

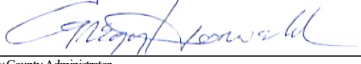
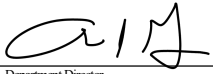




Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date September 8, 2021

Consent Section Regular Section Public Hearing

Subject: CDD 21-0592 PETITION TO EXPAND THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
	8/25/2021		8/25/2021
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	8/25/2021		8/25/2021
<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 expansion of the Touchstone 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 \$1,620,000 budgeted for CDD-qualified common area infrastructure development costs (“common costs”) within the expansion area, it is estimated that \$260,609 (or about 16%) 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 September 26, 2017 the Board of County Commissioners (Board) adopted Ordinance 17-24 establishing the Touchstone CDD. On June 16, 2021 the Touchstone CDD, petitioned Hillsborough County to expand the boundaries of the Touchstone Community Development District (CDD). The applicant’s representatives is Brian Lamb. The applicant filed revised information on August 3, 2021.

The area of expansion will be ± 4.03 acres. The revised Touchstone CDD will be ±222.25 acres. It is located on the west side of 78th Street North, between S. 36th Ave. to the north and S. 49th Ave. to the south. See Attachment A for the proposed CDD’s location. The new expanded CDD area will consist of the following folios:

47374.0000			

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

BACKGROUND - Continued:

The CDD expansion area is located within Planned Development (PD) zoning district PD 19-1038. PD 19-1038 permits a total of 36 single family homes attached townhomes (with minimum lot size of 1,800 square feet and minimum lot width of 18 feet) and/or single-family detached units (with minimum lot sizes of 3,500 and minimum lot width of 35 feet). The applicant proposes in the expansion area approximately 18 townhomes lots and 18 single-family lots (35-foot lot width).

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 \$1,620,000. 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.

<u>Description</u>	<u>Original Construction Budget</u>	<u>Expansion Area Construction Budget</u>	<u>Total Construction Budget</u>
Stormwater Management	\$6,986,000	\$311,025	\$7,297,025
Utilities (Water & Sewer)	9,780,400	435,440	10,215,840
Roadway	11,177,600	497,645	11,675,245
Landscape/Hardscape	3,000,000	133,565	3,133,565
Offsite Improvements	<u>1,400,000</u>	<u>62,325</u>	<u>1,462,325</u>
Total Eligible Project Costs	\$32,344,000	\$1,440,000	\$33,784,000
Additional Private Development Costs	<u>0</u>	<u>180,000</u>	<u>180,000</u>
Total Projected Construction Costs	\$32,344,000	\$1,620,000	\$33,964,000

Financing Summary:

The Petitioner has applied to expand the District boundaries by approximately 4.03 acres in order to include an additional estimated 36 residential lots. The County confirmed with the Petitioner’s counsel that assessment levels of lots located within the existing CDD boundaries will not be increased or otherwise adversely impacted by the expansion. Assessments levels on the additional approximate 36 lots will be sufficiently high to fully repay the debt associated with infrastructure improvements to be located within the expansion area.

The intent of the Petitioner is to use a mix of CDD bonds, bank loans and equity to fund construction of infrastructure improvements which will directly benefit landowners within the CDD expansion area boundaries. 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. 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

BACKGROUND - Continued:

the debt. Therefore, the financial capacity and willingness of the developer to assumed financial responsibility for the debt through the time of transfer of the land to unaffiliated third-party buyers is of concern. Of the total \$1,620,000 budgeted for expansion area development costs, approximately \$260,609 (or about 16%) of total development costs will be financed with CDD bond financing. The developer will use loan proceeds and owner’s equity to fund the remaining development costs. It is anticipated that the expansion area will consist of approximately 18 townhomes and 18 35’ single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$575 (for a townhome) to \$1,117 (for a 35’ lot). A complete CDD financing summary is shown below and on the previous page.

Projected Inflows from Issuance of Bonds:	
Bond Proceeds (equal to the par amount)	\$,440,000
Projected Uses of Funds Received:	
Construction of Improvements	\$260,609
Cost of Issuance	75,000
Debt Service Reserve Fund	28,620
Capitalized Interest (for 12 months)	22,000
Underwriter’s Discount (2% of Par)	50,000
Contingency Rounding	<u>3,711</u>
 Total Projected Uses of Bond Proceeds	 \$440,000

(1) Total proposed direct project costs for the expansion area include the following items. The scope of the County’s financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Lot Mix and Projected Assessments

The planned expansion area will consist of approximately 18 townhomes and 18 35’ single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$575 (for a townhome) to \$1,117 (for a 35’ lot).

