



Cindy Stuart

CLERK OF COURT & COMPTROLLER
HILLSBOROUGH COUNTY

April 13, 2022

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

Re: Ordinance #22-7
Amending Ordinance 13-21, as amended by Ordinance 14-24, Hidden Creek Community
Development District (CDD) Contracting the Boundaries

Dear Ms. Grosenbaugh:

Pursuant to the filing requirements of Florida Statutes 125.66, we are forwarding an executed electronic original of Hillsborough County Ordinance #22-7 adopted by the Board of County Commissioners on April 12, 2022. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance by return e-mail.

Sincerely,

Sharon Sweet-Grant, Manager
BOCC Records

md
Attachment

Equity. Transparency. Independence.

ORDINANCE

22-7

ORDINANCE NO. 22-7

AN ORDINANCE AMENDING ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; CONTRACTING THE BOUNDARIES OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE CONTRACTED BOUNDARIES OF THE DISTRICT; PROVIDING THAT THE TIME FOR GENERAL ELECTION OF SUPERVISORS SHALL BE CALCULATED FROM THE DATE OF THE INITIAL APPOINTMENT OF SUPERVISORS; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, SHALL REMAIN IN EFFECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District was created by Hillsborough County Ordinance No. 13-21, approved by the Hillsborough County Board of County Commissioners on July 23, 2013 (effective date July 25, 2013), as amended by Hillsborough County Ordinance No. 14-24, approved by the Hillsborough County Board of County Commissioners on August 12, 2014 (effective date August 13, 2014), and encompasses 415.38 acres, more or less; and

WHEREAS, Hidden Creek Community Development District (the "**District**"), has petitioned the Board of County Commissioners of Hillsborough County (the "**County**") to adopt an ordinance contracting the District pursuant to Chapter 190, Florida Statutes, to remove approximately 16.43 acres from the District; and

WHEREAS, the real property constituting the approximately 16.43 acres is described in the attached **Exhibit "A"**; and

WHEREAS, the owners of the approximately 16.43 acres to be removed from the District, as described in Exhibit "A," have consented in writing to the removal of such property from the boundaries of the District; and

WHEREAS, the petition seeks, by way of removing the real property described per parcel in Exhibit "A", to designate all of the real property described in **Exhibit "B"** as land

within the District, for which the District is authorized to manage and finance basic service delivery;

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

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

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 12TH DAY OF APRIL , 2022 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the contraction 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 contracted District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the contraction of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the contracted 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 contracted District is amenable to separate, special district government; and

8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and

9. upon adoption of this Ordinance, all provisions of County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Sections 190.005(2) and 190.046(1)(a), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY CONTRACTION. The area of land described in the attached Exhibit "A" is hereby removed from the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 398.95 acres, more or less, is now designated as land within the District. Contraction of the boundaries shall not affect the time for transition to the general election of supervisors by qualified electors of the District, in accordance with Section 190.006(3)(a)2, Florida Statutes, which time shall be calculated from the date of the initial appointment of the supervisors.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, shall remain in effect.

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio Clerk 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 land use meeting of April 12, 2022, as the same appears of record in Minute Book 551 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 13th day of April, 2022.

CINDY STUART, CLERK

BY: 
Deputy Clerk



**APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY**

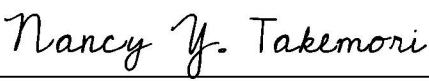
BY: 
Nancy Y. Takemori
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE CONTRACTED FROM THE DISTRICT

