLOWING TWELVE (12) COURSES ON SAID BULKHEAD LINE;

- 1) THENCE RUN N25°51'18"E FOR A DISTANCE OF 822.83 FEET;
- 2) THENCE RUN N18°30'24"E FOR A DISTANCE OF 959.04 FEET;
- 3) THENCE RUN S89°08'29"W FOR A DISTANCE OF 259.25 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 4) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 81°30'55" AND BEING SUBTENDED BY A CHORD OF 65.29 FEET AT A BEARING OF S48°23'02"W, FOR AN ARC LENGTH OF 71.14 FEET;
- 5) THENCE RUN S07°37'34"W FOR A DISTANCE OF 228.28 FEET;
- 6) THENCE RUN S22°54'54"W FOR A DISTANCE OF 612.63 FEET;
- 7) THENCE RUN S33°52'34"W FOR A DISTANCE OF 635.93 FEET;
- 8) THENCE RUN N62°40'46"W FOR A DISTANCE OF 402.63 FEET;
- 9) THENCE RUN N33°52'34"E FOR A DISTANCE OF 643.52 FEET;
- 10) THENCE RUN N22°54'54"E FOR A DISTANCE OF 513.85 FEET;
- 11) THENCE RUN N06°12'27"E FOR A DISTANCE OF 815.14 FEET;
- 12) THENCE RUN N01°53'16"W FOR A DISTANCE OF 344.92 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BAHIA DEL SOL CONDOMINIUM AS RECORDED IN O.R. BOOK 3831, PAGE 753, PUBLIC RECORDS, HILLSBOROUGH COUNTY, FLORIDA;

THENCE RUN N88°01'21"E ALONG THE SOUTHERLY BOUNDARY OF SAID BAHIA DEL SOL CONDOMINIUM, FOR A DISTANCE OF 228.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BAHIA BEACH DRIVE AS SHOWN ON BAHIA BEACH SOUTH UNIT AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 81 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N01°58'57"W ALONG SAID WESTERLY RIGHT-OF-WAY OF BAHIA BEACH DRIVE, FOR A DISTANCE OF 89.52 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N88°01'03"E FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BAHIA DEL SOL II CONDOMINIUM AS RECORDED IN O.R. BOOK 3918, PG. 1386 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BAHIA DEL SOL II CONDOMINIUM, RUN N86°33'34"E FOR A DISTANCE OF 124.70 FEET TO A POINT ON SAID CORRECTED HILLSBOROUGH COUNTY BULKHEAD LINE; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID BULKHEAD LINE;


- 1) THENCE RUN S04°52'56"E FOR A DISTANCE OF 298.45 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 2) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 154.00 FEET, THROUGH A CENTRAL ANGLE OF 40°37'15" AND BEING SUBTENDED BY A CHORD OF 106.91 FEET AT A BEARING OF S25°11'33"E, FOR AN ARC LENGTH OF 109.18 FEET;
- 3) THENCE RUN S45°30'11"E FOR A DISTANCE OF 356.31 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 4) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 92.00 FEET, THROUGH A CENTRAL ANGLE OF 43°54'10" AND BEING SUBTENDED BY A CHORD OF 68.78 FEET AT A BEARING OF S67°27'16"E, FOR AN ARC LENGTH OF 70.49 FEET;
- 5) THENCE RUN N18°30'23"E FOR A DISTANCE OF 141.04 FEET;
- 6) THENCE RUN N17°18'46"W FOR A DISTANCE OF 1797.77 FEET;
- 7) THENCE RUN N09°54'16"W FOR A DISTANCE OF 81.18 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 2;

THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 2, RUN S89°34'01"E FOR A DISTANCE OF 1143.96 FEET; THENCE LEAVING SAID NORTH BOUNDARY RUN S00°25'59"W FOR A DISTANCE OF 1840.11 FEET; THENCE RUN S89°34'00"E FOR A DISTANCE OF 1193.82 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 2; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 2, RUN N00°21'59"W FOR A DISTANCE OF 513.91 FEET, TO THE POINT OF BEGINNING, CONTAINING 216.0 ACRES, MORE OR LESS.

BEARINGS REFER TO THE WEST BOUNDARY LINE OF SECTION 1 AS BEING S00°22'44"E.

NOT A SURVEY

(CONTINUED ON SHEET 3 OF 3):

DRAWN BY: BEN	DATE: 8/2021	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT	DRAWING NO. H-1676
SHEET # 2	OF SHEET 3			PROJECT NO. 04.142
SEC-TWN-RGE: 1&2-32-18				FILE NAME: 04142 New CDD.dwg

LINE	BEARING	DISTANCE
L1	S 58°06'40" E	6.95'
L2	N 89°54'46" W	135.86'
L3	S 89°08'29" W	259.25'
L4	S 07°37'34" W	228.28'
L5	S 22°54'54" W	612.63'
L6	S 33°52'34" W	635.93'
L7	N 62°40'46" W	402.63'
L8	N 33°52'34" E	643.52'
L9	N 22°54'54" E	513.85'
L10	N 01°53'16" W	344.92'
L11	N 88°01'21" E	228.67'
L12	N 01°58'57" W	89.52'
L13	N 88°01'03" E	55.00'
L14	N 86°33'34" E	124.70'
L15	S 04°52'56" E	298.45'
L16	S 45°30'11" E	356.31'
L17	N 18°30'23" E	141.04'
L18	N 09°54'16" W	81.18'
L19	N 88°38'50" W	35.00'
L20	N 01°21'10" E	42.00'
L21	S 88°38'50" E	35.00'
L22	S 01°21'10" W	42.00'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	50.00'	81°30'55"	65.29'	S 48°23'02" W	71.14'
C2	154.00'	40°37'15"	106.91'	S 25°11'33" E	109.18'
C3	92.00'	43°54'10"	68.78'	S 67°27'16" E	70.49'

(CONTINUED FROM SHEET 2 OF 3):

LESS AND EXCEPT:

(LIFT STATION: O.R. BOOK 9007, PAGE 1750, PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA)

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 2, PROCEED THENCE ON THE SOUTH BOUNDARY THEREOF, ALSO BEING THE CENTERLINE OF SHELL POINT ROAD (BELLAMY AVENUE), AT THIS POINT, N 89°54'50" W, A DISTANCE OF 1694.30 FEET THENCE N 00°05'10" E, A DISTANCE OF 3009.28 FEET TO THE POINT OF BEGINNING; THENCE N 88°38'50" W, A DISTANCE OF 35.00 FEET; THENCE N 01°21'10" E, A DISTANCE OF 42.00 FEET; THENCE S 88°38'50" E, A DISTANCE OF 35.00 FEET; THENCE S 01°21'10" W, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

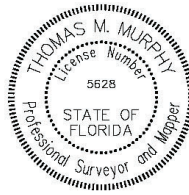
CONTAINING 1,470.00 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

TOTAL AREA: 215.97 ACRES, MORE OR LESS.


HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Digitally signed by Tom Murphy
 DN: cn=Tom.Murphy, o=HoleMontesInc., ou,
 email=Tom.Murphy@hmemg.com, c=US
 Date: 2021.08.16 11:40:17 -0400

BY Thomas M. Murphy LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



NOT A SURVEY

DRAWN BY: BEN	DATE: 8/2021	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT	DRAWING NO. H-1676
SHEET # 3	OF SHEET 3			PROJECT NO. 04.142
SEC-TWN-RGE: 1&2-32-1B				FILE NAME 04142 New CDD.dwg