

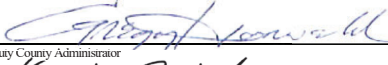


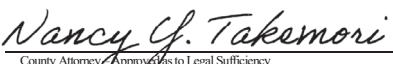


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date January 13, 2026

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: CDD 26-0200 PETITION TO EXPAND THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
			
1/5/2026		1/2/2026	
Deputy County Administrator		Department Director	
			
1/5/26		1/2/2026	
Business and Support Services - Approved as to Financial Impact Accuracy		County Attorney, Approves to Legal Sufficiency	
Date		Date	

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Waterset South 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.

The expansion is estimated to increase the construction budget for CDD eligible project costs by \$6,153,709.10, of which \$3,640,000 is anticipated to be funded with long-term CDD bond proceeds. Of the total \$124,116,617 budgeted for total development costs, approximately \$25,841,047 (or about 20.82%) of infrastructure development costs is expected to be financed with CDD bonds.

FINANCIAL IMPACT STATEMENT

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

BACKGROUND

On July 26, 2022, the Board of County Commissioners (Board) adopted Ordinance 22-19 establishing the Waterset South Community Development District (CDD). On February 11, 2025, the Board adopted Ordinance 25-9 amending the District's boundaries. On November 12, 2026, the CDD petitioned Hillsborough County to expand the boundaries of the District. The applicant's representatives is Alyssa Wilson, Kutak Rock LLP.

The area of expansion will be \pm 69.411 acres. The revised Waterset South Community Development District will be \pm 869.617 acres. It is generally located on the north side of 19th Ave NE between US Hwy 41 to the west, I-75 to the east and south of Paseo Al Mar Blvd. Please see Attachment A for the CDD's location. The new expanded CDD area will consist of the following folios:

54244.0000, in part			

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 14-0815. The PD is approved for 6, 428 residential units, 498,480 square feet of commercial and 198,900 square feet of office. The PD permits single family detached units, single-family attached and multi-family apartments. It is anticipated the expansion area will contain 182 single-family detached lots ranging in width from 40' to 70'.

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 cost of improvements in the expansion area as being approximately \$6,153,709.10. 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 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>Prior Total Cost Estimate (a)</u>	<u>Expansion Area Costs (b)</u>	<u>Total Budget (a) + (b)</u>
Clearing and Earthwork Costs	\$22,621,016	\$ 2,036,400	\$ 24,657,416
Roadway, Curb and Gutter Costs	22,557,022	514,000	23,071,022
Sanitary Sewer Collection System	11,151,273	540,200	11,691,473
Water Distribution System	8,153,045	384,000	8,537,045
Reclaimed Water Distribution System	5,555,210	332,000	5,887,210
Stormwater Management Costs	18,871,142	1,170,700	20,041,842
Landscaping/Hardscape/Irrigation Costs	6,392,487	245,000	6,637,487
Trail and Pathway Construction	368,278	0	368,278
Construction of the Primary Amenity	5,719,276	0	5,719,276
Professional Service Fees	8,015,283	545,000	8,560,283
Environmental Mitigation	286,910	0	286,910
Contingency	<u>3,409,938</u>	<u>386,409</u>	<u>3,796,347</u>
Subtotal CDD-eligible Project Costs	\$113,100,880	\$6,153,709	\$119,254,588
Other Non-reimbursable Costs	<u>4,862,029</u>	<u>0</u>	<u>4,862,029</u>
Total Project Costs	\$117,962,909	\$6,153,709	\$124,116,617

BACKGROUND - Continued:Financing Summary:

The Petitioner has applied to expand the District boundaries by approximately 69.411 acres (or about 8.7% of its current acreage) in order to create a more uniform land area; it is anticipated that approximately 182 single-family homes will be located within the boundaries of the expansion parcel. The lands comprising the expansion area are currently undeveloped and unassessed.

The intent of the Petitioner is to use a variety of funding sources which may include, but are not limited to, future short- and/or long-term CDD bond issues, equity financing and bank financing to pay for improvements within the expansion area; such improvements will directly benefit landowners located within the boundaries of the expansion area. At this time, the Petitioner is planning to issue \$3,640,000 in long-term CDD bonds in order to pay for a portion of the projected \$6,153,709.10 in expansion area improvements. Long-term CDD bonds are repaid over a period of 30 years via annual assessments levied on the landowner; the developer bears no responsibility for repayment of long-term CDD debt assessed on land owned by others. Of the total \$124,116,617 budgeted for development costs, approximately \$25,841,047 (or about 20.82%) of infrastructure development costs is expected to be financed with CDD Bonds. It is anticipated that the expansion area will contain approximately 182 single-family detached lots ranging in width from 40' to 70', and that annual assessments will range from approximately \$1,202/lot to \$2,104/lot. The CDD financing summary for the expansion area is as follows:

