

**AN ORDINANCE ESTABLISHING THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, VOPH Master Development Company, LLC, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Pasadena Ridge Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

**WHEREAS**, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Pasadena Ridge Community Development District (the "Petition") true and correct; and

**WHEREAS**, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

**WHEREAS**, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

**WHEREAS**, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

**WHEREAS**, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, the County, on August 6, 2024, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this of this Ordinance establishing the District.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. AUTHORITY**

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2024), and under the home rule powers of the County.

**SECTION 2. LEGISLATIVE FINDINGS OF FACT**

The foregoing Whereas clauses, incorporated herein, are true and correct.

**SECTION 3. AUTHORITY AND POWER OF THE DISTRICT**

a. There is hereby established the District, as depicted in Exhibit 1 of the Petition, and the external boundaries of which are described in Exhibit 2 of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Evans Pasadena Villages of Pasadena Hills MPUD Rezoning Petition No. RZ-7635 ("MPUD Conditions of Approval"), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners by resolution.

d. The District shall have the authority to fund, construct, and maintain improvements outside its boundaries for the obligation(s) set forth in the conditions of approval of the MPUD established in connection with the offsite intersection improvements without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

e. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.08, Florida Statutes.

**SECTION 4. POWERS AND DUTIES OF THE DISTRICT**

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Financial Services in the same form and in the same manner as all other political subdivisions, including the County.



b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the District and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District. Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the property records of the County, which said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

## **SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT**

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors are as listed in the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the Board Supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to those amounts prescribed in Section 190.006(8), Florida Statutes, plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

## **SECTION 6. DISTRICT BUDGET**

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

## **SECTION 7. FUNCTIONS OF THE DISTRICT**

a. The District may exercise the general powers provided in Section 190.011, Florida Statutes.

b. The District may also exercise the special powers set forth in Sections 190.012(1), (3) and (4) as well as the special powers for parks and recreation services and facilities and security services and facilities, pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Exhibit 2 of the Petition, and as the said District might be expanded or contracted.

## **SECTION 8. MISCELLANEOUS PROVISIONS**

a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a nonemergency ordinance providing a plan for the transfer of a specific community development service from the District to the County. The plan shall be consistent with the District's debt obligations and shall demonstrate the ability of the County to provide the service as efficiently as the District, at a level of quality equal to or



higher than that actually delivered by the District, and at charge equal to or lower than the actual charge by the District.

c. The District shall not levy assessments on any property, lying within the boundaries of the District, either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the District shall be subject to, and the District shall pay, all County imposed user fees, including but not limited to stormwater utility and solid waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments, or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority to the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. Pursuant to Section 190.046(1)(h), *Florida Statutes*, within ten (10) years of the effective date of this ordinance, the District may petition the County for an amendment to expand the boundaries of the District to include the sufficiently contiguous lands described in described in Exhibit 2 of the Petition.

e. The Petition to Establish the Pasadena Ridge Community Development District is attached hereto in its entirety and incorporated herein.

#### **SECTION 9. SEVERABILITY**

To the extent that any portion of this Ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this Ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

#### **SECTION 10. EFFECTIVE DATE**

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt.

**DONE AND ADOPTED** by the Board of County Commissioners of Pasco County with  
a quorum present and voting this 6th day of August, 2024.

(SEAL)

ATTEST  
CLERK OF PASCO COUNTY, FLORIDA  
JUNE 2nd  
By: *Harold R. Syble, Jr.*  
BCC 08/06/2024 DEC-24-0412  
NICKOLAI AREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

APPROVED  
IN SESSION

AUG 06 2024

PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS

By:

*Ronald E. Oakley*  
RONALD E. OAKLEY, CHAIRMAN

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA**

**PETITION TO ESTABLISH PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, VOPH Master Development Company, LLC, a Florida limited liability company, (hereafter “Petitioner”), hereby petitions the Board of County Commissioners of Pasco County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District (hereafter “District”), with respect to the land described herein. In support of this petition, Petitioner states:

1.     Location and Size. The proposed District will be located within Pasco County, Florida (“County”). **Exhibit 1** depicts the general location of the lands comprising the proposed District. The proposed District covers approximately 692.361 acres of land, generally located on Handcart Road, south of Prospect Road and north of Wright Lane. A metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

2.     Excluded Parcels. There are four parcels within the external boundaries of the proposed District that are excluded. These excluded parcels are depicted as Tracts “F-5”, “F-6”, “F-7” and “F-8” in **Exhibit 2**. There are also four excluded parcels along the external boundary of the proposed District. These excluded parcels are depicted as Tracts “F-1”, “F-2”, “F-3” and “F-4” in **Exhibit 2**. A metes and bounds legal description of each excluded parcel is also located in **Exhibit 2**. Establishment of the proposed District will have no adverse impact on the excluded parcels. Petitioner neither owns nor has consent to include any excluded parcels at the present time. A portion of the excluded parcels are also identified below as Expansion Parcels which Petitioner expects to seek to include when it owns the Expansion Parcels or has consent to include them. It is Petitioner’s expectation that any excluded parcels not included within the proposed District in the future as Expansion Parcels or otherwise, will be included in an appropriate

association in accordance with County requirements and any cost sharing addressed with such association at that time.

3.     Expansion Parcels. Pursuant to Section 190.046(1)(h), Florida Statutes, **Exhibit 2** identify certain “Expansion Parcels” that may be added to the boundaries of the district within ten (10) years after establishment. The Expansion Parcels are depicted as “Tract F-7” and “Tract F-8” in **Exhibit 2**. A metes and bounds legal description of each Expansion Parcel is also included in **Exhibit 2**.

4.     Landowner Consent. Petitioner has obtained written consents to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of ownership and consent to the establishment of the District is contained in **Exhibit 3**.

5.     Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name:           Allison Martin  
Address:        4065 Crescent Park Drive  
                    Riverview, Florida 33578

Name:           Paula Roberts  
Address:        4065 Crescent Park Drive  
                    Riverview, Florida 33578

Name:           Andrew Hostetler  
Address:        4065 Crescent Park Drive  
                    Riverview, Florida 33578

Name:           Ben Viola  
Address:        4065 Crescent Park Drive  
                    Riverview, Florida 33578

Name:           Grant Striepling  
Address:        4065 Crescent Park Drive  
                    Riverview, Florida 33578



All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

6. Name. The proposed name of the District is Pasadena Ridge Community Development District.

7. Existing and Future Land Uses. The general distribution, location, and extent of the existing and future public and private land uses for lands within the proposed District are identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the Pasco County Comprehensive Plan.

8. Major Water and Wastewater Facilities. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands to be included within the proposed District.

9. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 6**. At present, these improvements are estimated to be made, constructed and installed from 2024 through 2032. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs (“SERC”), prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Jonathan T. Johnson. **See Exhibit 8.** Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson  
[Jonathan.Johnson@kutakrock.com](mailto:Jonathan.Johnson@kutakrock.com)  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

11. This petition to establish the Pasadena Ridge Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan, the Pasco County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in Pasco County from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity

capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

**WHEREFORE**, Petitioner respectfully requests the Board of County Commissioners of Pasco County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*; and

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to, walls, fences and electronic intrusion detection, all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*.

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this \_\_\_\_ day of \_\_\_\_\_, 2024.