Proposed Facilities Ownership and Maintenance

<u>Description</u>	<u>Ownership & Maintenance</u>
Stormwater Management	CDD
Utilities	City of Tampa
Roads	County
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.

BACKGROUND - Continued:

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:

- 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 Touchstone 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.

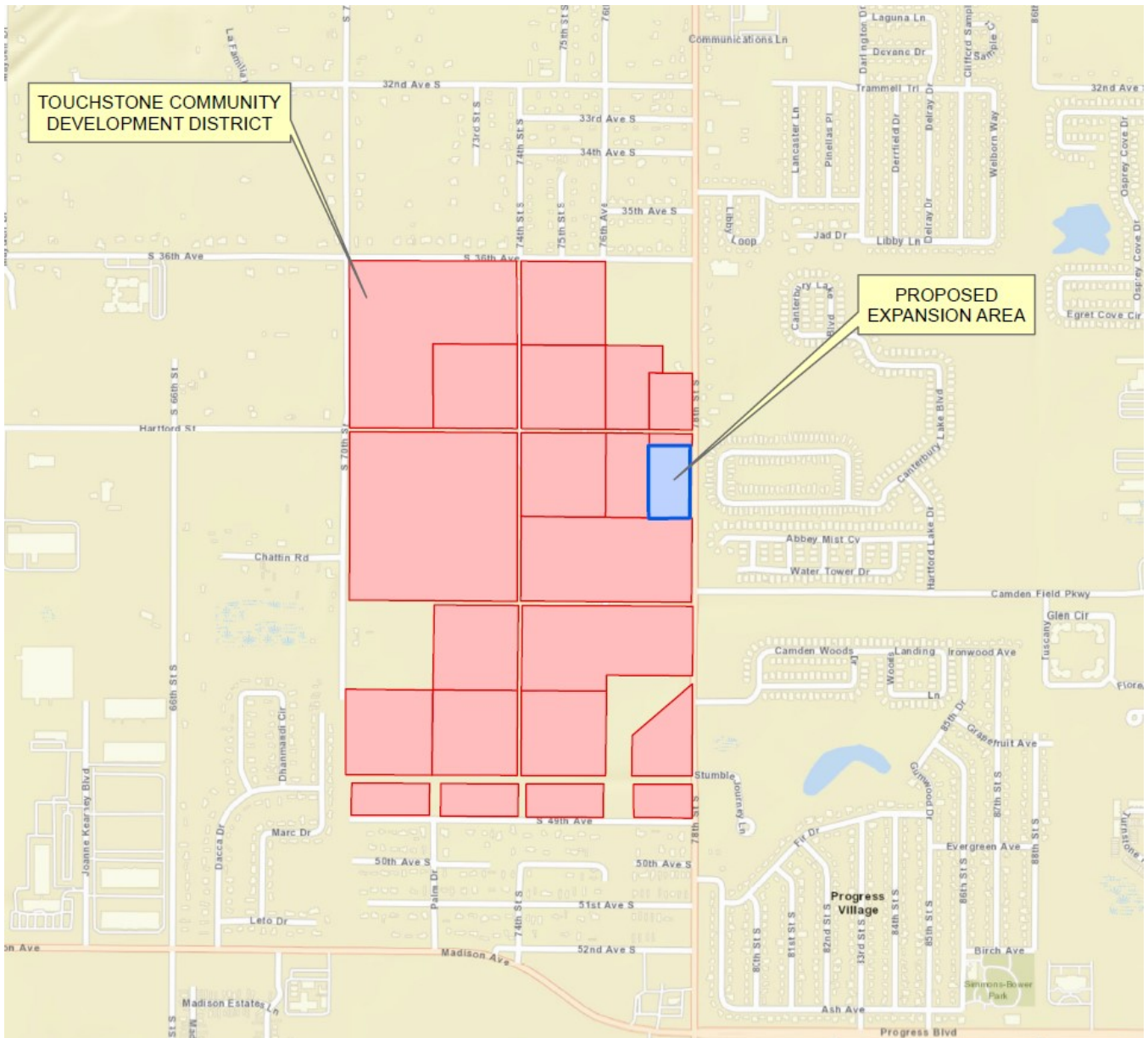
BACKGROUND - Continued:

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



8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Location Map
Touchstone CDD

Data provided by ESRI, FGDL, Hillsborough County and SWFMD

JN: 2150068
Date: 01/27/16

1 inch = 1,000 feet



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 expand the Touchstone 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 a portion 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 expansion of the Touchstone 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 expansion of the Touchstone 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 expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded 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 required by Petitioner, consent to expand the Touchstone 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 8th day of February, 2021.