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the issuance amount)	\$ 3,640,000
--	--------------

Projected Uses of Funds Received:

Construction of Infrastructure Improvements (1)	\$ 3,003,224
---	--------------

Debt Service Reserve Fund (3.63% of the issuance amount)	131,976
--	---------

Capitalized Interest (for approximately 6 months)	182,000
---	---------

Costs of Issuance	250,000
-------------------	---------

Underwriter's Discount (2% of the issuance amount)	<u>72,800</u>
--	---------------

Total Projected Uses of Bond Proceeds	\$ 3,640,000
---------------------------------------	--------------

(1) Total proposed direct project 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.

Lot Mix and Projected Assessments

It is anticipated that the expansion area will contain approximately 182 single-family detached lots ranging in width from 40' to 70', and that annual assessments will range from approximately \$1,202/lot to \$2,104/lot.

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 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 Waterset South CDD expansion application. 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 expansion 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.

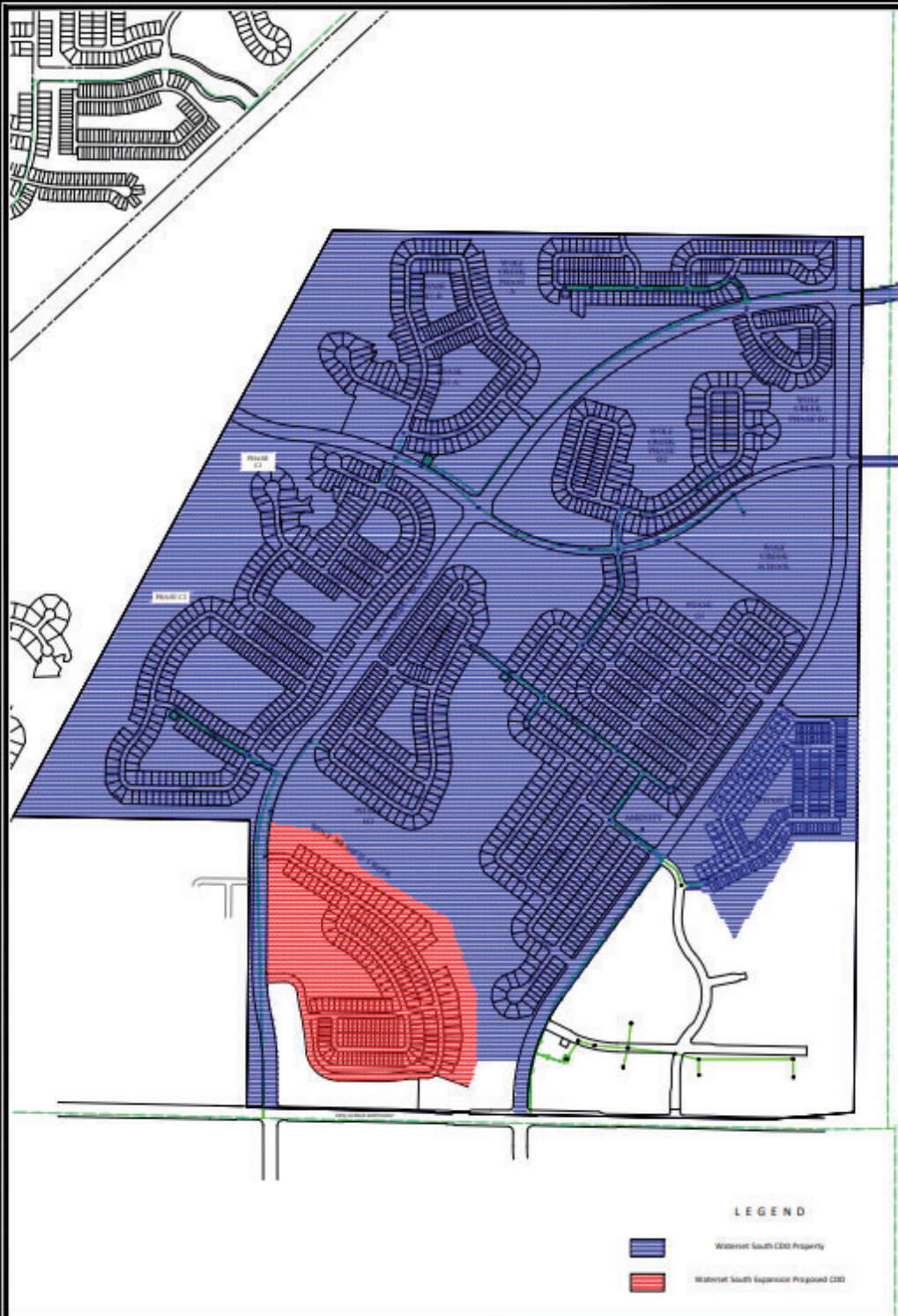
LEGEND

- Waterset South CDD Property
- Waterset South Expansion Proposed CDD

Waterset South CDD Expansion
CDD Boundary Exhibit

Hillsborough

HEIDI DESIGN



Waterset South CDD Expansion
Sanitary Main Exhibit

Hillsborough

<p>HEIDT DESIGN</p> <p>2000 N. GARDEN STREET SUITE 100 HILLSBOROUGH, NC 27541</p> <p>PH: 919.487.1111 FAX: 919.487.1112 WWW.HEIDTDESIGN.COM</p>	<p>Scale 1" = 100'</p> <p>North Arrow</p>
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ATTACHMENT B

**CONSENT AND JOINDER TO BOUNDARY AMENDMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that Waterset South Community Development District (the "Petitioner"), intends to submit an application to amend its boundaries to add the Property to the District's boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*, (the "Boundary Amendment").

As the owner of lands that are intended to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(g), Florida Statutes, the Petitioner is required to include the written consent to the Boundary Amendment of all of the owners of the lands to be added to the community development district.

The undersigned hereby consents to the addition of the Property to the lands 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 Boundary Amendment.

