


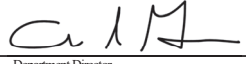
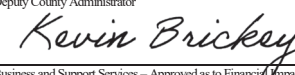
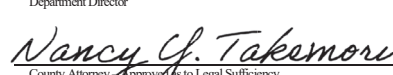


# Agenda Item Cover Sheet

Agenda Item N<sup>o</sup>. \_\_\_\_\_

Meeting Date April 10, 2026

Consent Section     
  Regular Section     
  Public Hearing

Subject: CDD 26-0248 PETITION TO ESTABLISH THE VISTA DIROMA COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: J. Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
	03/31/2026		3/30/2026
<small>Deputy County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
	3/30/2026		3/30/2026
<small>Business and Support Services – Approved as to Financial Impact Accuracy</small>	<small>Date</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>	<small>Date</small>

**STAFF'S RECOMMENDED BOARD MOTION**

Establish the Vista Diroma Community Development District (CDD) in accordance with the attached ordinance.

Of the total \$36,557,996 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$7,928,340 (or 21.7%) of those costs will be funded with long-term CDD bond proceeds.

**FINANCIAL IMPACT STATEMENT**

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

**BACKGROUND**

On November 11, 2025, Lennar Homes, LLC petitioned Hillsborough County to establish the Vista Diroma Community Development District (CDD). The Vista Diroma CDD will be ±277.781 acres. It is located on the east of US Hwy 41, approximately one-half (1/2) mile south of Paseo Al Mar Boulevard and west of Waterset Boulevard in the Apollo Beach area. Please see Attachment A for the proposed CDD’s location. The CDD will consist of the following folios:

54169.0000			

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

**BACKGROUND - Continued:**

The CDD area is located within Planned Development (PD) zoning districts PD 23-0997. The PD district permits a total of 750 units. Detached and attached (townhome) single-family units are permitted with development standards as outlined in the Planned Development zoning conditions. It is anticipated that the development will consist of approximately 212 townhome units and 520 single-family detached lots ranging in size from 40 to 60 feet in width. Annual assessments will range from \$900/unit for the townhome units to \$1,980/lot for the 60' lots.

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

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

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

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

The petition identifies the total CDD-qualified common cost of improvements as being \$36,557,996. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change. Total proposed CDD-qualified common costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

<u>Description</u>	<u>Total Budget</u>
Roads, Drainage, Traffic Signals and Earthwork (excluding lots)	\$14,591,367
Water Distribution System	3,162,932
Wastewater Collection System	4,242,066
Landscape and Hardscape	3,250,000
Parks and Recreation	1,000,000
Traffic Signal	250,000
Offsite Improvements	2,403,237
Professional and Permit Fees	4,334,940
Contingency	3,323,454
Total Project Costs	<u>\$36,557,996</u>

**BACKGROUND - Continued:**

Financing Summary:

The intent of the Petitioner is to use a mix of long-term CDD bonds and owners equity to fund construction of infrastructure improvements which will directly benefit landowners within the CDD boundaries. The bonds will be repaid over a period of 30 years via annual assessments levied on landowners, which at different points in the project’s life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. While the developer bears no long-term financial responsibility for repayment of 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 bond debt until such time as the land is sold to a homebuyer, at which point the homeowner assumes responsibility for repayment of the debt. Therefore, the financial capacity and willingness of the developer to assume financial responsibility for the debt through the time of transfer of the land to unaffiliated third party buyers is of concern. Of the total \$36,557,996 budgeted for CDD-qualified common area infrastructure development costs (“common costs”), it is estimated that about \$7,928,340 (or 21.7%) of those costs will be funded with long-term CDD bond proceeds. While the plan of finance submitted includes short-term CDD bonds and other forms of credit as financing sources, the County confirmed verbally with the developer that at this time there is no intent to issue any debt other than the long-term CDD bonds. It is anticipated that the development will consist of approximately 212 townhome units and 520 single-family detached lots ranging in size from 40’ (in width) to 60’ (in width). Annual assessments will range from \$900/unit for the townhome units to \$1,980/lot for the 60’ lots. A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the par amount)	\$11,185,000
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Projected Uses of Funds Received:

Underwriter’s Discount (2% of the par amount)	\$223,700
Cost of Issuance	250,000
Debt Service Reserve Fund (approximately 12 months)	993,360
Capitalized Interest (for approximately 24 months)	1,789,600
Construction of Infrastructure Improvements (1)	<u>7,928,340</u>
Total Projected Uses of Bond Proceeds	\$11,185,000

(1) Total of proposed CDD-qualified common costs to be funded with bond proceeds. The Petitioner has indicated that all development costs are related to CDD-qualified projects; however, the scope of the County’s financial review excludes validating that statement.