KUTAK ROCK LLP

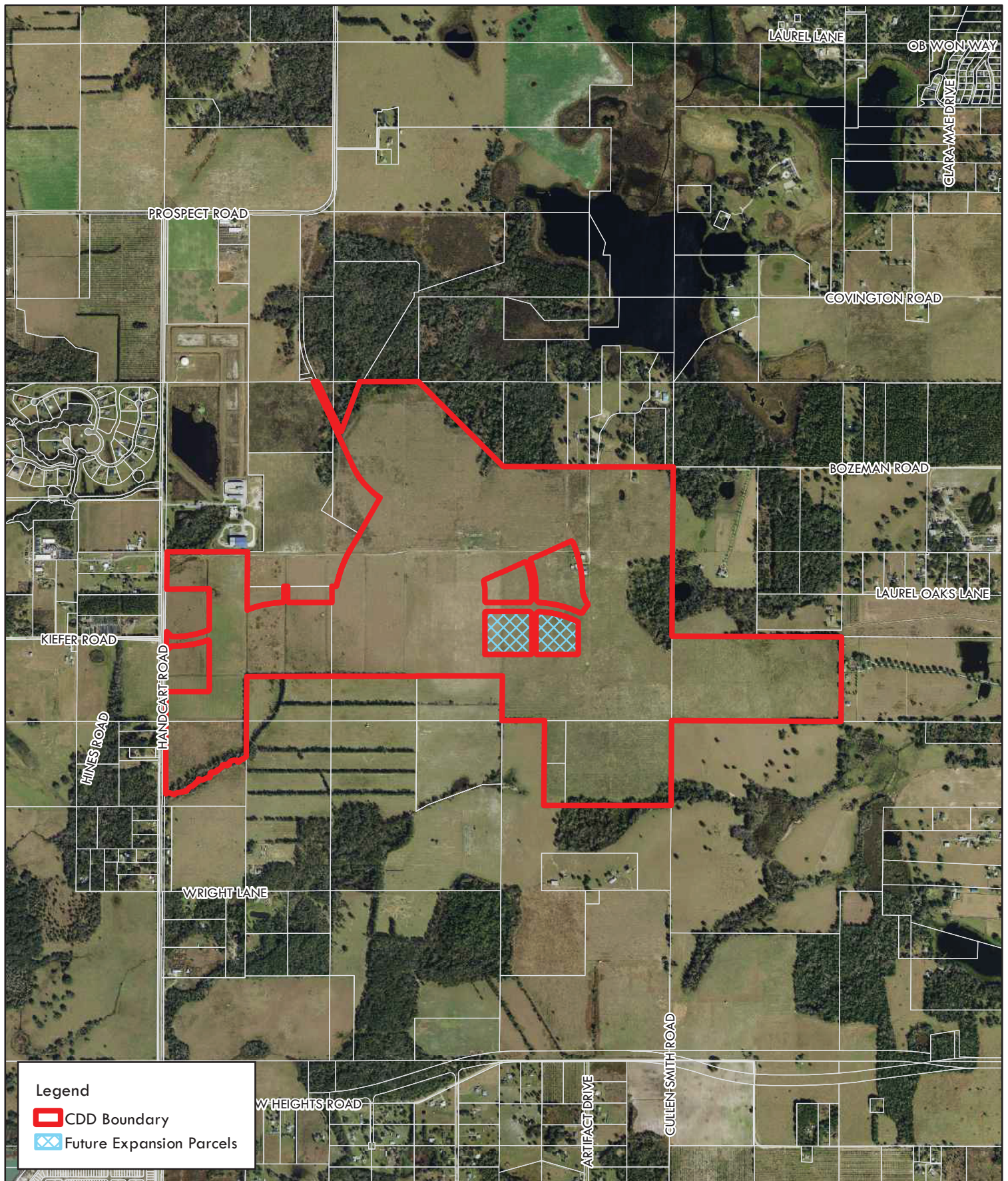


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Jonathan T. Johnson  
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Tallahassee, Florida 32301  
(850) 692-7300 (telephone)  
(850) 692-7319 (facsimile)  
Attorney for Petitioner



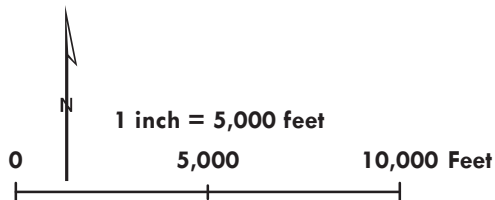
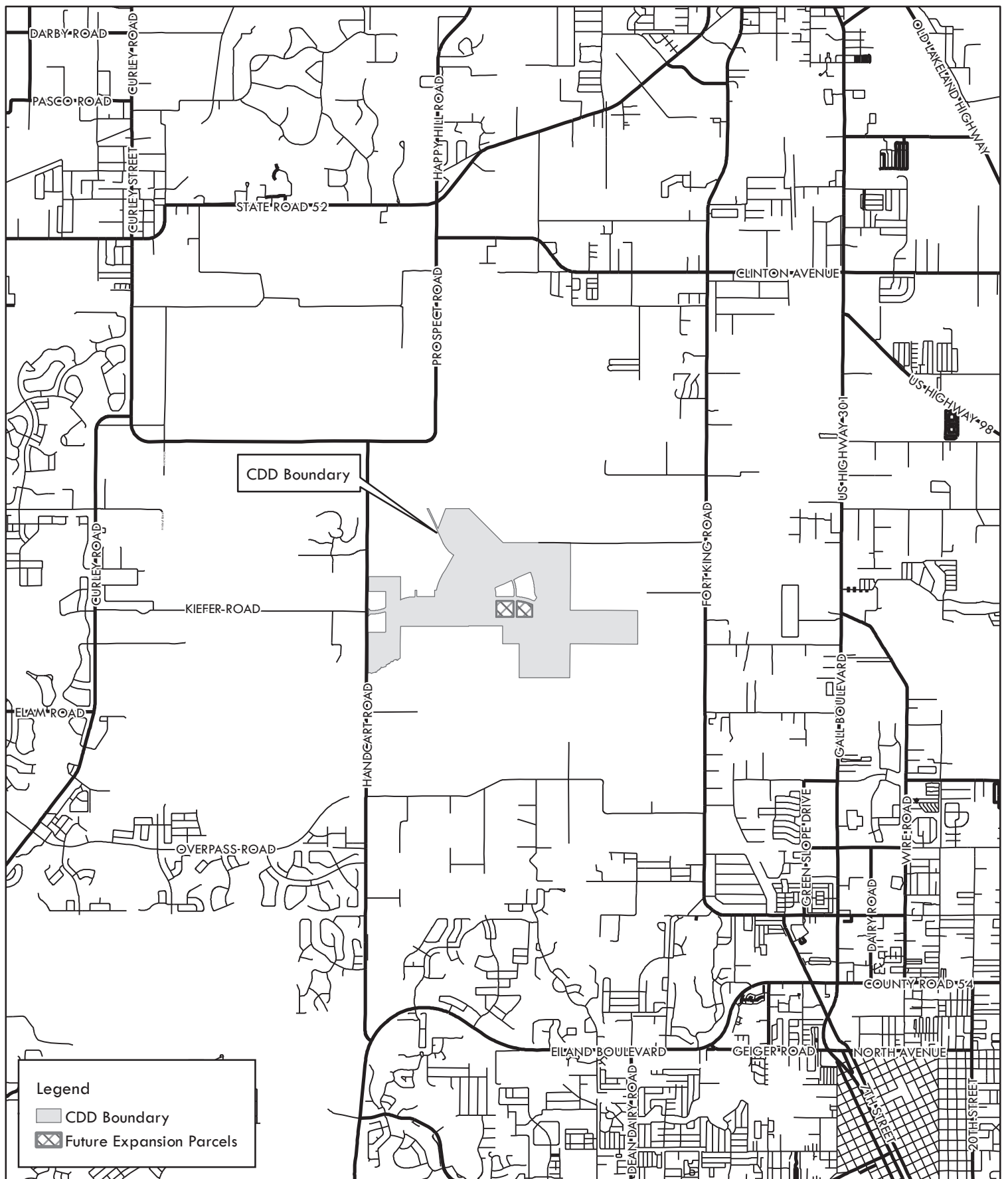
# EXHIBIT 1