The undersigned acknowledges that the consent will remain in full force and effect until the Boundary Amendment is completed or three (3) 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 requested by Petitioner, a consent to the Boundary Amendment 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 the following page]

Executed this 21st day of October, 2025.

Signed, sealed and delivered in
the presence of:

NNP-Southbend II, LLC, a Delaware
limited liability company


Print Name: Henry Maloney


By: Len Jaffe
Its: Vice President


Print Name: Diana Jamie Tedder

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 21 day of October, 2025, by Len Jaffe, as Vice President
of NNP-Southbend II, LLC, a Delaware limited liability company.


(Official Notary Signature & Seal)

Name: _____
Personally Known ☒ _____
OR Produced Identification _____
Type of Identification _____

Exhibit A: Property

Diana Jamie Tedder
Comm.: HH 586842
Expires: Aug. 26, 2028
Notary Public - State of Florida

Exhibit A

Property

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
EXPANSION PARCEL 1
(PHASE E)**

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, the following two (2) courses: 1) along the Easterly boundary of Waterset South Community Development District, as recorded in Instrument Number 2022381433, of the Public Records of Hillsborough County, Florida, S.00°33'49"W., 1580.26 feet to the **POINT OF BEGINNING**; 2) continue S.00°33'49"W., 1098.29 feet; thence WEST, 530.85 feet; thence S.32°59'46"W., 1019.41 feet; thence N.31°10'02"W., 471.99 feet; thence N.85°11'27"W., 188.66 feet to a point on a curve; thence Northeasterly, 29.02 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 66°30'40" (chord bearing N.56°25'41"E., 27.42 feet); thence N.00°18'58"W., 50.00 feet; thence S.89°41'02"W., 0.97 feet to a point of curvature; thence Northwesterly, 35.01 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 80°14'30" (chord bearing N.50°11'43"W., 32.22 feet) to a point of reverse curvature; thence Northwesterly, 204.64 feet along the arc of a curve to the left having a radius of 270.00 feet and a central angle of 43°25'32" (chord bearing N.31°47'14"W., 199.77 feet) to a point of tangency; thence N.53°30'00"W., 35.68 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.08°30'00"W., 35.36 feet) to a point of tangency on said Easterly boundary of Waterset South Community Development District; thence along said Easterly boundary of Waterset South Community Development District, the following three (3) courses: 1) N.36°30'00"E., 1652.00 feet; 2) S.53°30'00"E., 178.57 feet; 3) EAST, 545.17 feet to the **POINT OF BEGINNING**.

Containing 41.326 acres, more or less.

