



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date July 20, 2021

Consent Section
 Regular Section
 Public Hearing

Subject: CDD 21-0741 PETITION TO EXPAND THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
		 <small>Deputy County Administrator</small>	 <small>Department Director</small>
<i>Kevin Brickey</i>	7/12/2021	<i>Nancy Y. Takemori</i>	7/9/2021
<small>Business and Support Services – Approved as to Financial Impact/Accuracy</small>		<small>County Attorney – Approved as to Legal Sufficiency</small>	

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Rhodine Road North Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Of the approximate total of \$8,335,000 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) within the expansion area, it is estimated that \$3,744,300 (or about 45%) of total development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

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

BACKGROUND

On December 11, 2018 the Board of County Commissioners (Board) adopted Ordinance 2018-35 establishing the Rhodine Road North CDD. On August 13, 2019 the Board of County Commissioners adopted Ordinance 2019-18 amending the external boundaries of District. On May 6, 2021 the Rhodine Road North CDD, petitioned Hillsborough County to expand the boundaries of the Rhodine Road North Community Development District (CDD). The applicant’s representatives is Ron Van Wyk. The applicant filed revised information on May 21, June 3, 8, 29, 30 and July 9, 2021.

The area of expansion will be ± 61.27 acres. The revised Rhodine Road North CDD will be ±180.64 acres. It is located on the north and south side of Rhodine Road, west of the intersection of Rhodien Road and Balm-Riverview Road in Balm. See Attachment A for the proposed CDD’s location. The new expanded CDD area will consist of the following folios:

77436.0000			
88519.0200			

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

BACKGROUND - Continued:

The CDD expansion area is located in Planned Development (PD) zoning district PD 19-1420. PD 19-1420 permits a total of 244 single family homes (with minimum lot sizes of 4,400 and minimum lot width of 40 feet). The applicant proposes in the expansion area approximately 192 50' lots and 15 60' lots and 52 70' 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. 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.

The petition identifies the total CDD-qualified common cost of improvements in the expansion area as being approximately \$8,335,000. 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.

Description	<u>Current</u> <u>Area</u>	<u>Expansion</u> <u>Area</u>	<u>Total</u> <u>Budget</u>
Off-Site Improvements	\$ 507,006	\$ 300,000	\$ 807,006
Stormwater Management	5,056,286	4,500,000	9,556,286
Utilities (Water, Sewer, Street Lighting)	1,549,430	1,650,000	3,199,430
Roadways	1,213,032	1,000,000	2,213,032
Entry Feature/Signage	250,000	150,000	400,000
Parks/Amenities/Landscaping/Irrigation	718,000	435,000	1,153,000
Contingency	<u>493,000</u>	<u>300,000</u>	<u>793,000</u>
Total Project Costs	\$ 9,786,754	\$ 8,335,000	\$ 18,121,754

Financing Summary:

The intent of the Petitioner is to use a combination of cash on hand and long-term CDD bonds to fund construction of all common area infrastructure improvements (the "Improvements") located within the CDD boundaries, which includes both the original assessment area and expansion area (the "expanded CDD area"). Such Improvements will directly benefit landowners within the CDD boundaries. There are no plans to issue short-term CDD bonds, which are CDD bonds repaid solely by the developer. Long-term CDD bonds ("A bonds") are repaid over a period of 30 years via annual assessments levied on the landowners, which at different points in the project's life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. In this instance, the developer and builder are the same entity ("Builder-Developer"). While the Builder-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. Therefore, the financial capacity and willingness of the Builder-Developer to assumed financial responsibility for the debt through the time of transfer of the land to unaffiliated third party buyers is of concern. As part of the official statement for the Petitioner's Special Assessment Revenue Bonds, Series 2019 (the "Series 2019 Bonds"), an estimated public infrastructure construction budget of \$9,786,754 was provided and consisted of projected cost estimates for the common or master area of the current CDD footprint. Common area infrastructure costs associated with the expansion area, which is comprised of the Cole parcel, will increase the construction budget by an estimated \$8,335,598. Finally, excluded from the budgets just described are construction costs associated a private amenity facility to be used by residents of the expanded CDD area. While the developer did not provide a cost estimate for the amenity facility, Hopping Green & Sams, P.A., in its capacity as authorized agent for the developer, has estimated that approximately 45% of construction costs will be funded with proceeds from CDD bond financings and the remaining 55% will be funded by the developer. It is anticipated that, if approved, the expanded CDD area will consist of approximately 375 40' single-family detached lots (97 of which are anticipated to be in the expansion sub-area) and 219 50' single-family detached lots (96 of which are anticipated to be in the expansion sub-area). Annual per-lot assessments will vary according to lot size and are projected to range from \$1,200 to \$1,500 per lot. A complete CDD financing summary,

BACKGROUND - Continued:

which reflects financing for the expansion area, follows. A separate financial review specific to the original CDD was provided previously.