Pasadena Ridge CDD

Aerial Map

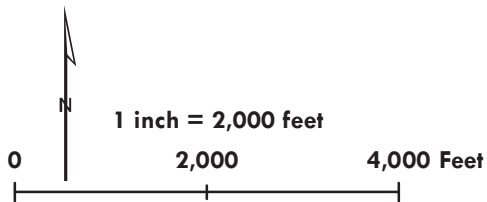
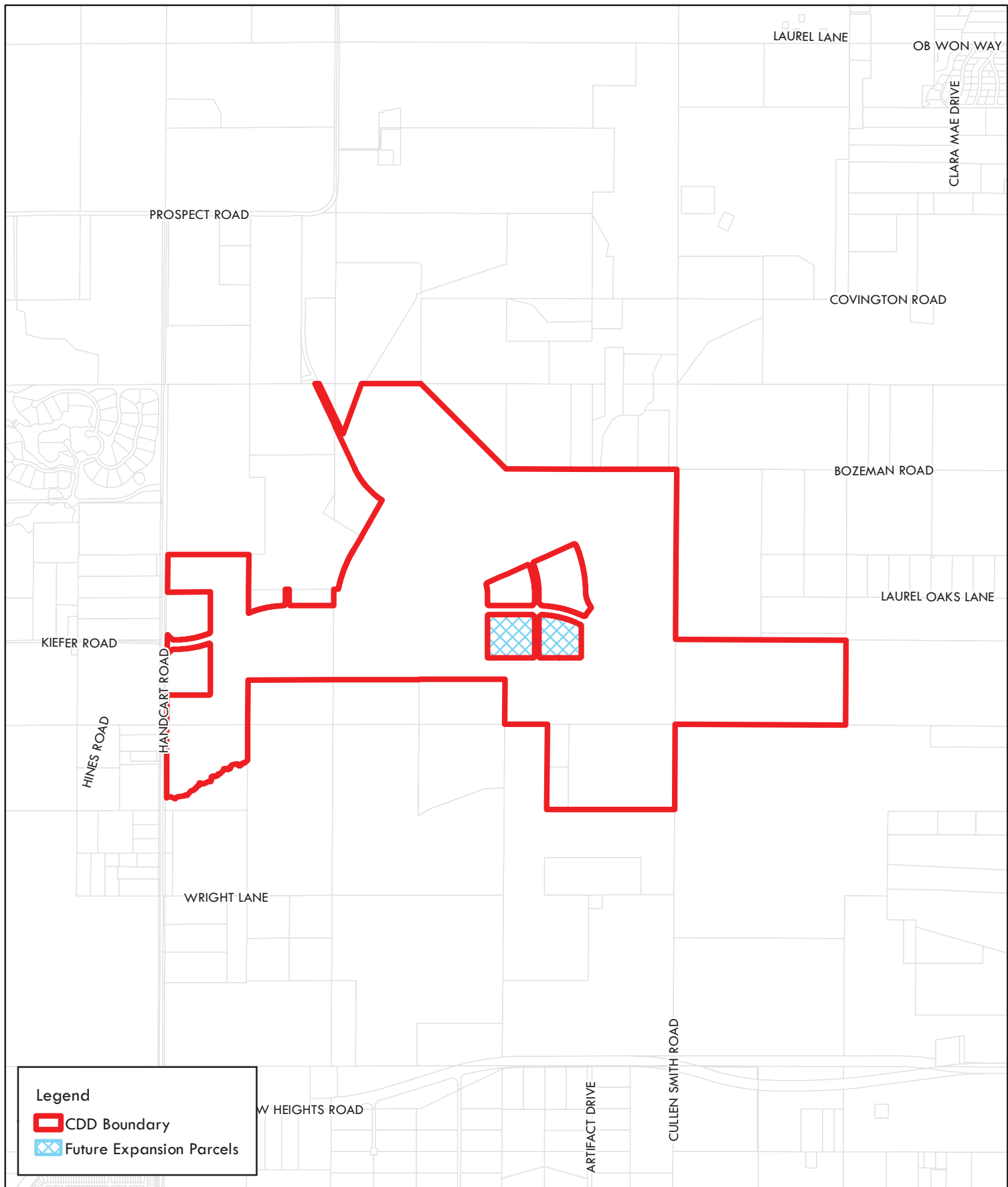




## Pasadena Ridge CDD

Vicinity Map





Pasadena Ridge CDD  
Boundary Map

# EXHIBIT 2



PASCO COUNTY PROPERTY  
O.R. 9671 PAGE 1468

PASCO COUNTY PROPERTY  
O.R. 9671 PAGE 1468

17 16  
20 21

18 17  
20 21

PASCO COUNTY  
PARCEL "E1"  
(O.R. 8798, PAGE 3345)

PASCO COUNTY  
PARCEL "E2"  
(O.R. 8798, PAGE 3345)

PASCO COUNTY  
PARCEL "E3"  
(O.R. 8798, PAGE 3345)

PASCO COUNTY  
PARK SITE  
(O.R. 10741, PAGE 534)

PASCO COUNTY  
PARCEL "E7"  
(O.R. 8798, PAGE 3345)

PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
692.361 ACRES

LESS OUT  
TRACT "F-5"

LESS OUT  
TRACT "F-6"

LESS OUT  
TRACT "F-7"

LESS OUT  
TRACT "F-8"

PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

LESS OUT  
TRACT "F-3"

LESS OUT  
TRACT "F-2"

LESS OUT  
TRACT "F-1"

(PROPOSED)  
142' R/W LINE  
KEENE ROAD  
MINIMUM 5' N

ADDITIONAL RIGHT-OF-WAY  
PARCEL 127 FOR  
HANDCART ROAD  
(O.R. 4882, PAGE 824)

ADDITIONAL RIGHT-OF-WAY  
PARCEL 128 FOR  
HANDCART ROAD  
(O.R. 4882, PAGE 828)

PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

20 21  
23 28

19 20  
30 29

# PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT



**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 19, 20, 21, 29, and 30, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 29, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 29, S.00°24'35"W., a distance of 1327.86 feet to the Southeast corner thereof; thence along the North boundary of the South 1/2 of said Northeast 1/4 of Section 29, S.89°57'31"W., a distance of 1990.27 feet to the Southwest corner of East 1/2 of the Northwest 1/4 of said Northeast 1/4 of Section 29; thence along the West boundary of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 29, N.00°26'55"E., a distance of 1329.31 feet to the Northwest corner thereof; thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 20, S.89°59'14"W., a distance of 663.49 feet to the Southwest corner thereof; thence along the West boundary of said Southwest 1/4 of the Southeast 1/4 of Section 20, N.00°15'27"E., a distance of 698.18 feet; thence along a line lying 1948.00 feet South of and parallel to the North boundary of the Southwest 1/4 of said Section 20, N.89°57'52"W., a distance of 1337.03 feet to the East boundary of the Southwest 1/4 of said Southwest 1/4 of Section 20; thence along said East boundary of the Southwest 1/4 of the Southwest 1/4 of Section 20, S.00°18'59"W., a distance of 5.13 feet; thence along a line lying 628.00 feet South of and parallel to the North boundary of said Southwest 1/4 of the Southwest 1/4 of Section 20, S.89°56'53"W., a distance of 1331.62 feet; thence along a line lying 628.00 feet South of and parallel to the North boundary of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 19, S.89°48'40"W., a distance of 1332.30 feet to the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 20; thence along said West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 20, S.00°22'39"W., a distance of 698.48 feet to the Southwest corner thereof; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of aforesaid Section 30, S.00°16'57"W., a distance of 551.68 feet to the centerline of a ditch, as shown on that certain ALTA/NSPS LAND TITLE SURVEY (Project: Harvest Square), prepared by GeoPoint Surveying, Inc., with a date of last field survey of August 19, 2021; thence along said centerline of ditch, the following seventy-three (73) courses: 1) S.51°17'31"W., a distance of 67.48 feet; 2) N.83°27'58"W., a distance of 10.59 feet; 3) S.77°58'37"W., a distance of 12.30 feet; 4) S.24°52'33"W., a distance of 14.58 feet; 5) S.61°54'40"W., a distance of 15.59 feet; 6) S.26°37'00"W., a distance of 14.97 feet; 7) S.55°40'26"W., a distance of

