

**PETITION TO AMEND THE  
BOUNDARY OF THE TAMPA  
PALMS OPEN SPACE AND  
TRANSPORTATION  
COMMUNITY  
DEVELOPMENT DISTRICT**

Submitted By:

Jonathan T. Johnson  
Florida Bar No. 986460  
[jonathanj@hgslaw.com](mailto:jonathanj@hgslaw.com)  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
(850) 222-7500  
(850) 224-8551 (fax)

Attorney for Petitioner

**BEFORE THE  
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: Petition to Amend the Boundary of the )  
Tampa Palms Open Space and Transportation )  
Community Development District )  
\_\_\_\_\_ )

**PETITION TO AMEND THE BOUNDARY OF THE TAMPA PALMS OPEN SPACE  
AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Tampa Palms Open Space and Transportation Community Development District, a local unit of special-purpose government established pursuant to Florida Land and Water Adjudicatory Commission (“FLWAC”) Rule No. 42J-1, Florida Administrative Code and to the provisions of Chapter 190, Florida Statutes, and located in the City of Tampa, Florida (hereafter “District”), hereby petitions FLWAC, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to amend FLWAC Rule No. 42J-1, to remove approximately 21.59 acres from the District’s boundaries. In support of this Petition, the District states:

1. Location and Size. The District is located within the City of Tampa, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 3,151.7 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

2. The District proposes to remove approximately 21.59 acres in total size located generally in the northern quadrant of the District (the “Contraction Parcel”). The metes and bounds description for the Contraction Parcel is set forth in **Exhibit 3**. After contraction, the District will encompass a total of approximately 3,130.11 acres. The metes and bounds

description of the District boundary, as amended, is set forth in **Exhibit 4**. This is the second amendment to the boundary of the District.

3. Landowner Consent. The sole owner of the lands within the Contraction Parcel is Taylor Morrison of Florida, Inc. Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred (100%) percent of the lands comprising the Contraction Parcel. Documentation of this consent is contained in **Exhibit 5**. The District has also consented to the contraction as evidenced by the District's submission of this Petition. **Exhibit 6** contains a letter from the District's legal counsel dated October 13, 2015 which confirms the District's approval of such boundary amendment at its March 4, 2014 meeting of its Board of Supervisors.

4. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted City of Tampa Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the area to be removed from the District by the future land use plan element of the City of Tampa Comprehensive Plan are shown in **Exhibit 7**.

5. Water and Wastewater Facilities and Outfalls. The existing major trunk water mains, sewer interceptors and outfalls within the District's current boundaries are depicted in **Exhibit 8**.

6. District Facilities and Services. The District is not currently providing any facilities or services to the Contraction Parcel, and the Contraction Parcel is not subject to any District assessments. There will be no changes in the facilities proposed to be provided by the District as a result of the removal of the Contraction Parcel. Additionally, upon the removal of the Contraction Parcel from the boundary of the District, there will be no remaining developable

acreage within the District's boundaries; accordingly, the District has no present intent to construct and/or acquire additional infrastructure or facilities within its contracted boundary, except with respect to the maintenance of its existing infrastructure and facilities.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorized Agent. The authorized agent for the Petitioner is Jonathan Johnson of Hopping Green & Sams, P.A. **Exhibit 6** contains a letter from the District's legal counsel dated October 13, 2015 which confirms the District's approval of such authorization at its March 4, 2014 meeting of its Board of Supervisors. Copies of all correspondence should be sent to the following address:

Jonathan T. Johnson  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314

9. Filing Fee. Prior to the filing of this Petition, the District submitted a copy of this Petition and a \$15,000 filing fee to the City of Tampa as required by Section 190.046(1)(f), Florida Statutes.

10. This Petition to contract the Tampa Palms Open Space and Transportation Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District, as contracted, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the City of Tampa Comprehensive Plan.

b. The area of land within the District, as contracted, is part of a planned community. The District, as contracted, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as contracted, continues to be the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as contracted, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as contracted, continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

a. refer this Petition to the Division of Administrative Hearings in order to conduct a local public hearing;

b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.005(1)(e), Florida Statutes;

c. grant this Petition and amend FLWAC Rule No. 42J-1, Florida Administrative Code, to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

[SIGNATURE ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 27 day of October, 2015.

HOPPING GREEN & SAMS, P.A.

By: Jonathan Johnson

Jonathan T. Johnson

Florida Bar No. 986460

[jonathanj@hgslaw.com](mailto:jonathanj@hgslaw.com)

119 South Monroe Street, Suite 300

Post Office Box 6526

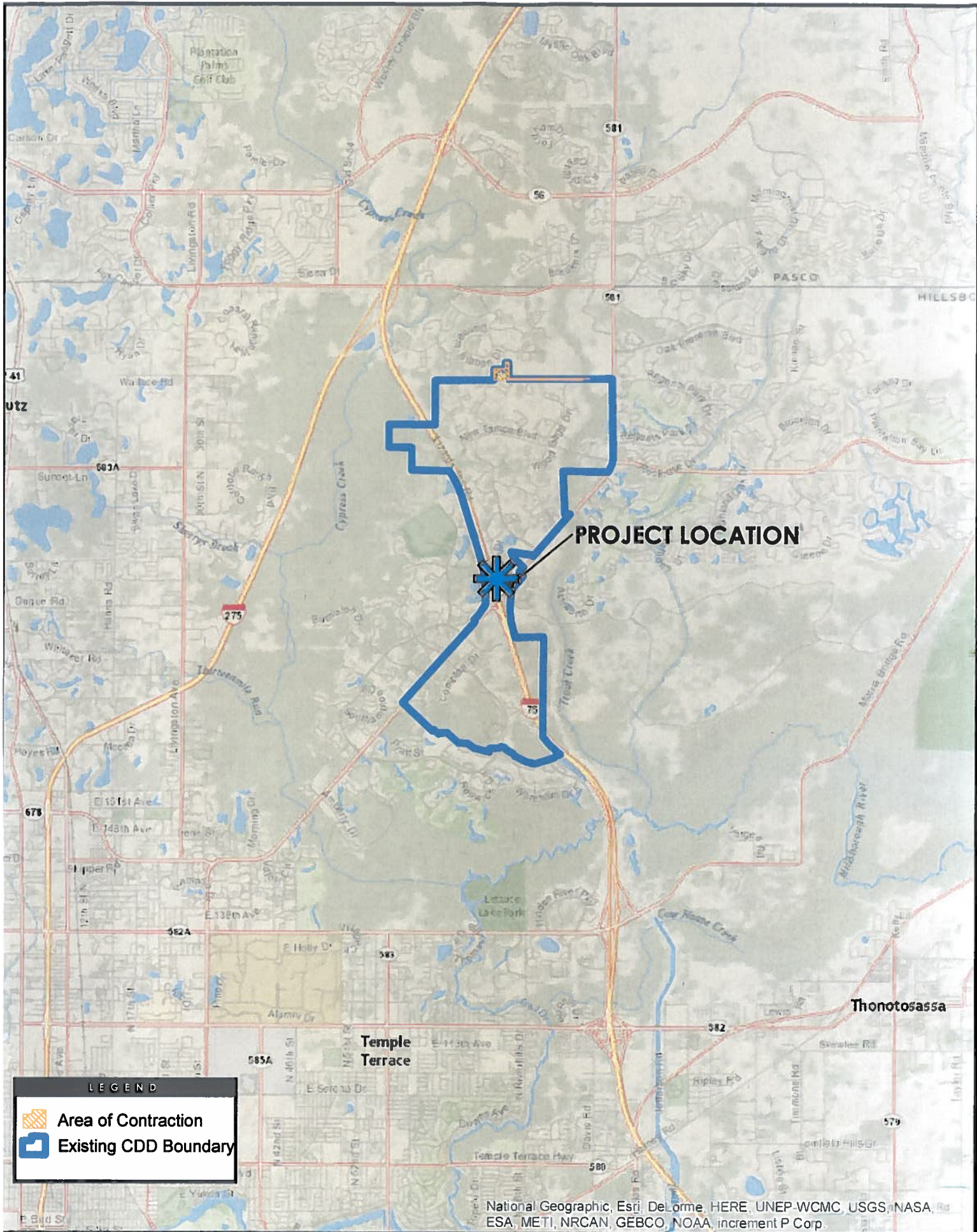
Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorney for Petitioner

