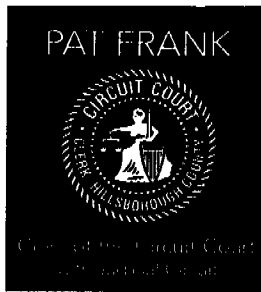


ORDINANCE

08-4



March 21, 2008

Norma J. Wise, Director
Hillsborough County Law Library
501 E. Kennedy Boulevard Ste. 100
Tampa, Florida 33602-5027

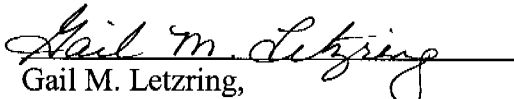
Re: Ordinance #08-4
Establishing the South Shore Corporate Park Industrial Community Development District
(CDD)

Dear Ms. Wise:

Attached please find a copy of Hillsborough County Ordinance #08-4 which was adopted by the Board of County Commissioners on March 11, 2008. We are also forwarding acknowledgment received from the Secretary of State. This ordinance has an effective date of March 17, 2008.

If I can provide additional information or be of further assistance, please do not hesitate to contact me.

Sincerely,


Gail M. Letzring,
Manager, BOCC Records

md

Attachments

cc: Evelyn Jefferson, Municipal Code Corporation
Ellen Leonard, Legal Advisor, Sheriff's Office
Librarian, State Attorney's Office
Sandra Davidson, County Attorney's Office
Nancy Y. Takemori, Assistant County Attorney
Mary Mahoney, Management and Budget
Efraim Castano, Tax Collector's Office
Erin Kwiecinski, Tax Collector's Office
Christopher Weiss, Property Appraiser's Office
Tracy Torres, Property Appraiser's Office
John Healey, Planning and Growth Management



Agenda Item Cover Sheet

Agenda Item N^o. CDD 07-1339 F-1

Meeting Date March 11, 2008

Consent Section Regular Section Public Hearing

Subject: CDD 07-1339 PETITION TO ESTABLISH SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (CDD)	
Agency/Department, Team: Planning & Growth Management Department, Community-Based Planning Section	
Contact Person: John E. Healey, AICP, Executive Planner	Contact Phone: 276.8393
Sign-Off Approvals	
<i>Kenneth C. Guff</i> 2/29/08 <small>Assistant County Administrator</small>	<i>John White</i> 2-20-08 <small>Department Director</small>
<i>[Signature]</i> 2-28-08 <small>Management and Budget - Approval as to Financial Impact/Feasibility</small>	<i>[Signature]</i> 2/28/08 <small>County Attorney - Approval as to Legal Sufficiency</small>

STAFF'S RECOMMENDED BOARD MOTION

Establish the South Shore Corporate Park Industrial Community Development District (CDD) in accordance with the attached ordinance subject to any changes by the County Attorney's Office. The estimated eligible infrastructure for construction of Phase 1 is \$32,000,000 all of which will be funded by the issuance of long-term district bonds with an estimated par amount of \$40,835,000. This debt will be paid with annual assessments initially based on acreage and subsequently by assessments based on square feet of land use. The total par amount of bonds is composed of the construction fund, capitalized interest, debt service reserve fund, cost of issuance and underwriter's discount. No direct financial impact to the County will occur as a result of this petition. However, the applicant is currently seeking the County's financial participation in improving 30th Street. The applicant has estimated the cost of improving 30th Street to be \$12,614,615 (including professional and legal fees and contingencies) and the application has identified this improvement as being paid for by the CDD.

Board Action Taken on this Item: Approved Disapproved Continued/Deferred Until _____

Other / Special Instructions: _____

Sign-Off by OCA Staff: _____

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition. However, the applicant is currently seeking the county's financial participation in improving 30th Street. The applicant has estimated the cost of improving 30th Street to be \$12,614,615. This application reflects 30th Street improvements as being financed by the CDD.

Of the total \$40,835,000 of estimated eligible infrastructure and financing costs, 100% will be funded by the issuance of long-term district bonds that will be paid with annual assessments initially based on acreage and subsequently by assessments of \$1.16 per square feet (sf) of warehouse use, \$1.75 per sf of office use and \$2.03 per sf of "flex" use. The costs are composed of the construction fund, capitalized interest, debt service reserve fund, cost of issuance and underwriter's discount.

