

ORDINANCE NO. 20-2

AN ORDINANCE AMENDING ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 16-6, AMENDED BY ORDINANCE NO. 18-10 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ventana Community Development District was created by Hillsborough County Ordinance No. 16-6, approved by the Hillsborough County Board of County Commissioners on April 12, 2016, as amended by Ordinance No. 18-10, approved by the Hillsborough County Board of County Commissioners on February 13, 2018, and encompasses 200.24 acres, more or less; and

WHEREAS, Ventana 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 17 acres to the District; and

WHEREAS, the real property constituting the approximately 17 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 17 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. Stats.; and

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 11th DAY OF February, 2020 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. 18-10 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 217 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. 16-6, as amended by Ordinance No. 18-10 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 11th day of February, 2020.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, **Pat Frank**, 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 2/11/2020, as the same appears of record in Minute Book 525 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of February, 2020.

BY: Sharon Sweet Grant

Deputy Clerk

APPROVED BY COUNTY ATTORNEY

BY: [Signature]
Senior Assistant County Attorney
Approved as to form and legal sufficiency



Exhibit A

ROCK PARCEL

LOT 1, ROCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE(S) 42, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

GRENELL PARCEL

PARCEL A

THE WEST 25.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 2, AND THE EAST 305.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 3, AND ALSO THE WEST 10.00 FEET OF THE EAST 315.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 3, IN SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) SOUTH, RANGE TWENTY (20) EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY AND:

PARCEL B

FROM THE NORTHEAST CORNER OF THE NORTH HALF OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, RUN THENCE WEST 497.20 FEET TO A POINT OF BEGINNING, RUN THENCE SOUTH 00°24'00" WEST TO THE SOUTH BOUNDARY OF THE SAID NORTH HALF OF GOVERNMENT LOT 3, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTH HALF OF GOVERNMENT LOT 3, TO THE EAST SIDE OF SAID GOVERNMENT LOT 3, THENCE NORTH ALONG THE EAST SIDE OF SAID GOVERNMENT LOT 3 TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE WEST TO THE POINT OF BEGINNING, LESS THE EAST 315.00 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

Exhibit B

Legal Description: Ventana CDD (Prepared by GeoPoint Surveying)

A parcel of land lying in the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 30, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 30; thence along the West boundary of the Southeast $\frac{1}{4}$ of said Section 30, N.00°13'07"E., a distance of 35.00 feet; thence leaving said West boundary, S.89°26'08"E., a distance of 55.95 feet; to the POINT OF BEGINNING; thence along the Easterly maintained right-of-way line of Fern Hill Road the following five (5) courses; 1) N.00°41'12"W., a distance of 625.89 feet; 2) N.00°42'26"W., a distance of 518.67 feet; 3) N.00°49'22"W., a distance of 485.27 feet; 4) N.00°10'46"E., a distance of 535.21 feet; 5) N.00°10'11"W., a distance of 433.80 feet to the North boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence along said North boundary, N.89°45'47"E., a distance of 1312.52 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30 also being the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence along the West Boundary of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, N.00°22'25"W., a distance of 1316.76 feet to the South right-of-way of Cone Grove Road (proposed); thence along said South right-of-way the following five (5) courses 1) S.89°45'00"E., a distance of 805.00 feet; 2) Easterly, 105.60 feet along the arc of a tangent curve to the right having a radius of 4968.00 feet and a central angle of 01°13'04" (chord bearing S.89°08'28"E., 105.60 feet); 3) S.88°31'56"E., a distance of 200.74 feet; 4) Easterly, 128.92 feet along the arc of a tangent curve to the left having a radius of 5032.00 feet and a central angle of 01°28'04" (chord bearing S.89°15'58"E., 128.91 feet); 5) N.90°00'00"E., a distance of 70.22 feet to a West right-of-way line per Lee Commercial Grove Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 30 of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, S.00°30'28"E., a distance of 493.08 feet; thence N.89°51'29"E., a distance of 25.00 feet to the East boundary of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence along said East boundary, S.00°30'28"E., a distance of 806.90 feet to the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, also being the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence S.89°38'28"E., a distance of 60.51 feet; thence S.00°16'46"W., a distance of 1334.96 feet; thence N.89°46'45"W., a distance of 60.10 feet to the East boundary of the Southeast $\frac{1}{4}$ of said Section 30; thence along said East boundary, also being the West right-of-way line for Eagle Hill Drive (60 foot right-of-way) per Official Records Book 1784, Page 787 of the Public Records of Hillsborough County, Florida, S.00°15'43"W., a distance of 1299.82 feet to the North right-of-way line of Symmes Road (60 foot right-of-way), per Official Records Book 1777, Page 1025 and Official Records Book 1761, Page 304 both of the Public Records of Hillsborough County, Florida; thence along said North right-of-way line, N.89°26'08"W., a distance of 2618.41 feet to the POINT OF BEGINNING.

