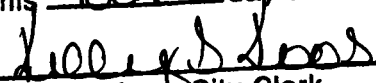
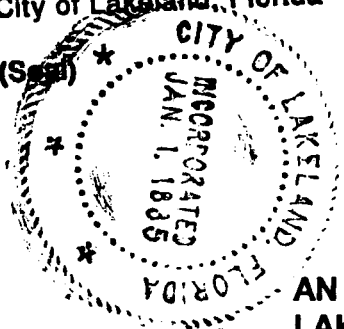


of the original document(s) on file  
in the office of City Clerk,  
City of Lakeland, Florida,  
this 13th day of Feb 2007  
  
Kelly S. Koos, City Clerk  
City of Lakeland, Florida



**ORDINANCE NO. 4829**

**PROPOSED ORDINANCE NO. 07-007**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT TO BE KNOWN AS HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT WITHIN A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Metro Development Group, LLC, a Florida limited liability company (the "Petitioner"), has submitted a Petition with the City Commission of the City of Lakeland, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Hawthorne Mill Community Development District (the "District"), and designating the land area for which the District would manage and finance the delivery of basic infrastructure services; and

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the City conducted a public hearing on February 6, 2007 to consider oral and written comments on the Petition; and

**WHEREAS**, the proposed District complies with the requirements of law, and is in the best interest and promotes the health, safety and welfare of the citizens of the City of Lakeland.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:**

**SECTION 1.** The above recitals are hereby incorporated as if fully set forth herein.

**SECTION 2.** The Hawthorne Mill Community Development District is hereby established, the administration of which shall be subject to the provisions of Chapter 190, Florida Statutes, as amended; and the boundaries of which are more particularly described in composite Exhibit "A" attached hereto.

**SECTION 3.** The five initial members of the Board of Supervisors are:

- A. Michael Lawson, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607
- B. Greg Singleton, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607
- C. William Eshenbaugh, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607
- D. Patricia Ryan, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607
- E. Henry Moorehead, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607

**SECTION 4.** All statements contained within the Petition have been found to be true and correct to the best of the Council's knowledge.

**SECTION 5.** The establishment of the District is consistent with any applicable element or portion of the State Comprehensive Plan and with the City's Comprehensive Plan.

**SECTION 6.** The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

**SECTION 7.** The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

**SECTION 8.** The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities.

**SECTION 9.** The area that will be served by the District is amenable to separate special-district government.

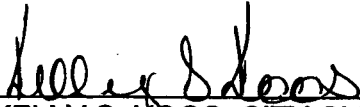
**SECTION 10.** The City hereby consents to the exercise by the District of the special powers set forth in Section 190.012(2)(a) and (d), Florida Statutes.

**SECTION 11.** If any section, subsection, sentence, clause, provision, or part of this Ordinance shall be invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

**SECTION 12.** This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 5th day of February,  
A.D. 2007.

  
RALPH L. FLETCHER, MAYOR

ATTEST:   
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:   
TIMOTHY J. McCAUSLAND  
CITY ATTORNEY