# EXHIBIT 1



**PROJECT LOCATION**

**LEGEND**

-  Area of Contraction
-  Existing CDD Boundary

National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



# EXHIBIT 2

**The existing boundaries of the District are as follows:**

DESCRIPTION: A tract of land lying in and being a part of Sections 2, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 35 and 36, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southeast 1/4 of said Section 16; run thence Northerly along the West boundary of said Southeast 1/4 of Section 16 to the Northwest corner of South 1/2 of said Southeast 1/4 of Section 16; thence Easterly along the North boundary of said South 1/2 of the Southeast 1/4 of Section 16 to the Southwest corner of the North 1/2 of the Southwest 1/4 of aforesaid Section 15; thence Northerly along the West boundary of said North 1/2 of the Southwest 1/4 of Section 15 to the Northwest corner of said North 1/2 of Southwest 1/4 of Section 15; thence Easterly along the North boundary of said North 1/2 of the Southwest 1/4 of Section 15 to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; thence Northerly along the West boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15 to the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 15; thence Easterly along the North boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15 to the Northeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 15; thence Northerly along the West boundary of the Northeast 1/4 of said Section 15 to the Northwest corner of said Northeast 1/4 of Section 15; thence Easterly along the North boundary of said Northeast 1/4 of Section 15 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 10; thence Northerly along the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 10 to the Northwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 10; thence Westerly along the South boundary of the North 1/2 of the Southeast 1/4 of said Section 10 to the Southwest corner of said North 1/2 of the Southeast 1/4 of Section 10; thence Northerly along the West boundary of said North 1/2 of the Southeast 1/4 of Section 10 to the Northwest corner of the North 1/2 of the Southeast 1/4 of Section 10; thence Easterly along the North boundary of said North 1/2 of the Southeast 1/4 of Section 10 to the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 10; thence Northerly along the West boundary of aforesaid Section 11 to a point; thence 3406.30 feet along a line parallel with and 81.34 feet South of the North boundary of said Section 11; thence N. 00° 05' 09" W., 81.34 feet to a point on the North boundary of said Section 11; thence continue N. 00° 05' 09" W., 541.48 feet; thence S. 89° 50' 54" E., 655.00 feet; thence N. 00° 05' 09" W., 370.00 feet; thence S. 89° 50' 54" E., 191.60 feet; thence S. 00° 05' 09" E., 941.48 feet to a point on the aforesaid North boundary of Section 11; thence continue S. 00° 05' 09" E., 7.50 feet; thence Easterly along a line parallel with and 7.50 feet South of said North boundary of Section 11 to a point on the West boundary of aforesaid Section 12; thence 3557.02 feet along a line parallel with and 7.50 feet South of the North boundary of said Section 12; thence S. 26° 35' 02" E., 8.38 feet; thence along a line parallel with and 15.00 feet South of said North boundary of Section 12 to a point on the Westerly right-of-way line of County Road No. 581 (Bruce B. Downs Boulevard); thence Southerly along said Westerly right-of-way line to a point on the North boundary of aforesaid Section 13; thence Westerly; 2610.00 feet along said North boundary of Section 13; thence S. 02° 47' 30" E., 2454.35 feet; thence Easterly along a line parallel with the South boundary of the Northwest 1/4 of said Section 13 to a point on the Northwesterly right-of-way line of aforesaid County Road No. 581 (Bruce B. Downs Boulevard); thence Southwesterly along said Northwesterly right-of-way line of County Road No. 581 to a point; thence Southeasterly along a line perpendicular to said Northwesterly right-of-way line of County Road No. 581 to a point on the Southeasterly right-of-way line of County Road No. 581; said point being at the intersection of said Southeasterly right-of-way line of County Road No. 581 and the Northeasterly right-of-way line of the Southeast Frontage Road as shown on the Department of Transportation right-of-way map for State Road No. 93A (I-75), Hillsborough County, Section 10075-2418; thence Southerly along said right-of-way line to a point of intersection with the Westerly boundary of the property described in Official Record Book 3114, Page 996, Public Records of Hillsborough County, Florida; thence S. 08° 03' 49" E., 170.13 feet along said Westerly boundary; thence continue along said Westerly boundary S. 12° 58' 02" E., 550.65 feet; thence continue along said Westerly boundary S. 17° 05' 31" E., 354.40 feet; thence N. 88° 58' 47" E., 727.33 feet along the Southerly boundary of the aforesaid property described in Official Record Book 3114, Page 996 to a point on the East boundary of aforesaid Section 23; thence continue along said Southerly boundary S. 88° 56' 48" E., 889.11 feet to a point of intersection with the Westerly boundary of the property described in Official Record Book 3084, Page 1853, Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the following three (3) courses: 1) S. 10° 38' 35" E., 200.25 feet; 2) S. 01° 10' 33" W., 877.08 feet to a point on the South boundary of aforesaid Section 24; thence continue S. 01° 10' 33" W., 643.83 feet; 3) S. 00° 18' 32" W., to a point on the Southwesterly limited access right-of-way line of the aforesaid State Road No. 93A (I-75), Section 10075-2418; thence Southeasterly along said Southwesterly limited access right-of-way line to the Northeast corner of Tampa Palms 2C, Unit 2 as recorded in Plat Book 66, Page 12, Public Records of Hillsborough County, Florida; thence Westerly along the North boundary of said Tampa Palms 2C, Unit 2 to the Northeast corner of Tampa Palms