Lot Mix and Projected Assessments

The proposed CDD will consist of approximately 212 townhome units and 520 single-family detached lots ranging in size from 40’ (in width) to 60’ (in width). Annual assessments will range from \$900/unit for the townhome units to \$1,980/lot for the 60’ lots.

The District will be managed by District Supervisors selected by qualified electors of the District. The initial Board of Supervisors includes Kelly Evans, Lori Campagna, Ben Gainer, Nancy Symonds and Brad Gilley. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided a deed documenting that 100 percent of the real property included in the CDD is in their control, as required by Chapter 190, F.S.

**BACKGROUND - Continued:**

**Proposed Facilities Ownership and Maintenance**

<u>Description</u>	<u>Ownership &amp; Maintenance</u>
Water Management & Control (Drainage)	CDD
Sewer & Wastewater Management	County
Roads	CDD
Parks & Recreation	CDD
Landscape/Hardscape	CDD
Water Distribution Systems	County

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

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

- 1) A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.
- 2) The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(14), the written consent by such governmental entity.
- 3) A designation of five persons to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.
- 4) The proposed name of the district.
- 5) A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
- 6) Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.
- 7) A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Community Planning Act.
- 8) A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

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

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

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.

## **BACKGROUND - Continued:**

- 3) That the land area within the proposed district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the District is amenable to separate special district government.

### Review Performed by County

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

### Review Performed by the District's Financial Consultant

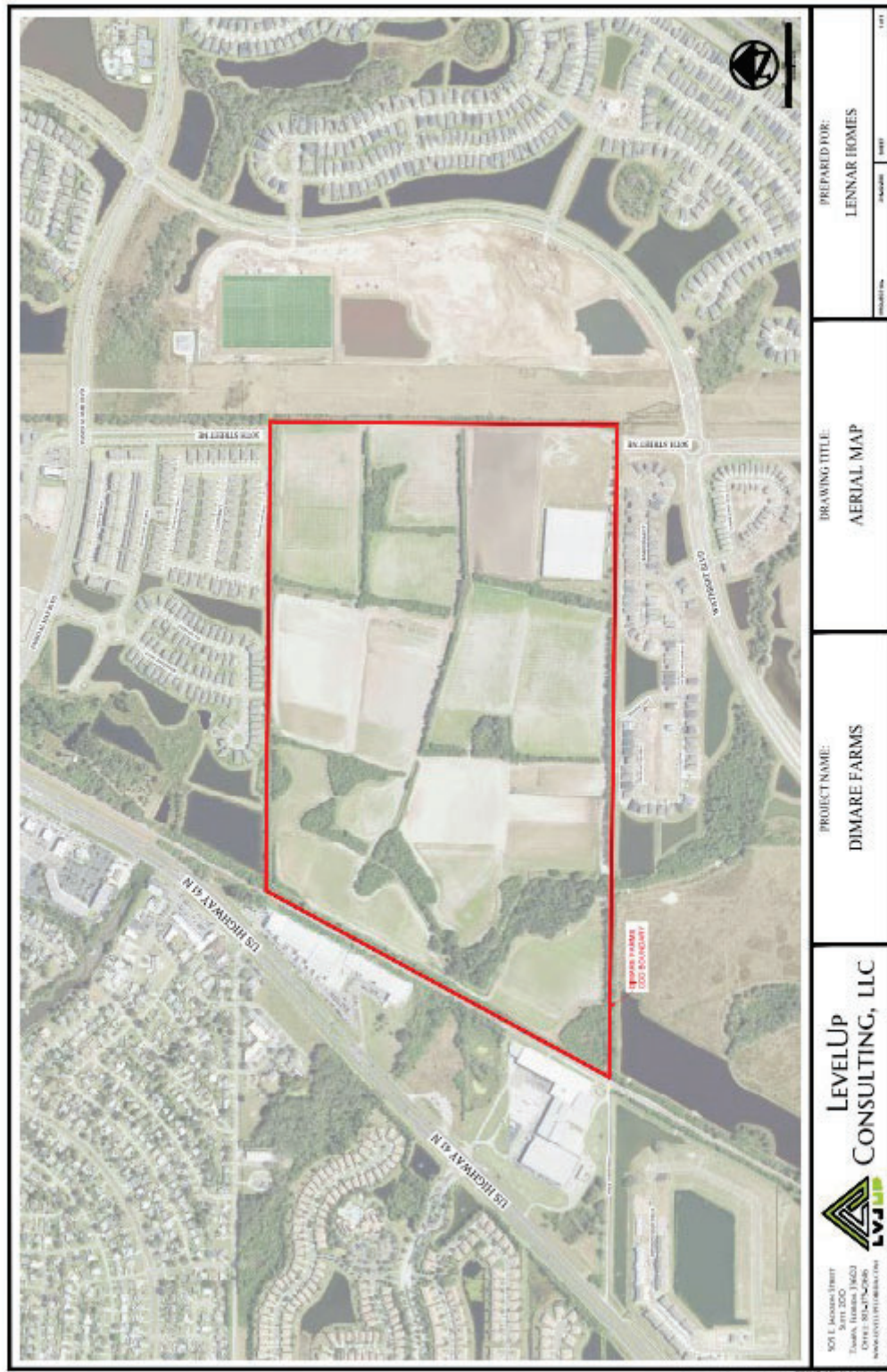
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information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

### Role of the Underwriter

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

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

ATTACHMENT A



505 E. JACKSON STREET  
SUITE 2000  
DOWNSIDE, ILLINOIS 60423  
OFFICE: 708.774.2826  
WWW.LEVELUPCONSULTING.COM



**LEVELUP**  
CONSULTING, LLC

PROJECT NAME:  
**DIMARE FARMS**

DRAWING TITLE:  
**AERIAL MAP**

PREPARED FOR:  
**LENNAR HOMES**

DATE: 11/14/2018  
DRAWN BY: [unreadable]

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, I.I.C ("**Petitioner**") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

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


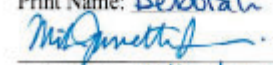
The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest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


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

Executed this 12<sup>th</sup> day of November, 2025.

Witnessed:

**DRP GREENBOUGH 23, LLC**, a Delaware limited liability company

  
Print Name: Deborah Brazier  
  
Print Name: Mila Janette Soria

By:   
Name: Houdin Honorvar  
Its: Authorized Signatory

**EXHIBIT A  
PROPERTY**

<b>Folio</b>	<b>Approximate Acreage</b>	<b>Owner of Record</b>
054169-0000	227.781±	DRP GREENBOUGH 23, LLC

**EXHIBIT D**  
**Special Warranty Deed**  
*(see the following four (5) pages)*

**THIS INSTRUMENT PREPARED BY:**

**LAWTON WHITEMAN LAW**  
Attention: Jason Whiteman, Esq.  
102 NE 1<sup>st</sup> Avenue, Suite 200  
Delray Beach, Florida 3344

**AFTER RECORDING RETURN TO:**

**DRP GREENBOUGH 23, LLC**  
Attention: Dan Kimmel  
520 Madison Avenue, 21<sup>st</sup> Floor  
New York, New York 10022

**TAX NOTICES TO BE DELIVERED TO:**

**LENNAR HOMES, LLC**  
4301 W. Boy Scout Blvd., Suite 600  
Tampa, Florida 33607

Folio Number: A054169-0000

**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the <sup>31<sup>st</sup></sup> day of ~~October~~ <sup>October</sup>, 2025, by **DIMARE RUSKIN LLC**, a Florida limited liability company, whose address is P.O. Box 967, Ruskin, Florida 33575 ("**Grantor**"), to **DRP GREENBOUGH 23, LLC**, a Delaware limited liability company, whose address is 520 Madison Avenue, 21<sup>st</sup> Floor, New York, New York 10022 ("**Grantee**").

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

**WITNESSETH:**

**THAT**, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Hillsborough County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

**TOGETHER WITH** all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2025, and subsequent years, which are not



IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

**DIMARE RUSKIN LLC,**  
a Florida limited liability company

By: [Signature]  
Print Name: Crystal Garcia  
Address: 235 Apollo Beach Blvd Apollo Beach FL 33592

By: [Signature]  
Name: ANTHONY J. DIMARE  
Title: Manager

By: [Signature]  
Print Name: Melanie Polanco  
Address: 235 Apollo Beach Blvd Apollo Beach FL 33592

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of October, 2025, by **ANTHONY J. DIMARE**, as Manager of **DIMARE RUSKIN LLC**, a Florida limited liability company, on behalf of the company, who personally appeared before me and is  personally known to me or  has produced FLDL as identification.