AMI-WSN-WS-152

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1\Wset S CDD EXP PAR 1-DS.doc

VBR

July 19, 2024

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset South Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Uniform Act"), and Hillsborough County Ordinance No. 22-19, as amended by Ordinance No. 25-9 (together, the "Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presents consists of 800.206 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("Boundary Amendment"); and

WHEREAS, the Boundary Amendment is in the best interests of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, the Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of October, 2025.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

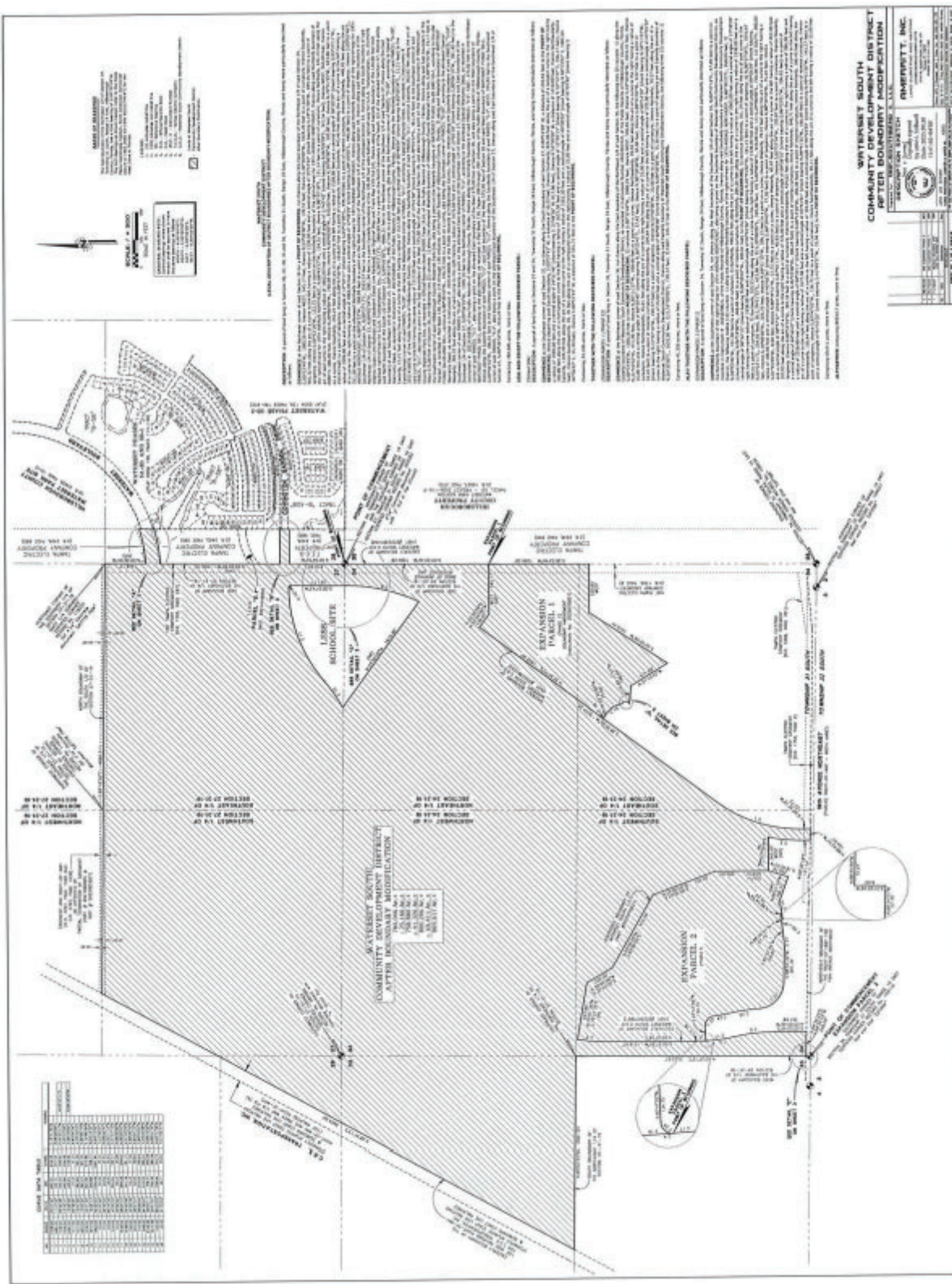

Secretary / Assistant Secretary


Chairperson, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

EXHIBIT A

Legal Description of District Boundaries, as Amended



NOTES:

1. ALL EASEMENTS ARE SHOWN AS DOTTED LINES.
2. ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE FOR UTILITY PURPOSES ONLY.
4. ALL EASEMENTS ARE TO BE MAINTAINED BY THE DISTRICT.
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WHITESSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

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WHITESSET SOUTH COMMUNITY DEVELOPMENT DISTRICT AFTER BOUNDARY MODIFICATION