Witnessed:

Camden Field, LLC





Print Name: Amanda Bowers

By: Bing Kearney
Its: Manager



Print Name: James M Reed

21-0952

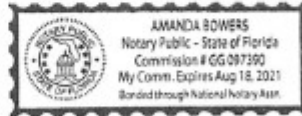
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8th day of February, 2021, by Bing Kearney, as Manager of Camden Field, LLC. He is personally known to me, or has produced _____ as identification.

Amanda Bowers
NOTARY PUBLIC, STATE OF FLORIDA

Amanda Bowers
(Print, Type or Stamp Commissioned Name of
Notary Public)



DESCRIPTION:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence $S00^{\circ}27'49''W.$, 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence $N.89^{\circ}43'42''E.$, 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9, said Southerly boundary line of said Tract "D" and along the Southerly boundary line of Tract "K, TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Westerly right-of-way line of S. 78TH STREET, said line also being the Easterly boundary line of said Tract 9; thence $S.00^{\circ}17'48''W.$, 554.35 feet along said Westerly right-of-way line and said Easterly boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence $S.89^{\circ}41'28''W.$, 314.54 feet along the Southerly boundary line of said Tract 9, said line also being the Northerly boundary line of said Tract "J", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of Lots 19-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence $N.00^{\circ}06'21''W.$, 554.53 feet along the Westerly boundary line of the East 1/2 of said Tract 9 and the Easterly boundary line of Lots 25-41, Block 1 of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence $N.89^{\circ}43'42''E.$, 287.28 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of said Tract "E", Southerly boundary line of Lots 48-53, Block 1, of said TOUCHSTONE PHASE 2, the Southerly right-of-way line of SHOOTING STAR PLACE and the Southerly boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

Exhibit A

ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 17-24 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 17-24 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Touchstone Community Development District was created by Hillsborough County Ordinance No. 17-24, approved by the Hillsborough County Board of County Commissioners on September 26, 2017, and encompasses 218.22 acres, more or less; and

WHEREAS, Touchstone Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 4.03 acres to the District; and

WHEREAS, the real property constituting the approximately 4.03 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 4.03 acres to be added to the District, as described in Exhibit "A," have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the real property described in Exhibit "A", to designate all of the real property described in Exhibit "B" as land within the District, for which the District is authorized to manage and finance basic service delivery;

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit "B", 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 Sections 190.046(1)(b), Fla. Stats.; and

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS ___ DAY OF ____, 2021 AS FOLLOWS:
SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained 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 expanded 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 expanded 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 expanded District is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No. 17-24 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(b), Fla. Stats.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 222.25 acres, more or less, is now designated as land within the District.

SECTION 4. 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. Except as modified herein, all provisions of previously adopted County Ordinance No. 17-24 shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Adopted this ___ day of _____, 2021.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

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

CINDY STUART, CLERK

BY: _____

Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY

BY: _____
Nancy Y. Takemori
Assistant County Attorney

EXHIBIT A

LEGAL DESCRIPTION OF LANDS TO BE ADDED TO THE DISTRICT

DESCRIPTION SKETCH (NOT A SURVEY)

DESCRIPTION:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence S00°27'49"W., 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence N.89°43'42"E., 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9, said Southerly boundary line of said Tract "D" and along the Southerly boundary line of Tract "K", TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Westerly right-of-way line of S, 78TH STREET, said line also being the Easterly boundary line of said Tract 9; thence S.00°17'48"W., 554.35 feet along said Westerly right-of-way line and said Easterly boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence S.89°41'28"W., 314.54 feet along the Southerly boundary line of said Tract 9, said line also being the Northerly boundary line of said Tract "J", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of Lots 19-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence N.00°06'21"W., 554.53 feet along the Westerly boundary line of the East 1/2 of said Tract 9 and the Easterly boundary line of Lots 25-41, Block 1 of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence N.89°43'42"E., 287.28 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of said Tract "E", Southerly boundary line of Lots 48-53, Block 1, of said TOUCHSTONE PHASE 2, the Southerly right-of-way line of SHOOTING STAR PLACE and the Southerly boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