Projected Inflows from Issuance of Bonds:	
Bond Proceeds (equal to the par amount)	\$10,660,000
Projected Uses of Funds Received:	
Construction of Improvements	\$8,335,000
Cost of Issuance	348,744
Debt Service Reserve Fund	694,656
Capitalized Interest	1,068,000
Underwriter’s Discount (2% of Par)	<u>213,600</u>
 Total Projected Uses of Bond Proceeds	 \$10,660,000

Lot Mix and Projected Assessments

The expanded CDD area will consist of approximately 375 40’ single-family detached lots and 219 50’ single-family detached lots. Annual per-lot assessments will vary according to lot size and are projected to range from \$1,200 to \$1,500 per lot.

Proposed Facilities Ownership and Maintenance

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

The District will be managed by District Supervisors selected by qualified electors of the District. 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 the written consent to the expansion of the boundaries of the District by the landowners of the property to be included in the District.

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.

The petition includes the following items required by Section 190.046 F.S. which addresses contraction and expansion of the CDD:

BACKGROUND - Continued:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- The estimated costs of constructing the proposed services for the expansion area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the District boundaries.

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 expansion 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 expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the expanded 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 expanded 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 expanded District is amenable to separate special district government.

Review Performed by County

No objections to the expansion of the CDD were raised by reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner, and conducted a financial review of the application to expand the Rhodine Road North CDD. This review evaluated 1) the Applicant's compliance with the requirements of Florida Statutes Chapter 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

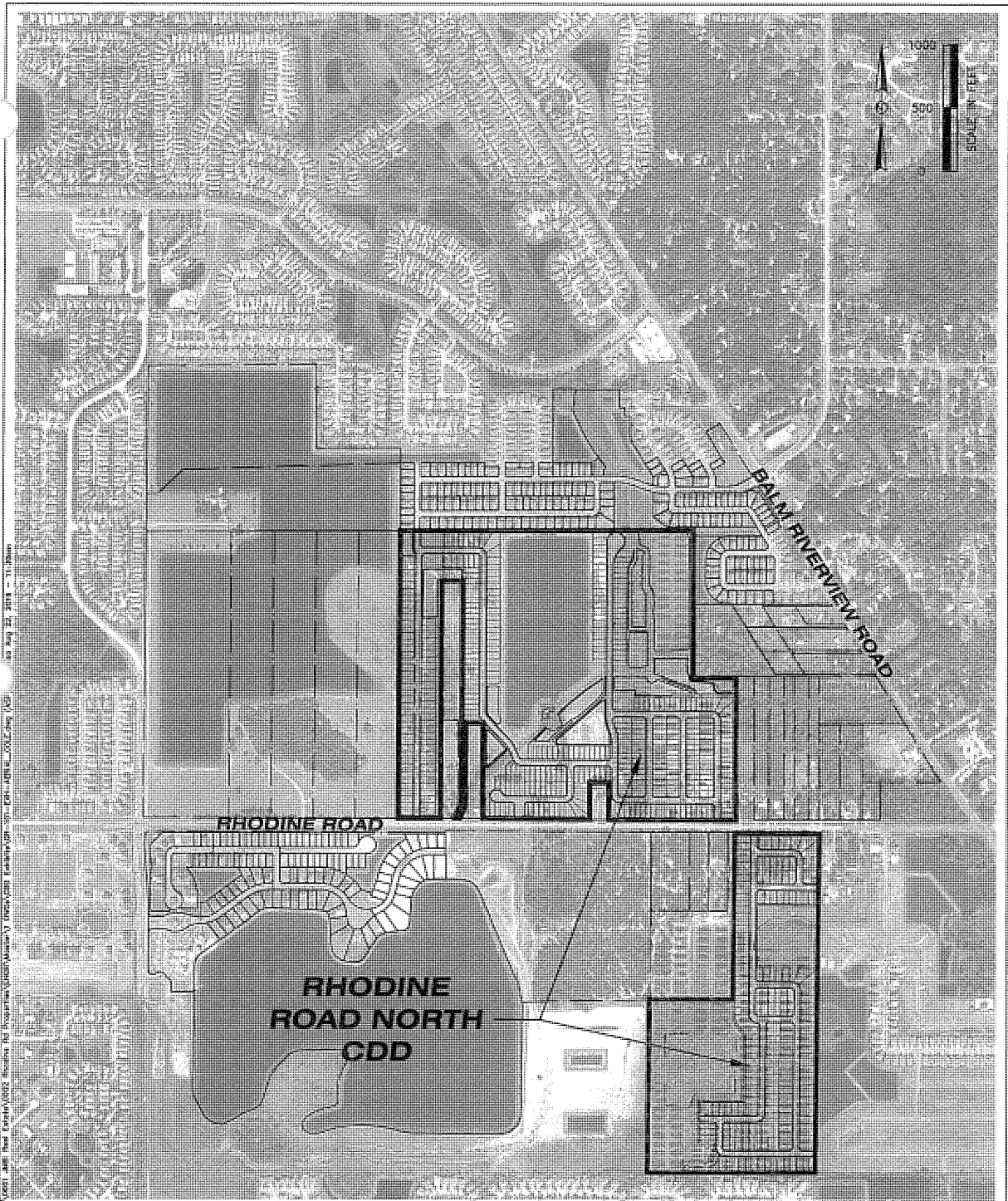
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information 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 expansion of a CDD.

ATTACHMENT A



\PROJECT_3861_DWG_Plan_08222019.dwg (User: ROA) 08/22/2019 11:13:54 AM

ABSOLUTE ENGINEERING, INC.

(913) 921-1818 TEL 1060 N. ASHLEY DRIVE, SUITE 920
 (913) 244-0100 FAX O.A. NO. 00056 TALLAH, FLORIDA 32302

**AERIAL SITE PLAN
RHODINE ROAD NORTH CDD**

SEC TWP R3E 33-30S-20E	JOB NUMBER 0001.0002	DRAWN BY ROA	DATE 08-22-2019	SHEET 1
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ATTACHMENT B

CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT

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

The undersigned understands and acknowledges that the Rhodine Road North Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owners of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

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

[signatures on following page]

Executed this 23 day of August, 2019.

Witnessed:

LUTHER D. COLE,
an individual

Teresa Alba
Print Name: Teresa Alba

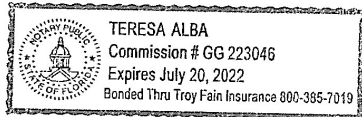
Luther D. Cole
Luther D. Cole

Cynthia R. Moss
Print Name: Cynthia R. Moss

STATE OF Florida
COUNTY OF Hillsborough

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Luther D. Cole, who executed the foregoing instrument, acknowledged before me that he executed the same and was identified in the manner indicated below.

Witness my hand and official seal this 23 day of August, 2019.



Teresa Alba
Notary Public

Personally known: _____
Produced Identification: ✓
Type of Identification: Florida License

Witnessed:

MELONEY COLE,
an individual

Cynthia R. Moss
Print Name: Cynthia R. Moss

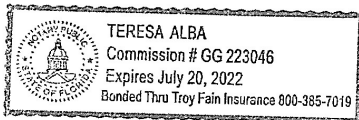
Meloney Cole
Meloney Cole

Teresa Alba
Print Name: Teresa Alba

STATE OF Florida
COUNTY OF Hillsborough

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Meloney Cole, who executed the foregoing instrument, acknowledged before me that she executed the same and was identified in the manner indicated below.

Witness my hand and official seal this 23 day of August, 2019.