2C, Unit 1 as recorded in Plat Book 63, Page 28, Public Records of Hillsborough County, Florida; thence Westerly along the North boundary of Tampa Palms 2C, Unit 1, to the Northeast corner of Tampa Palms 3C as recorded in Plat Book 65, Page 23, Public Records of Hillsborough County, Florida; thence Westerly along the North boundary of said Tampa Palms 3C to the Northwest corner of said Tampa Palms 3C also being a point on the Northeasterly boundary of a 100 foot wide Florida Power Corporation Easement as recorded in Deed Book 1627, Page 87, Public Records of Hillsborough County, Florida; thence Northwesterly, 365.06 feet along said Northeasterly boundary of a 100 foot wide Florida Power Corporation Easement, thence Southwesterly, perpendicular to said Northeasterly

boundary to a point on the Southwest boundary of said 100 foot wide Florida Power Corporation Easement, also being a point on the Northeasterly boundary of a 200 foot wide Tampa Electric Company right-of-way as recorded in Deed Book 1167, Page 783, Public Records of Hillsborough County, Florida; thence Northwesterly and Westerly along the Northeasterly and Northerly boundary of said 200 foot wide Tampa Electric Company Easement to a point on the West boundary of the Southeast 1/4 of the Southwest 1/4 of aforesaid Section 21; thence Northerly along said West boundary of the Southeast 1/4 of the Southwest 1/4 to the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 21; thence Northerly along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 21 to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 21; thence Northerly along the West boundary of said Southeast 1/4 of the Northwest 1/4 of Section 21 to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 21; thence Northerly along the West boundary of said Northeast 1/4 of the Northwest 1/4 of said Section 21 to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 21; thence Easterly along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 21 to the POINT OF BEGINNING.

LESS the following described parcel: Begin at the intersection of the Northeasterly boundary of the aforesaid 100 foot wide Florida Power Corporation Easement as recorded in Deed Book 1627, Page 87, Public Records of Hillsborough County, Florida, and the Northwesterly right-of-way line of County Road No. 581 (Bruce B. Downs Boulevard) run thence Northwesterly, 295.04 feet along said Northeasterly boundary of the 100 foot wide Florida Power Corporation Easement; thence Northeasterly, 292.93 feet along a line parallel with said Northwesterly right-of-way line of County Road No. 581; thence Southeasterly, 295.00 feet along a line perpendicular with said Northwesterly right-of-way line of County Road No. 581 to a point on said Northwesterly right-of-way line; thence Southwesterly along said Northwesterly right-of-way line of County Road No. 581 to the POINT OF BEGINNING.

ALSO LESS lands conveyed to SANDRA T. KAUPE by special warranty Deed recorded in Official Records Book 5585 on Page 1373 of the Public Records of Hillsborough County, Florida.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

TAMPA PALMS AREA 4 CONTRACTION PARCEL

DESCRIPTION: A parcel of land lying in Sections 21, 22, 23, 26 and 27, Township 27 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 22, run thence along the North Boundary of the Northwest 1/4 of said Section 22, S. 89° 45' 09" E., 2663.36 feet to the Northeast corner of said Northwest 1/4 of Section 22; thence along the East boundary of said Northwest 1/4 of Section 22, S. 00° 04' 06" W., 2640.14 feet to the center of said Section 22; thence along the North boundary of the Southeast 1/4 of said Section 22, S. 89° 52' 54" E., 2659.65 feet to the Northeast corner of said Southeast 1/4 of Section 22; thence along the North boundary of the South 1/2 of said Section 22, S. 89° 30' 00" E., 2688.71 feet to a point on the Northwesterly right-of-way line of the Northwest Frontage Road of Interstate Highway No. 75 at County Road No. 581; thence along said Northwesterly right-of-way line the following four (4) courses: 1) S. 39° 27' 48" W., 436.67 feet; 2) S. 41° 45' 14" W., 298.06 feet to a point of curvature; 3) Southerly, 180.64 feet along the arc of a curve to the left having a radius of 115.00 feet and a central angle of 90° 00' 00" (chord bearing S. 03° 14' 46" E., 162.63 feet) to a point of tangency; 4) S. 48° 14' 46" E., 3.00 feet to a point on the Northwesterly right-of-way of County Road No. 581; thence along said Northwesterly right-of-way line of County Road No. 581, S. 41° 43' 09" W., 5803.83 feet to the most Easterly corner of the property described in Official Record Book 4862, Page 0334, of the Public Records of Hillsborough County, Florida; thence along the Northeasterly boundary of said property, N. 48° 16' 51" W., 295.00 feet; thence along the Northwesterly boundary of said property, S. 41° 43' 09" W., 292.93 feet to a point on the Northeasterly boundary of a 100 foot wide Florida Power Corporation Easement as described in Deed Book 1627, Page 87, of the Public Records of Hillsborough County, Florida; thence along the Northeasterly boundary of said property described in Deed Book 1627, Page 87, also being the Southwesterly boundary of the aforesaid property described in Official Record Book 4862, Page 0334, S. 47° 21' 09" E., 295.04 feet to a point on the aforesaid Northwesterly right-of-way line of County Road No. 581; thence along said Northwesterly right-of-way line, S. 41° 43' 09" W., 100.01 feet to a point on the Southwesterly boundary of the aforesaid property described in

Deed Book 1627, Page 87; thence along said Southwesterly boundary and the Northeasterly boundary of a 200 foot wide Tampa Electric Company right-of-way as described in Official Record Book 1169, Page 54, of the Public Records of Hillsborough County, Florida, N. 47° 21' 09" W., 4677.06 feet; thence along the Northerly boundary of said property described in Official Record Book 1169, Page 54, N. 88° 58' 22" W., 3960.45 feet to a point on the West boundary of the Southeast 1/4 of the Southwest 1/4 of the aforesaid Section 21; thence along said West boundary, N. 00° 01' 33" E., 896.96 feet; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4 of Section 21, N. 00° 12' 27" W., 1327.00 feet; thence along the West boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 21, N. 00° 23' 57" W., 1326.75 feet; thence along the West boundary of the Northeast 1/4 of said Northwest 1/4 of Section 21, N. 00° 27' 27" W., 1324.77 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 21, thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 21, S. 88° 40' 19" E., 1344.34 feet; thence along the North boundary of the Northeast 1/4 of said Section 21, S. 88° 54' 49" E., 2663.84 feet to the POINT OF BEGINNING.