NOTES:

1. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

LEGEND:

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SEC. = SECTION TWP. = TOWNSHIP
 RGE. = RANGE
 PB = PLAT BOOK PGS = PAGES
 (P) = PLAT R/W = RIGHT-OF-WAY
 O.R. = OFFICIAL RECORDS

SHEET 1 OF 2

J:\2170033\CAD\SURVEY\2170033.GC - Touchstone Phase 7.dwg - 4/15/2021 10:10:10 AM

REVISIONS					SURVEYORS CERTIFICATE	
Description	Date	Dwn.	CK'd	Order No.	The sketch represented herein conforms to the requirements of Chapter 61-17, Florida Administrative Code in effect on the Survey Date shown. <div style="text-align: center;"> SCOTT R. FOWLER <small>FLORIDA REGISTERED LAND SURVEYOR NO. 5185</small> </div>	
Drawn: MAC	Client No: 2005		Checked:		<div style="text-align: center;"> LANDMARK <small>Engineering & Surveying Corporation</small> </div> 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 694-1832 (fax) www.lasc.com L.S. # 3913	
Original No.: 2170033	Current No.: 2170033		Drawing Date: 4-15-21			



8515 Palm River Road | Tampa, Florida 33619
 (813) 621-7841 | (813) 694-1832 (fax)
 www.lasc.com | L.S. # 3913

21-0952

**DESCRIPTION SKETCH
(NOT A SURVEY)**

SOUTHERLY BOUNDARY LINE OF TRACT 'E',
LOTS 48-63; SOUTHERLY RW LINE OF
SHOOTING STAR PLACE; SOUTHERLY BOUNDARY
LINE OF TRACT 'D' AND SOUTHERLY BOUNDARY
LINE OF THE NORTH 90° OF TRACT 9 OF SOUTH TAMPA

POC

N.E. CORNER OF S.E. 1/4 OF SECTION 35
N.W. CORNER OF S.W. 1/4 OF SECTION 36
CDM# 077719 - FOUND(R) ROAD SPIKE

THE EASTERLY BOUNDARY LINE OF
THE S.W. 1/4 OF SECTION 35 AND
THE WESTERLY BOUNDARY LINE OF
THE S.W. 1/4 OF SECTION 35

S.W. CORNER OF TRACT E
TOUCHSTONE PHASE 2
PLAT BOOK 135, PAGES 12-19

**TOUCHSTONE
PHASE 2
PLAT BOOK 135
PAGES 12-19**

S00°27'49"W 1425.04'

TRACT 'K' - ADDITIONAL PUBLIC RW
DEDICATED PER PLAT BOOK 132, PAGES 37-51

N89°43'42"E 31.16'

SOUTHERLY BOUNDARY LINE OF TRACT 'D'
TOUCHSTONE PHASE 2 AND SOUTHERLY
BOUNDARY LINE OF TRACT 'K' OF
TOUCHSTONE PHASE 1

S.E. CORNER
OF TRACT 'K'

WESTERLY BOUNDARY LINE
OF THE EAST 1/2 OF TRACT 9
OF SOUTH TAMPA AND
EASTERLY BOUNDARY LINE OF
LOTS 25-41, BLOCK 1

TOUCHSTONE PHASE 1
PLAT BOOK 132, PAGES 37-51

N00°06'21"W 554.53'

TRACT 'D' - OPEN AREA

POB

THE EASTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 35 AND
THE WESTERLY BOUNDARY LINE OF
THE S.W. 1/4 OF SECTION 36

S. 78TH STREET

WESTERLY RW LINE OF
S. 78TH STREET AND
EASTERLY BOUNDARY LINE
OF TRACT 8, SOUTH TAMPA,
PLAT BOOK 8, PAGE 3

S00°17'48"W 554.35'

BASIS OF BEARINGS:
EASTERLY BOUNDARY
LINE OF BLOCK 1,
BEARS N,00°06'21"E, (PER
PLAT BOOK 132, PAGES 37-51),



Scale: 1" = 100'

S.W. CORNER OF THE
E. 1/2 OF TRACT 9
SOUTH TAMPA
PLAT BOOK 8, PAGE 3

S89°41'28"W 314.54'