BACKGROUND

On May 17, 2007 South Shore Corporate Park LLC, petitioned Hillsborough County to establish the South Shore Corporate Park Industrial Community Development District (CDD). The applicant's representative is Steve Kingery, Southeast Vice President of Ryan Companies US, Inc. The proposed CDD encompasses ±456.25 acres within the ±1,005 acre South Shore Corporate Park Development of Regional Impact (DRI #249). The South Shore Corporate Park DRI has specific approval for Phase 1 including 2,644,220 sf of Light Industrial uses. Approval of Phase 2 will require a Notice of Proposed Change including a transportation analysis consistent with Ch. 380.06 Florida Statutes.

The Phase 1 infrastructure and financing cost estimate for the South Shore Corporate Park Industrial CDD is \$40,835,000 (see Proposed Acquisition and Construction Cost Estimates and Time Table listed below) and includes roads, water and sewer facilities, stormwater management, off-site transportation improvements, landscaping, security buffer, and professional fees and permits. The development of South Shore Corporate Park Industrial Community Development District is projected to occur in phases from 2007 to 2017.

List Attachments: A) Location Map, B) Aerial Photograph C) Zoning Map, D) Future Land Use Map, E) Site Map, F) Draft Ordinance & Legal Description, G) Estimated Costs, H) Agency Comments

ORD# 08-4
Norman / white
7 to 0

ORDINANCE NO. 08-4

AN ORDINANCE ESTABLISHING THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING THE GENERAL AND SPECIFIC POWERS OF THE DISTRICT; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, South Shore Corporate Park, LLC, a Minnesota limited liability company ("Petitioner"), has filed a Petition to Establish the South Shore Corporate Park Industrial Community Development District ("Petition") with Hillsborough County requesting that the Board of County Commissioners in and for Hillsborough County, Florida ("County"), adopt an ordinance establishing the South Shore Corporate Park Industrial 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, nothing about the adoption of this Ordinance obligates or precludes the County from electing to participate in the funding of certain improvements contemplated for the District; 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 11TH DAY OF MARCH 2008 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 establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

5. the establishment of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District, with or without any future participation by the County in such facilities;
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 the South Shore Corporate Park Industrial 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), 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 by section 190.012, Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Gary Bauler, Steve Kingery, Dee Halverson, John Tipton and Anne-Marie Ayers.

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 March 11, 2008, as the same appears of record in Minute Book 382 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 14th day of March, 2008.

PAT COLLIER FRANK, CLERK

By: Maiden P. Dyer

Deputy Clerk



APPROVED BY COUNTY ATTORNEY
AS TO FORM AND LEGAL SUFFICIENCY

BY: Nancy Y. Takemori
Print Name: Nancy Y. Takemori

EXHIBIT "A"

Legal Description – Southshore CDD

PARCEL 1

THAT PART OF:

Tracts 387, 388, 393, 394, 403, 404, 409, 410, 419, 420, 425, 426, 435, 436, 441, 442, 451 and 452 of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated streets abutting thereon.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Southeast corner of Section 3, Township 32 South, Range 19 East and run thence N89°53'25"W, along the South boundary of said Section 3, a distance of 30.00 feet, to a point of intersection with the West boundary of a platted street within 1ST EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; thence along said West boundary, S00°41'49"W, along said boundary, 311.63 feet to a point of intersection with the North boundary of those lands described in Official Record Book 2689, page 618 of the Public Records of Hillsborough County, Florida; thence said North boundary by the following three (3) courses: (1) N89°50'41"W, 2,652.26 feet to a point of intersection with the West boundary of Tract 450 of said 1ST EXTENSION OF RUSKIN COLONY FARMS, (2) N89°50'41"W, 60.01 feet to a point of intersection with the West Right of Way line of 30TH Street as recorded in Official Record Book 1435, Page 940 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING, (3) N89°50'41"W, 961.97 feet to a point of intersection with the East boundary of those lands described in Official Record Book 11942, page 1843 of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundaries of said lands described in Official Record Book 11942, Page 1843, by the following fifty-six (56) courses:

(1) N11°25'23"E, 22.61 feet, (2) N09°33'26"E, 85.63 feet, (3) N08°44'57"E, 141.80 feet, (4) N11°40'47" W, 54.47 feet,
(5) N06°15'05"E, 9.43 feet, (6) N34°33'50"E, 56.62 feet, (7) N31°20'37"E, 69.75 feet, (8) N34°14'56"W, 30.25 feet,
(9) N09°04'55"W, 48.63 feet, (10) N12°59'32"E, 40.71 feet, (11) N03°49'00"E, 81.49 feet, (12) N08°47'17"E, 66.05 feet,
(13) N06°07'07"E, 57.03 feet, (14) N07°04'44"E, 84.42 feet, (15) N13°45'02"E, 59.31 feet, (16) N03°46'20"W, 42.75 feet,
(17) N22°41'38"E, 41.06 feet, (18) N05°17'06"E, 20.27 feet, (19) N87°26'49"W, 37.93 feet, (20) N05°47'04"W, 22.23 feet,
(21) S67°16'20"E, 34.93 feet, (22) N65°10'26"E, 13.99 feet, (23) N29°42'29"E, 37.19 feet, (24) N02°53'02"E, 70.39 feet,
(25) N39°57'56"E, 30.30 feet, (26) N02°14'20"E, 124.92 feet, (27) N26°13'35"W, 42.21 feet, (28) N29°17'27"E, 77.32 feet,
(29) N68°04'47"E, 35.37 feet, (30) N29°44'29"E, 44.31 feet, (31) N23°30'46"E, 45.12 feet, (32) N10°08'13"W, 51.31 feet,
(33) N13°37'14"W, 36.47 feet, (34) N60°13'30"E, 52.13 feet, (35) N70°01'24"E, 27.92 feet, (36) N47°38'38"E, 59.49 feet,
(37) N37°53'47"E, 42.47 feet, (38) N56°09'56"E, 40.59 feet, (39) N33°22'42"E, 64.35 feet, (40) N38°03'52"E, 85.33 feet,

(41) N32°27'42"E, 18.11 feet, (42) N84°32'25"W, 52.65 feet, (43) N55°35'11"W, 33.22 feet, (44) S88°00'30"E, 93.52 feet,
(45) N89°11'08"E, 32.82 feet, (46) S72°42'23"E, 82.20 feet, (47) S73°11'37"E, 70.44 feet, (48) S73°13'57"E, 75.64 feet,
(49) S87°05'08"E, 50.57 feet, (50) N88°38'11"E, 40.95 feet, (51) N65°21'36"E, 33.94 feet, (52) N65°46'16"E, 40.68 feet,
(53) N01°17'50"E, 208.70 feet, (54) N72°30'48"W, 74.73 feet, (55) N23°48'04"W, 17.22 feet, (56) S89°48'43"W, 538.66 feet to a point on the arc of a curve;

thence departing said boundary, 724.53 feet along the arc of said curve to the left through a central angle of 25°09'45", said curve having a radius of 1,649.78 feet and being subtended by a chord which bears N09°30'04"W, 718.72 feet to a point of reverse curvature; thence 1,398.44 feet along the arc of a curve to the right through a central angle of 36°19'04", said curve having a radius of 2,206.21 feet and being subtended by a chord which bears N03°55'24"W, 1,375.14 feet to the Southeastern-most corner of those lands described as Parcel 3 in Official Record Book 15051, page 1748 of the Public Records of Hillsborough County, Florida; thence N14°14'08"E, along the East boundary of said lands, 1,402.49 feet to a point of intersection with the South Right of Way line of 19TH Avenue as recorded in Official Record Book 4095, Page 382 of the Public Records of Hillsborough County, Florida; thence along said Right of Way line by the following three (3) courses: (1) S88°54'14"E, 222.63 feet, (2) N01°05'46"E, 5.00 feet, (3) S88°54'14"E, 321.60 feet to a point of intersection with the West right-of-way line of 30th Street as recorded in Official Record Book 1435, page 940 of the Public Records of Hillsborough County, Florida; thence along said West right-of-way of 30th Street as recorded in Official Record Book 1435, page 940 (and Official Record Book 1435, page 938) of the Public Records of Hillsborough County, Florida by the following nine (9) courses: (1) S00°42'08"W, 1169.78 feet to a point of intersection with the South boundary of aforementioned Tract 394, (2) S00°42'08"W, 40.00 feet to a point of intersection with the North boundary of aforementioned Tract 403, (3) S00°42'08"W, 1280.00 feet to a point of intersection with the South boundary of aforementioned Tract 410, (4) S00°42'08"W, 40.00 feet to a point of intersection with the North boundary of aforementioned Tract 419, (5) S00°42'08"W, 1280.00 feet to a point of intersection with the South boundary of aforementioned Tract 426, (6) S00°42'08"W, 40.00 feet to a point of intersection with the North boundary of aforementioned Tract 435 (7) S00°42'08"W, 1270.00 feet to a point of intersection with the South boundary of aforementioned Tract 442, (8) S00°32'51"W, 60.00 feet to a point of intersection with the North boundary of aforementioned Tract 451, (9) S01°09'48"W, 279.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 124 FEET THEREOF.