Containing 1196.982 acres, more or less.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

TAMPA PALMS AREA 8 CONTRACTION PARCEL

DESCRIPTION: A parcel of land lying in Sections 14, 15, 16, 22 and 23, Township 27 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 14, run thence along the North boundary of the North 1/2 of said Section 14, S. 89° 45' 59" E., 855.53 feet to a point on the Westerly right-of-way line of the Westerly Frontage Road of Interstate Highway No. 75 as recorded in Official Record Book 3613, Page 910 and Official Record Book 3807, Page 139 of the Public Records of Hillsborough County, Florida, thence along said Westerly right-of-way line the following nine (9) courses; 1) S. 31° 10' 42" E., 334.83 feet to a point of curvature; 2) Southeasterly, 1349.57 feet along the arc of a curve to the right having a radius of 5487.58 feet and a central angle of 14° 05' 27" (chord bearing S. 24° 07' 58" E., 1346.17 feet) to a point of tangency; 3) S. 17° 05' 15" E., 3729.12 feet to a point of curvature; 4) Southeasterly, 197.21 feet along the arc of a curve to the right having a radius of 2824.79 feet and a central angle of 04° 00' 00" (chord bearing S. 15° 05' 15" E., 197.17 feet) to a point of tangency; 5) S. 13° 05' 15" E., 417.31 feet to a point of curvature; 6) Southeasterly, 509.67 feet along the arc of a curve to the right having a radius of 2690.79 feet and a central angle of 10° 51' 09" (chord bearing S. 07° 39' 40" E., 508.91 feet) to a point of tangency; 7) S. 02° 14' 06" E., 1285.25 feet to a point of curvature; 8) Southwesterly, 430.48 feet along the arc of a curve to the right having a radius of 591.50 feet and a central angle of 41° 41' 54" (chord bearing S. 18° 36' 51" W., 421.04 feet) to a point of tangency; 9) S. 39° 27' 48" W., 79.10 feet to a point on the South boundary of the Northwest 1/4 of the aforesaid Section 23; thence along said South boundary of the Northwest 1/4 of Section 23, N. 89° 30' 00" W., 2688.71 feet; thence along the South boundary of the Northeast 1/4 of the aforesaid Section 22, N. 89° 52' 54" W., 2659.65 feet; thence along the West boundary of said Northeast 1/4 of Section 22, N. 00° 04' 06" E., 2640.14 feet; thence along the South boundary of the South 1/4 of the aforesaid Section 15, N. 89° 45' 09" W., 2663.36 feet; thence along the South boundary of the Southeast 1/4 of the aforesaid Section 16, N. 88° 54' 49" W., 2663.84 feet; thence along the West boundary of said Southeast 1/4 of Section 16, N. 00° 23' 14" E., 1321.12 feet; thence along the North boundary of the South 1/2 of said Southeast 1/4 of Section 16, S. 89° 01' 50" E., 2653.75 feet; thence along the West boundary of the North 1/2 of the Southwest 1/4 of the aforesaid Section 15, N. 00° 02' 04" W., 1324.45 feet; thence along the North boundary of said North 1/2 of the Southwest 1/4 of Section 15, S. 89° 33' 50" E., 1323.11 feet; thence along the West boundary of the Southeast 1/4 of the Northwest 1/4 of the aforesaid Section 15, N. 00° 13' 13" W., 1329.19 feet; thence along the North boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15, S. 89° 24' 30" E., 1318.83 feet; thence along the West boundary of the Northeast 1/4 of the aforesaid Section 15, N. 00° 24' 26" W., 1325.67 feet; thence along the North boundary of said Northeast 1/4 of Section 15, S. 89° 15' 06" E., 2629.12 feet to the POINT OF BEGINNING.

Containing 1160.164 acres, more or less.

ALTOGETHER containing 3152 ± acres, more or less.

# EXHIBIT 3

**The boundaries of the Contraction Parcel are as follows:**

THAT PART OF SECTIONS 2, 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE N. 89°59'51" W., 100 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF BRUCE B. DOWNS BOULEVARD; THENCE S. 00°39'57" E., 7.50 FEET ALONG SAID WEST RIGHT-OF-WAY BOUNDARY; THENCE N. 89°59'53" W., 1718.57 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE N. 89°59'53" W., 3158.52 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE COMMON BOUNDARY OF SAID SECTION 11 AND 12; THENCE N. 89°50'54" W., 1110.82 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11; THENCE N. 00°05'09" W., 7.50 FEET TO A POINT ON THE COMMON BOUNDARY OF SECTIONS 2 AND 11; THENCE CONTINUE N. 00°05'09" W., 941.48 FEET; THENCE N. 89°50'54" W., 191.60 FEET; THENCE S. 00°05'09" E., 370.00 FEET; THENCE N. 89°50'54" W., 655.00 FEET; THENCE S. 00°05'09" E., 571.48 FEET TO A POINT ON THE COMMON BOUNDARY OF SAID SECTIONS 2 AND 11; THENCE CONTINUE S. 00°05'09" E., 81.34 FEET; THENCE S. 89°50'54" E., 1956.11 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11, TO THE COMMON BOUNDARY OF SECTIONS 11 AND 12; THENCE S. 89°59'51" E., 3160.58 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12; THENCE N. 00°40'03" W., 73.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.594 ACRES MORE OR LESS

# EXHIBIT 4

**The boundaries of the District, as contracted, are as follows:**

**DESCRIPTION:**

A TRACT OF LAND LYING IN AND BEING A PART OF SECTIONS 2, 10, 11, 12, L3, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 35 AND 36, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 16; RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 16 TO THE NORTHWEST CORNER OF SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16 TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 15; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 15; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 15 TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10 TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10 TO THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF AFORESAID SECTION 11 TO A POINT; THENCE 3406.30 FEET ALONG A LINE PARALLEL WITH AND 81.34 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 11; THENCE N. 00° 05' 09" W., 81.34 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 11; THENCE CONTINUE N. 00° 05' 09" W., 541.48 FEET; THENCE S. 89° 50' 54" E., 655.00 FEET; THENCE N. 00° 05' 09" W., 370.00 FEET; THENCE S. 89° 50' 54" E., 191.60 FEET; THENCE S. 00°05' 09" E., 941.48 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SECTION 11; THENCE CONTINUE S. 00° 05' 09" E., 7.50 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 7.50 FEET SOUTH OF SAID NORTH BOUNDARY OF SECTION 11 TO A POINT ON THE WEST BOUNDARY OF AFORESAID SECTION 12; THENCE 3557.02 FEET ALONG A LINE PARALLEL WITH AND 7.50 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 12; THENCE S. 26° 35' 02" E., 8.38 FEET; THENCE ALONG A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF SAID NORTH BOUNDARY OF SECTION 12 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 (BRUCE B. DOWNS BOULEVARD); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTH BOUNDARY OF AFORESAID SECTION 13; THENCE WESTERLY; 2610.00 FEET ALONG SAID NORTH BOUNDARY OF SECTION L3; THENCE S. 02° 47' 30" E., 2454.35 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 13 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD NO. 581 (BRUCE B. DOWNS BOULEVARD); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 TO A