N.E. CORNER
OF TRACT 'J'

TRACT 'J' - ADDITIONAL PUBLIC RW
DEDICATED PER PLAT BOOK 132, PAGES 37-51

SOUTHERLY BOUNDARY LINE OF
TRACT 9 SOUTH TAMPA AND
NORTHERLY BOUNDARY LINE OF TRACT 'J',
NORTHERLY RW LINE OF GLOBE THISTLE DRIVE;
NORTHERLY BOUNDARY LINE OF LOTS 19-22, BLOCK 1

**TOUCHSTONE PHASE 1
PLAT BOOK 132, PAGES 37-51**

NOTE:
SEE SHEET 1 FOR DESCRIPTION,
NOTES AND LEGEND.

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SHEET 2 OF 2

Job No.:
2170033

21-0952

Sec.: 35/36 Top.: 29 S. Rpt.: 19 E

J:\2170033\CAD\Survey\2170033.dwg - Touchstone Phase 2.dwg - 4/15/2021 10:12:57 AM

**DESCRIPTION SKETCH
(NOT A SURVEY)**

DESCRIPTION: (Continued)

PARCEL 1E:

Tracts 1 and 8, lying partially in the NE ¼ of Section 2, Township 30 South, Range 19 East and partially in the NW ¼ of Section 1, Township 30 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the South 1/2 of that portion of vacated right of way described as Right-of-Way Vacation Area 3 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying North of said Tract 1.

LESS AND EXCEPT the following:

A portion of Tracts 1 and 8, lying partially in the Northeast quarter of Section 2, Township 30 South, Range 19 East, and partially in the NW ¼ of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, which portion is described as follows: Beginning at the Southwest corner of said Tract 8 run thence North along the West boundary of Tract 8 and said Tract 1 to a point located 200 feet South of the Northwest corner of the South one-half of said Tract 1, thence run East to the East boundary of Tract 1, thence run South to a point located 40 feet North of the Southeast corner of said Tract 1, thence run in a Southwesterly direction to a point located 200 feet East of and 320 feet North of the said Southwest corner of Tract 8; thence run South 320 feet thence run West 200 feet to the Point of Beginning.

PARCEL 1F:

Block 1 and Block 2 of Speedway Park Unit No. 1 as per map or plat thereof recorded in Plat Book 18, Page 15-A, Public Records of Hillsborough County, Florida. TOGETHER WITH vacated right of way described as Right-of-Way Vacation Area 4 and the West 1/2 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida.

PARCEL 1G:

Blocks 17 and 18 of Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, Page 15-B, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the East 1/2 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT the following:

Lots 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-B of the Public Records of Hillsborough County, Florida.

PARCEL 2A:

Tracts 3, 4 and 5 in SE ¼ of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the West 1/2 of that portion of Right-of-Way Vacation Area 1 lying East of said Tract 3; and, the North 1/2 of that portion of Right-of-Way Area 2 lying South of said Tract 5.

PARCEL 2B:

The East 1/2 of Tract 8 less North 208.75 feet together with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE ¼ of Section 35, Township 29 South, Range 19 East and partially in the SW ¼ of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying South of said East 1/2 of Tract 8 and North of said East 1/2 of Tract 9.

(DESCRIPTION CONTINUED ON SHEET 3)

J:\2150068\CAD\3\survey\DWG\2150068 Overall Description (CDD) With Phase 7.dwg - 4/15/2021 10:53:30 AM

**SHEET
2 OF 6**

NOTE:
SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES.

Job No.: 2150068

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21-0952

**DESCRIPTION SKETCH
(NOT A SURVEY)**

DESCRIPTION: (Continued)

PARCEL 3:

Tract 2, in the Southeast 1/4 of Section 35, Township 29 South, Range 19 East, South Tampa, according to the map or plat thereof as recorded in Plat Book 6, Page 3, Public Records of Hillsborough County, Florida, TOGETHER WITH the following portion of the vacated rights of way described as Right-of-Way Vacation Area 1 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the East 1/6 of that portion of Right-of-Way Vacation Area 1 lying West of said Tract 2.

ALL containing 218.22 Acres, more or less.