Teresa Alba
Notary Public

Personally known: _____
Produced Identification:
Type of Identification: FL Driver License

Exhibit A:
LEGAL DESCRIPTION

COLE PARCEL
Per Official Records Book 9674, Page 1024

BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 , all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 18-35, ESTABLISHING THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT; AS SUCH ORDINANCE WAS PREVIOUSLY AMENDED BY ORDINANCE NUMBER 19-18; PROVIDING FOR AMENDMENT TO SECTION 3 OF SAID ORDINANCE TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; ADDRESSING CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 12, 2018, the Board of County Commissioners in and for Hillsborough County, Florida (“County”), adopted Ordinance No. 18-35, which established the Rhodine Road North Community Development District (the “District”); and

WHEREAS, on August 13, 2019, the County adopted Ordinance No. 19-18, which amended Ordinance No. 18-35, Section 3, Creation, Boundaries, and Powers, to incorporate a metes and bounds legal description of the amended District, which is presently contained in Exhibit “A” of Ordinance 19-18; and

WHEREAS, on or about April 23, 2021, the District petitioned the County to adopt the *Petition to Amend the Boundary of the Rhodine Road North Community Development District* (“Petition”), amending Hillsborough County Ordinance No. 18-35, as amended by Ordinance 19-18, and adding approximately 61.27 acres to the District, described in Exhibit A, attached hereto, as the additional 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 requirements and procedures pursuant to Section 190.046(1)(b), Florida Statutes (2020); and

WHEREAS, the County has considered the record of the public hearing and the statutory factors set forth in Section 190.005(1)(e), Florida Statutes (2020), in making its determination to grant or deny the Petition; and

WHEREAS, pursuant to the information contained within the Petition, an investigation conducted by County staff, and otherwise being fully advised as to the facts and circumstances contained within the request of the District, the County has decided to grant the District's Petition to amend the Ordinance, to accomplish said purpose.

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

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

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the expansion 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 District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

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

SECTION 2. CONCLUSIONS OF LAW.

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

SECTION 3. GEOGRAPHICAL BOUNDARIES. Exhibit "A" of Ordinance 18-35, as amended by Ordinance No. 19-18, is hereby replaced in its entirety with the legal description attached and set forth in **Exhibit B** of this Ordinance.

SECTION 4. CONFLICTS. Upon adoption of this Ordinance, all provisions of County Ordinance No. 18-35, as amended by Ordinance No. 19-18, will continue to be effective except as modified herein.

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 _____, 2021 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: _____
Chief Assistant County Attorney

EXHIBIT A
LEGAL DESCRIPTION OF LANDS TO BE ADDED TO THE DISTRICT

EXHIBIT AA


Description Sketch
 (Not A Survey)

COLE PARCEL
 Per Official Records Book 9674, Page 1024

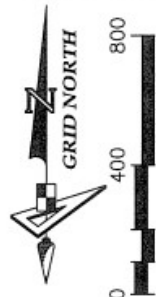
BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 , all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road.

Containing 61.27 acres, more or less.