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ATTACHMENT C

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 22-19, AS AMMENDED BY ORDINANCE NUMBER 25-9, ESTABLISHING THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO SECTION 3 OF SAID ORDINANCE TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; ADDRESSING CONFLICTS; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 26, 2022, the Board of County Commissioners in and for Hillsborough County, Florida ("County"), adopted Ordinance No. 22-19, which established the Waterset South Community Development District ("District"); and

WHEREAS, on February 11, 2025, the County adopted Ordinance No. 25-9, which amended the boundaries of the District; and

WHEREAS, on November 10, 2025, the District petitioned the County to adopt the *Petition to Amend the Boundary of the Waterset South Community Development District* ("Petition"), amending Ordinance No. 22-19, as amended by Ordinance No. 25-9 (together the "Ordinance"), and adding approximately 69.411 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

1 financing needs for the delivery of capital infrastructure therein without overburdening the
2 County and its taxpayers; and

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

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

8 **WHEREAS**, pursuant to the information contained within the Petition, a review
9 conducted by County staff, and otherwise being fully advised as to the facts and
10 circumstances contained within the request of the District, the County has decided to grant
11 the District's Petition to amend the Ordinance to accomplish said purpose.

12 **NOW THEREFORE**, BE IT ORDAINED BY THE BOARD OF COUNTY
13 COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 13TH DAY OF
14 JANUARY, 2026, AS FOLLOWS:

15
16 **SECTION 1. FINDINGS OF FACT.** The Board of County Commissioners hereby finds
17 and states that:

- 18 1. the "WHEREAS" clauses stated above are adopted as findings of fact in
19 support of this Ordinance;
- 20 2. all statements contained in the Petition are true and correct;
- 21 3. the amendment of the District's boundaries is not inconsistent with any
22 applicable element or portion of the State Comprehensive Plan or the County's
23 Comprehensive Plan;

1 4. the area of land within the District, as amended, is of sufficient size, is
2 sufficiently compact, and is sufficiently contiguous to be developable as one
3 functional interrelated community;

4 5. the amendment of the District's boundaries is the best alternative available
5 for delivering community development services and facilities to the area that will
6 be served by the District;

7 6. the proposed community development services and facilities to be provided
8 by the District, as amended, will not be incompatible with the capacity and uses of
9 existing local and regional community development services and facilities; and

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

12 **SECTION 2. CONCLUSIONS OF LAW.**

13 1. This proceeding is governed by Chapter 190, Florida Statutes;

14 2. The County has jurisdiction pursuant to section 190.005(2), Florida
15 Statutes; and

16 3. The granting of the Petition complies with the dictates of Chapter 190,
17 Florida Statutes.

18 **SECTION 3. GEOGRAPHICAL BOUNDARIES.** Exhibit A of Ordinance No. 22-19,
19 as amended by Ordinance No. 25-9, is hereby replaced in its entirety with the legal
20 description attached and set forth in **Exhibit B** of this Ordinance.

21 **SECTION 4. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon
22 receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary
23 of State.

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

4 Adopted this 13th day of January, 2026.

5 STATE OF FLORIDA

6 COUNTY OF HILLSBOROUGH

7 I, VICTOR CRIST, Clerk of the Circuit Court and Ex-Officio of the Board of County
8 Commissioners of Hillsborough County, Florida, do hereby certify that the above and
9 foregoing is a true and correct copy of an Ordinance adopted by the Board of County
10 Commissioners at its regular meeting of January 13, 2026 as the same appears of record in
11 Minute Book _____ of the Public Records of Hillsborough County, Florida.

12
13 WITNESS my hand and official seal this _____ day of January, 2026.

15 VICTOR CRIST, CLERK

16 BY: _____
17 Deputy Clerk

20 APPROVED BY COUNTY ATTORNEY
21 AS TO FORM AND LEGAL
22 SUFFICIENCY

24 BY: _____
25 Nancy Y. Takemori
26 Assistant County Attorney

EXHIBIT A

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT EXPANSION PARCEL 2 (PHASE I)

