


STATE OF FLORIDA DEPARTMENT OF STATE

I, Cord Byrd, Secretary of State of the State of Florida, do hereby certify that the attached and foregoing is a true and correct copy of Hillsborough County Ordinance No. 25-47, which was filed in this office on October 7, 2025, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
8th day of October, A.D., 2025.


Secretary of State

ORDINANCE NO. 25-47

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 18-35, WHICH ESTABLISHED THE RHODINE ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT; AS SUCH ORDINANCE WAS PREVIOUSLY AMENDED BY ORDINANCE NUMBER 19-18 AND ORDINANCE NUMBER 21-27; PROVIDING FOR AMENDMENT TO SECTION 3 OF SAID ORDINANCE TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 11, 2018, the Board of County Commissioners of Hillsborough County (the “**County**”) pursuant to Section 190.005, *Florida Statutes*, adopted Ordinance No. 18-35, effective December 12, 2018, which established the Rhodine Road North Community Development District (“**District**”); and

WHEREAS, on August 13, 2019, pursuant to Section 190.046, *Florida Statutes*, the County adopted Ordinance No. 19-18, effective August 15, 2019, amending Ordinance 18-35, expanding the boundaries of the District, which expanded boundaries are described in Exhibit A to Ordinance 19-18; and

WHEREAS, on July 20, 2021, pursuant to Section 190.046, *Florida Statutes*, the County adopted Ordinance No. 21-27, effective July 21, 2021, further amending Ordinance No. 18-35, as amended by Ordinance No. 19-18, expanding the boundaries of the District, which expanded boundaries are described in Exhibit A to Ordinance No. 21-27 (together with Ordinance No 18-35 and Ordinance No. 19-18, the “**Ordinance**”); and

WHEREAS, in compliance with the provisions of Section 190.046, *Florida Statutes*, the Board of Supervisors of the District has filed with the County a *Petition to Expand the Boundaries of the Rhodine Road North Community Development District*, dated July 7, 2025 (the “**Petition**”), requesting an amendment to the Ordinance to add approximately 10.57 acres, more or less to the

District, described in **Exhibit A**, attached hereto, as additional land for which the District is authorized to manage and finance basic public service delivery; and

WHEREAS, the District will continue to 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, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on October 7, 2025, pursuant to Section 190.046(1)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed hearing, the County has considered the record of the public hearing and the statutory factors set forth in Sections 190.005 and 190.046(1)(b), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the County, pursuant to the information contained within the Petition and based on an investigation conducted by the County staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District, the County has decided to grant the District's Petition to amend the Ordinance, to accomplish said purpose.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 7TH DAY OF OCTOBER 2025 AS FOLLOWS:

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

(1) The “WHEREAS” clauses stated above are adopted as findings of fact in support of this ordinance;

(2) The statements contained in the Petition are true and correct;

(3) The Petition is complete in that it meets the requirements of Section 190.046(1)(a), *Florida Statutes* (2025);

(4) The appropriate County staff have reviewed the Petition of the District on the proposed lands to be included within the District and have advised the County that said Petition is complete and sufficient;

(5) Expansion of the District boundaries and all land uses and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the County’s Comprehensive Plan;

(6) The area of land to be included within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community;

(7) The expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and

(8) The community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(9) The area that will be served by the District, as amended, is amenable to separate special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;

2. The County has jurisdiction pursuant to Chapter 190, *Florida Statutes*; and

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

SECTION 3. GEOGRAPHICAL BOUNDARIES. Exhibit A of the Ordinance is hereby replaced in its entirety with the legal description attached and set forth in **Exhibit B** of this ordinance.

SECTION 4. CONFLICTS. Upon adoption of this ordinance, all provisions of Ordinance No. 18-35, as amended, will continue to be effective except as modified herein.

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.

SECTION 6. EFFECTIVE DATE. This ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this ordinance has been filed with the Secretary of State.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I VICTOR D. CRIST, 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 October 7, 2025 as the same appears of record in Minute Book 593 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 7th day of October, 2025.

VICTOR D. CRIST, CLERK

BY: 

Deputy Clerk



APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

BY: Nancy Y. Takemori
Nancy Y. Takemori
Senior Assistant County Attorney

EXHIBIT A- LEGAL DESCRIPTION BOUNDARY AMENDMENT PARCELS

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, being described as follows:

Commence at the northeast corner of said Section 4; thence North 89°33'19" West, along the north line of said Section 4, for 663.24 feet to the point of intersection with the east line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 4; thence South 00°29'29" West, along said east line, for 49.62 feet to the south right-of-way line of Rhodine Road per Official Records Book 8837, Page 1964 of the Public Records of Hillsborough County, Florida; thence continue South 00°29'29" West, along said line, same being the west boundary line of RIDGEWOOD SOUTH, as recorded in Plat Book 144, Page 19 of the said Public Records of Hillsborough County, for 617.72 feet to the northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 4 for the POINT OF BEGINNING; thence continue South 00°29'29" West, along said line, for 694.58 feet to the southeast corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence North 89°44'32" West, along the south line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 661.42 feet to the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence North 00°24'39" East, along the west line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 697.12 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence South 89°31'20" East, along the north line of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, for 662.39 feet to the POINT OF BEGINNING.

Said parcel containing 10.57 acres, more or less.

EXHIBIT B- LEGAL DESCRIPTION OF RHODINE ROAD NORTH CDD, AS AMENDED

DESCRIPTION:

PARCEL A

A parcel of land being all of RIDGEWOOD, according to the plat thereof, as recorded in Plat Book 137, Pages 149 through 164 and all of RIDGEWOOD WEST, according to the plat thereof, as recorded in Plat Book 138, Pages 9 through 14 of the public records of Hillsborough County, Florida, lying in Section 33, Township 30 South, Range 20 East, of Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said RIDGEWOOD, run thence along the South and West boundary thereof the following fourteen (14) courses: (1) N.89°33'23"W., a distance of 1001.80 feet; (2) N.00°05'10"E., a distance of 290.86 feet; (3) N.89°38'46"W., a distance of 150.16 feet; (4) S.00°03'16"W., a distance of 290.63 feet; (5) N.89°33'23"W., a distance of 844.02 feet; (6) N.89°48'44"W., a distance of 0.15 feet; (7) N.00°08'40"E., a distance of 755.07 feet; (8) N.89°51'08"W., a distance of 135.55 feet; (9) S.00°09'37"W., a distance of 658.98 feet; (10) S.24°19'41"W., a distance of 105.20 feet; (11) N.89°49'04"W., a distance of 31.51 feet; (12) N.24°59'11"E., a distance of 105.58 feet; (13) N.00°10'37"E., a distance of 1780.95 feet; (14) S.89°58'19"W., a distance of 166.00 feet to a point on the East boundary of said RIDGEWOOD WEST; thence along the East, South and West boundary thereof the following three (3) courses: (1) S.00°10'45"W., a distance of 1876.16 feet; (2) N.89°48'44"W., a distance of 331.49 feet; (3) N.00°12'30"E., a distance of 2268.92 feet to the Northwest corner of said RIDGEWOOD WEST; thence along the North boundary of said RIDGEWOOD WEST and the North boundary of said RIDGEWOOD, N.89°58'19"E., a distance of 661.07 feet to the Northwest corner of the Southeast 1/4 of said Section 33; thence continue along said North boundary of RIDGEWOOD, N.89°42'42"E., a distance of 1650.55 feet to the Northeast corner of said RIDGEWOOD, thence along the East boundary of said RIDGEWOOD the following three (3) courses: (1) S.00°00'10"W., a distance of 1170.50 feet; (2) N.89°49'30"E., a distance of 338.04 feet; (3) S.00°05'08"E., a distance of 1125.70 feet to the **POINT OF BEGINNING**.

Containing 119.370 acres, more or less.

TOGETHER WITH

PARCEL B

A parcel of land being all of RIDGEWOOD SOUTH, according to the plat thereof, as recorded in Plat Book 144, Pages 19 through 28 of the public records of Hillsborough County, Florida and the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said RIDGEWOOD SOUTH, run thence along the East and South boundary thereof the following two (2) courses: (1) thence S.00°33'55"W., a distance of 2670.70 feet; (2) N.89°56'09"W., a distance of 1319.33 feet to the Southwest corner of said RIDGEWOOD SOUTH; thence along the West boundary of said RIDGEWOOD WEST and the West boundary of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4, N.00°25'01"E., a distance of 2061.63 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 4; thence along the North boundary thereof, S.89°33'23"E., a distance of 662.39 feet to a point on the West boundary of said RIDGEWOOD SOUTH; thence along said West boundary and the North boundary of said RIDGEWOOD SOUTH the following two (2) courses: (1) N.00°29'51"E., a distance of 617.80 feet; (2) S.89°33'23"E., a distance of 662.96 feet to the **POINT OF BEGINNING**.

Containing 71.831 acres, more or less.

Total of 191.201 acres.