SKETCH & DESCRIPTION – NOT A SURVEY

EXHIBIT "AA"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

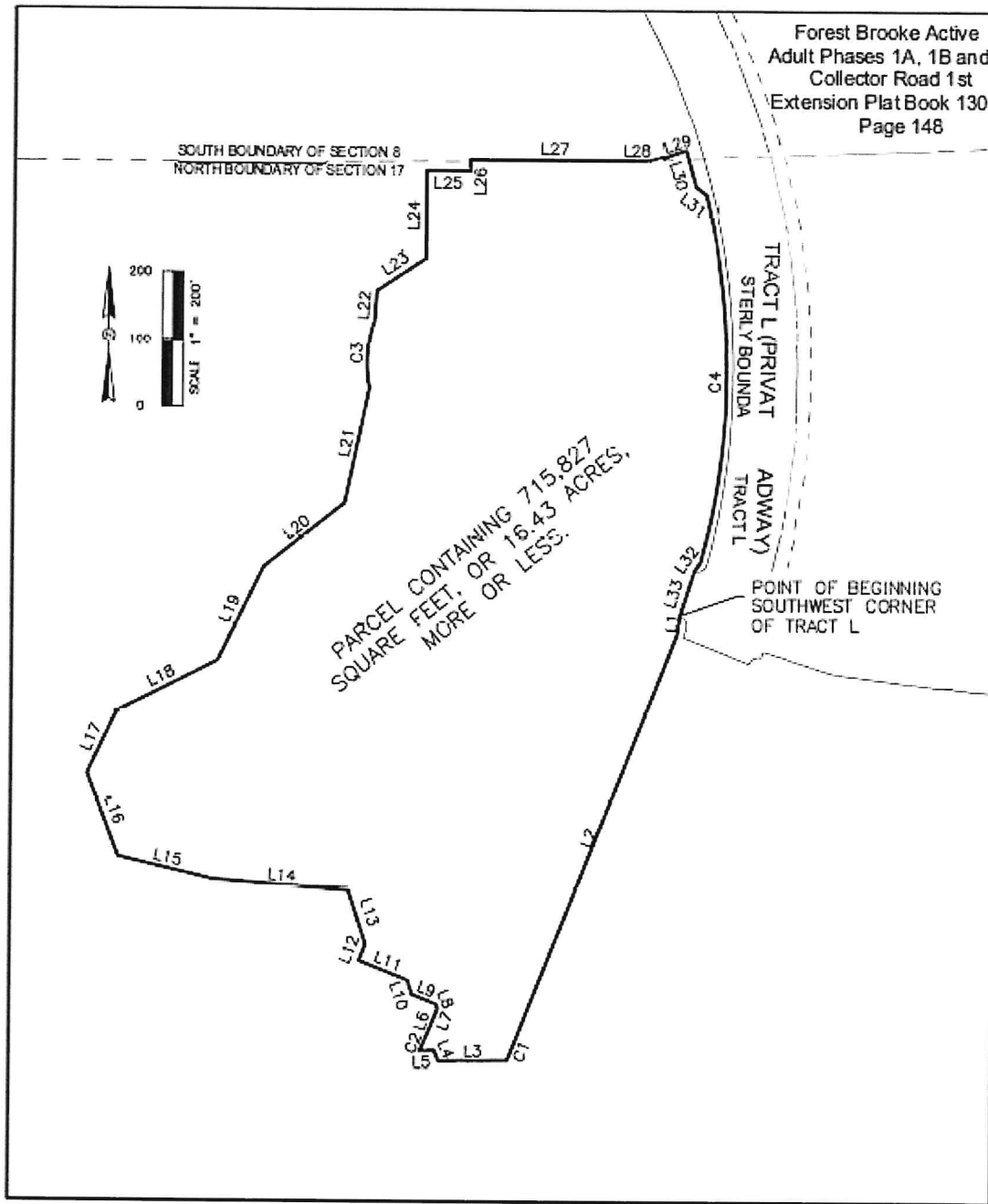
FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF TRACT L OF FOREST BROOK ACTIVE ADULT PHASES 1A, 1B AND COLLECTOR ROAD 1ST EXTENSION AS RECORDED IN PLAT BOOK 130, PAGE 148, OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 09°11'50" W, A DISTANCE OF 28.78 FEET; THENCE S 21°35'21" W, A DISTANCE OF 660.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 22°14'13" W, A DISTANCE OF 24.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.58 FEET; THENCE S 89°37'58" W, A DISTANCE OF 103.35 FEET; THENCE N 22°22'41" W, A DISTANCE OF 16.32 FEET; THENCE S 89°06'13" W, A DISTANCE OF 22.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS N 23°22'36" E, A DISTANCE OF 59.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 59.97 FEET; THENCE N 15°40'46" E, A DISTANCE OF 0.00 FEET; THENCE N 21°34'41" E, A DISTANCE OF 8.37 FEET; THENCE N 23°24'59" W, A DISTANCE OF 7.07 FEET; THENCE N 68°24'39" W, A DISTANCE OF 39.01 FEET; THENCE N 18°36'31" W, A DISTANCE OF 22.31 FEET; THENCE N 68°24'39" W, A DISTANCE OF 78.67 FEET; THENCE N 21°31'12" E, A DISTANCE OF 26.54 FEET; THENCE N 18°22'33" W, A DISTANCE OF 85.23 FEET; THENCE N 85°44'44" W, A DISTANCE OF 204.76 FEET; THENCE N 76°46'53" W, A DISTANCE OF 146.06 FEET; THENCE N 20°48'57" W, A DISTANCE OF 133.10 FEET; THENCE N 25°27'48" E, A DISTANCE OF 102.47 FEET; THENCE N 63°09'15" E, A DISTANCE OF 169.28 FEET; THENCE N 26°01'22" E, A DISTANCE OF 156.17 FEET; THENCE N 51°53'17" E, A DISTANCE OF 154.70 FEET; THENCE N 12°00'53" E, A DISTANCE OF 174.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS N 04°17'33" E, A DISTANCE OF 101.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 102.90 FEET; THENCE N 04°17'33" E, A DISTANCE OF 43.67 FEET; THENCE N 56°58'15" E, A DISTANCE OF 89.06 FEET; THENCE N 00°00'00" E, A DISTANCE OF 129.83 FEET; THENCE N 90°00'00" E, A DISTANCE OF 65.48 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 10.99 FEET; THENCE N 72°12'02" E, A DISTANCE OF 55.55 FEET; THENCE S 15°55'06" E, A DISTANCE OF 55.24 FEET; THENCE S 52°32'20" E, A DISTANCE OF 20.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 00°36'25" W, A DISTANCE OF 547.70 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 553.67 FEET; THENCE S 36°00'11" W, A DISTANCE OF 16.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT L; THENCE S 17°50'51" W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 715,827 SQUARE FEET, OR 16.43 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM Signature Date
FLORIDA LICENSE NO. PSM#6768
CERTIFICATE OF AUTHORIZATION LB #7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

HAMILTON ENGINEERING & SURVEYING, INC. Hidden Creek Contraction Parcel
3406 W. LEMON STREET Tampa, FL 33609 LB#7013 Tel (813) 250-3535 Fax (813) 250-3636
SEC YWP PRICE 8&17-32-20 JOB NUMBER 03145.0012 SCALE AS SHOWN DATE 07/26/2021 SHEET 1/3

SKETCH & DESCRIPTION – NOT A SURVEY



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC TWP RGE
8&17-32-20

JOB NUMBER
03145.0012

SCALE
AS SHOWN

DATE
07/28/2021

SHEET
2/3

SKETCH & DESCRIPTION – NOT A SURVEY

LINE	BEARING	DISTANCE
L1	S 09°11'50" W	28.78'
L2	S 21°35'21" W	660.66'
L3	S 89°37'58" W	103.35'
L4	N 22°22'41" W	16.32'
L5	S 89°06'13" W	22.09'
L6	N 15°40'46" E	0.00'
L7	N 21°34'41" E	8.37'
L8	N 23°24'59" W	7.07'
L9	N 68°24'39" W	39.01'
L10	N 18°36'31" W	22.31'
L11	N 68°24'39" W	78.67'
L12	N 21°31'12" E	26.54'
L13	N 18°22'33" W	85.23'
L14	N 85°44'44" W	204.76'
L15	N 76°46'53" W	146.06'
L16	N 20°48'57" W	133.10'
L17	N 25°27'48" E	102.47'
L18	N 63°09'15" E	169.28'
L19	N 26°01'22" E	156.17'
L20	N 51°53'17" E	154.70'
L21	N 12°00'53" E	174.74'
L22	N 04°17'33" E	43.67'
L23	N 56°58'15" E	89.06'
L24	N 00°00'00" E	128.83'
L25	N 90°00'00" E	65.48'
L26	N 00°00'00" W	16.86'
L27	N 90°00'00" E	260.67'
L28	N 89°27'12" E	10.99'
L29	N 72°12'02" E	55.55'
L30	S 15°55'06" E	55.24'
L31	S 52°32'20" E	20.40'
L32	S 36°00'11" W	16.03'
L33	S 17°50'51" W	70.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1087.00'	24.58'	24.58'	S 22°14'13" W	1°17'44"
C2	961.00'	59.97'	59.96'	N 23°22'36" E	3°34'31"
C3	184.83'	102.90'	101.58'	N 04°17'33" E	31°53'51"
C4	1087.00'	553.67'	547.70'	S 00°36'25" W	29°11'02"



HAMILTON
ENGINEERING & SURVEYING, INC.