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, N.00°37'12"E., 47.38 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, also being a point on the Southerly boundary of Waterset South Community Development District, as recorded in Instrument #: 2025070821, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of Waterset South Community Development District, the following twelve (12) courses: 1) along the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, S.88°36'23"E., 268.09 feet; 2) N.00°03'46"W., 351.58 feet to a point of curvature; 3) Northerly, 448.95 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing N.06°18'00"W., 448.06 feet) to a point of reverse curvature; 4) Northerly, 284.26 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing N.08°20'07"W., 284.01 feet) to the **POINT OF BEGINNING**; 5) continue Northerly, 161.19 feet along the arc of said curve to the right having the same radius of 1938.00 feet and a central angle of 04°45'56" (chord bearing N.01°45'02"W., 161.15 feet) to a point of tangency; 6) N.00°37'56"E., 1016.67 feet to a point of curvature; 7) Northerly, 255.23 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing N.05°23'11"E., 254.93 feet); 8) S.79°51'35"E., 623.86 feet; 9) S.30°00'00"E., 320.00 feet; 10) S.60°00'00"E., 910.00 feet; 11) S.20°00'00"E., 730.00 feet; 12) SOUTH, 580.00 feet; thence S.18°00'00"W., 226.70 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right

having a radius of 723.00 feet and a central angle of $08^{\circ}28'55''$ (chord bearing $S.86^{\circ}52'01''W.$, 106.93 feet) to a point of tangency; thence $N.88^{\circ}53'32''W.$, 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00 feet and a central angle of $84^{\circ}56'47''$ (chord bearing $N.46^{\circ}25'08''W.$, 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of $08^{\circ}35'11''$ (chord bearing $N.08^{\circ}14'20''W.$, 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of $05^{\circ}41'01''$ (chord bearing $N.09^{\circ}41'25''W.$, 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of $85^{\circ}22'03''$ (chord bearing $N.49^{\circ}31'56''W.$, 142.37 feet) to a point of tangency; thence $S.87^{\circ}47'02''W.$, 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $91^{\circ}55'02''$ (chord bearing $S.41^{\circ}49'31''W.$, 35.94 feet) to the **POINT OF BEGINNING.**

Containing 69.411 acres, more or less.

EXHIBIT B

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
(LEGAL DESCRIPTION OF DISTRICT BOUNDARIES AFTER BOUNDARY
MODIFICATION)**

DESCRIPTION: A parcel of land lying in Sections 26, 27, 28, 33 and 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34 for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°33'49"W., 1580.26 feet; thence WEST, 545.17 feet; thence N.53°30'00"W., 178.57 feet; thence S.36°30'00"W., 3224.26 feet to a point of curvature; thence Southerly, 965.32 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 35°57'42" (chord bearing S.18°31'09"W., 949.56 feet) to a point of tangency; thence S.00°32'18"W., 122.72 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°43'57"W., 124.01 feet; thence N.00°32'18"E., 121.14 feet to a point of curvature; thence Northerly, 342.14 feet along the arc of said curve to the right having a radius of 1662.00 feet and a central angle of 11°47'42" (chord bearing N.06°26'09"E., 341.54 feet); thence WEST, 365.00 feet; thence NORTH, 580.00 feet; thence N.20°00'00"W., 730.00 feet; thence N.60°00'00"W., 910.00 feet; thence N.30°00'00"W., 320.00 feet; thence N.79°51'35"W., 623.86 feet to a point on a curve; thence Southerly, 255.23 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing S.05°23'11"W., 254.93 feet) to a point of tangency; thence S.00°37'56"W., 1016.67 feet to a point of curvature; thence Southerly, 445.46 feet along the arc of a curve to the left having a radius of 1938.00 feet and a central angle of 13°10'11" (chord bearing S.05°57'09"E., 444.48 feet) to a point of reverse curvature; thence Southerly, 448.95 feet along the arc of a curve to the right having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing S.06°18'00"E., 448.06 feet) to a point of tangency; thence S.00°03'46"E., 351.58 feet to a point on the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°36'23"W., 268.09 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 34; thence along said West boundary of the Southwest 1/4 of Section 34, N.00°37'12"E., 2523.57 feet to the Southeast corner of the Northeast 1/4 of the aforesaid Section 33; thence along the South boundary of said Northeast