Containing 200.243 acres.

Bearings shown hereon are grid bearings based on the South boundary of the Southeast 1/4 of Section 30, Township 30 South, Range 20 East, having a Grid bearing of N.89°26'08"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

TOGETHER WITH

ROCK PARCEL

LOT 1, ROCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE(S) 42, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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PARCEL A

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PARCEL B

FROM THE NORTHEAST CORNER OF THE NORTH HALF OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, RUN THENCE WEST 497.20 FEET TO A POINT OF BEGINNING, RUN THENCE SOUTH 00°24'00" WEST TO THE SOUTH BOUNDARY OF THE SAID NORTH HALF OF GOVERNMENT LOT 3, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTH HALF OF GOVERNMENT LOT 3, TO THE EAST SIDE OF SAID GOVERNMENT LOT 3, THENCE NORTH ALONG THE EAST SIDE OF SAID GOVERNMENT LOT 3 TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE WEST TO THE POINT OF BEGINNING, LESS THE EAST 315.00 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

ORDINANCE NO. 18-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE 16-6; CORRECTING THE SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 12, 2016, the Board of County Commissioners of Hillsborough County, Florida (the County) enacted Ordinance No. 16-6, establishing the Ventana Community Development District (the "District") pursuant to Chapter 190, Florida Statutes.; and

WHEREAS, the District filed a Petition to Correct a Scrivener's Error in the Legal Description of the Ventana Community Development District (the "Petition") with the Hillsborough County Board of Commissioners (the "County") pursuant to Section 190.046, Florida Statutes; and

WHEREAS, the District obtained written consent from the owners of 100 percent (100%) of the real property of the lands affected by the District's boundaries; and

WHEREAS, the District has adopted Resolution No. 2018-01 in support of such petition; and

WHEREAS, the lands in the District are not presently encumbered by any special assessments and do not otherwise serve as collateral for any outstanding bonds; and

WHEREAS, the County held a duly noticed public hearing on the Petition in accordance with the requirements and procedures of section 190.046(1)(b), Florida Statutes; and

WHEREAS, the County has considered the record established at the public hearing and the statutory factors set forth in section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the Petition; and

WHEREAS, pursuant to the information contained within the Petition and based on a review conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the Petition, the County has decided to grant the District's Petition to amend Ordinance 16-6 and to correct the scrivener's error in the legal description of the Ventana Community Development District.

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

SECTION 1. RECITALS.

The above recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY.

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

SECTION 3. AMENDMENT TO ORDINANCE 16-6.

The County hereby grants the Petition and amends Ordinance 16-6 to correct the scrivener's error in the legal description of the District.

SECTION 4. CORRECTED LEGAL DESCRIPTION OF THE DISTRICT.

The boundaries of the District encompass 200.243 acres, as described in the corrected legal description of the District in **Exhibit A**, attached hereto and incorporated herein.

SECTION 5. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.

All other terms and conditions of Ordinance 16-6 shall remain unchanged and enforceable in accordance with the terms expressed therein.

SECTION 6. SEVERABILITY.

If any provision of this Ordinance is held to be illegal or invalid, the remaining provisions shall continue in full force and effect.

SECTION 7. CONFLICT.

Any ordinance or part thereof, or any resolution or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 8. **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.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, PAT COLLIER FRANK, 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 February 13, 2018, as the same appears of record in Minute Book 501 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 14th day of February, 2018.

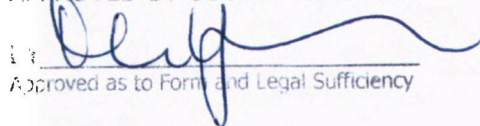
PAT COLLIER FRANK, CLERK

By:



Deputy Clerk

APPROVED BY COUNTY ATTORNEY



Approved as to Form and Legal Sufficiency



EXHIBIT A
Corrected Legal Description

Legal Description: Ventana CDD (Prepared by GeoPoint Surveying)

A parcel of land lying in the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 30, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 30; thence along the West boundary of the Southeast $\frac{1}{4}$ of said Section 30, N.00°13'07"E., a distance of 35.00 feet; thence leaving said West boundary, S.89°26'08"E., a distance of 55.95 feet; to the POINT OF BEGINNING; thence along the Easterly maintained right-of-way line of Fern Hill Road the following five (5) courses; 1) N.00°41'12"W., a distance of 625.89 feet; 2) N.00°42'26"W., a distance of 518.67 feet; 3) N.00°49'22"W., a distance of 485.27 feet; 4) N.00°10'46"E., a distance of 535.21 feet; 5) N.00°10'11"W., a distance of 433.80 feet to the North boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence along said North boundary, N.89°45'47"E., a distance of 1312.52 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30 also being the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence along the West Boundary of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, N.00°22'25"W., a distance of 1316.76 feet to the South right-of-way of Cone Grove Road (proposed); thence along said South right-of-way the following five (5) courses 1) S.89°45'00"E., a distance of 805.00 feet; 2) Easterly, 105.60 feet along the arc of a tangent curve to the right having a radius of 4968.00 feet and a central angle of 01°13'04" (chord bearing S.89°08'28"E., 105.60 feet); 3) S.88°31'56"E., a distance of 200.74 feet; 4) Easterly, 128.92 feet along the arc of a tangent curve to the left having a radius of 5032.00 feet and a central angle of 01°28'04" (chord bearing S.89°15'58"E., 128.91 feet); 5) N.90°00'00"E., a distance of 70.22 feet to a West right-of-way line per Lee Commercial Grove Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 30 of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, S.00°30'28"E., a distance of 493.08 feet; thence N.89°51'29"E., a distance of 25.00 feet to the East boundary of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence along said East boundary, S.00°30'28"E., a distance of 806.90 feet to the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, also being the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 30; thence S.89°38'28"E., a distance of 60.51 feet; thence S.00°16'46"W., a distance of 1334.96 feet; thence N.89°46'45"W., a distance of 60.10 feet to the East boundary of the Southeast $\frac{1}{4}$ of said Section 30; thence along said East boundary, also being the West right-of-way line for Eagle Hill Drive (60 foot right-of-way) per Official Records Book 1784, Page 787 of the Public Records of Hillsborough County, Florida, S.00°15'43"W., a distance of 1299.82 feet to the North right-of-way line of Symmes Road (60 foot right-of-way), per Official Records Book 1777, Page 1025 and Official Records Book 1761, Page 304 both of the Public Records of Hillsborough County, Florida; thence along said North right-of-way line,

N.89°26'08"W., a distance of 2618.41 feet to the POINT OF BEGINNING.

Containing 200.243 acres.

Bearings shown hereon are grid bearings based on the South boundary of the Southeast 1/4 of Section 30, Township 30 South, Range 20 East, having a Grid bearing of N.89°26'08"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

ORDINANCE NO. 16-6

FINAL
4/12/16
NYT

AN ORDINANCE ESTABLISHING VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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, EISENHOWER PROPERTY GROUP, LLC, a Florida limited liability company ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing Ventana 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 in accordance with the requirements and procedures of Section 190.005 (1) (d), 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 12th DAY OF April, 2016 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 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 creation 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 created Ventana Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a), (b), (c), (d), (e) & (f), and (3), Fla. Stat., and which 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 under Section 190.012(1), (2)(a), (b), (c), (d), (e) & (f), Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors:

1. Jeff Hills
2. Ryan Motko
3. Gary Jernigan
4. Albert Viera
5. Phil Dirosa

SECTION 5. 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.

SECTION 6. 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.

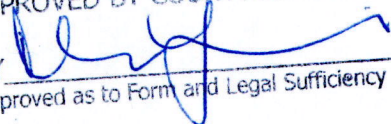
STATE OF FLORIDA

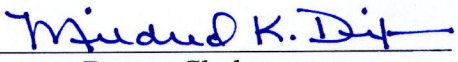
COUNTY OF HILLSBOROUGH

I, PAT COLLIER FRANK, 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 April 12, 2016, as the same appears of record in Minute Book 479 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 12th day of April, 2016.

PAT COLLIER FRANK, CLERK

APPROVED BY COUNTY ATTORNEY
BY 
Approved as to Form and Legal Sufficiency

By: 
Deputy Clerk



LEGAL DESCRIPTION: VENTANA CDD

A PARCEL OF LAND LYING IN THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 30, N.00°13'07"E., A DISTANCE OF 35.00 FEET; THENCE LEAVING SAID WEST BOUNDARY, S.89°26'08"E., A DISTANCE OF 55.95 FEET; TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF FERN HILL ROAD THE FOLLOWING FIVE (5) COURSES; 1) N.00°41'12"W., A DISTANCE OF 625.89 FEET; 2) N.00°42'26"W., A DISTANCE OF 518.67 FEET; 3) N.00°49'22"W., A DISTANCE OF 485.27 FEET; 4) N.00°10'46"E., A DISTANCE OF 535.21 FEET; 5) N.00°10'11"W., A DISTANCE OF 433.80 FEET TO THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE ALONG SAID NORTH BOUNDARY, N.89°45'47"E., A DISTANCE OF 1312.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 30 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 30; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 30, N.00°22'25"W., A DISTANCE OF 1316.76 FEET TO THE SOUTH RIGHT-OF-WAY OF CONE GROVE ROAD (PROPOSED); THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES; 1) S.89°45'00"E., A DISTANCE OF 805.00 FEET; 2) EASTERLY, 105.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4968.00 FEET AND A CENTRAL ANGLE OF 01°13'04" (CHORD BEARING S.89°08'28"E., 105.60 FEET); 3) S.88°31'56"E., A DISTANCE OF 200.74 FEET; 4) EASTERLY, 128.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5032.00 FEET AND A CENTRAL ANGLE OF 01°28'04" (CHORD BEARING S.89°15'58"E., 128.91 FEET); 5) N.90°00'00"E., A DISTANCE OF 70.22 FEET TO A WEST RIGHT-OF-WAY LINE PER LEE COMMERCIAL GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.00°30'28"E., A DISTANCE OF 493.08 FEET; THENCE N.89°51'29"E., A DISTANCE OF 25.00 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 30; THENCE ALONG SAID EAST BOUNDARY, S.00°30'28"E., A DISTANCE OF 806.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 30, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE S.89°38'28"E., A DISTANCE OF 60.51 FEET; THENCE S.00°16'46"W., A DISTANCE OF 1334.96 FEET; THENCE N.89°46'45"W., A DISTANCE OF 60.10 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE ALONG SAID EAST BOUNDARY, ALSO BEING THE WEST RIGHT-OF-WAY LINE FOR EAGLE HILL DRIVE (60 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 1784, PAGE 787 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, S.00°15'43"W., A DISTANCE OF 1299.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SYMMES ROAD (60 FOOT RIGHT-OF-WAY), PER OFFICIAL RECORDS BOOK 1777, PAGE

EXHIBIT "A"

LEGAL DESCRIPTION: VENTANA CDD

1025 AND OFFICIAL RECORDS BOOK 1761, PAGE 304 BOTH OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°26'08"W., A DISTANCE OF 2618.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.243 ACRES, MORE OR LESS.

NOTES:

1) DESCRIPTION SKETCH PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. SUBJECT TO ANY AND ALL MATTERS OF RECORD.

2) BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HAVING A GRID BEARING OF N.89°26'08"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.