3400 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3635
Fax (813) 250-3636

Hidden Creek Contraction Parcel

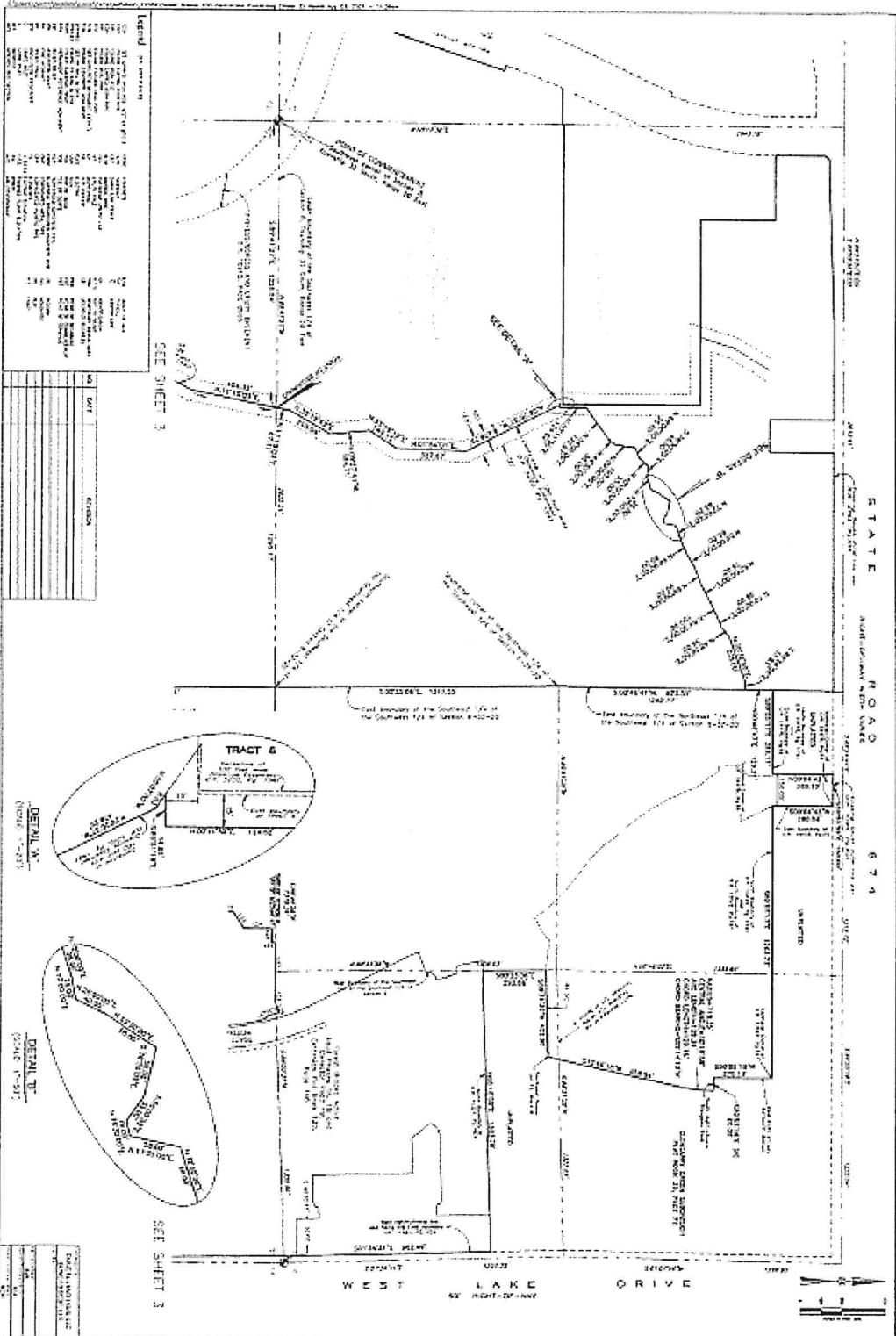
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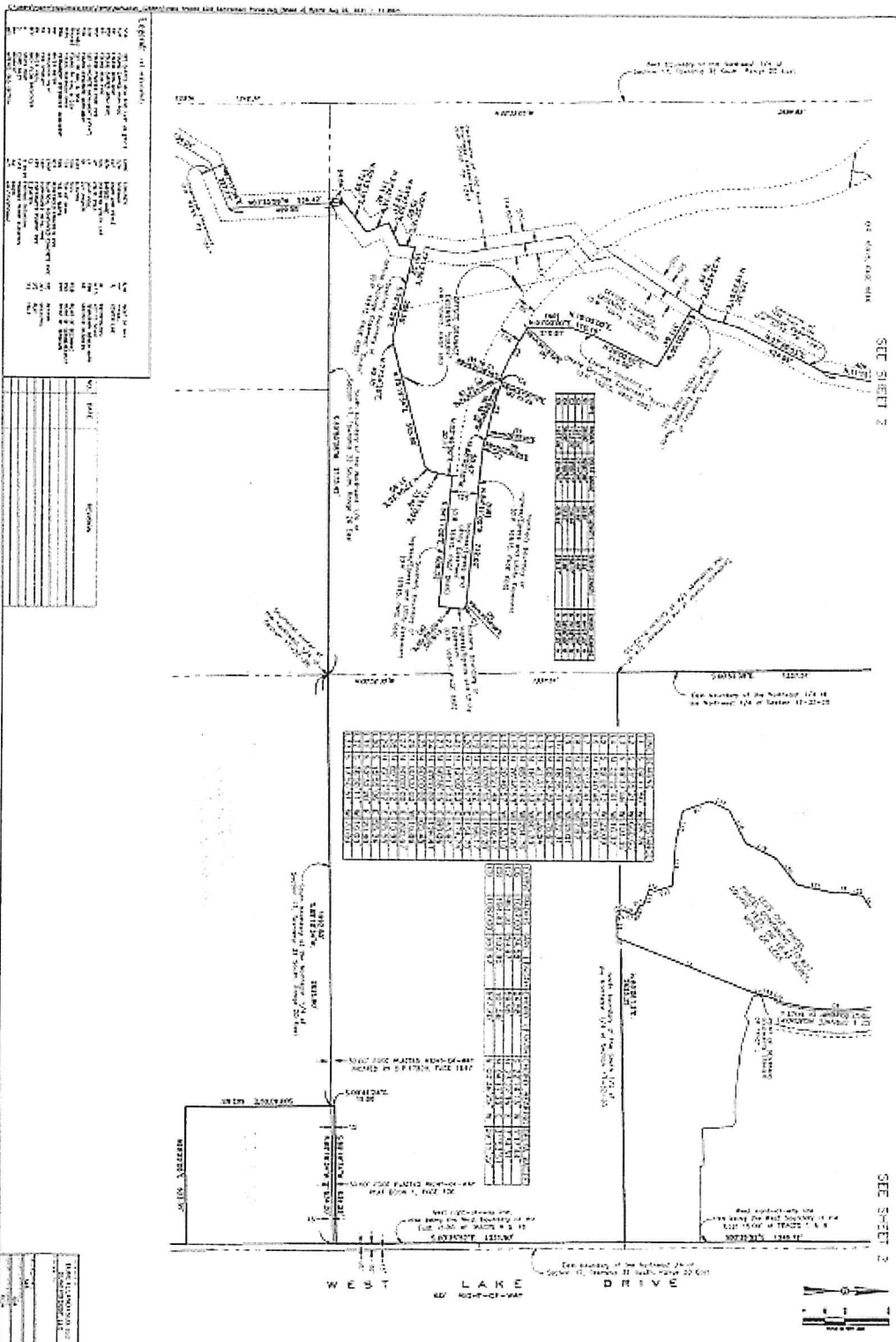
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SKETCH AND DESCRIPTION
 HIDDEN CREEK CDD
 HILLSBOROUGH COUNTY

HAMILTON
 ENGINEERING & SURVEYING, INC.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 13, 2022

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

Attention: Midge Dixon

Dear Ms. Stuart:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 22-7, which was filed in this office on April 13, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb