



Cindy Stuart

CLERK OF COURT & COMPTROLLER
HILLSBOROUGH COUNTY

September 14, 2022

MS ANYA GROSENBAUGH
DEPARTMENT OF STATE
ADMINISTRATIVE CODE AND REGISTER
500 SOUTH BRONOUGH ST - RA GRAY BLDG RM 101
TALLAHASSEE FL 32399-0250

Re: Ordinance #22-27
Amending Ordinance 21-26, Expanding the Boundaries of the Simmons Village North
Community Development District CDD, Petition 22-0992

Dear Ms. Grosenbaugh:

Pursuant to the filing requirements of Florida Statutes 125.66, we are forwarding an executed electronic original of Hillsborough County Ordinance #22-27 adopted by the Board of County Commissioners on September 13, 2022. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance by return e-mail.

Sincerely,

Sharon Sweet-Grant, Manager
BOCC Records/VAB

ya
Attachment

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ORDINANCE

22-27

ORDINANCE NO. 22-27

AN ORDINANCE AMENDING ORDINANCE NO. 21-26 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 21-26 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Simmons Village North Community Development District was created by Hillsborough County Ordinance No. 21-26, approved by the Hillsborough County Board of County Commissioners on July 20, 2021, and encompasses 123 acres, more or less; and

WHEREAS, Simmons Village North Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 76 acres to the District; and

WHEREAS, the real property constituting the approximately 76 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 76 acres to be added to the District, as described in Exhibit "A," have consented in writing to the inclusion of such property within the boundaries of the District; and

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

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

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(b), Fla. Stat.; and

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 13TH DAY OF SEPT., 2022 AS FOLLOWS:
SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the expanded District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the expanded community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the expanded District is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No.21-26 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

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

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 199 acres, more or less, is now designated as land within the District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 21-26 shall remain in effect.

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

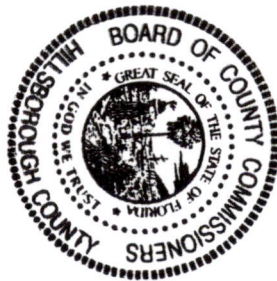
Adopted this 13th day of September, 2022.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of 09/13/22, as the same appears of record in Minute Book 556 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 14th day of September, 2022.



CINDY STUART, CLERK

BY: 
Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY

BY: Nancy Y. Takemori
Nancy Y. Takemori
Assistant County Attorney

EXHIBIT "A"

DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 31 South, Range 19 East, and in the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 24, run thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, N.89°47'34"W., 1339.34 feet to the Southwest corner thereof; thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, N.00°21'16"E., 1327.14 feet to the Northwest corner thereof; thence along the North boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, S.89°43'53"E., 1340.28 feet to the Northwest corner of said Section 19; thence along the North boundary of the aforesaid Northwest 1/4 of the Northwest 1/4 of Section 19, S.87°16'59"E., 1100.85 feet; thence southerly, 77.45 feet along the arc of a curve to the left having a radius of 2812.50 feet and a central angle of 01°34'40" (chord bearing S.03°18'40"W., 77.45 feet); thence S.02°31'20"W., a distance of 162.74 feet; thence southerly, 676.63 feet along the arc of a tangent curve to the left having a radius of 2212.50 feet and a central angle of 17°31'20" (chord bearing S.06°14'20"E., 674.00 feet); thence S.15°00'00"E., a distance of 439.99 feet to a point on the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 19, thence along the South boundary of said Northwest 1/4 of the Northwest 1/4 of Section 19, and the North boundary of BELMONT NORTH PHASE 2C, respectively, according to Plat Book 130, Pages 104 through 118, of said Public Records of Hillsborough County, Florida, N.87°15'43"W., 1285.72 feet to the **POINT OF BEGINNING**.

Containing 75.641 Acres.

EXHIBIT "B"

DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 31 South, Range 19 East, and the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 31 South, Range 20 East, and the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 31 South, Range 19 East, and the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 24, run thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, N.89°47'34"W., 1339.34 feet to the Southwest corner thereof; thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, N.00°21'16"E., 1327.14 feet to the Northwest corner thereof; thence along the North boundary of said Northeast 1/4 of the Northeast 1/4 of Section 24, S.89°43'53"E., 200.00 feet to the East line of the West 200' of the Southeast 1/4 of the Southeast 1/4 of said Section 13; thence along said East line, North 00°21'50" East, a distance of 1,287.85 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 13; thence along the East line of the West 200 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 13, North 00°15'56" East, a distance of 579.11 feet to the North line of the South 579.10' feet of the South 2/3 of the North 3/4 of the East 1/4 of said Section 13; thence along said North line, South 89°20'08" East, a distance of 1,140.47 feet; thence South 88°49'32" East, a distance of 35.00 feet to the East line of the West 35.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 31 South, Range 20 East; thence along said East line, North 00°25'17" East, a distance of 698.76 feet to the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 18; thence along said North line, South 88°49'32" East, a distance of 1,276.95 feet the West maintained Right-of-Way line of Simmons Loop Road; thence along said West maintained Right-of-Way line the following five (5) courses: 1) South 00°15'56" West, a distance of 596.10 feet; 2) South 00°14'40" West, a distance of 199.80 feet; 3) South 01°05'08" West, a distance of 495.43 feet; 4) South 71°09'15" East, a distance of 28.71 feet; 5) South 34°41'50" East, a distance of 38.13 feet; thence leaving said West maintained Right-of-Way line, North 87°59'00" West, a distance of 4.18 feet to a point on a non-tangent curve to the right; thence Southerly 458.26 feet along the arc of said curve, having a radius of 2,437.50 feet, a central angle of 10°46'19", and a chord bearing and distance of South 11°18'52" West 457.59 feet; thence South 16°42'02" West, a distance of 204.17 feet; thence Southerly 695.97 feet along the arc or a curve to the left, having a radius of 2,812.50 feet, a central angle of 14°10'41" and a chord bearing and distance of South 09°36'41" West 694.19 feet; thence S.02°31'20"W., a distance of 162.74 feet; thence southerly, 676.63 feet along the arc of a tangent curve to the left having a radius of 2212.50 feet and a central angle of 17°31'20" (chord bearing S.06°14'20"E., 674.00 feet); thence S.15°00'00"E., a distance of 439.99 feet to a point on the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 19, thence along the South boundary of said Northwest 1/4 of the Northwest 1/4 of Section 19, and the North boundary of BELMONT NORTH PHASE 2C, respectively, according to Plat Book 130, Pages 104 through 118, of said Public Records of Hillsborough County, Florida, N.87°15'43"W., 1285.72 feet to the **POINT OF BEGINNING**.

Containing 198.752 Acres.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 15, 2022

Honorable Cindy Stuart
Clerk of the Circuit Court
Hillsborough County
419 Pierce Street, Room 140
Tampa, Florida 33601

Attention: Yaritza Argote

Dear Cindy Stuart:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 22-27, which was filed in this office on September 14, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh