



STATE OF FLORIDA
DEPARTMENT OF STATE

JEB BUSH
Governor

GLEND A. HOOD
Secretary of State

September 22, 2003

Honorable Richard Ake
Clerk to Board of Commissioners
Hillsborough County
Post Office Box 1110
Tampa, Florida 33601

Attention: Judith M. Grose, Senior Manager

Dear Mr. Ake:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 18, 2003 and certified copies of Hillsborough County Ordinance Nos. 03-23 and 03-24, which were filed in this office on September 19, 2003.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/mp

ORDINANCE NO. 03-23

AN ORDINANCE ESTABLISHING THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Southeast Community Development, L.L.C. ("Petitioner"), having obtained written consent to the establishment of the District by the owner of one hundred percent (100%) of the real property to be included in the District, petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance establishing the Panther Trails Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2003); and

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida and whose address is 2727 South Ocean Boulevard, Suite 602, Highland Beach, Florida 33487; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on September 9, 2003; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the

services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and now, therefore,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2003).

SECTION 2. DISTRICT NAME. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the "Panther Trails Community Development District."

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 379.386 acres of land, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 4. RECREATION POWERS. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described by Section 190.012(2), Florida Statutes.

SECTION 5. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Gerald F. Blake, David J. Godshall, Gerald Braley, Jeffrey Braley and Janet Bowers.

All of the above-listed persons are residents of the state of Florida and citizens of the
United States of America.

~~SECTION 6. SEVERABILITY. If any provision of this ordinance is held to be illegal or
invalid, the other provisions shall remain in full force and effect.~~

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon
receipt of acknowledgement that a copy of this Ordinance has been filed with the Secretary of
State.

Adopted this 9th day of September, 2003.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, RICHARD AKE, 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 September 9, 2003, as the same appears of record in Minute Book 328 of the
Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 17 day of September, 2003.

RICHARD AKE, CLERK

By: Julene W. Gregory
Deputy Clerk



Approved as to form and legal sufficiency:
COUNTY ATTORNEY

By: Rebecca M. Kert
Rebecca M. Kert
Assistant County Attorney

LEGAL DESCRIPTION (As Furnished):

PARCEL ONE:

Tract beginning 100.00' East of the Southwest corner of Section 36, Township 30 South, Range 19 East, run N.00°49'00"E. along East right of North Street 1591.88'; thence East 414.07'; thence N.01°40'40"W. 937.75'; thence N.89°56'39"E. 2528.35' to the East boundary of the West 3001.96' of Section 36, Township 30 South, Range 19 East; thence South 2539.24' to the South boundary of Section 36, Township 30 South, Range 19 East; thence West along said South boundary 2901.96' to the Point of Beginning.

PARCEL TWO:

The West 3001.96' of Section 36, Township 30 South, Range 19 East, Hillsborough County, Florida, LESS that portion lying West of TECO easem as recorded in Official Record Book 2057, page 1017 of the Public Records of Hillsborough County, Florida, also LESS right-of-way for Symmes Road on the North, all lying North of the centerline of a ditch running easterly and westerly approximately midway through said Section 36. Su to an Electric Power Utilities Easement as recorded in Official Record Book 2057, page 1017 of the Public Records of Hillsborough County, Flor over and across the West 325.0 feet thereof.

LEGAL DESCRIPTION PARCELS 1 & 2 (OVERALL)

A portion of Section 36, Township 30 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 36; thence S.89°13'55"E., along the South boundary of said Section 36, a distance of 100.00 feet to the POINT OF BEGINNING; thence N.01°33'20"E., along a line 100.00 feet East of and parallel to the West boundary of said Section 36, a distance of 1,591.99 feet; thence S.89°17'43"E., a distance of 414.07 feet to a point on the West boundary of that certain electric power utility easement as recorded in Official Records Book 2057, Page 1017 of the Public Records of Hillsborough County, Florida; thence N.00°56'07"W., of said West boundary, a distance of 3,230.01 feet to a point on the South right-of-way line of Symmes Road; thence S.89°20'21"E., along said South right-of-way line, a distance of 2,528.55 feet to a point on the East boundary of the West 3001.96 feet of said Section 36; thence S.01°33'20"W., along the East boundary of the West 3001.96 feet of said Section 36, a distance of 4,826.26 feet to a point on the South boundary of said Section 36; thence N.89°13'55"W., along said south boundary, a distance of 2,902.24 feet to the POINT OF BEGINNING.

Containing 295.858 acres (12,887,588 square feet), more or less.

LEGAL DESCRIPTION OF LESS AND EXCEPT PARCEL

Commence at the Southwest corner of Section 36, Township 30 South, Range 19 East, Hillsborough County, Florida; thence S. 89° 13' 55" E a the South line of said Section 36 a distance of 100.00 feet to the east right-of-way line of North Street; thence N. 01° 33' 20" E., along sa right-of-way line, a distance of 588.20 feet to the POINT OF BEGINNING; thence continue along said right-of-way line, N. 01° 33' 20" E., a distance of 903.79 feet; thence S. 89° 17' 43" E. a distance of 414.07 feet; thence S. 00°56'07" W., along the west line of a Tampa Electric Company Easement, a distance of 861.10 feet to the beginning of a non-tangent curve with a radial bearing of N. 24° 21' 12" W.; thence 178 feet along the arc of said curve having a radius of 420.00 feet, a central angle of 24° 21' 12" and a chord of 177.18 feet bearing S. 77° 49 W. to a point of tangency; thence West, a distance of 279.43 feet to the POINT OF BEGINNING.

Containing 8.920 acres (388,550 square feet), more or less.

LEGAL DESCRIPTION: PARCEL 3

Tracts 14, 15 and the South half (1/2) of Tract 13, GIBSON'S ARTESIAN LANDS SECTION NO. 4, in Section 35, Township 30 South, Range 19 as per map or plat thereof as recorded in Plat Book 29, Page 45 of the Public Records of Hillsborough County, Florida. Parcel contains 92.447 acres (4,026,998 square feet), more or less.

Total area for parcels 1, 2 & 3 = 379.386 acres, more or less.