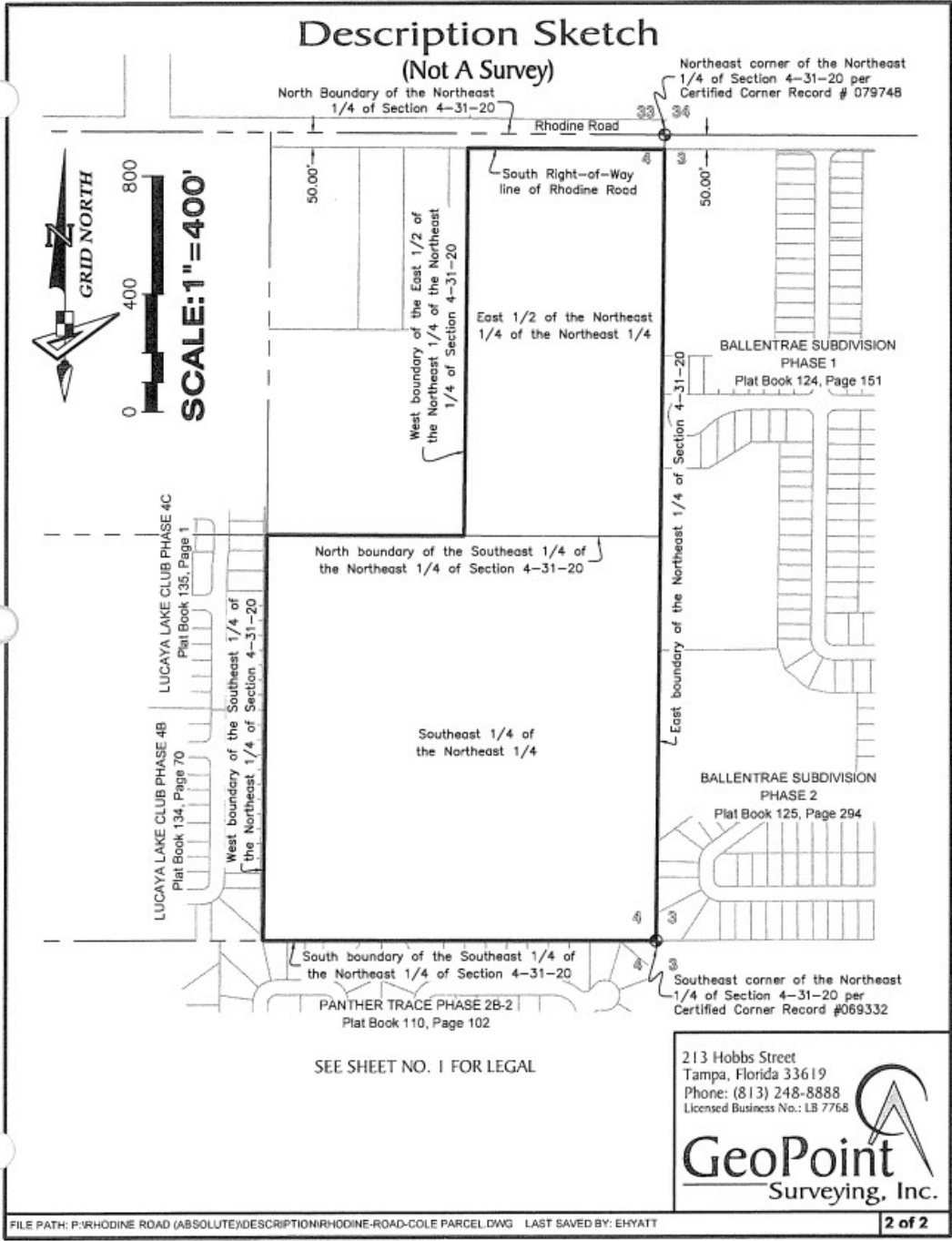
SEE SHEET NO. 2 FOR SKETCH

PROJECT: Rhodine Road			Prepared For: Absolute Engineering, Inc.		
PHASE: Cole Parcel			(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 	
DRAWN: ECH	DATE: 8/20/19	CHECKED BY: AJM			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		
FILE PATH: P:\RHODINE ROAD (ABSOLUTE)\DESCRIPTION\rhodine-road-cole parcel.dwg			LAST SAVED BY: EHYATT		1 of 2

Description Sketch (Not A Survey)



SCALE: 1" = 400'



SEE SHEET NO. 1 FOR LEGAL

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT B LEGAL DESCRIPTION AFTER EXPANSION

EXHIBIT AA

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Government Lots 1, 2, and 3 in the South 1/2 of Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

Parcel A:

COMMENCE at the Southeast corner of the aforesaid Government Lot 3, run thence along the West boundary thereof N.00°08'25"E., a distance of 50.00 feet to a point on the North Right-of-Way line of Rhodine Road and the Southeast corner of that certain Tract described in Official Records Book 19528, Page 1461, of the public records of Hillsborough County, Florida, and the **POINT OF BEGINNING**; thence along the East, North, and West boundary of said Tract the following four (4) courses; 1) N.00°08'25"E., a distance of 755.07 feet; thence 2) N.89°51'10"W., a distance of 135.55 feet; thence 3) S.00°08'56"W., a distance of 658.98 feet; thence 4) S.24°21'49"W., a distance of 105.23 feet to a point on the North Right-of-Way line of said Rhodine Road; thence along said Right-of-Way line N.89°48'49"W., a distance of 31.51 feet; thence leaving said Right-of-Way line N.25°01'20"E., a distance of 105.61 feet to a point on the East boundary of the West 166.00 feet of the East 1/4 of said Government Lot 3; thence along said East boundary N.00°10'37"E., a distance of 1780.95 feet to a point on the South boundary of the North 394.00 feet of the East 1/4 of said Government Lot 3; thence along said South boundary S.89°58'48"W., a distance of 166.00 feet to a point on the West boundary of the East 1/4 of said Government Lot 3; thence along said West boundary S.00°10'16"W., a distance of 1876.19 feet to a point on the North Right-of-Way line of said Rhodine Road; thence along said Right-of-Way line N.89°48'49"W., a distance of 331.81 feet to a point on the West boundary of the West 1/2 of the East 1/2 of Government Lot 3; thence along said West boundary N.00°12'38"E., a distance of 2268.99 feet to a point on the North boundary of said Government Lot 3 and the South boundary of Estuary Phase 3, according to the plat thereof, as recorded in Plat Book 121, Page 85 of the public records of Hillsborough County, Florida; thence along the said North and South boundaries N.89°58'44"E., a distance of 660.81 feet to the Northwest corner of the said Government Lot 2; thence along the North boundaries of said Government Lots 1 and 2, the south boundary of the aforesaid Estuary Phase 3, the South boundary of Estuary Phase 2 as recorded in Plat Book 120, page 211 of the public records of Hillsborough County, Florida, and the South boundary of Estuary Phase 1 and 4 as recorded in Plat Book 119, Page 91 of the public records of Hillsborough County, Florida, N.89°43'14"E., a distance of 1650.73 feet to a point on the West boundary of Tract A-Drainage as shown on the aforesaid Estuary Phase 1 and 4; thence along said West boundary and the West boundary of Estuary Phase 5 as recorded in Plat Book 123, Page 34 of the public records of Hillsborough County, Florida and the West boundary of Massaro Minor Subdivision as recorded in Minor Subdivision Book 1, Page 36 of the public records of Hillsborough County, Florida S.00°00'16"W., a distance of 1170.14 feet to the southwest corner of said Massaro Minor Subdivision; thence along the South boundary thereof N.89°50'36"E., a distance of 338.13 feet; thence S.00°05'10"E., a distance of 1125.65 feet to a point on the aforementioned North Right-of-Way line of Rhodine Road; thence along said Right-of-Way line N.89°33'25"W., a distance of 1001.80 feet to the Southeast corner of that certain tract described in Official Records Book 23196, Page 1916, of the public records of Hillsborough County, Florida; thence along the East, North, and West boundary of said Tract the following three(3) courses 1) N.00°05'08"E., a distance of 290.86 feet; thence 2) N.89°38'48"W., a distance of 150.16 feet; thence 3) S.00°03'14"W., a distance of 290.62 feet to a point on the aforementioned North Right-of-Way Line of Rhodine Road; thence along said Right-of-Way line N.89°33'25"W., a distance of 844.25 feet; to the **POINT OF BEGINNING**. Containing 119.370 acres, more or less.

Together with:


Parcel B

COLE PARCEL

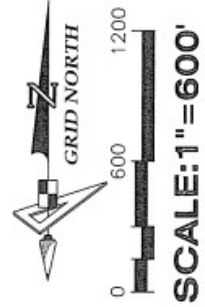
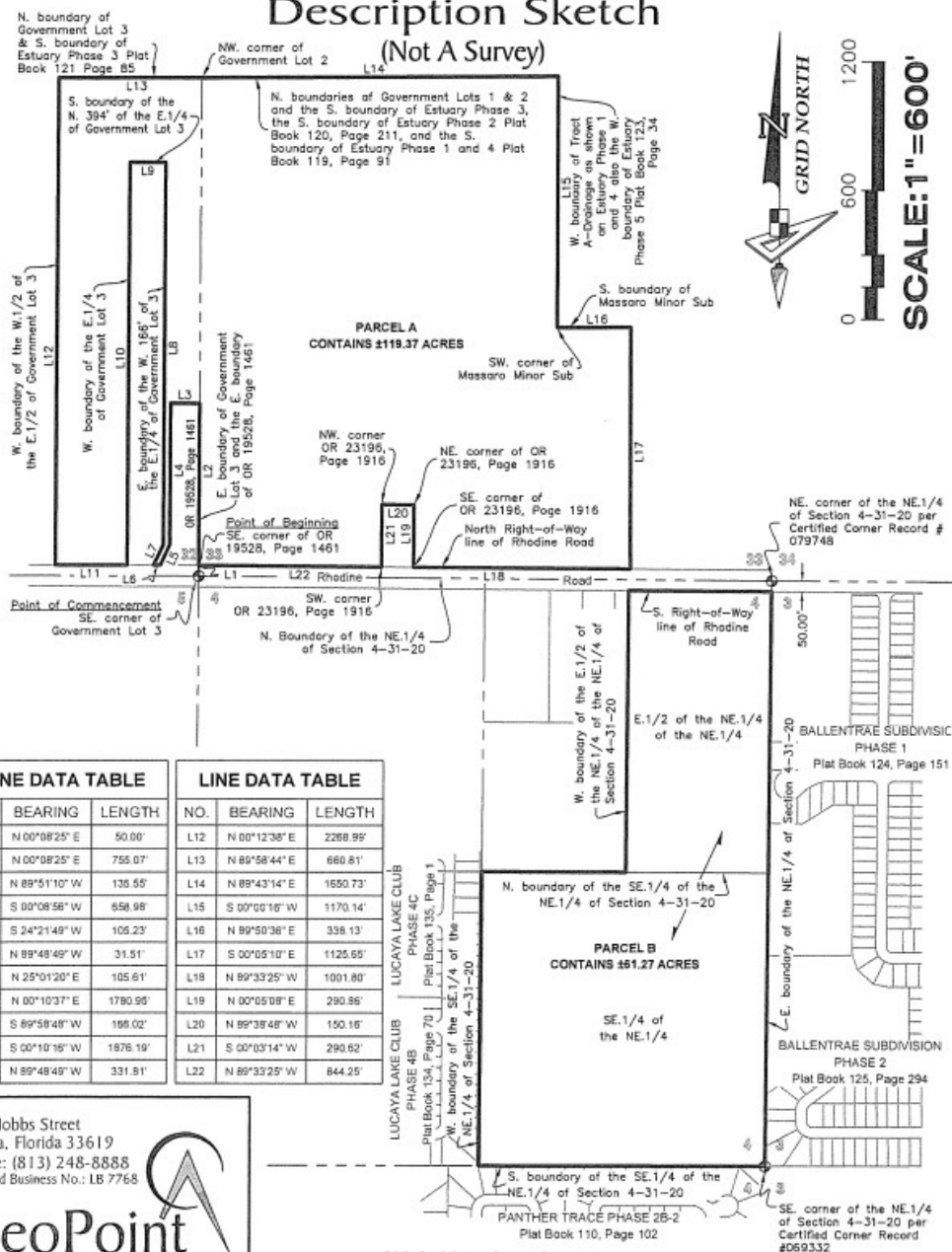
Per Official Records Book 9674, Page 1024

BEING the East 1/2 of the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4, all being in Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, Less Right-of-Way for Rhodine Road. Containing 61.27 acres, more or less.

SEE SHEET NO. 2 FOR SKETCH

PROJECT: Sanctuary		Prepared For: Absolute Engineering, Inc.	
PHASE: CDD Description Sketch		(Not A Survey)	
DRAWN: ECH	DATE: 9/4/2019		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
FILE PATH: P:\RHODINE ROAD (ABSOLUTE)\DESCRIPTION\CDD\rhodine-road CDD.LEGAL.DWG LAST SAVED BY: EHYATT			1 of 2

Description Sketch (Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°08'25" E	50.00'
L2	N 00°08'25" E	755.07'
L3	N 89°51'10" W	138.55'
L4	S 00°08'58" W	658.98'
L5	S 24°21'49" W	105.23'
L6	N 89°48'49" W	31.51'
L7	N 25°01'20" E	105.61'
L8	N 00°10'37" E	1780.99'
L9	S 89°58'48" W	166.02'
L10	S 00°10'16" W	1876.19'
L11	N 89°48'49" W	331.81'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N 00°12'38" E	2288.95'
L13	N 89°58'44" E	660.81'
L14	N 89°43'14" E	1650.73'
L15	S 00°06'16" W	1170.14'
L16	N 89°50'38" E	338.13'
L17	S 00°05'10" E	1125.60'
L18	N 89°33'25" W	1001.80'
L19	N 00°05'09" E	290.86'
L20	N 89°39'48" W	150.16'
L21	S 00°03'14" W	290.62'
L22	N 89°33'25" W	844.25'

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GeoPoint
Surveying, Inc.

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