POINT; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581; SAID POINT BEING AT THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHEAST FRONTAGE ROAD AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 93A (1-75), HILLSBOROUGH COUNTY, SECTION 10075-2418; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3114, PAGE 996, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S. 08° 03' 49" E., 170.13 FEET ALONG SAID WESTERLY BOUNDARY; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY S. 12° 58' 02" E., 550.65 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY S. 17° 05' 31" E., 354.40 FEET; THENCE N. 88° 58' 47" E., 727.33 FEET ALONG THE SOUTHERLY BOUNDARY OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3114, PAGE 996 TO A POINT ON THE EAST BOUNDARY OF AFORESAID SECTION 23; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY S. 88° 56' 48" E., 889.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3084, PAGE 1853, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE FOLLOWING THREE (3) COURSES: 1) S. 10° 38' 35" E., 200.25 FEET; 2) S. 01° 10' 33" W., 877.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF AFORESAID SECTION 24; THENCE CONTINUE S. 01° 10' 33" W., 643.83 FEET; 3) S. 00° 18' 32" W., TO A POINT ON THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD NO. 93A (1-75), SECTION 10075-2418; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF TAMPA PALMS 2C, UNIT 2 AS RECORDED IN PLAT BOOK 66, PAGE 12, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID TAMPA PALMS 2C, UNIT 2 TO THE NORTHEAST CORNER OF TAMPA PALMS 2C, UNIT 1 AS RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF TAMPA PALMS 2C, UNIT 1, TO THE NORTHEAST CORNER OF TAMPA PALMS 3C AS RECORDED IN PLAT BOOK 65, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID TAMPA PALMS 3C TO THE NORTHWEST CORNER OF SAID TAMPA PALMS 3C ALSO BEING A POINT ON THE NORTHEASTERLY BOUNDARY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 1627, PAGE 87, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTHWESTERLY, 365.06 FEET ALONG SAID NORTHEASTERLY BOUNDARY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT, THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID NORTHEASTERLY BOUNDARY TO A POINT ON THE SOUTHWEST BOUNDARY OF SAID 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT, ALSO BEING A POINT ON THE NORTHEASTERLY BOUNDARY OF A 200 FOOT WIDE TAMPA ELECTRIC COMPANY RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1167, PAGE 783, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHEASTERLY AND NORTHERLY BOUNDARY OF SAID 200 FOOT WIDE TAMPA ELECTRIC COMPANY EASEMENT TO A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 21; THENCE NORTHERLY ALONG SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21 TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY BOUNDARY OF THE AFORESAID 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 1627, PAGE 87, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 (BRUCE B. DOWNS BOULEVARD) RUN THENCE NORTHWESTERLY, 295.04 FEET ALONG SAID NORTHEASTERLY BOUNDARY OF THE 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE NORTHEASTERLY, 292.93 FEET ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581; THENCE SOUTHEASTERLY, 295.00 FEET ALONG A LINE PERPENDICULAR WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 TO THE POINT OF BEGINNING. ALSO LESS LANDS CONVEYED TO SANDRA T. KAUPE BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5585 ON PAGE 1373 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

TAMPA PALMS AREA 4 CONTRACTION PARCEL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21, 22, 23, 26 AND 27, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 22, S. 89° 45' 09" E., 2663.36 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 22; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 22, S. 00° 04' 06" W., 2640.14 FEET TO THE CENTER OF SAID SECTION 22; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 22, S. 89° 52' 54" E., 2659.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1 2 OF SAID SECTION 22, S. 89° 30' 00" E., 2688.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST FRONTAGE ROAD OF INTERSTATE HIGHWAY NO. 75 AT COUNTY ROAD NO. 581; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) S. 39° 27' 48" W., 436.67 FEET; 2) S. 41° 45' 14" W., 298.06 FEET TO A POINT OF CURVATURE; 3) SOUTHERLY, 180.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" (CHORD BEARING S. 03° 14' 46" E., 162.63 FEET) TO A POINT OF TANGENCY; 4) S. 48° 14' 46" E., 3.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 581; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581, S. 41° 43' 09" W., 5803.83 FEET TO THE MOST EASTERLY CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4862, PAGE 0334, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID PROPERTY, N. 48° 16' 51" W., 295.00 FEET; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PROPERTY, S. 41° 43' 09" W., 292.93 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS DESCRIBED IN DEED BOOK 1627, PAGE 87, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN DEED BOOK 1627, PAGE 87, ALSO BEING THE SOUTHWESTERLY BOUNDARY OF THE AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4862, PAGE 0334, S. 47° 21' 09" E., 295.04 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, S. 41° 43' 09" W., 100.01 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE AFORESAID PROPERTY DESCRIBED IN DEED BOOK 1627, PAGE 87; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY AND THE NORTHEASTERLY BOUNDARY OF A 200 FOOT WIDE TAMPA ELECTRIC COMPANY RIGHT-OF-WAY AS DESCRIBED

IN OFFICIAL RECORD BOOK 1169, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, N. 47° 21' 09" W., 4677.06 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1169, PAGE 54, N. 88° 58' 22" W., 3960.45 FEET TO A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 21; THENCE ALONG SAID WEST BOUNDARY, N. 00° 01' 33" E., 896.96 FEET; THENCE ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 21, N. 00° 12' 27" W., 1327.00 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, N. 00° 23' 57" W., 1326.75 FEET; THENCE ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 21, N. 00° 27' 27" W., 1324.77 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21. THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, S. 88° 40' 19" E., 1344.34 FEET; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 21, S. 88° 54' 49" E., 2663.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1196.982 ACRES, MORE OR LESS.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

TAMPA PALMS AREA 8 CONTRACTION PARCEL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 14, 15, 16, 22 AND 23, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 14, S. 89° 45' 59" E., 855.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE WESTERLY FRONTAGE ROAD OF INTERSTATE HIGHWAY NO. 75 AS RECORDED IN OFFICIAL RECORD BOOK 3613, PAGE 910 AND OFFICIAL RECORD BOOK 3807, PAGE 139 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES; 1) S. 31° 10' 42" E., 334.83 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY, 1349.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5487.58 FEET AND A CENTRAL ANGLE OF 14° 05' 27" (CHORD BEARING S. 24° 07' 58" E., 1346.17 FEET) TO A POINT OF TANGENCY; 3) S. 17° 05' 15" E., 3729.12 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY, 197.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET AND A CENTRAL ANGLE OF 04° 00' 00" (CHORD BEARING S. 15° 05' 15" E., 197.17 FEET) TO A POINT OF TANGENCY; 5) S. L3° 05' 15" E., 417.31 FEET TO A POINT OF CURVATURE; 6) SOUTHEASTERLY, 509.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2690.79 FEET AND A CENTRAL ANGLE OF 10° 51' 09" (CHORD BEARING S. 07° 39' 40" E., 508.91 FEET) TO A POINT OF TANGENCY; 7) S. 02° 14' 06" E., 1285.25 FEET TO A POINT OF CURVATURE; 8) SOUTHWESTERLY, 430.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 591.50 FEET AND A CENTRAL ANGLE OF 41° 41' 54" (CHORD BEARING S. 18° 36' 51" W., 421.04 FEET) TO A POINT OF TANGENCY; 9) S. 39° 27' 48" W., 79.10 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 23; THENCE ALONG SAID SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 23, N. 89° 30' 00" W., 2688.71 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 22, N. 89° 52' 54" W., 2659.65 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 22, N. 00° 04' 06" E., 2640.14 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/4 OF THE AFORESAID SECTION 15, N. 89° 45' 09" W., 2663.36 FEET; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 16, N. 88° 54' 49" W., 2663.84 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 16, N. 00° 23' 14" E., 1321.12 FEET; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 16, S. 89° 01' 50" E., 2653.75 FEET; THENCE

