



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

March 6, 2013

Honorable Pat Frank
Clerk of the Circuit Court
Hillsborough County
Post Office Box 1110
Tampa, Florida 33601-1110

Attention: Ms. Kimberly Richards, Associate Director, BOCC Records/VAB

Dear Mr. Frank:

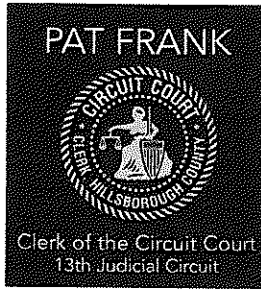
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated March 5, 2013 and certified copies of Hillsborough County Ordinance Nos. 13-7 and 13-8, which were filed in this office on March 6, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr



March 5, 2013

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

2013 MAR - 6 PM 3: 05
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

Re: Ordinance #13-7
Establishing the Park Creek Community Development District (CDD)

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 #13-7, adopted by the Board of County Commissioners on March 5, 2013. It is respectfully requested that you provide this office with the required official acknowledgment of your receipt and filing of said ordinance.

Sincerely,

Kimberly Richards,
Associate Director, BOCC Records/VAB

bam
Attachment
Federal Express AB# 8010 1235 8197

FINAL
NYT
3/5/13

ORDINANCE NO. 13-7

AN ORDINANCE ESTABLISHING THE PARK CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

2013 MAR - 6 PM 3: 05
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

WHEREAS, Dune FL Land I Sub, LLC, a Delaware limited liability company ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing the Park Creek Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

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

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005 (1) (d), Fla. Stat.; and

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 Park Creek 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), (d) & (f), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a), (d) and (f), Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Michael Lawson, Doug Draper, Greg Singleton, Tony Brannan and Ted Sanders.

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

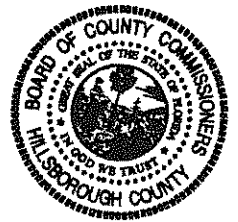
COUNTY OF HILLSBOROUGH

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 5, 2013, as the same appears of record in Minute Book 442 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 5th day of March, 2013.

PAT COLLIER FRANK, CLERK

By: Micah K. Ditt
Deputy Clerk



APPROVED BY COUNTY ATTORNEY

By: [Signature]
Approved as to Form and Legal Sufficiency

Exhibit "A"

DESCRIPTION OF PARK CREEK CDD

A parcel or tract of land lying within a portion of Government Lot 8 in Section 31, Township 30 South, Range 20 East, AND a portion of the North 1/2 of of the Southwest 1/4 of Section 32, Township 30 South, Range 20 East AND Lots 1 & 2 of ELKTON SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 7, Page 61, Public Records of Hillsborough County, Florida, said plat lying within Section 6, Township 31 South, Range 20 East, all in Hillsborough County, Florida, being more particularly described as follows: For a Point of Reference commence at the Northwest corner of said Government Lot 8, and proceed S 00°19'36" W, along the West boundary of said Government Lot 8, a distance of 657.49 feet (657.46 feet deed) for a POINT OF BEGINNING; thence S 89°35'12" E, a distance of 199.81 feet (200 feet deed); thence N 00°19'49" E, a distance of 627.00 feet to a point on the Southerly maintained right-of-way line of Tucker Jones Road; thence N 89°30'33" E, along said Southerly maintained right-of-way line, a distance of 906.99 feet to a point lying 210 feet West of the East boundary of the Northeast 1/4 of of the Southeast 1/4 of said Section 31; thence S 01°05'23" W, a distance of 516.00 feet; thence S 89°37'39" E, a distance of 210.02 feet (210 feet deed) to a point on the East boundary of said Government Lot 8; thence S 01°04'33" W, along said East boundary, a distance of 4.06 feet; thence S 89°54'38" E, a distance of 337.84 feet; thence N 01°05'32" E, a distance of 525.84 feet to a point on the Southerly maintained right-of-way line of Tucker Jones Road; thence N 89°39'15" E, along said Southerly maintained right-of-way line, a distance of 1002.00 feet; thence S 09°05'57" W, a distance of 275.73 feet; thence S 09°27'29" W, a distance of 265.01 feet; thence S 89°53'02" E, a distance of 210.00 feet to a point on the Westerly right-of-way line of US Highway 301; thence S 09°24'13" W, along said Westerly right-of-way line, a distance of 109.48 feet to a point on the that certain parcel recorded in Official Records Book 17299, Page 620 of the Public Records of Hillsborough County, Florida; thence along said parcel the following eight (8) courses: 1) S 81°39'18" W, a distance of 295.90 feet; 2) N 00°00'29" E, a distance of 40.90 feet; 3) S 80°21'04" W, a distance of 50.72 feet; 4) S 00°00'29" W, a distance of 39.73 feet; 5) S 81°39'18" W, a distance of 109.54 feet; 6) S 43°01'07" W, a distance of 86.24 feet; 7) S 11°31'55" E, a distance of 275.69 feet; 8) S 89°51'46" E, a distance of 388.58 feet to a point on the aforementioned Westerly right-of-way line of US Highway 301; thence S 09°24'13" W, along said Westerly right-of-way line, a distance of 101.33 feet to a point on the South boundary of the North 1/2 of the Southwest 1/4 of said Section 32; thence N 89°51'06" W, along said South boundary, a distance of 1383.37 feet to Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32 and the East boundary of said Government Lot 8; thence S 01°04'33" W, along the East boundary of said Government Lot 8, a distance of 1146.25 feet to the Southeast corner of said Government Lot 8; thence N 89°31'02" W, along the South boundary of said Government Lot 8, a distance of 14.90 feet to a point on a Northerly projection of the East boundary of Lot 1 of Elkton Subdivision; thence S 00°58'02" W, along said Northerly projection and the East boundary of said Lot 1, a distance of 664.80 feet to the Southeast corner of said Lot 1; thence N 89°20'19" W, along the South boundary of said Lot 1, a distance of 625.02 feet to the Southeast corner of Lot 2 of said Elkton Subdivision; thence N 89°23'36" W, along the South boundary of said Lot 2, a distance of 640.19 feet to the Southwest corner of said Lot 2; thence N 00°31'59" E, along the West boundary of said Lot 2 and the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 6, a distance of 646.84 feet to the Northwest corner of said Lot 2; thence N 00°48'20" E, a distance of 14.60 feet to the Southwest corner of said Government Lot 8; thence N 00°15'43" E, along the West boundary of said Government Lot 8, a distance of 1630.75 feet to the POINT OF BEGINNING. The parcel of land described above containing 109.481 acres, more or less.