[NOTARY SEAL]

[Signature]  
Notary Public Signature  
Trevor Mills  
Typed or Printed Notary Name  
Notary Public-State of Florida  
Commission No.: HH723129  
My Commission Expires: 9/22/2029



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

Commence at the Northeast corner of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, thence South 00 degrees 04 minutes 43 seconds West, along the line dividing Sections 27 and 26 a distance of 209.64 feet to the Point of Beginning; thence continue South 00 degrees 04 minutes 43 seconds West, a distance of 2467.35 feet, thence North 89 degrees 51 minutes 56 seconds West, a distance of 4671.46 feet to a point of intersection with the Easterly right-of-way boundary of a 130 foot A.C.L. Railroad right of way; thence North 28 degrees 04 minutes 35 seconds East, along said right of way, a distance of 2793.16 feet; thence South 89 degrees 51 minutes 56 seconds East, a distance of 3360.24 feet to the Point of Beginning.

Being more particularly described as:

A parcel of land being a portion of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North 209.64 feet of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, same being the Southeast corner of the plat of WATERSET 30TH STREET, as recorded in Plat Book 133, Page 177, of the Public Records of Hillsborough County, Florida; thence S00°37'25"W, along the East line of the North 1/2 of said Section 27 (being the basis of bearings for this legal description), for 2,479.73 feet to the Southeast corner of said North 1/2 of Section 27, same being the Northeast corner of the plat of WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, as recorded in Plat Book 142, Page 12, of the Public Records of Hillsborough County, Florida; thence N89°16'43"W, along the South line of said North 1/2 of Section 27, same being the North line of said plat of WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, and the North line of that certain property, as described in Official Records Instrument #2020536244, of the Public Records of Hillsborough County, Florida, respectively, for 4,666.51 feet to the Northwest corner of said certain property, as described in Official Records Instrument #2020536244, same being the point of intersection with the East Right-of-Way line of a 130.00 foot wide Railroad Right-of-Way for C.S.X. TRANSPORTATION, INC. (FORMERLY ATLANTIC COAST LINE RAILROAD AND SEABOARD COAST LINE RAILROAD); thence N28°36'58"E, along said East Right-of-Way line of a 130.00 foot wide Railroad Right-of-Way for C.S.X. TRANSPORTATION, INC. (FORMERLY ATLANTIC COAST LINE RAILROAD AND SEABOARD COAST LINE RAILROAD), for 2,794.39 feet to the Southwest corner of the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Page 95, of the Public Records of Hillsborough County, Florida, same being the point of intersection with the South line of said North 209.64 feet of Section 27; thence S89°26'59"E, along said South line of the North 209.64 feet of Section 27, same being the South line of said plat of WATERSET PHASE 4A SOUTH, the South line of the plat of WATERSET PHASE 4B SOUTH, as recorded in Plat Book 134, Page 145, of the Public Records of Hillsborough County, Florida, and the South line of said plat of WATERSET 30TH STREET, respectively, for 3,354.95 feet to the POINT OF BEGINNING.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Terms, covenants, conditions, and other matters contained in Easement Agreement recorded in Official Records Book 3767, Page 1928, as affected by Termination of Easements recorded in Official Records Instrument No. 2021668905, and Partial Termination of Easements recorded in Official Records Instrument No. 2022005287, Public Records of Hillsborough County, Florida.
2. Easement Agreement recorded in Official Records Book 3767, Page 1938, as affected by Termination of Easements recorded in Official Records Instrument No. 2021668905, and Partial Termination of Easements recorded in Official Records Instrument No. 2022005287, Public Records of Hillsborough County, Florida.
3. Easement recorded in Official Records Book 20396, Page 164, Public Records of Hillsborough County, Florida.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE ESTABLISHING THE VISTA DiROMA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition to establish the Vista DiRoma Community Development District ("**Petition**") with Hillsborough County requesting that the Board of County Commissioners in and for Hillsborough County, Florida ("**County**"), adopt an ordinance establishing the Vista DiRoma Community Development District pursuant to Chapter 190, Fla. Stat. ("**District**"), and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

**WHEREAS**, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

**WHEREAS**, the County has held a public hearing on the Petition as required by Section 190.005(2)(b), Fla. Stat., in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

**WHEREAS**, as required by Section 190.005(2)(c), Fla. Stat., 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 \_\_\_\_\_, 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 creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the establishment of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the District is amenable to separate, special-district government.

**SECTION 2. CONCLUSIONS OF LAW.**

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

**SECTION 3. CREATION, BOUNDARIES AND POWERS.** There is hereby established the Vista DiRoma Community Development District for the area of land described in **Exhibit A**, attached hereto, which shall have, and which may exercise the powers of Sections 190.011 and 190.012(1), (2)(a), 2(d), and (3), Fla. Stat. The District shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided by Section 190.012(1), (2)(a), (2)(d), and (3), Fla. Stat.

**SECTION 4. INITIAL BOARD.** The following five persons are designated as the initial members of the Board of Supervisors: Kelly Evans, Lori Campagna, Ben Gainer, Nancy Symonds and Brad Gilley.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon the date of filing of a copy of this Ordinance with the Secretary of State.

**SECTION 6. SEVERABILITY.** If any section, subsection, sentence, clause, provisions, 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, Victor D. Crist, Clerk of the Circuit Court and Comptroller, 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 \_\_\_\_\_, 2026 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 \_\_\_\_\_, 2026.

BY:

\_\_\_\_\_  
Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS  
TO FORM AND LEGAL SUFFICIENCY

BY:

\_\_\_\_\_  
Nancy Y. Takemori  
Senior Assistant County Attorney

EXHIBIT "A"

Commence at the NE corner of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, thence S 00°04'43" W, along the line dividing Sections 27 and 26, a distance of 209.64 feet for a Point of Beginning; thence continue S 00°04'43" W, a distance of 2467.55 feet; thence N 89°51'56" W, a distance of 4671.46 feet to a point of intersection with the Easterly right-of-way boundary of a 130 foot A.C.L. Railroad Right-of-Way; thence N 28°04'35" E, along said right-of-way, a distance of 2793.16 feet; thence S 89°51' 56" E, a distance of 3360.24 feet to the Point of Beginning.

Being more particularly described as:

A parcel of land being a portion of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North 209.64 feet of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, same being the Southeast corner of the plat of WATERSET 30TH STREET, as recorded in Plat Book 133, Page 177, of the Public Records of Hillsborough County, Florida; thence S 00°37'25" W along the East line of the North 1/2 of said Section 27 (being the basis of bearings for this legal description), for 2,479.73 feet to the Southeast corner of said North 1/2 of Section 27, same being the Northeast corner of the plat of WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, as recorded in Plat Book 142, Page 12, of the Public Records of Hillsborough County, Florida; thence N89°16'43" W, along the South line of said North 1/2 of Section 27, same being the North line of said plat of WATERSET WOLF CREEK PHASES A AND D1 AND WATERSET BOULEVARD TECO EXTENSION AND COVINGTON GARDEN DRIVE TECO EXTENSION, and the North line of that certain property, as described in Official Records Instrument #2020536244, of the Public Records of Hillsborough County, Florida, respectively, for 4,666.51 feet to the Northwest corner of said certain property, as described in Official Records Instrument #2020536244, same being the point of intersection with the East Right-of-Way line of a 130.00 foot wide Railroad Right-of-Way for C.S.X. TRANSPORTATION, INC. (FORMERLY ATLANTIC COAST LINE RAILROAD AND SEABOARD COAST LINE RAILROAD); thence N 28°36'58" E, along said East Right-of-Way line of a 130.00 foot wide Railroad Right-of-Way for C.S.X. TRANSPORTATION, INC. (FORMERLY ATLANTIC COAST LINE RAILROAD AND SEABOARD COAST LINE RAILROAD), for 2,794.39 feet to the Southwest corner of the plat of WATERSET PHASE 4A SOUTH, as recorded in Plat Book 133, Page 95, of the Public Records of Hillsborough County, Florida, same being the point of intersection with the South line of said North 209.64 feet of Section 27; thence S 89°26'59" E, along said South line of the North 209.64 feet of Section 27, same being the South line of said plat of WATERSET PHASE 4A SOUTH, the South line of the plat of WATERSET PHASE 4B SOUTH, as recorded in Plat Book 134, Page 145, of the Public Records of Hillsborough County, Florida, and the South line of said plat of WATERSET 30TH STREET, respectively, for 3,354.95 feet to the POINT OF BEGINNING.

Containing 9,922,122 square feet or 227.781 acres, more or less.