AND BEING SUBJECT TO MAINTAINED RIGHT-OF-WAY ALONG THE WEST SIDE OF 30TH STREET.

ALSO LESS AND EXCEPT: (OFFICIAL RECORD BOOK 5785, PAGE 474)

A parcel of land in Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida, the same being a portion of Tract 419, Map of First Extension of Ruskin Colony Farms, as recorded in Plat Book 6, Page 24; of said County and State, more explicitly described as follows:

Commence at Southeast corner of said Section 3; thence North 89°54'58" West on the South boundary thereof a distance of

2720.17 feet; thence North 00°55'12" East, a distance of 2525.69 feet; thence North 89°04'48" West, a distance of 72.41 feet; thence South 53°38'42" West, a distance of 82.44 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue South 53°38'42" West, a distance of 148.40 feet; thence North 09°40'03" West, a distance of 130.31 feet; thence North 88°16'50" East, a distance of 40.37 feet; thence South 67°34'24" East, a distance of 109.32 feet, to the POINT OF BEGINNING.

PARCEL 2

The South 3/4 of Tracts 395 through 398, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon; less and except additional right-of-way for 19th Avenue as recorded in Official Record Book 4095, page 380 of the Public Records of Hillsborough County, Florida.

TOGETHER WITH:

Tracts 399 through 402, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon;

TOGETHER WITH:

Tracts 412 through 418, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon;

TOGETHER WITH:

Tracts 427 through 434, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon;

TOGETHER WITH:

Tracts 443 through 450, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon; Less and except the South 355.00 feet of said Tracts 447 through 450, inclusive.

PARCEL 3

Tract 383 of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, less and except those lands described in Official Record Book 3377, page 1873 of the Public Records of Hillsborough County, Florida, and less and except additional right-of-way for 19th Avenue as recorded in Official Record Book 4095, page 380 of the Public Records of Hillsborough County, Florida.

TOGETHER WITH:

Tracts 384 through 386, inclusive, of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon; less and except additional right-of-way for 19th Avenue as recorded in Official Record Book 4095, page 380 of the Public Records of Hillsborough County, Florida.

TOGETHER WITH:

Tracts 395 through 398, inclusive, less the South 3/4 thereof of 1st EXTENSION OF RUSKIN COLONY FARMS per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon.

LESS AND EXCEPT THEREFROM:

A parcel of land being a portion of Tracts 383 and 398, First Extension of Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at a nail and disk stamped "PLS 1205" marking the Northeast corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°21'54"W, along the East boundary of said Section 3, a distance of 109.20 feet to a point of intersection with a southeasterly prolongation of the South boundary of those lands described in Official Record Book 3377, page 1873 of the Public Records of Hillsborough County, Florida; Thence departing said East boundary of said Section 3, N84°43'55"W, 30.11 feet to a point of intersection with the East boundary of said Tract 383, said point also being the Southeast corner of said lands described in Official Record Book 3377, page 1873 and the POINT OF BEGINNING; Thence S00°21'54"W, along said East boundary of Tract 383, a distance of 500.00 feet; Thence departing said East boundary, N88°20'38"W, 550.14 feet; Thence N00°21'54"E, along a line 550.00 feet West of and parallel to the East boundary of said Tract 383, a distance of 551.57 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 380 of the Public Records of Hillsborough County, Florida; Thence along said right-of-way line, 74.08 feet along the arc of a curve to the right through a central angle of 00°03'42", said curve having a radius of 68709.94 feet and being subtended by a chord which bears S88°12'16"E, 74.08 feet to a point of intersection with a northerly prolongation of the West boundary of those lands described in aforementioned Official Record Book 3377, page 1873; Thence departing said right-of-way line, S01°18'02"W (N01°04'02"E per deed), along said West boundary and the northerly prolongation thereof, 21.26 feet to the Southwest corner of said lands described in Official Record Book 3377, page 1873; Thence along the southerly boundary of said lands, S84°43'55"E (N84°57'55"W per deed), 478.04 feet (477.02 feet per deed) to the POINT OF BEGINNING.

