

**CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
DECEMBER 4, 2017**

CARLTON LAKES
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 4, 2017 2:00 p.m.
SPECIAL MEETING

Meritus

Located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeffery Hills
	Vice Chairman	Ryan Motko
	Supervisor	Rhonda Nelson
	Supervisor	Brady Lefere
	Supervisor	Vacant
District Manager	Meritus Districts	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec (Interim)	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room
The District Agenda is comprised of six different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis.

The fifth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors
Carlton Lakes Community Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Carlton Lakes Community Development District will be held on **Monday, December 4, 2017 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

4. BUSINESS ITEMS

- A. Consideration of Resolution 2018-01; Authorizing the Expansion and Ratifying
the Submittal of a Petition to Expand.....Tab 01
- B. Discussion on Matters Related to Financing
- C. General Matters of the District

5. SUPERVISORS REQUESTS

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb
District Manager

RESOLUTION NO. 2018-01

A RESOLUTION AUTHORIZING THE EXPANSION OF THE CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND RATIFYING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES AS REQUESTED BY CONSENTING LANDOWNERS PREVIOUSLY.

WHEREAS, the Carlton Lakes Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") has discussed expansion based on landowner(s) consent and request.

WHEREAS, the Board will enter into a funding agreement that will ensure all cost for expansion are paid by the requesting landowner(s) **Exhibit "A"** form of attached hereto

WHEREAS, the Board desires to expand the boundaries of the District pursuant to the request of adjacent consenting landowner(s) and to ratify the Petition as submitted to Expand the Boundaries of the Carlton Lakes Community Development District (the "**Petition**") for the area and consent as described in **Exhibit "B"** attached hereto;

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby ratifies, authorizes and approves the expansion of the District, the Chairman to sign and direct the submittal of Petition, Brian K. Lamb to act as the authorized representative on behalf of the District and consenting landowner for County staff review and presentation at a public hearing for consideration before the Board of County Commissioners of Hillsborough County, Florida.

2. The Board hereby ratifies the authorization for the Chair, Vice Chair, any other member of the Board, the District Counsel, the District Manager and the District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hillsborough County, Florida.

3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 4TH DAY OF DECEMBER, 2017.

Attest:

**Carlton Lakes Community
Development District**

Brian Lamb
Secretary

Jeffrey Hills
Chair of the Board of Supervisors

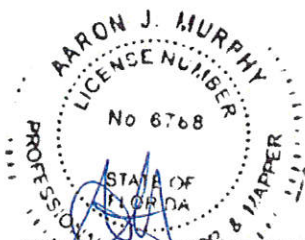
SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22728, PAGE 31, A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8363, PAGE 1465, AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2775, PAGE 639, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21 AND PROCEED N 89°58'12" E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 2,674.92 FEET TO THE NORTHEAST CORNER OF THE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S 00°11'44" W, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1,341.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S 00°08'33" W, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1,277.15 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF BALM ROAD (COUNTY ROAD 672); THENCE S 89°54'59" W, ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,303.68; THENCE N 83°37'00" W, A DISTANCE OF 150.94 FEET; THENCE S 89°54'59" W, A DISTANCE OF 1,168.82 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S 00°58'59" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 48.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (COUNTY ROAD 672) ACCORDING TO HILLSBOROUGH COUNTY TRANSFER MAP BOOK 3, PAGE 4; THENCE S 89°54'44" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,375.63 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S 89°54'09" W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 695.70 FEET; THENCE N 00°02'37" W, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 179.56 FEET; THENCE S 89°29'55" W, A DISTANCE OF 91.42 FEET; THENCE N 00°34'16" W, A DISTANCE OF 1129.91 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S 89°53'17" W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 579.18 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°04'07" W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1338.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 89°49'40" E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1354.67 FEET; THENCE N 89°49'29" E, A DISTANCE OF 1354.75 TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 306.90 ACRES, MORE OR LESS



Aaron J. Murphy, PSM
Date 12/14/16
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

CARLTON LAKES CDD
HILLSBOROUGH COUNTY, FLORIDA

SEC TWP RGE
20 & 21-31-20

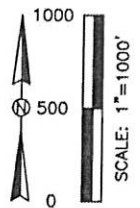
JOB NUMBER
03263.0004

SCALE
AS SHOWN

DATE
12/13/20165

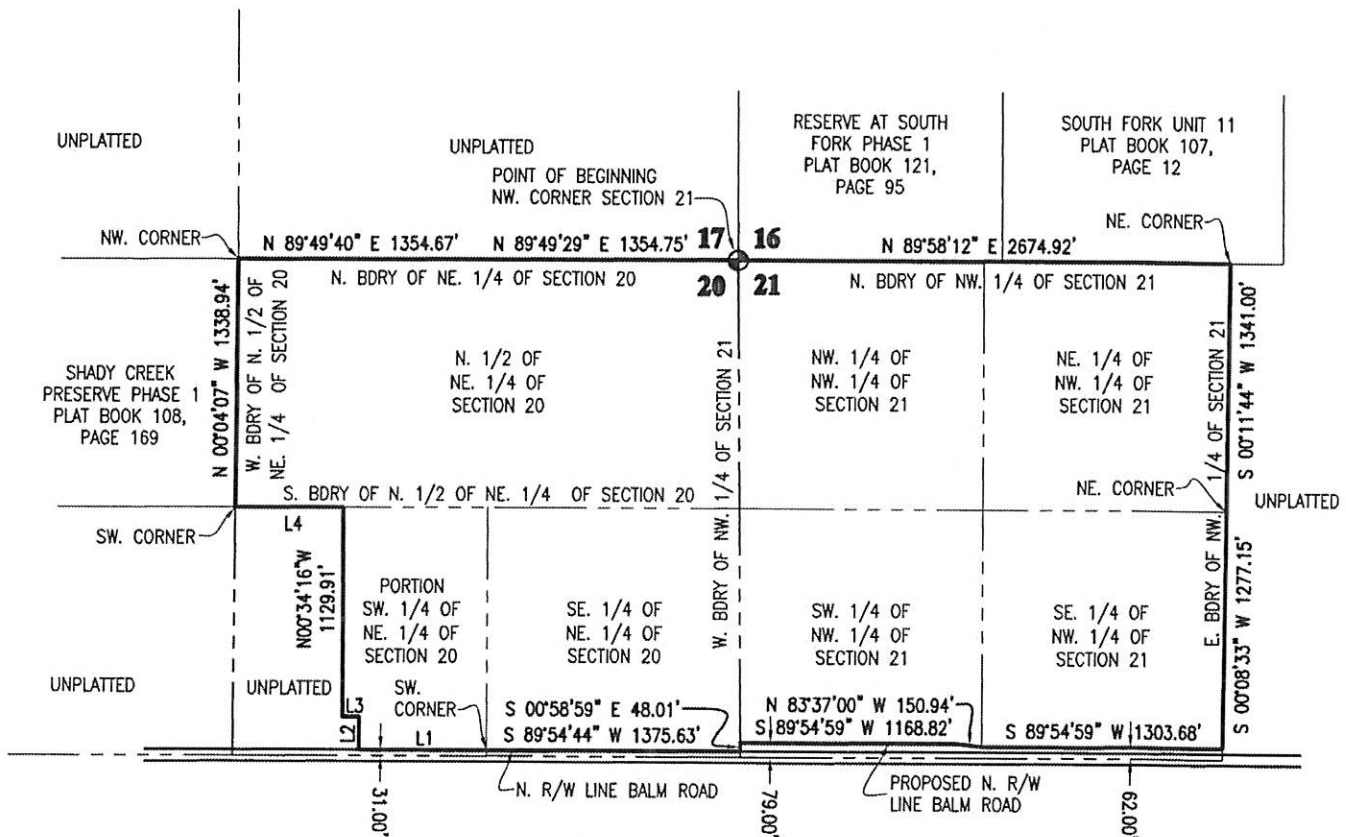
SHEET
1/2

SKETCH & DESCRIPTION - NOT A SURVEY



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°54'09" W	695.70'
L2	N 00°02'37" W	179.56'
L3	S 89°29'55" W	91.42'
L4	S 89°53'17" W	579.18'

LEGEND:
 BDRY = BOUNDARY
 R/W = RIGHT-OF-WAY
 N. = NORTH
 E. = EAST
 S. = SOUTH
 W. = WEST
 NE. = NORTHEAST
 SE. = SOUTHEAST
 SW. = SOUTHWEST
 NW. = NORTHWEST



BALM ROAD - COUNTY ROAD 672
 STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP
 SECTION 10540-2152 (COUNTY TRANSFER MAP BOOK 3, PAGE 4)
 (62.00' RIGHT-OF-WAY)



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 ENGINEERING & SURVEYING, INC.

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 FAX (813) 250-3636

CARLTON LAKES CDD
 HILLSBOROUGH COUNTY, FLORIDA

SEC TWP RGE
 20 & 21-31-20

JOB NUMBER
 03263.0004

SCALE
 AS SHOWN

DATE
 12/13/2016⁶

SHEET
 2/2