13.60 feet; 8) S.87°37'01"W., a distance of 21.89 feet; 9) N.11°23'51"W., a distance of 27.09 feet; 10) S.86°23'28"W., a distance of 28.74 feet; 11) N.77°44'07"W., a distance of 24.96 feet; 12) S.66°28'06"W., a distance of 27.74 feet; 13) S.81°33'54"W., a distance of 24.82 feet; 14) S.34°29'50"W., a distance of 18.37 feet; 15) S.48°54'44"W., a distance of 21.43 feet; 16) S.11°38'25"E., a distance of 27.05 feet; 17) S.89°35'38"W., a distance of 11.17 feet; 18) S.53°15'12"W., a distance of 8.60 feet; 19) S.03°05'03"W., a distance of 10.30 feet; 20) S.89°02'01"W., a distance of 18.77 feet; 21) N.36°13'22"W., a distance of 15.01 feet; 22) N.70°38'30"W., a distance of 18.91 feet; 23) S.59°17'44"W., a distance of 18.03 feet; 24) S.87°33'09"W., a distance of 29.31 feet; 25) S.08°14'50"W., a distance of 17.95 feet; 26) S.34°52'01"E., a distance of 13.17 feet; 27) S.71°10'59"W., a distance of 14.49 feet; 28) S.51°02'06"W., a distance of 44.28 feet; 29) S.38°02'40"W., a distance of 20.69 feet; 30) N.80°57'59"W., a distance of 17.84 feet; 31) S.87°59'30"W., a distance of 13.70 feet; 32) S.04°33'34"W., a distance of 29.81 feet; 33) S.80°40'40"W., a distance of 20.72 feet; 34) N.88°40'33"W., a distance of 15.40 feet; 35) S.36°51'25"W., a distance of 10.49 feet; 36) S.80°35'31"W., a distance of 9.86 feet; 37) N.53°44'17"W., a distance of 8.08 feet; 38) N.80°49'17"W., a distance of 22.42 feet; 39) S.47°37'20"W., a distance of 25.77 feet; 40) S.01°50'17"E., a distance of 29.42 feet; 41) S.17°53'49"E., a distance of 12.02 feet; 42) S.26°11'47"W., a distance of 31.00 feet; 43) N.81°58'00"W., a distance of 13.25 feet; 44) S.77°34'59"W., a distance of 26.95 feet; 45) S.65°34'10"W., a distance of 75.32 feet; 46) N.84°41'16"W., a distance of 25.59 feet; 47) N.71°40'28"W., a distance of 26.30 feet; 48) N.84°38'22"W., a distance of 17.84 feet; 49) S.04°51'53"W., a distance of 30.88 feet; 50) S.15°11'10"W., a distance of 8.59 feet; 51) S.79°03'17"W., a distance of 26.24 feet; 52) S.41°30'32"W., a distance of 29.58 feet; 53) S.38°20'22"E., a distance of 8.28 feet; 54) S.29°29'29"W., a distance of 7.06 feet; 55) S.43°06'06"W., a distance of 9.62 feet; 56) S.87°28'08"W., a distance of 12.89 feet; 57) S.38°51'19"W., a distance of 29.80 feet; 58) S.73°52'04"W., a distance of 35.96 feet; 59) S.63°11'40"W., a distance of 23.51 feet; 60) S.24°27'13"W., a distance of 26.87 feet; 61) S.40°22'54"W., a distance of 42.78 feet; 62) S.60°01'15"W., a distance of 12.09 feet; 63) S.88°10'47"W., a distance of 11.03 feet; 64) N.67°48'46"W., a distance of 14.48 feet; 65) S.50°13'11"W., a distance of 17.53 feet; 66) S.80°40'26"W., a distance of 85.53 feet; 67) N.89°56'24"W., a distance of 16.10 feet; 68) S.68°32'40"W., a distance of 37.09 feet; 69) S.28°37'12"W., a distance of 25.62 feet; 70) N.62°33'22"W., a distance of 63.67 feet; 71) N.76°21'22"W., a distance of 22.37 feet; 72) S.85°41'17"W., a distance of 30.01 feet; 73) S.63°22'18"W., a distance of 28.92 feet; thence along a line lying 21.00 feet Easterly of and parallel to the Easterly boundary of Additional Right-of-Way PARCEL 128 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 828, of the Public Records of Pasco County, Florida, N.00°11'05"E., a distance of

1131.20 feet; thence along a line lying 21.00 feet Easterly of and parallel to the Easterly boundary of the Additional Right-of-Way PARCEL 127 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 824, of the Public Records of Pasco County, Florida, N.00°22'25"E., a distance of 2650.63 feet to a point on the South boundary of the West 1/2 of the Northeast 1/4 of said Section 19; thence along said South boundary of the West 1/2 of the Northeast 1/4 of Section 19, N.89°46'03"E., a distance of 1257.80 feet to the Southeast corner thereof, said point also being a point on the West boundary of the Pasco County Park Site, according to the Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said West boundary of the Pasco County Park Site, also being the West boundary of the Northeast 1/4 of aforesaid Southeast 1/4 of Section 19, S.00°22'39"W., a distance of 548.03 feet to the Southwest corner of said Pasco County Park Site; thence along the South boundary of said Pasco County Park Site, lying 548.00 feet South of and parallel with the North boundary of said Northeast 1/4 of the Southeast 1/4 of Section 19, N.89°46'09"E. a distance of 1395.17 feet to the Southeast corner thereof, also being a point on a curve; thence along the Easterly boundary of said Pasco County Park Site, the following three (3) courses: 1) Northerly, 667.33 feet along the arc of a curve to the right having a radius of 1902.00 feet and a central angle of 20°06'10" (chord bearing N.21°23'56"E., a distance of 663.92 feet) to a point of tangency; 2) N.31°27'01"E., a distance of 236.91 feet; 3) N.58°32'59"W., a distance of 4.93 feet; thence N.29°47'00"E., a distance of 645.87 feet to a point on a curve; thence Northwesterly, 664.37 feet along the arc of a curve to the right having a radius of 1235.00 feet and a central angle of 30°49'20" (chord bearing N.40°36'31"W., a distance of 656.39 feet) to a point of tangency; thence N.25°11'50"W., a distance of 720.49 feet to a point on the East boundary of the Northeast 1/4 of the aforesaid Section 19, also being a point on the Easterly boundary of Pasco County Parcel "E1", according to the Warranty Deed, as recorded in Official Records Book 8799, Page 3345, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Pasco County Parcel "E1", the following two (2) courses: 1) along the aforesaid East boundary of the Northeast 1/4 of Section 19, N.00°22'57"E., a distance of 11.58 feet; 2) N.25°11'50"W., a distance of 724.18 feet to the Northeast corner of said Pasco County Parcel "E1", also being a point on the North boundary of the aforesaid Northeast 1/4 of Section 19; thence along said North boundary of the Northeast 1/4 of Section 19, N.89°42'06"E., a distance of 66.15 feet to the Northwest corner of Pasco County Parcel "E2", according to the aforesaid Warranty Deed, as recorded in Official Records Book 8799, Page 3345; thence along the Westerly boundary of said Pasco County Parcel "E2", S.25°11'50"E., a distance of 570.98 feet to the Southerlymost corner of said Pasco County Parcel "E2", also being a point on the Westerly boundary of