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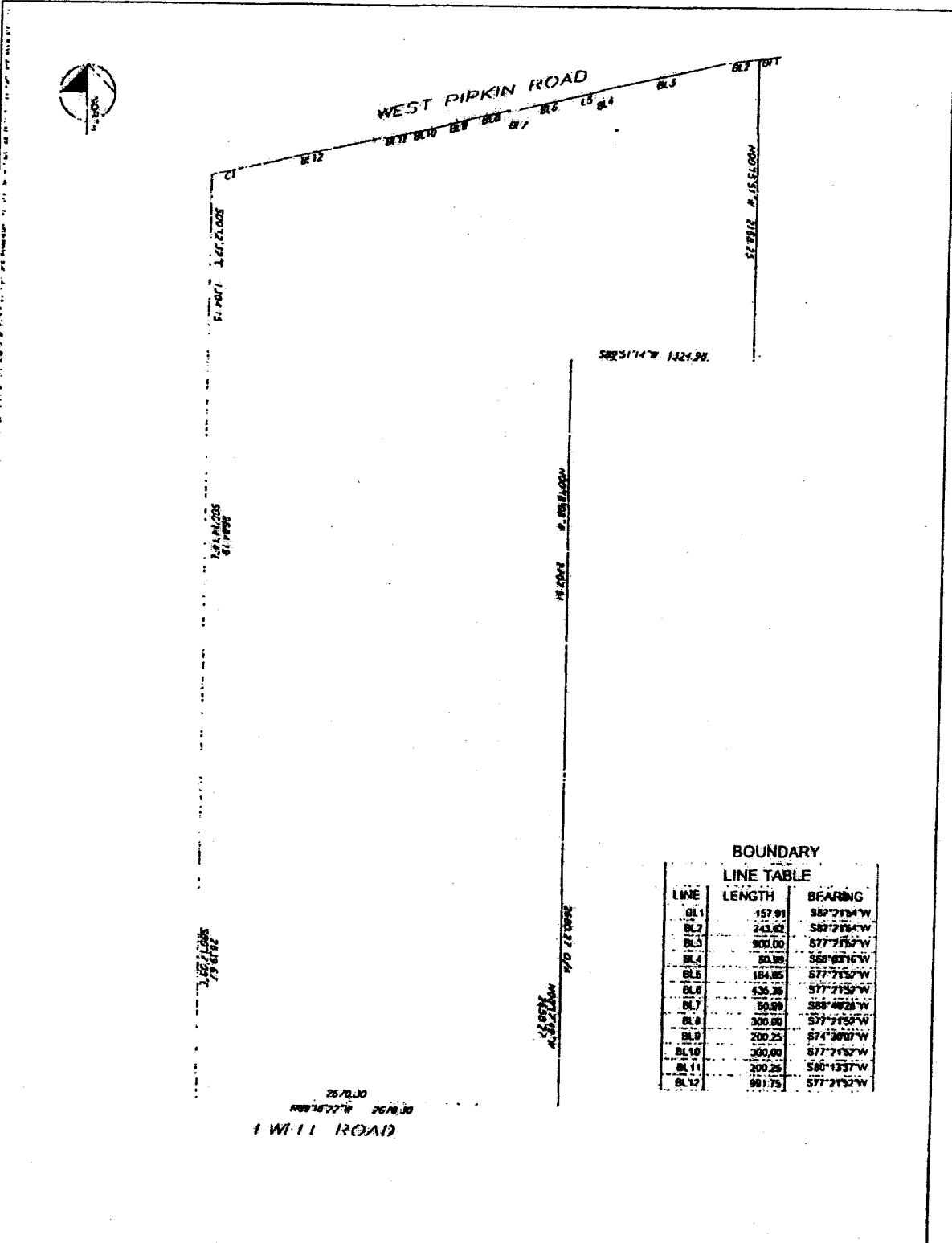
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**Description: ( METES AND BOUNDS)**