ALONG THE WEST BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 15, N. 00° 02' 04" W., 1324.45 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, S. 89° 33' 50" E., 1323.11 FEET; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 15, N. 00° 03' 13" W., 1329.19 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, S. 89° 24' 30" E., 1318.83 FEET; THENCE ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 15, N. 00° 24' 26" W., 1325.67 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 15, S. 89° 15' 06" E., 2629.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1160.164 ACRES, MORE OR LESS.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

PARCEL 3

DESCRIPTION:

THAT PART OF SECTIONS 2, 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE N. 89°59'51" W., 100 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF BRUCE B. DOWNS BOULEVARD; THENCE S. 00°39'57" E., 7.50 FEET ALONG SAID WEST RIGHT-OF-WAY BOUNDARY; THENCE N. 89°59'53" W., 1718.57 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE N. 89°59'53" W., 3158.52 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE COMMON BOUNDARY OF SAID SECTION 11 AND 12; THENCE N. 89°50'54" W., 1110.82 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11; THENCE N. 00°05'09" W., 7.50 FEET TO A POINT ON THE COMMON BOUNDARY OF SECTIONS 2 AND 11; THENCE CONTINUE N. 00°05'09" W., 941.48 FEET; THENCE N. 89°50'54" W., 191.60 FEET; THENCE S. 00°05'09" E., 370.00 FEET; THENCE N. 89°50'54" W., 655.00 FEET; THENCE S. 00°05'09" E., 571.48 FEET TO A POINT ON THE COMMON BOUNDARY OF SAID SECTIONS 2 AND 11; THENCE CONTINUE S. 00°05'09" E., 81.34 FEET; THENCE S. 89°50'54" E., 1956.11 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11, TO THE COMMON BOUNDARY OF SECTIONS 11 AND 12; THENCE S. 89°59'51" E., 3160.58 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12; THENCE N. 00°40'03" W., 73.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.594 ACRES MORE OR LESS

ALTOGETHER CONTAINING 3130 ± ACRES, MORE OR LESS.

# EXHIBIT 5

**Consent and Joinder of Landowner  
to the Amendment of the Boundaries of the Tampa Palms Open Space & Transportation  
Community Development District**

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Tampa Palms Open Space & Transportation Community Development District (the "Petitioner"), intends to submit a petition to amend (contract) the boundaries of the Tampa Palms Open Space & Transportation Community Development District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of the lands that are intended to be contracted from the Tampa Palms Open Space & Transportation Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the community development district of one hundred percent (100%) of the owners of the lands to be contracted from the community development district.

The undersigned hereby requests and consents to the contraction of the Property from the Tampa Palms Open Space & Transportation Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Tampa Palms Open Space & Transportation Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the Tampa Palms Open Space & Transportation Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 2<sup>nd</sup> day of October, 2015.

Witnessed:

Taylor Morrison of Florida INC.  
a \_\_\_\_\_

Becky E. Hopkins  
Print Name: Becky E. Hopkins

TJ Squitieri

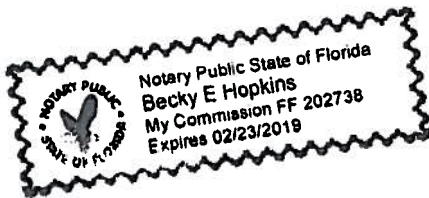
By: Tony J. Squitieri  
Its: VICE PRESIDENT

Briana Riti  
Print Name: Briana Riti

STATE OF FLORIDA  
COUNTY OF SALASOTA

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Tony Squitieri as VICE PRESIDENT and authorized representative of Taylor Morrison of Florida INC who executed the foregoing instrument, acknowledged before me that she executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 2<sup>nd</sup> day of October, 2015.



Becky E Hopkins  
Notary Public

Personally known: ✓  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

**Exhibit A:** Lands to be contracted from the District

**EXHIBIT A**

THAT PART OF SECTIONS 2, 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE N. 89°59'51" W., 100 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF BRUCE B. DOWNS BOULEVARD; THENCE S. 00°39'57" E., 7.50 FEET ALONG SAID WEST RIGHT-OF-WAY BOUNDARY; THENCE N. 89°59'53" W., 1718.57 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO THE POINT OF BEGINNING; THENCE N. 89°59'53" W., 3158.52 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12 TO A POINT ON THE COMMON BOUNDARY OF SAID SECTION 11 AND 12; THENCE N. 89°50'54" W., 1110.82 FEET ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11; THENCE N. 00°05'09" W., 7.50 FEET TO A POINT ON THE COMMON BOUNDARY OF SECTIONS 2 AND 11; THENCE CONTINUE N. 00°05'09" W., 941.48 FEET; THENCE N. 89°50'54" W., 191.60 FEET; THENCE S. 00°05'09" E., 370.00 FEET; THENCE N. 89°50'54" W., 655.00 FEET; THENCE S. 00°05'09" E., 571.48 FEET TO A POINT ON THE COMMON BOUNDARY OF SAID SECTIONS 2 AND 11; THENCE CONTINUE S. 00°05'09" E., 81.34 FEET; THENCE S. 89°50'54" E., 1956.11 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 11, TO THE COMMON BOUNDARY OF SECTIONS 11 AND 12; THENCE S. 89°59'51" E., 3160.58 FEET ALONG A LINE 81.34 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 12; THENCE N. 00°40'03" W., 73.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.594 ACRES MORE OR LESS



# EXHIBIT 6

Scott I. Steady  
ssteady@burr.com  
Direct Dial (813) 367-5719

One Tampa City Center, Suite 3200  
201 North Franklin Street  
Tampa, FL 33602

Office (813) 221-2626  
Fax (813) 221-7335

BURR.COM

October 13, 2015

**VIA U.S. MAIL**

Jonathan Johnson  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

**Re: Contraction of the Tampa Palms Open Space and Transportation ("TPOST")  
Community Development District ("CDD")**

Dear Jonathan:

I am the district counsel for the TPOST CDD located in Tampa, Florida. This letter confirms the TPOST Board of Supervisors has approved the petition and/or actions to contract Lands owned by Taylor Morrison and/or its affiliate from the TPOST CDD. This letter also confirms that the law firm of Hopping Green & Sams is the TPOST CDD authorized representative/agent in regards to the contraction and has the authority to execute whatever documentation is necessary to accomplish the contraction boundary amendment.