Pasco County Parcel "E3", according to the aforesaid Warranty Deed, as recorded in Official Records Book 8799, Page 3345; thence along said Westerly boundary of Pasco County Parcel "E3", continue S.25°11'50"E., a distance of 295.41 feet to the Southerlymost corner of said Pasco County Parcel "E3"; thence along the Easterly boundary of said Pasco County Parcel "E3", N.20°21'11"E., a distance of 836.58 feet to the Northeast corner of said Pasco County Parcel "E3", also being a point on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the aforesaid Section 20; thence along said North boundary of the Northwest 1/4 of the Northwest 1/4 of Section 20, S.89°52'38"E., a distance of 918.42 feet to the Northeast corner thereof, also being a point on the Westerly boundary of Pasco County property as recorded in Official Records Book 9671, Page 1468, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of Pasco County property, S.44°57'05"E., a distance of 1876.56 feet to the Southeast corner thereof, also being the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of aforesaid Section 20; thence along the North boundary of said Southwest 1/4 of the Northeast 1/4 of Section 20, S.89°54'42"E., a distance of 1330.19 feet to the Northeast corner thereof; thence along the North boundary of the Southeast 1/4 of said Northeast 1/4 of Section 20, S.89°57'00"E., a distance of 1329.73 feet to the Northeast corner thereof; thence along the East boundary of said Southeast 1/4 of Northeast 1/4 of Section 20, S.00°26'09"W., a distance of 1323.50 feet to the East 1/4 corner of said Section 20; thence along the East boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 20, S.00°18'17"W., a distance of 1322.24 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of aforesaid Section 21; thence along the North boundary of said South 1/2 of the Southwest 1/4 of Section 21, the following two (2) courses: 1) S.89°42'55"E., a distance of 1325.68 feet to the Southeast corner of the Northwest 1/4 of said Southwest 1/4 of Section 21; 2) S.89°41'21"E., a distance of 1325.97 feet to the Northeast corner of aforesaid South 1/2 of the Southwest 1/4 of Section 21; thence along the East boundary of said Southwest 1/4 of Section 21, S.00°21'43"W., a distance of 1324.03 feet to the South 1/4 corner of said Section 21; thence along the South boundary of said Southwest 1/4 of Section 21, N.89°39'51"W., a distance of 2650.29 feet to the **POINT OF BEGINNING**.

Containing 766.436 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING EIGHT (8) PARCELS:**

***TRACT "F-1"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 19, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 19, N.89°52'04"E., 69.09 feet; thence N.00°22'25"E., 466.54 feet to the **POINT OF BEGINNING**; thence continue N.00°22'25"E., 635.53 feet; thence N.45°09'43"E., 113.55 feet; thence N.89°57'00"E., 41.53 feet to a point of curvature; thence Easterly, 530.47 feet along the arc of a curve to the left having a radius of 1601.00 feet and a central angle of 18°59'04" (chord bearing N.80°27'28"E., 528.05 feet) to a point of reverse curvature; thence Southeasterly, 38.04 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 108°59'04" (chord bearing S.54°32'32"E., 32.56 feet) to a point of tangency; thence S.00°03'00"E., 763.69 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 654.15 feet to the **POINT OF BEGINNING**.

Containing 11.349 acres, more or less.

***TRACT "F-2"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 19, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 19, N.89°52'04"E., 69.09 feet; thence N.00°22'25"E., 1404.08 feet to the **POINT OF BEGINNING**; thence continue N.00°22'25"E., 664.64 feet; thence N.89°57'00"E., 662.30 feet; thence S.00°03'00"E., 624.52 feet to a point of curvature; thence Southwesterly, 23.91 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 68°30'11" (chord bearing S.34°12'05"W., 22.51 feet) to a point of compound curvature; thence Westerly, 547.41 feet along the arc of a curve

to the right having a radius of 1459.00 feet and a central angle of 21°29'49" (chord bearing S.79°12'05"W., 544.20 feet) to a point of tangency; thence S.89°57'00"W., 40.48 feet; thence N.44°50'17"W., 112.72 feet to the **POINT OF BEGINNING.**

Containing 10.855 acres, more or less.

***TRACT "F-3"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°22'30"E., 2106.33 feet to a point on the Southerly boundary of the Pasco County Park Site, according to Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Pasco County Park Site, S.89°46'09"W., 757.52 feet to the **POINT OF BEGINNING**; thence S.00°03'00"E., 232.42 feet to a point of curvature; thence Southwesterly, 30.82 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 88°16'47" (chord bearing S.44°05'23"W., 27.86 feet) to a point of reverse curvature; thence Westerly, 567.70 feet along the arc of a curve to the left having a radius of 1601.00 feet and a central angle of 20°18'59" (chord bearing S.78°04'17"W., 564.73 feet) to a point on the West boundary of the Northeast 1/4 of the aforesaid Southeast 1/4 of Section 19; thence along said West boundary of the Northeast 1/4 of the Southeast 1/4 of Section 19, N.00°22'39"E., 366.87 feet to the Southwest corner of the aforesaid Pasco County Park Site; thence along the aforesaid Southerly boundary of the Pasco County Park Site, N.89°46'09"E., 569.30 feet to the **POINT OF BEGINNING.**

Containing 3.810 acres, more or less.

***TRACT "F-4"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°22'30"E.,

1852.24 feet to the **POINT OF BEGINNING**; thence S.89°57'00"W., 675.63 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to a point of tangency; thence N.00°03'00"W., 231.88 feet to a point on the Southerly boundary of the Pasco County Park Site, according to Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Pasco County Park Site, N.89°46'09"E., 697.52 feet to a point on the aforesaid East boundary of the Southeast 1/4 of Section 19; thence along said East boundary of the Southeast 1/4 of Section 19, S.00°22'30"W., 254.09 feet to the **POINT OF BEGINNING**.

Containing 4.044 acres, more or less.

#### ***TRACT "F-5"***

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 2037.36 feet; thence S.89°57'00"W., 35.00 feet to the **POINT OF BEGINNING**; thence S.00°03'00"E., 154.00 feet; thence S.44°57'00"W., 49.50 feet; thence S.89°57'00"W., 675.00 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to a point of tangency; thence N.00°03'00"W., 169.00 feet to a point of curvature; thence Northerly, 139.37 feet along the arc of a curve to the left having a radius of 435.00 feet and a central angle of 18°21'27" (chord bearing N.09°13'43"W., 138.78 feet) to a point of reverse curvature; thence Northeasterly, 29.43 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 84°19'27" (chord bearing N.23°45'17"E., 26.85 feet) to a point of tangency; thence N.65°55'00"E., 691.35 feet to a point of curvature; thence Easterly, 32.20 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 92°15'09" (chord bearing S.67°57'26"E., 28.83 feet) to a point of compound curvature; thence Southerly, 442.87 feet along the arc of a curve to the right having a radius of 1165.00 feet and a central angle of

21°46'51" (chord bearing S.10°56'26"E., 440.21 feet) to the **POINT OF BEGINNING**.

Containing 8.352 acres, more or less.

***TRACT "F-6"***

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 2037.36 feet; N.89°57'00"E., 35.00 feet to point on a curve, also being the **POINT OF BEGINNING**; thence Northerly, 473.74 feet along the arc of a curve to the left having a radius of 1235.00 feet and a central angle of 21°58'42" (chord bearing N.11°02'21"W., 470.84 feet) to a point of reverse curvature; thence Northerly, 30.70 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 87°56'42" (chord bearing N.21°56'39"E., 27.77 feet) to a point of tangency; thence N.65°55'00"E., 685.29 feet to a point of curvature; thence Easterly, 31.88 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 91°19'45" (chord bearing S.68°25'08"E., 28.61 feet) to a point of compound curvature; thence Southerly, 745.83 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 21°48'09" (chord bearing S.11°51'11"E., 741.33 feet) to a point of reverse curvature; thence Southerly, 262.85 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of 35°26'08" (chord bearing S.18°40'10"E., 258.68 feet) to a point of reverse curvature; thence Southerly, 27.98 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 80°10'03" (chord bearing S.03°41'47"W., 25.76 feet) to a point of reverse curvature; thence Southwesterly, 137.19 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 14°58'19" (chord bearing S.36°17'39"W., 136.80 feet) to a point of reverse curvature; thence Westerly, 30.43 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 87°10'18" (chord bearing S.72°23'39"W., 27.58 feet) to a point of reverse curvature; thence Westerly, 689.14 feet along the arc of a curve to the left having a radius of 1671.00 feet and a central angle of 23°37'47" (chord bearing N.75°50'06"W., 684.27 feet); thence N.44°09'00"W., 50.27 feet; thence N.00°03'00"W., 154.37 feet to the **POINT OF BEGINNING**.



Containing 15.192 acres, more or less.

***TRACT "F-7"***

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 1055.36 feet; thence N.89°57'00"E., 35.00 feet to the **POINT OF BEGINNING**; thence N.00°03'00"W., 615.60 feet; thence N.45°56'01"E., 48.64 feet to a point on a curve; thence Easterly, 648.11 feet along the arc of a curve to the right having a radius of 1529.00 feet and a central angle of 24°17'11" (chord bearing S.75°17'01"E., 643.27 feet); thence S.00°03'00"E., 485.44 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 617.00 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to the **POINT OF BEGINNING**.

Containing 9.246 acres, more or less.

***TRACT "F-8"***

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 1055.36 feet; thence S.89°57'00"W., 35.00 feet to a point on a curve, also being the **POINT OF BEGINNING**; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 710.00 feet; thence N.00°03'00"W., 651.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve

to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.44°57'00"E., 28.28 feet) to a point of tangency; thence N.89°57'00"E., 675.00 feet; thence S.45°03'00"E., 49.50 feet; thence S.00°03'00"E., 616.00 feet to the **POINT OF BEGINNING.**

Containing 11.227 acres, more or less.

**ALTOGETHER** Containing 692.361 acres, more or less.

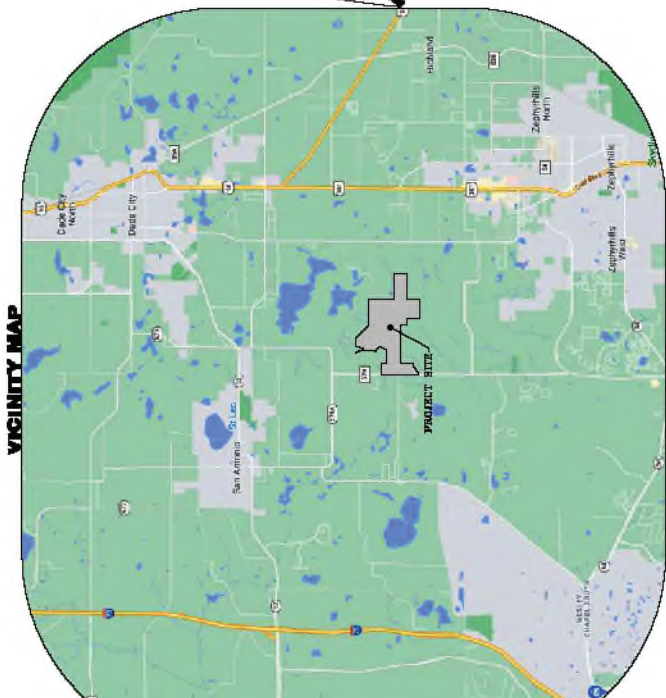
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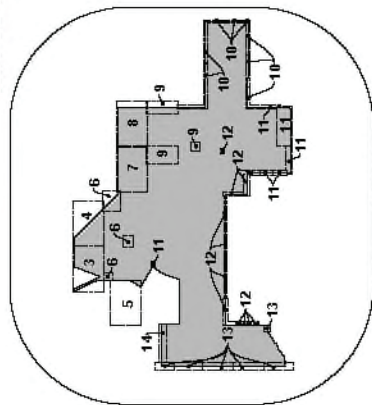
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October 5, 2023

## VICINITY MAP



**NOT TO SCALE**



## **SHEET LAYOUT**

Sheet Index	
1	Cover Sheet, Vicinity Map, Survey Notes and Description
2	Boundary Sheet
3-14	Occupation Location, Legend & Details

SCHEDULE B-II FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 100222503

9-1-10

Sherris & Non-Excludable Temporary Exclusion: WCHH Park 254. Access & Utilization recorded January 11, 2013 in *Global Records Book 224*, Page 70 of the Public Records of Pecos County, New Mexico. (Accessed: 11/11/2013)

certified to

Only Daily National Life Insurance Company  
Canton, Mass., Equilon, Boston, Chicago & Co., Inc., P.A.  
PCCP Land Acquisition Company, L.L.C., a Florida limited liability company  
various Properties, Inc., a Florida corporation  
and Glasser Inc., a Florida corporation

www.geointelligence.com  
 Contact: 800-441-1144

**GeoPoint**  
 Surveillance Inc.

**Central Florida**  
376 North 4<sup>th</sup> Ave Suite 1090  
Altamonte Springs, Florida 32701  
Phone (571) 7-00-0490

**East Florida**  
9137 West Blackman Blvd  
Suite 103  
West Alland Florida 33504

Boundary Survey  
PREPARED FOR  
VOPH Land Development Corporation LLC  
LOCATED IN  
19, 20, 21, 29 & 30, Township 25 S, Range  
Brazos County, Florida

PROFESSOR EVANS PASADENA	
ISSUANCE DT:	1.1.1 DATE: 06/11/02 07:27
LOCAL ORDER:	DATE:
SURPOSE DT:	
ALUMINUM PLATE: 1	NAME: 2011
VOLUME: 1	NAME: 11222
DTG: 000000	NAME: 11222
CLIENT: 04-144	

DESCRIPTION (Written by Complaint Surveying Unit)  
VILLAGE OF ROCK HILLS - EXAMER ROEL  
BERG AND LINDA BERG, 20, 21, 24, and 26, to-wit: 25 South Kansas 71 and Paces County, holds, and  
owns the particular described as above.

[illegible][illegible]

eliminated, will eventually have to be done before any further reduction in the number of nuclear weapons can be achieved.