PARCEL 4

Tract 458 of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida, less and except the East 20 feet thereof for additional right-of-way for 30th Street as recorded in Official Record Book 1435, page 938 of the Public Records of Hillsborough County, Florida; Together with vacated platted streets abutting thereon.

TOGETHER WITH:

Tract 457 of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida, less and except the following portion of Tract 457:

Begin at the Northwest corner of Tract 457 of 1st Extension of Ruskin Colony Farms as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida; Thence S89°50'58"E, along the North line of said Tract 457, a distance of 274.40 feet; Thence departing said North line, S20°32'59"E, 688.28 feet to a point of intersection with the South line of said Tract 457; Thence N89°47'14"W, along said South line, 529.00 feet to the Southwest corner of said Tract 457; Thence N01°09'27"E, along the West line of said Tract 457, a distance of 643.37 feet to the POINT OF BEGINNING.

PARCEL 5

Tract 459, of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida, less and except that certain real property legally described in O.R. Book 4678, Page 1736 of the Public Records of Hillsborough County, Florida.

PARCEL 6

Tracts 460 and 461, less the East 160 feet of said Tract 461, of 1st Extension of Ruskin Colony Farms as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida; together with vacated platted streets abutting thereon.

PARCEL 7

Tract 467 of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida, together with vacated platted streets abutting thereon, less right-of-way for 30th Street as recorded in Official Record Book 1435, page 938 of the Public Records of Hillsborough County, Florida and in Official Record Book 4678, page 1736 of the Public Records of Hillsborough County, Florida.

TOGETHER WITH:

That part of:

Tract 474 of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida, lying within the following metes and bounds description:

Commence at the Northeast corner of Tract 474 of 1st EXTENSION OF RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida; run thence S01°08'23"W, 382.75 feet; Thence N88°51'37"W, 26.00 feet to a point of intersection with the West right-of-way line of 30th Street as recorded in Official Record Book 4678, page 1736 of the Public Records of Hillsborough County, Florida, said point being the Northeast corner of those lands described in Official Record Book 14092, page 856 of the Public Records of Hillsborough

County, Florida, said point also being the POINT OF BEGINNING; thence N88°51'37"W, 273.99 feet to the Northwest corner of said lands described in Official Record Book 14092, page 856; thence Northwesterly, 407.5 feet, more or less, to a point being located on the North boundary of said Tract 474 and lying 460.00 feet West of the Northeast corner thereof; Thence East, 434.00 feet along the North boundary of said Tract 474 to a point of intersection with the aforementioned West right-of-way line of 30th Street as recorded in Official Record Book 4678, page 1736 of the Public Records of Hillsborough County, Florida; thence S01°08'23"W, along said West right-of-way line to the POINT OF BEGINNING.

Totaling 19,874,393.38 SF (456.25 AC), more or less.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

March 18, 2008

Ms. Gail M. Letzring
Manager, BOCC Records
Clerk of the Circuit Court
Hillsborough County
P. O. Box 1110
Tampa, Florida 33601

Dear Ms. Letzring:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated March 14, 2008, and certified copies of Hillsborough County Ordinance Nos. 08-4 and 08-5, which were filed in this office on March 17, 2008.

Sincerely,

Liz Cloud
Program Administrator

LC/

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

RECEIVED
2008 MR 20 PM 3:19
CLERK TO
THE BOARD (B)

The Tampa Tribune
 Published Daily
 Tampa, Hillsborough County, Florida

State of Florida)
 County of Hillsborough SS.

Before the undersigned authority personally appeared C. Pugh, who on oath says that she is the Advertising Billing Supervisor of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of the

Legal Notices ROP IN THE Tampa Tribune

In the matter of

Legal Notices

was published in said newspaper in the issues of

02/11, 02/18, 02/25, 03/03/2008

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

(Signature)

Sworn to and subscribed by me, this 3 day
 of March, A.D. 2008

Personally Known or Produced Identification _____
 Type of Identification Produced _____



Ana Maria Hodel
 Commission #DD551367
 Expires: MAY 11, 2010
 www.AARONOTARY.com

(Signature)

NOTICE OF LOCAL PUBLIC HEARING
Hillsborough County Board of County Commissioners to Consider the Creation of the South Shore Corporate Park Industrial Community Development District

DATE: March 11, 2008
 TIME: 1:30 p.m.
 LOCATION: Commission Chambers
 of the Hillsborough County Center
 601 East Kennedy Boulevard, 2nd Floor
 Tampa, Florida 33602

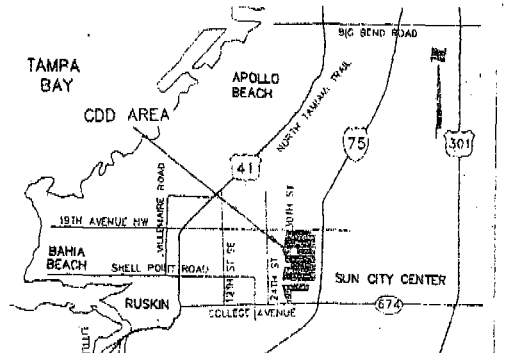
In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 1:30 p.m. on March 11, 2008, or as soon thereafter as the matter may be heard, in the Commission Chambers of the Hillsborough County Center, 2nd Floor, 601 East Kennedy Boulevard, Tampa, Florida 33602, to consider an ordinance granting a petition to establish a community development district which may be known as the "South Shore Corporate Park Industrial Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; SPECIFYING THE GENERAL AND SPECIFIC POWERS OF THE DISTRICT; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

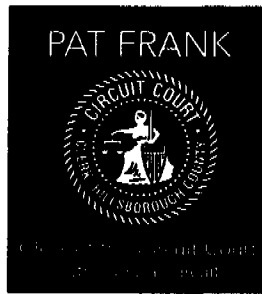
The proposed Community Development District is comprised of approximately 456.25 acres, more or less, and lies north of College Avenue, east of North Tamiami Trail, west of I-75, and south of Big Bend Road. The Petitioner has proposed to establish the South Shore Corporate Park Industrial Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

Copies of the petition, the proposed ordinance and department reports are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County.

All interested persons wishing to submit testimony or other evidence in this matter must submit same at the public hearing. Any person who wishes to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence on which the appeal is to be based. Persons with disabilities needing assistance or an interpreter to participate in the public hearing should contact the office of the Hillsborough County Community Relations Section of the Communications Department at (813) 272-5275 at least 48 hours in advance of the public hearing.



2H2378896 2/11, 2/18, 2/25, 3/2/2008



March 14, 2008

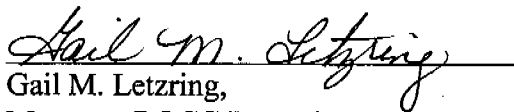
MS LIZ CLOUD CHIEF
BUREAU OF ADMINISTRATIVE CODE
DEPARTMENT OF STATE
500 SOUTH BRONOUGH ST RA GRAY BLDG RM 101
TALLAHASSEE FL 32399-0250

Re: Ordinance #08-4
Establishing the South Shore Corporate Park Industrial Community Development
District

Dear Ms. Cloud:

Pursuant to the filing requirements of Florida Statutes 125.66, we are forwarding (by Federal Express) an executed original of Hillsborough County Ordinance #08-4, adopted by the Board of County Commissioners on March 11, 2008. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance.

Sincerely,


Gail M. Letzring,
Manager, BOCC Records

bam
Attachment
Federal Express AB# 8610 5558 9752

FedEx® US Airbill

Tracking Number **8610 5558 9752**

1 From *Please print and post here* Sender's FedEx Account Number **1140-8846-3**

Date **3-14-08**
S **BOCC RECORDS PROCESSING** Phone **(813) 276-8100**
N **CLERK CIRCUIT COURT 12TH FL**
Q **601 EAST KENNEDY BLVD** JK
A **TAMPA FL 33602** 180
City **TAMPA** State **FL** ZIP **33602-3503**

2 Your Internal Billing Reference **180** **ORD 08-4** and **08-5**

3 To Recipient's Name _____
Company **LIZ CLOUD CHIEF**
Recipient Address **BUREAU ADMINISTRATIVE CODE**
FLORIDA DEPARTMENT OF STATE
500 S BRONOUGH ST RA GRAY BLDG
We cannot do **TALLAHASSEE FL 32399-0250**
Address _____
To request a package be held at a specific FedEx location, print FedEx address here.
City _____ State _____ ZIP _____



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Sender's Copy

4a Express Package Service

FedEx Priority Overnight
Next business morning.® Priority
shipments will be delivered on Monday
unless SAT/USDA® Delivery is selected.
 FedEx 2Day
Second business day.® Thursday
shipments will be delivered on Monday
unless SAT/USDA Delivery is selected.
 FedEx Standard Overnight
Next business day.®
Saturday Delivery NOT available.
 FedEx Express Saver
Second business day.®
Saturday Delivery NOT available.