Sincerely,

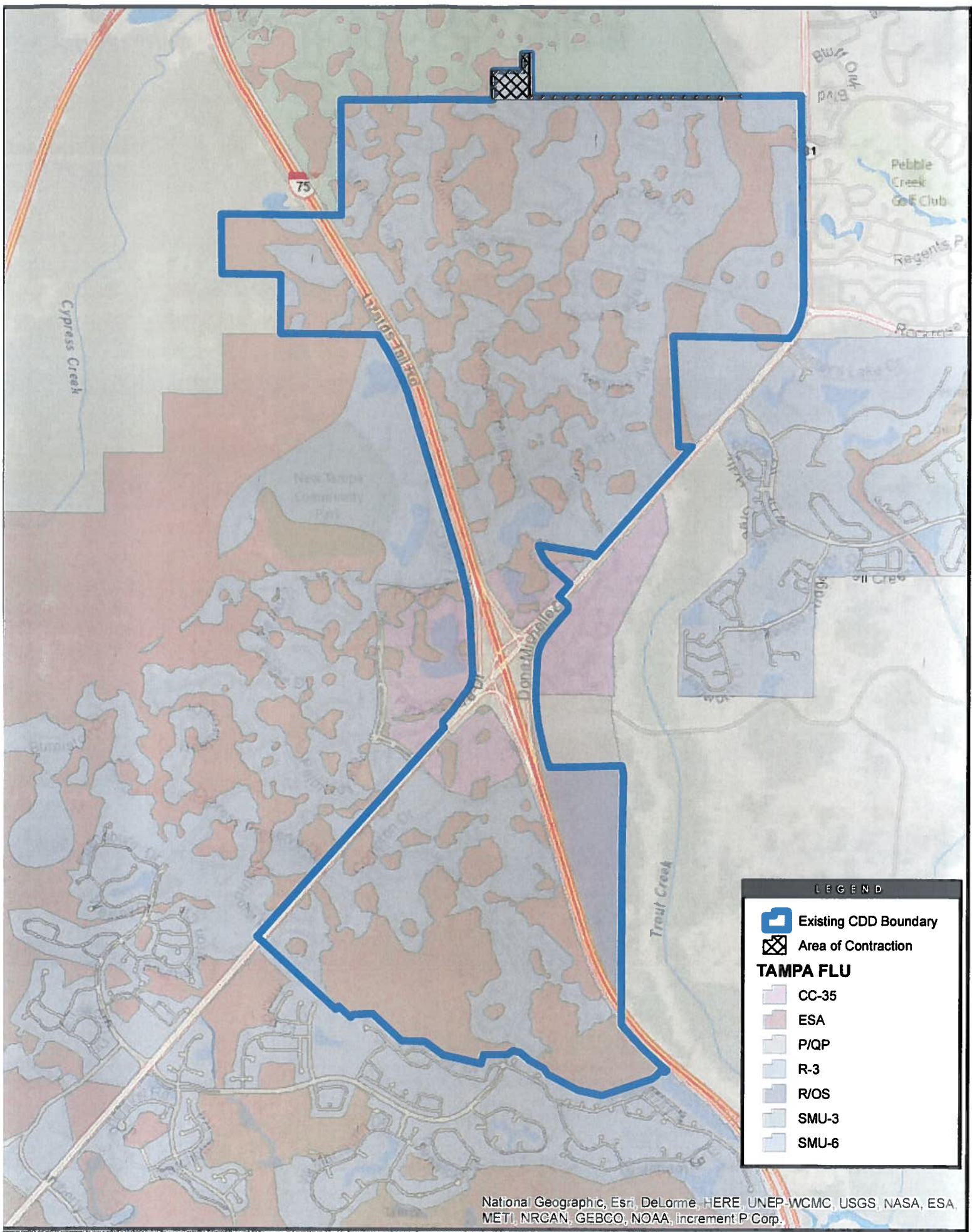


Scott I. Steady



SIS/lat

cc: Mark Vega, District Manager *Via Email*








# EXHIBIT 7



LEGEND

-  Existing CDD Boundary
-  Area of Contraction

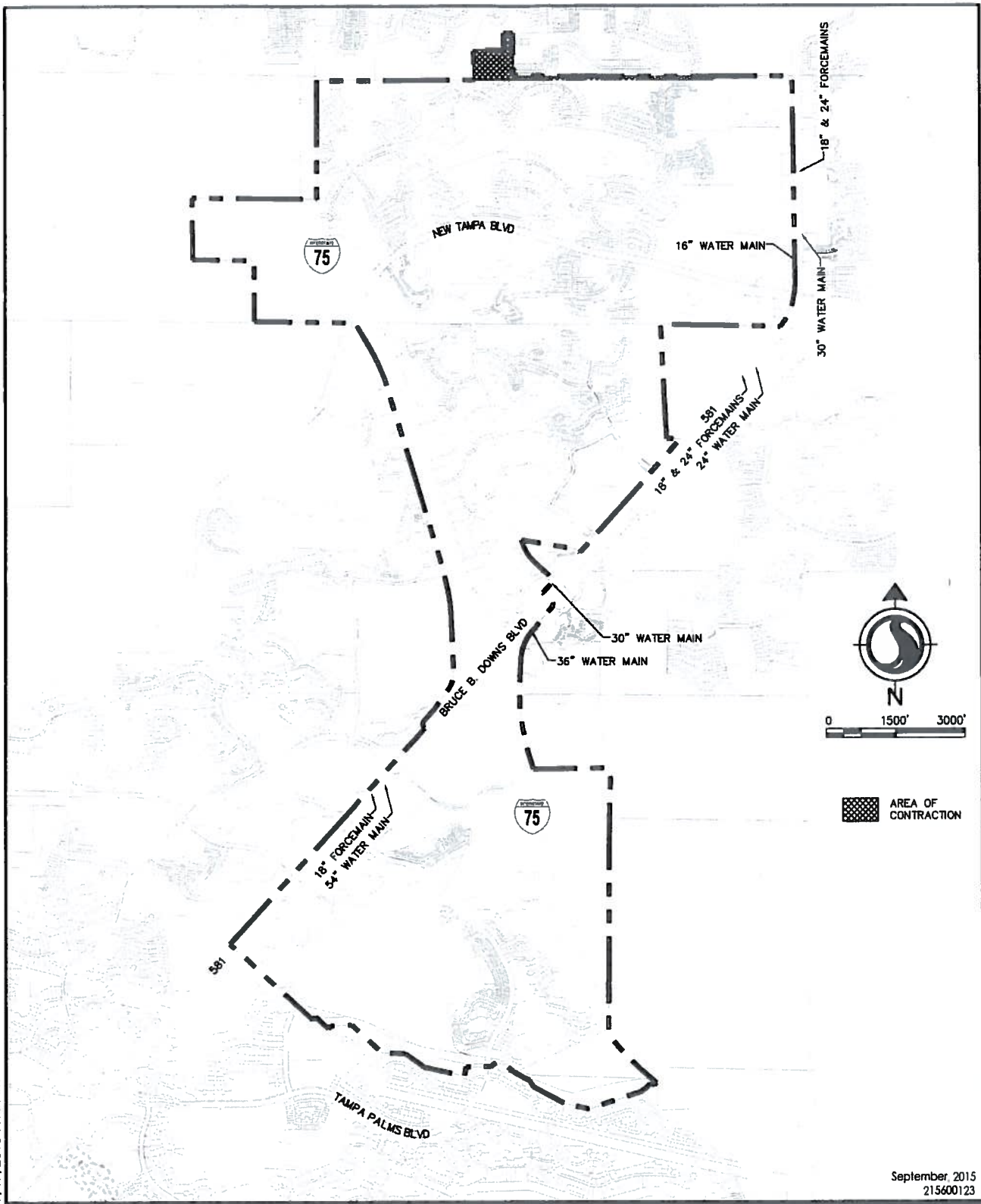
**TAMPA FLU**

-  CC-35
-  ESA
-  P/QP
-  R-3
-  R/OS
-  SMU-3
-  SMU-6

National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, Increment P Corp.