1/4 of Section 33, N.89°02'54"W., 2081.94 feet to a point Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad) per Right-of Way and Track Map V19 FLA (4); thence along said Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc., N.28°37'13"E., 5866.89 feet to a point on the North boundary of the South 1/2 of the aforesaid Section 27; thence along said North boundary of the South 1/2 of Section 27, S.89°16'50"E., 4666.51 feet to the Northeast corner of the Southeast 1/4 of said Section 27; thence along the East boundary of said Southeast 1/4 of Section 27, S.00°36'55"W., 448.17 feet to a point on a curve, also being the Northwest corner of PARCEL "D-2B", according to Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "D-2B", Easterly, 21.21 feet along the arc of a curve to the left having a radius of 1517.00 feet and a central angle of 00°48'04" (chord bearing N.85°50'54"E., 21.21 feet) to the Easterly most corner of said PARCEL "D-2B", also being the Westerly most corner of PARCEL "D-1", according to Special Warranty Deed, as recorded in Instrument #: 2021416839, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-1", continue Easterly, 362.65 feet along the arc of said curve to the left having the same radius of 1517.00 feet and a central angle of 13°41'50" (chord bearing N.78°35'57"E., 361.79 feet) to the Southeast corner of said PARCEL "D-1", also being a point on the East boundary of the West 375.00 feet of the aforesaid Section 26, and also being a point on the Westerly boundary of Hillsborough County Waterset Park Site, as recorded in Official Records Book 24509, Page 1614, of the Public Records of Hillsborough County, Florida; thence along said East boundary of the West 375.00 feet of Section 26, the following two (2) courses: 1) along the aforesaid Westerly boundary of Hillsborough County Waterset Park Site, S.00°36'55"W., 22.17 feet to the Southwest corner of said Hillsborough County Waterset Park Site, also being a point on the Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, according to the plat thereof, as recorded in Plat Book 138, Pages 114 through 136 inclusive, of the Public Records of Hillsborough County, Florida; 2) along said Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, continue S.00°36'55"W., 140.75 feet to a point on a curve, also being the Southeast corner of PARCEL "D-2A", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-2A", Westerly, 382.23 feet along the arc of said curve to the right having a radius of 1672.00 feet and a central angle of 13°05'54" (chord bearing S.80°06'19"W., 381.40 feet) to the Southwest corner of said PARCEL "D-2A", also being a point on the aforesaid East boundary of the Southeast 1/4

of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 1309.10 feet to the Northwest corner of PARCEL "E-2", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "E-2", EAST, 375.02 feet to the Northeast corner of said PARCEL "E-2 ", also being a point on the aforesaid East boundary of the West 375.00 feet of Section 26, and also being a point on the West boundary of WATERSET PHASE 5B-2, according to the plat thereof, as recorded in Plat Book 139, Pages 189 through 202 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said PARCEL "E-2", said East boundary of the West 375.00 feet of Section 26 and said West boundary of WATERSET PHASE 5B-2, S.00°36'55"W., 106.01 feet to the Southeast corner of said PARCEL "E-2"; thence along the Southerly boundary of said PARCEL "E-2", WEST, 375.02 feet to the Southwest corner of said PARCEL "E-2", also being a point on the aforesaid East boundary of the Southeast 1/4 of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 610.29 feet to the **POINT OF BEGINNING**.

Containing 784.046 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(School Site)

DESCRIPTION: A parcel of land lying in Sections 27 and 34, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of said Section 27, N 89°12'28" W, a distance of 234.62 feet to the **POINT OF BEGINNING**; thence departing said South boundary, S 00°37'43" W, a distance of 16.33 feet; thence Southerly, 824.06 feet along the arc of a tangent curve to the right having a radius of 1938.00 feet and a central angle of 24°21'46" (chord bearing S 12°48'36" W, 817.86 feet); thence N 53°30'00" W, a distance of 1419.80 feet; thence Northeasterly, 356.88 feet along the arc of a non-tangent curve to the left having a radius of 1637.50 feet and a central angle of 12°29'13" (chord bearing N 55°14'37" E, 356.17 feet); thence Easterly, 1104.49 feet along the arc of a reverse curve to the right having a radius of 1562.50 feet and a central angle of 40°30'03" (chord bearing N 69°15'02" E, 1081.64 feet); thence Southeasterly, 39.76 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 91°07'40" (chord bearing S 44°56'07" E, 35.70 feet); thence S 00°37'43" W, a distance of 591.71 feet to the **POINT OF BEGINNING**.

Containing 25.166 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

EXPANSION PARCEL 1
(PHASE E)

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, the following two (2) courses: 1) along the Easterly boundary of Waterset South Community Development District, as recorded in Instrument Number 2022381433, of the Public Records of Hillsborough County, Florida, S.00°33'49"W., 1580.26 feet to the **POINT OF BEGINNING**; 2) continue S.00°33'49"W., 1098.29 feet; thence WEST, 530.85 feet; thence S.32°59'46"W., 1019.41 feet; thence N.31°10'02"W., 471.99 feet; thence N.85°11'27"W., 188.66 feet to a point on a curve; thence Northeasterly, 29.02 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 66°30'40" (chord bearing N.56°25'41"E., 27.42 feet); thence N.00°18'58"W., 50.00 feet; thence S.89°41'02"W., 0.97 feet to a point of curvature; thence Northwesterly, 35.01 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 80°14'30" (chord bearing N.50°11'43"W., 32.22 feet) to a point of reverse curvature; thence Northwesterly, 204.64 feet along the arc of a curve to the left having a radius of 270.00 feet and a central angle of 43°25'32" (chord bearing N.31°47'14"W., 199.77 feet) to a point of tangency; thence N.53°30'00"W., 35.68 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.08°30'00"W., 35.36 feet) to a point of tangency on said Easterly boundary of Waterset South Community Development District; thence along said Easterly boundary of Waterset South Community Development District, the following three (3) courses: 1) N.36°30'00"E., 1652.00 feet; 2) S.53°30'00"E., 178.57 feet; 3) EAST, 545.17 feet to the **POINT OF BEGINNING**.