A parcel of land lying within Sections 7, 8 and 18, Township 29 South, Range 23 East, Polk County, Florida, Being more particularly described as follows: As a point of reference commence at an existing railroad spike marking the Southeast corner of the Southeast 1/4 of said Section 18; thence N00°17'49"W along the East boundary of the Southeast 1/4 of said Section 18 a distance of 30.00 feet to an existing 3/4" iron pipe in concrete marking the intersection with the Northerly right of way line of Ewell Road and the point of beginning; thence N89°16'22"W, along said Northerly right of way line, a distance of 2670.30 feet to an existing 5/8" iron rod marked "LB 7067" marking the intersection with the West boundary of the Southeast 1/4 of said Section 18; said point also being 30.00 feet North of an existing 5/8" iron rod marking the Southwest corner of the Southeast 1/4 of said Section 18, thence departing said Northerly right of way line, N00°17'05"W, along the West boundary of the Southeast 1/4 of said Section 18, to an existing 4" round concrete monument marked " IAC 1928" marking the Northwest corner of the Southeast 1/4 of said Section 18; thence N00°14'14"W, along the West boundary of the Northeast 1/4 of said Section 18, to an existing 4" round concrete monument marked "IAC 1928" marking the Northwest corner of the Northeast 1/4 of said Section 18; thence N00°12'32"W along the West boundary of the Southeast 1/4 of said Section 7 to an existing 5/8" iron rod marked "LB 24" marking the intersection with the southerly right of way line of West Pipkin Road as described in Official Records Book 4669, Page 1880, and Official Records Book 4374, Page 911, Public Records of Polk County, Florida, said point also being on a curve concave Northerly having the following elements a radius of 7090.00 feet, a central angle of 1°58'44", a chord bearing of N78°21'14"E, and a chord distance of 244.85 feet thence along the said Southerly right of way line and along the arc of said curve an arc distance of 244.87 feet to a point of tangency, said point being an existing 5/8" iron rod marked "LB 24", thence continue along said Southerly right of way line the following courses, N 77°21'52"E, a distance of 991.75 feet to an existing 5/8" iron rod marked "LB 24", thence N80°13'37"E a distance of 200.25 feet to an existing 5/8" iron rod marked "LB 24", thence N77°21'52"E, a distance of 300.00 feet to an existing 5/8" iron rod marked "LB 24", thence N74°30'07"E, a distance of 200.25 feet to an existing 5/8" iron rod marked "LB 24", thence N77°21'52"E, a distance of 300.00 feet to an existing 5/8" iron rod marked "LB 7067", thence N88°40'28"E, a distance of 50.99 feet to an existing 5/8" iron rod marked "LB 24", thence N77°21'52"E, a distance of 435.35 feet to an existing 5/8" iron rod marked "LB 7067", marking a point on the West boundary of the West 1/2 of the Southwest 1/4 of said Section 8, thence N77°21'52"E, a distance of 164.65 feet to an existing 5/8" iron rod marked "LB 24", thence N66°03'16"E, a distance of 50.99 feet to an existing 5/8" iron rod marked "LB 24", thence N77°21'52"E, a distance of 900.00 feet to an existing 5/8" iron rod, thence N82°21'54"E, a distance of 243.62 feet to an existing 5/8" iron rod marking the intersection with the East boundary of the West 1/2 of the Southwest 1/4 of said Section 8, thence departing said Southerly right of way line of West Pipkin Road, S00°15'51"E, along the East boundary of the West 1/2 of the Southwest 1/4 of said Section 8, a distance of 2168.25 feet to an existing concrete monument marking the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 8, thence S89°51'14"W along the South boundary of the West 1/2 of the Southwest 1/4 of said Section 8, a distance of 1324.98 feet to an existing 4" round concrete monument marked "IAC 1928" marking the common corner for Sections 7, 8 17 and 18, thence S00°18'08"E along the East boundary of the Northeast 1/4 of said Section 18, a distance of 2707.51 feet to an existing 4" round concrete monument marked "IAC 1928" marking the Southeast corner of the Northeast 1/4 of said Section 18, thence S00°17'49"E, along the East boundary of the Southeast 1/4 of said Section 18, a distance of 2650.27 feet to the Point of Beginning.


All containing 486.842 acres more or less.

LATEST REVISION DATE _____	 Kimley-Horn and Associates, Inc. <small>© 2008 KIMLEY-HORN AND ASSOCIATES, INC.                  2675 INNOVATION DRIVE, LAUREL, MD, FL 33617                  PH: (813) 791-8492 FAX: (813) 791-9837                  WWW.KIMLEY-HORN.COM CA 000048</small>	DATE SLPT. 2008 PROJECT NO. 049999000	HAWTHORNE MILL LEGAL DESCRIPTION	
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**BOUNDARY  
LINE TABLE**

LINE	LENGTH	BEARING
BL1	157.91	S89°21'14"W
BL2	243.82	S89°21'15"W
BL3	900.00	S77°21'52"W
BL4	50.38	S68°48'28"W
BL5	184.85	S77°21'52"W
BL6	435.35	S77°21'52"W
BL7	50.99	S88°48'28"W
BL8	300.00	S77°21'52"W
BL9	200.24	S74°30'07"W
BL10	200.00	S77°21'52"W
BL11	200.25	S80°13'37"W
BL12	981.75	S77°21'52"W

<p>DATE REVISION: JAN 11 2006</p>	 <p><b>Kimley-Horn and Associates, Inc.</b> 2008 BRADLEY ROAD, SAN JOSE, CA 95128 (408) 253-1100 FAX (408) 253-1101 WWW.KH.COM CA 000088</p>	<p>DATE: SEP 11 2006 PROJECT NO: 049999000</p>	<p><b>HAWTHORNE MILL CDD BOUNDARY</b></p>
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