# EXHIBIT 8

V:\2156\ACTIVE\215600123\LAND\_DEVELOPMENT\DRAWING\000-CDD\ACTIVE\EXHIBITS\215600123-000X06-WATER&SEWER TRUNK LINES.DWG  
9/17/2015 9:11 AM



**Stantec Consulting Services Inc.**  
2205 North 20th Street  
Tampa, Florida 33605 Tel. 813.223.9500  
www.stantec.com Fax. 813.223.0009  
Certificate of Authorization #27013

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project  
Tampa Palms Open Space & Transportation  
Community Development District  
TPOST CDD  
Figure No  
Title  
**EXISTING MAJOR WATER  
& SEWER TRUNK LINES**

# EXHIBIT 9

**STATEMENT OF ESTIMATED REGULATORY COSTS  
PROPOSED BOUNDARY AMENDMENT  
TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT**

**1.0 Introduction**

**1.1 Purpose and Scope**

This Statement of Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the Tampa Palms Open Space and Transportation Community Development District (“District”). The District currently encompasses 3,151.7 acres (the “Existing District”). The Petitioner is seeking authority, as outlined in Section 190.046 F.S., to amend the boundaries of the Existing District.

The boundary amendment involves the contraction of approximately 21.59 acres (the “Contraction Parcel”). The net result of the boundary amendment would be a District consisting of approximately 3,130.11 acres. Upon removal of the Contraction Parcel, there will be no remaining developable acreage within the District’s boundaries. The District has no present intent to construct and/or acquire additional infrastructure or facilities within its contracted boundary, except with respect to the maintenance of its existing infrastructure and facilities.

**1.2 Overview of the Tampa Palms Open Space and Transportation Community Development District**

The Existing District currently provides community infrastructure, services, and facilities, along with their operations and maintenance, to the lands located within the District. The Existing District currently encompasses 3,151.7 acres that are used for residential development. The District is not currently providing any facilities or services to the Contraction Parcel, and the Contraction Parcel is not subject to any District assessments. There will be no changes in the facilities proposed to be provided by the District as a result of the removal of the Contraction Parcel.

**1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)**

Section 120.541(2), F.S., defines the elements a SERC must contain.

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within five years after the implementation of the rule;
  2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in



excess of \$1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within five years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
  - (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
  - (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
  - (e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.
  - (f) Any additional information that the agency determines may be useful.
  - (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 An economic analysis showing whether the rule directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.**

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the contraction of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within five (5) years after the contraction takes place. The answer, based upon numerous other residential community development districts, is that the contraction of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

**3.0 A good-faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

The individuals and entities likely to be required to comply with the administrative rule or affected by the proposed action (i.e., amendment of the administrative rule setting forth the boundary of the Existing District), can be categorized, as follows: A) the State of Florida and its residents, B) the City of Tampa, C) property owners within the District and D) the property owner(s) within the Contraction Parcel.

State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the amendment of the District and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined below. The cost of any additional administrative services provided by the State as a result of this development will be incurred whether the infrastructure is financed through a community development district or any alternative financing method.

City of Tampa

The City of Tampa and its residents residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the community development district. Since the District is already established, these residents will not be affected by adoption of the amendment. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a community development district or any alternative financing method.

Property Owners within the Existing District and Contraction Parcel

The petition provides for the contraction of approximately 21.59 acres from of the District. The District does not and has no plans to provide infrastructure or community services to the Contraction Parcel. Therefore, there is no impact on the assessable acreage located within the District. As a result, no individuals will be affected by the proposed amendment other than the property owners within the Contraction Parcel.

**4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Impact on State and Local Costs**

State Government Entities

There will be only modest costs to various State of Florida (“State”) governmental entities due to the amendment of the District, as set forth below.

Specifically, State staff will process, analyze, and conduct public hearing(s) on the petition to amend the boundary of the District. These activities will utilize the time of the staff and State officials. However, these costs to the State are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for State staff’s review. Third, the State currently employs the staff needed to conduct the review of the petition. Finally, no capital expenditure is required to review the petition.

The ongoing costs to various State entities to implement and enforce the amendment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District’s reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

#### City of Tampa

Because the cumulative acreage of the lands previously added to the District is greater than the threshold for the simplified boundary amendment process, the District will be required to follow the procedures outlined in section 190.005, F.S.; therefore, the State is the entity which review and ultimately determine the outcome of the petition. The City will incur no costs in reviewing the petition to amend the boundary of the District, and the City will not be required to hold any public hearings on the matter.

The annual costs to the City related to the ongoing operations of the District are also minimal. The District is an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

#### The District

The costs of petitioning for the boundary amendment to the District will be paid entirely by the property owner of the Contraction Parcel, Taylor Morrison of Florida, Inc. (the “Landowner”), pursuant to a funding agreement with the District. Additionally, the District incurs costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services. Since the Contraction Parcel has not been assessed and will not benefit from District facilities or

services, the boundary amendment will not affect the District's revenues or expenses.

#### 4.2 Impact on State and Local Revenues

Adoption of the proposed administrative rule contracting the District will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, City of Tampa, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

#### 5.0 **A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule.**

The transactional costs associated with the adoption of an administrative rule to amend the District's boundaries are nominal. The District will essentially function as it was originally intended.

#### 6.0 **An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

Amendment of the District's boundaries should not have any negative impact on small businesses. Any business, large or small, has the option of locating within or outside a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose to locate within the amended boundaries of the District will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District. A community development district does not discriminate in terms of the size of businesses that can be located within District boundaries or transact business with the District. Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase.

The District is located in the City of Tampa. As of the latest Census date, the City has a population of approximately 358,699 and Hillsborough County has a population of approximately 1,316,298. Therefore, the District is not located in a city or county defined as "small" according to section 120.52, F.S.

#### 7.0 **Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Landowner's engineer and other professionals associated with the Landowner.

## APPENDIX

REPORT	STATUTE SECTION	DUE DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.08(2)	Initial report within one year of establishment, updates every seven years, annual notice of any changes
Public Meetings Schedule	189.015	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Public Finance	190.009	After financing