4b Express Freight Service

FedEx 1Day Freight®
Next business day.® Friday
shipments will be delivered on Monday
unless SAT/USDA Delivery is selected.
 FedEx 2Day Freight®
Second business day.® Thursday
shipments will be delivered on Monday
unless SAT/USDA Delivery is selected.
 FedEx 3Day Freight®
Third business day.®
Saturday Delivery NOT available.

5 Packaging

FedEx Envelope*
 FedEx Pak*
Includes FedEx Small Pak,
FedEx Large Pak, and FedEx Surety Pak.
 FedEx Box
 FedEx Tube
 Other

6 Special Handling

SAT/USDA Delivery
NOT Available for
FedEx First Overnight, FedEx Express
Saver, or FedEx 2Day Freight.
Does this shipment contain dangerous goods?
 No Yes
As per attached
Shipper's Declaration,
not required.
 Dry Ice
Dry Ice, 8.1lb use _____ x _____ lb
 Cargos Aircraft Only

7 Payment

Sender's Account
Type to be billed.
 Recipient
 Third Party
 Credit Card
 Cash/Check

Total Packages _____ Total Weight _____ Total Declared Value! _____
E.g. \$100

8 Residential Delivery Signature Options If you require a signature, check Direct or Indirect.

No Signature Required
Package may be left without delivery signature. Fee applies.
Direct Signature
Someone at recipient's address may sign for delivery. Fee applies.
Indirect Signature
From our address, someone at a neighboring address may sign for delivery. Fee applies.

519

PULL AND RETAIN THIS COPY BEFORE AFFIXING TO THE PACKAGE. NO POUCH NEEDED.

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
(CODRS) CODING FORM**

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: Hillsborough COUNTY ORDINANCE # 08-4
(e.g., 00-001)

PRIMARY KEYFIELD
DESCRIPTOR: Special Districts

SECONDARY KEYFIELD
DESCRIPTOR: Governments/Agencies

OTHER KEYFIELD
DESCRIPTOR: _____

ORDINANCE DESCRIPTION: South Shore Corp. CDD
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: (_____) AMENDMENT # 2: (_____)

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: (_____) REPEAL # 3: (_____)
REPEAL # 2: (_____) REPEAL # 4: (_____)

(Others repealed: List all that apply): _____

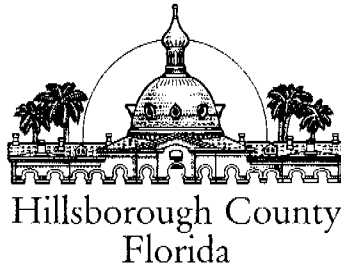
(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: (_____)
KEYFIELD 1 CODE: (_____) KEYFIELD 2 CODE: (_____)
KEYFIELD 3 CODE: (_____)

Rev. 4/10/01

Office of the County Attorney

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose V. Ferlita
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Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White




Renée Francis Lee, County Attorney
Donald R. Odom, Deputy County Attorney

Managing Attorneys

Christine M. Beck
Robert E. Brazel
Hank Ennis
Mary Helen Farris
Susan J. Fernandez
Sheree C. Fish
Adam J. Gornly
Jennie Granahan Tarr

MEMORANDUM

To: Midge Dixon, BOCC Records

From: Nancy Y. Takemori, Assistant County Attorney 

Re: South Shore Corp. Park Community Development District

Date: March 13, 2008

An original final copy of the above-referenced ordinance adopted by the BOCC on March 11, 2008, is attached. Please number and certify the ordinance and file with the Florida Department of State in accordance with Section 125.66, Florida Statutes.

Please provide this office with a date-stamped copy of the official acknowledgement from the Department of State that the ordinance has been filed, showing receipt by your office. Also, I have attached a copy of the proof of notice in The Tampa Tribune.

Thank you for your assistance with this matter.

NYT:ppw

Attachments