Page no	Revisions	Surveyor's Certification
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DATE	DESCRIPTION	ISSUED	PLATE
10/10/1900			

[illegible][illegible]

	Yes	No	Total
Administrative staff	—	—	—

Item	Unit	Quantity	Price	Total
1.000	kg	1.000	1.000	1.000
2.000	kg	2.000	2.000	2.000
3.000	kg	3.000	3.000	3.000
4.000	kg	4.000	4.000	4.000
5.000	kg	5.000	5.000	5.000
6.000	kg	6.000	6.000	6.000
7.000	kg	7.000	7.000	7.000
8.000	kg	8.000	8.000	8.000
9.000	kg	9.000	9.000	9.000
10.000	kg	10.000	10.000	10.000
11.000	kg	11.000	11.000	11.000
12.000	kg	12.000	12.000	12.000
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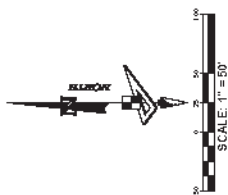
UNIT	---	---	---	---
ARMY DE-MAY 10 2022	---	---	---	---

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<p>             1. <i>What is the main purpose of this study?</i>              2. <i>What are the research objectives?</i>              3. <i>What is the significance of the study?</i>              4. <i>What is the scope of the study?</i>              5. <i>What are the limitations of the study?</i>              6. <i>What is the methodology used?</i>              7. <i>What are the results of the study?</i>              8. <i>What are the conclusions of the study?</i>              9. <i>What are the implications of the study?</i>              10. <i>What are the future research directions?</i> </p>	<p>             1. <i>What is the main purpose of this study?</i>              2. <i>What are the research objectives?</i>              3. <i>What is the significance of the study?</i>              4. <i>What is the scope of the study?</i>              5. <i>What are the limitations of the study?</i>              6. <i>What is the methodology used?</i>              7. <i>What are the results of the study?</i>              8. <i>What are the conclusions of the study?</i>              9. <i>What are the implications of the study?</i>              10. <i>What are the future research directions?</i> </p>
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ON 303

[illegible]

MATCH LINE SEE SHEET 4 OF 14

Evans Properties, Inc.  
C.R. 371/ Pg. 19811  
Q. REA = 344.9 57 A CREST

MATCH LINE SEE SHEET 6 OF 14


www.geopointinc.com  
 Geopoint Inc. 1760  
 Geopoint Inc. 1760

**North Florida**  
57 S. County Hwy. 27 S.  
Murren Beach, Florida 32573  
Phone: (904) 480-0630

**Central Florida**  
575 N. Hollis Ave. Sd.  
Aventura, Florida 33150  
Phone: (305) 777-0040

**East Florida**  
4157 West Buchanan Blvd.  
Sd. 100  
Punta Gorda, Florida 33904  
Phone: (813) 762-0000

**West Florida**  
715 N. 6th St. Sd.  
Lynn, Florida 32517  
Phone: (904) 776-0000

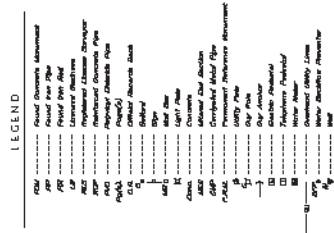


Boundary Survey  
PREPARED FOR  
WOPH Land Development Corporation LLC  
LOCATED IN  
Section 19, 20, 21, 29 & 30, Township 25 S, Range  
Parrish County, Florida

See Sheet 1 for  
Certifications,  
Summary, & Revisions.  
Valid without all Sheets







SHEET 3 OF 14

East boundary of the East 1/2 of the Northwest 1/4 of Section 10

PRINCE GEORGE COUNTY  
MARCEL TEL  
1018 87900 P.O. 3345

MATCH LINE SEE SHEET 11 OF 14

www.geopointing.com  
1-800-850-8500  
Geopointing, Inc. • 1786

**Central Florida**  
714 N. West  
Alamo St. Tampa, FL 33606  
Phone: (813) 271-7000

**East Florida**  
714 N. West  
Alamo St. Tampa, FL 33606  
Phone: (813) 271-7000

**North Florida**  
714 N. West  
Alamo St. Tampa, FL 33606  
Phone: (813) 271-7000

**West Florida**  
714 N. West  
Alamo St. Tampa, FL 33606  
Phone: (813) 271-7000

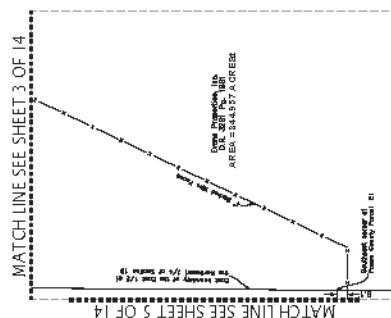
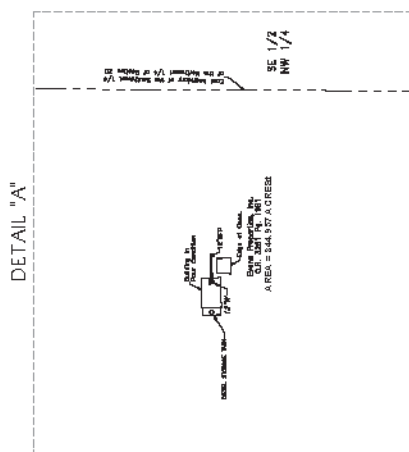
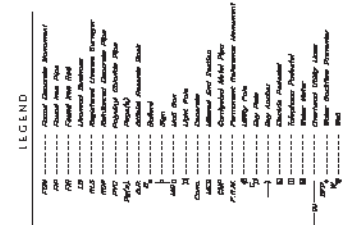
**South Florida**  
714 N. West  
Alamo St. Tampa, FL 33606  
Phone: (813) 271-7000