Containing 41.326 acres, more or less.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

EXPANSION PARCEL 2

(PHASE I)

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, N.00°37'12"E., 47.38 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, also being a point on the Southerly boundary of Waterset South Community Development District, as recorded in Instrument #: 2025070821, of the Public Record of Hillsborough County, Florida; thence along said Southerly boundary of Waterset South Community Development District, the following twelve (12) courses: 1) along the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, S.88°36'23"E., 268.09 feet; 2) N.00°03'46"W., 351.58 feet to a point of curvature; 3) Northerly, 448.95 feet along the arc of a curve to the left having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing N.06°18'00"W., 448.06 feet) to a point of reverse curvature; 4) Northerly, 284.26 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 08°24'15" (chord bearing N.08°20'07"W., 284.01 feet) to the **POINT OF BEGINNING**; 5) continue Northerly, 161.19 feet along the arc of said curve to the right having the same radius of 1938.00 feet and a central angle of 04°45'56" (chord bearing N.01°45'02"W., 161.15 feet) to a point of tangency; 6) N.00°37'56"E., 1016.67 feet to a point of curvature; 7) Northerly, 255.23 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing N.05°23'11"E., 254.93 feet); 8) S.79°51'35"E., 623.86 feet; 9) S.30°00'00"E., 320.00 feet; 10) S.60°00'00"E., 910.00 feet; 11) S.20°00'00"E., 730.00 feet; 12) SOUTH, 580.00 feet; thence S.18°00'00"W., 226.70 feet; thence N.69°51'10"W., 306.15 feet to a point on a curve; thence Westerly, 79.43 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 45°30'36" (chord bearing S.68°39'43"W., 77.36 feet) to a point of tangency; thence N.88°34'59"W., 75.24 feet; thence S.01°25'09"W., 8.00 feet; thence N.88°34'51"W., 57.75 feet to a point on a curve; thence Westerly, 40.97 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 08°47'27" (chord bearing S.87°01'17"W., 40.93 feet) to a point of tangency; thence S.82°37'34"W., 120.87 feet to a point of curvature; thence Westerly, 107.03 feet along the arc of a curve to the right having a radius of 723.00 feet and a central angle of 08°28'55" (chord bearing S.86°52'01"W., 106.93 feet) to a point of tangency; thence N.88°53'32"W., 387.34 feet to a point of curvature; thence Northwesterly, 424.02 feet along the arc of a curve to the right having a radius of 286.00

feet and a central angle of 84°56'47" (chord bearing N.46°25'08"W., 386.24 feet) to a point of reverse curvature; thence Northerly, 348.71 feet along the arc of a curve to the left having a radius of 2326.88 feet and a central angle of 08°35'11" (chord bearing N.08°14'20"W., 348.38 feet) to a point of reverse curvature; thence Northerly, 166.45 feet along the arc of a curve to the right having a radius of 1677.98 feet and a central angle of 05°41'01" (chord bearing N.09°41'25"W., 166.38 feet) to a point of reverse curvature; thence Northwesterly, 156.44 feet along the arc of a curve to the left having a radius of 105.00 feet and a central angle of 85°22'03" (chord bearing N.49°31'56"W., 142.37 feet) to a point of tangency; thence S.87°47'02"W., 134.75 feet to a point of curvature; thence Southwesterly, 40.11 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°55'02" (chord bearing S.41°49'31"W., 35.94 feet) to the **POINT OF BEGINNING.**

Containing 69.411 acres, more or less.

ALTOGETHER containing 869.617 acres, more or less.

AMI-WSN-WS-152

P:\Waterset\CDD\South CDD\CDD 2024 AMENDMENT\WSET-SOUTH-2024

CDD AMEND-DS.doc

WFS

September 7, 2021

VBR

(Revised Bdry & Less School) November 30, 2021

VBR

(Add Expansion Parcel 1) July 19, 2024

WFS

(Add Expansion Parcel 2) September 30, 2025