TOGETHER WITH:

PHASE 7:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence S00°27'49"W, 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence N.89°43'42"E., 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9, said Southerly boundary line of said Tract "D" and along the Southerly boundary line of Tract "K", TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Westerly right-of-way line of S. 78TH STREET, said line also being the Easterly boundary line of said Tract 9; thence S.00°17'48"W, 554.35 feet along said Westerly right-of-way line and said Easterly boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence S.89°41'28"W, 314.54 feet along the Southerly boundary line of said Tract 9, said line also being the Northerly boundary line of said Tract "J", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of Lots 19-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence N.00°06'21"W, 554.53 feet along the Westerly boundary line of the East 1/2 of said Tract 9 and the Easterly boundary line of Lots 25-41, Block 1 of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence N.89°43'42"E., 287.28 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of said Tract "E", Southerly boundary line of Lots 48-53, Block 1, of said TOUCHSTONE PHASE 2, the Southerly right-of-way line of SHOOTING STAR PLACE and the Southerly boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

OVERALL AREA containing 222.25 Acres, more or less.

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Line #	Bearing	Distance
L1	S00°27'49"W	1425.04
L2	N89°43'42"E	31.16
L3	S00°27'49"W	208.75
L4	N89°53'52"E	208.75
L5	S00°20'47"W	435.10
L6	S00°17'48"W	554.35
L7	S89°43'42"W	314.54
L8	S00°26'21"E	554.53
L9	N89°41'28"W	314.54
L10	S00°17'48"W	641.96
L11	S00°18'00"W	30.00
L12	S00°25'26"W	527.75

Line #	Bearing	Distance
L13	S00°06'02"W	200.00
L14	N89°35'02"W	631.94
L15	S00°04'53"E	266.76
L16	N89°34'32"W	1971.30
L17	N00°09'40"E	633.88
L18	S89°42'28"E	636.61
L19	N00°39'25"E	665.36
L20	N89°50'19"W	642.35
L21	N00°09'40"E	2631.23
L22	S89°39'22"E	1264.54
L23	N89°34'32"W	429.91
L24	N00°04'51"W	305.00

Line #	Bearing	Distance
L25	N49°13'37"E	569.35
L26	S00°05'28"W	542.26
L27	S00°00'28"E	137.74
L28	S00°01'10"E	263.04
L29	N89°29'37"W	438.74
L30	N00°11'32"W	262.41
L31	S89°34'37"E	439.52
L32	S00°11'54"E	266.80
L33	N89°15'19"W	1310.96
L34	N00°12'37"W	256.06
L35	S89°34'37"E	1910.85

NOTE:
SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCH.

**SHEET
3 OF 6**

Job No.: 2150068



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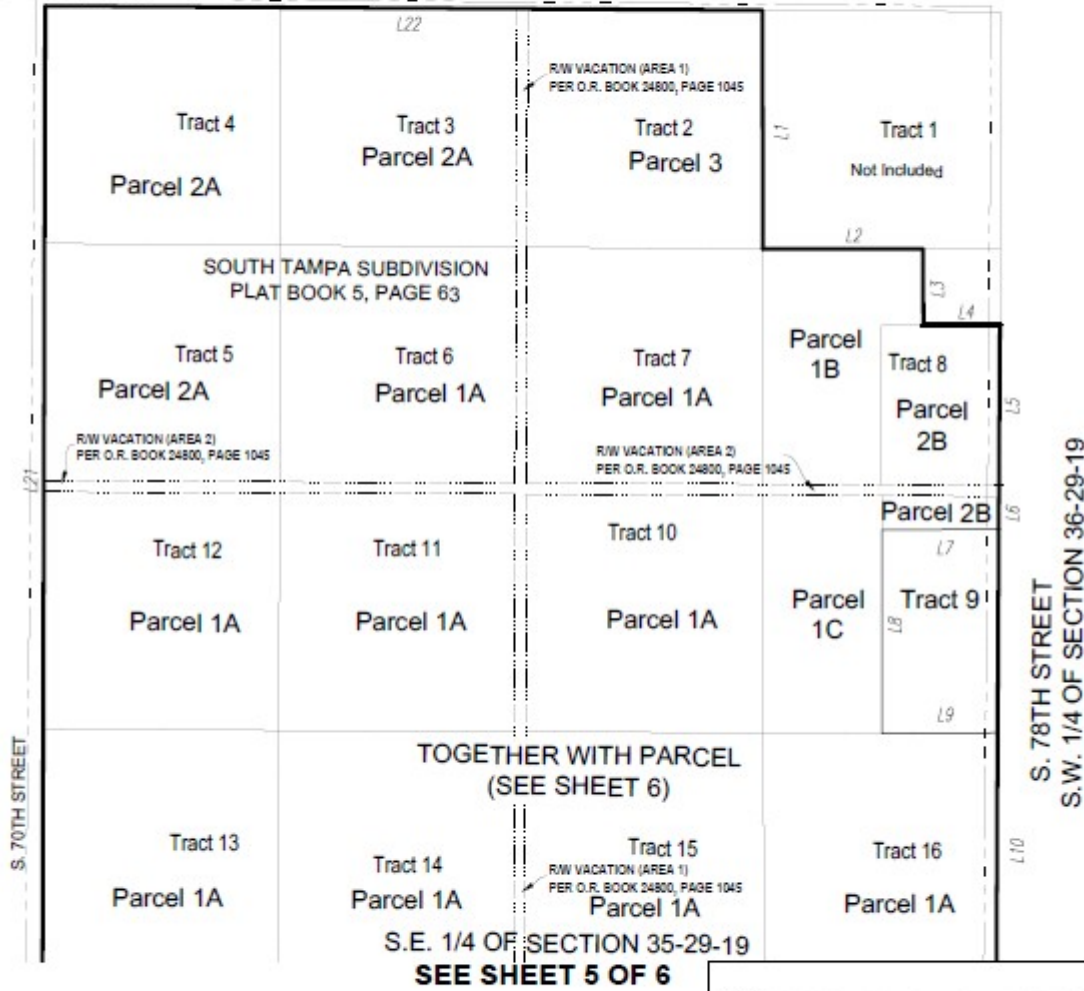
DESCRIPTION SKETCH
(NOT A SURVEY)

BASIS OF BEARINGS:
NORTHERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 35
BEARS S.89°29'32"E., (GRID).



Scale: 1" = 400'

36TH AVENUE S.



J:\2150068\CAD\Survey\DWG\2150068 Overall Description (CDD) With Phase 7.dwg - 4/15/2021 10:53:00 AM

SHEET
4 OF 6

NOTE:
SEE SHEET 3 FOR TABLES. SEE SHEET 1 FOR NOTES AND LEGEND.
SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

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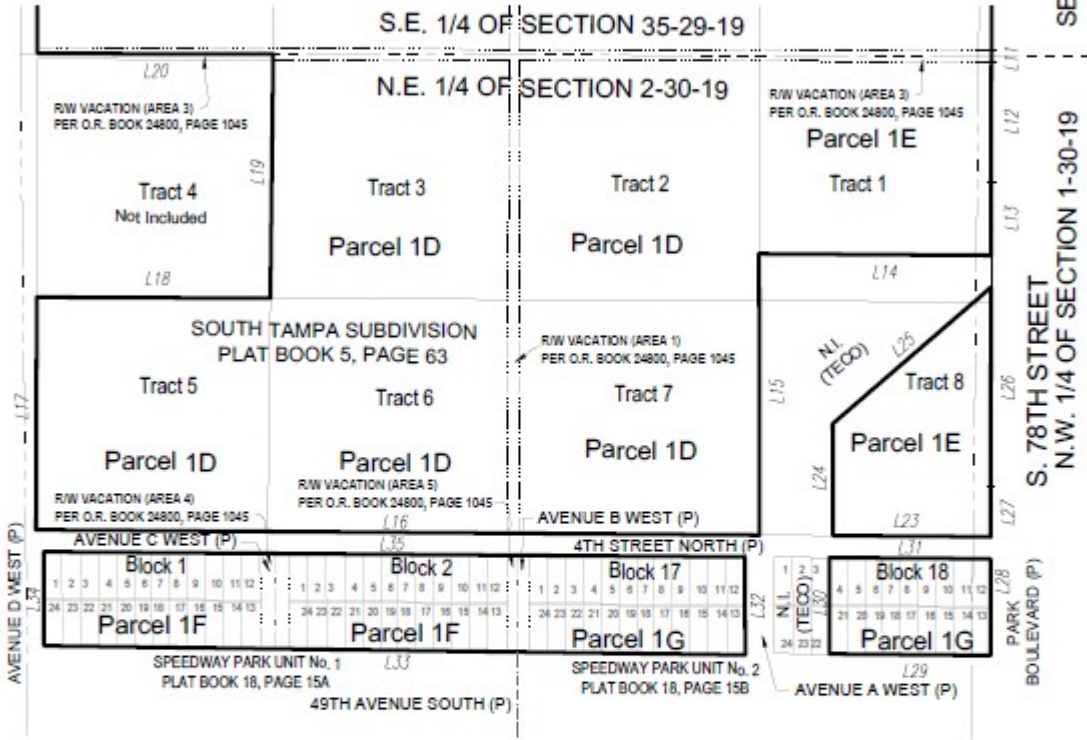
DESCRIPTION SKETCH
(NOT A SURVEY)



Scale: 1" = 400'

SEE SHEET 4 OF 6

S.W. 1/4 OF SECTION 36-29-19



S. 78TH STREET
N.W. 1/4 OF SECTION 1-30-19

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SHEET
5 OF 6

NOTE:
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SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

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DESCRIPTION SKETCH
(NOT A SURVEY)

POC

N.E. CORNER OF S.E. 1/4 OF SECTION 35
N.W. CORNER OF S.W. 1/4 OF SECTION 36
CORNER 077719 - FOUND (RAILROAD SPIKE)

THE EASTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 35 AND
THE WESTERLY BOUNDARY LINE OF
THE S.W. 1/4 OF SECTION 36

SOUTHERLY BOUNDARY LINE OF TRACT 'E',
LOTS 49-63, SOUTHERLY RW LINE OF
SHOOTING STAR PLACE; SOUTHERLY BOUNDARY
LINE OF TRACT 'D' AND SOUTHERLY BOUNDARY
LINE OF THE NORTH 90' OF TRACT 9 OF SOUTH TAMPA

**TOUCHSTONE
PHASE 2
PLAT BOOK 135
PAGES 12-19**

S00°27'49"W 1425.04'

TRACT 'K' - ADDITIONAL PUBLIC RW
DEDICATED PER PLAT BOOK 132, PAGES 37-61

N89°43'42"E 31.16'

TRACT 'E' - OPEN AREA
43
42
41

SHOOTING
STAR PLACE

S.W. CORNER OF TRACT E
TOUCHSTONE PHASE 2
PLAT BOOK 135, PAGES 12-19

TRACT 'D' - OPEN AREA

POB

SOUTHERLY BOUNDARY LINE OF TRACT 'D'
TOUCHSTONE PHASE 2 AND SOUTHERLY
BOUNDARY LINE OF TRACT 'K' OF
TOUCHSTONE PHASE 1

S.E. CORNER
OF TRACT 'K'

WESTERLY BOUNDARY LINE
OF THE EAST 1/2 OF TRACT 9
OF SOUTH TAMPA AND
EASTERLY BOUNDARY LINE OF
LOTS 25-41, BLOCK 1

TOUCHSTONE PHASE 1
PLAT BOOK 132, PAGES 37-61

N00°06'21"W 554.53'

THE EASTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 35 AND
THE WESTERLY BOUNDARY LINE OF
THE S.W. 1/4 OF SECTION 36

S. 78TH STREET

WESTERLY RW LINE OF
S. 78TH STREET AND
EASTERLY BOUNDARY LINE
OF TRACT 9, SOUTH TAMPA,
PLAT BOOK 8, PAGE 3

S00°17'48"W 554.35'

S.W. CORNER OF THE
E. 1/2 OF TRACT 9
SOUTH TAMPA
PLAT BOOK 8, PAGE 3

N.E. CORNER
OF TRACT 'J'

TRACT 'J' - ADDITIONAL PUBLIC RW
DEDICATED PER PLAT BOOK 132, PAGES 37-61

SOUTHERLY BOUNDARY LINE OF
TRACT 9 SOUTH TAMPA AND
NORTHERLY BOUNDARY LINE OF TRACT 'J',
NORTHERLY RW LINE OF GLOBE THISTLE DRIVE;
NORTHERLY BOUNDARY LINE OF LOTS 19-22, BLOCK 1

**TOUCHSTONE PHASE 1
PLAT BOOK 132, PAGES 37-51**

S89°41'28"W 314.54'

GLOBE
THISTLE DRIVE



Scale: 1" = 100'



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**SHEET
6 OF 6**

NOTE:
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SEE SHEETS 1, 2, AND 3 FOR DESCRIPTIONS.

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