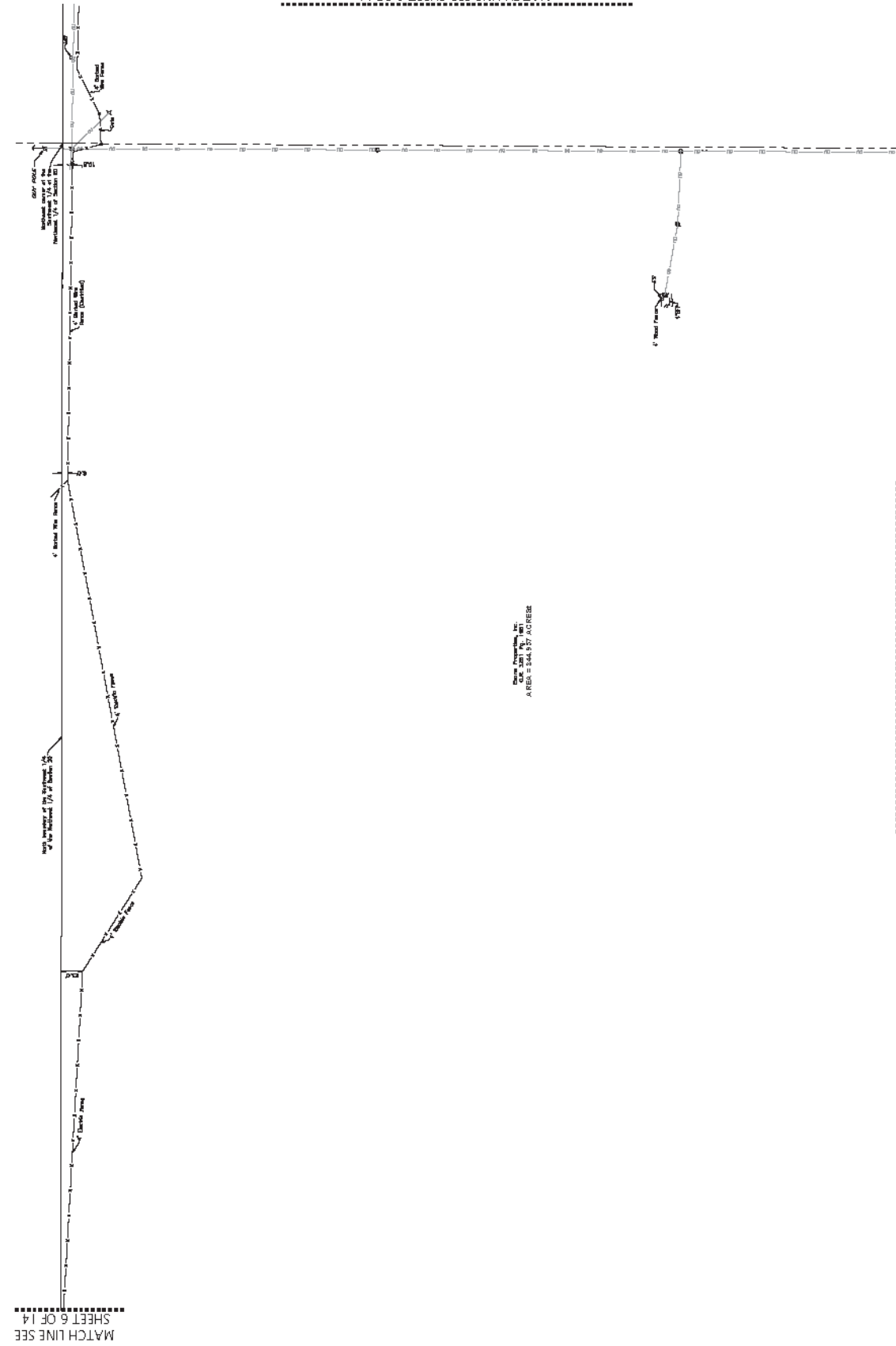
**Geopointing, Inc.**

Boundary Survey  
PREPARED FOR  
VOPH Land Development Corporation LLC  
LOCATED IN  
Section 19, 20, 21, 29 & 30, Township 25 S., Range  
Pasco County, Florida

See Sheet 1 for  
Certifications,  
Signatures, & Revisions.  
or visit [www.allsheds.com](http://www.allsheds.com)

SHEET: 05 of 14





MATCH LINE SEE  
SHEET 6 OF 14

Esso Properties, Inc.  
CUE 3281 Pg. 1481  
Q REQ = 344.957 ACRES

-----  
MATCH LINE SEE SHEET 4 OF 14



**Central Florida**  
370 North 4th Blvd Suite 1000  
Altamonte Springs, Florida 32701  
phone (571) 730-0480

**East Florida**  
9127 West Electioneer Blvd  
Suite 103  
Punta Gorda, Florida 33908  
phone (813) 444-7750

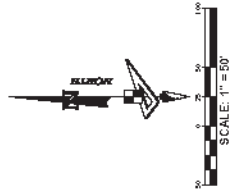
**North Florida**  
2715 County Hwy 215  
P.O. Box 1000  
Gotha, Florida 32727  
phone (407) 460-0610

**West Florida**  
715 North 51st  
Largo, Florida 33717  
phone (813) 744-0666  
F.A. (612) 474-7766

Boundary Survey  
PREPARED FOR  
VOPH Land Development Corporation LLC  
LOCATED IN  
Section 19, 20, 21, 29 & 30, Township 25 S, Range 20 E  
Pasco County, Florida

See Sheet 1 for  
Certifications,  
Signatures, & Revisions.  
No work without all Sheets

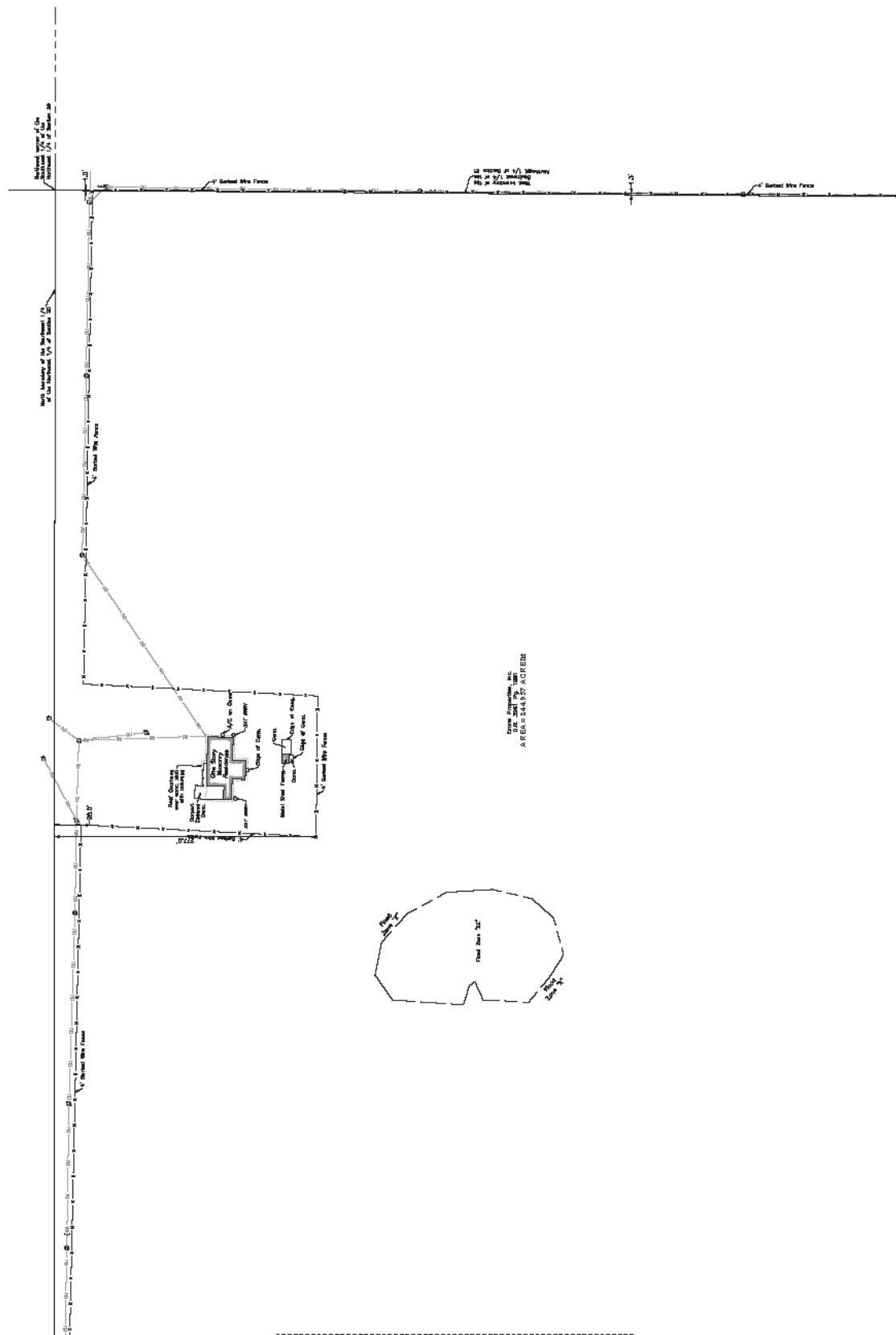
SHEET: 07 of 14

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MATCH LINE SEE SHEET 8 OF 14

[illegible]





Exxon Properties, Inc.  
O.R. 3461 Pg. 10001  
Q.REQ. = 344,957 ACRES

-----MATCH LINE SEE SHEET 9 OF 14-----

**GeoPoint**  
Surveying, Inc.

**Florida**  
375 North Ave. #215  
Tampa, FL 33602  
Phone: 813/274-3737

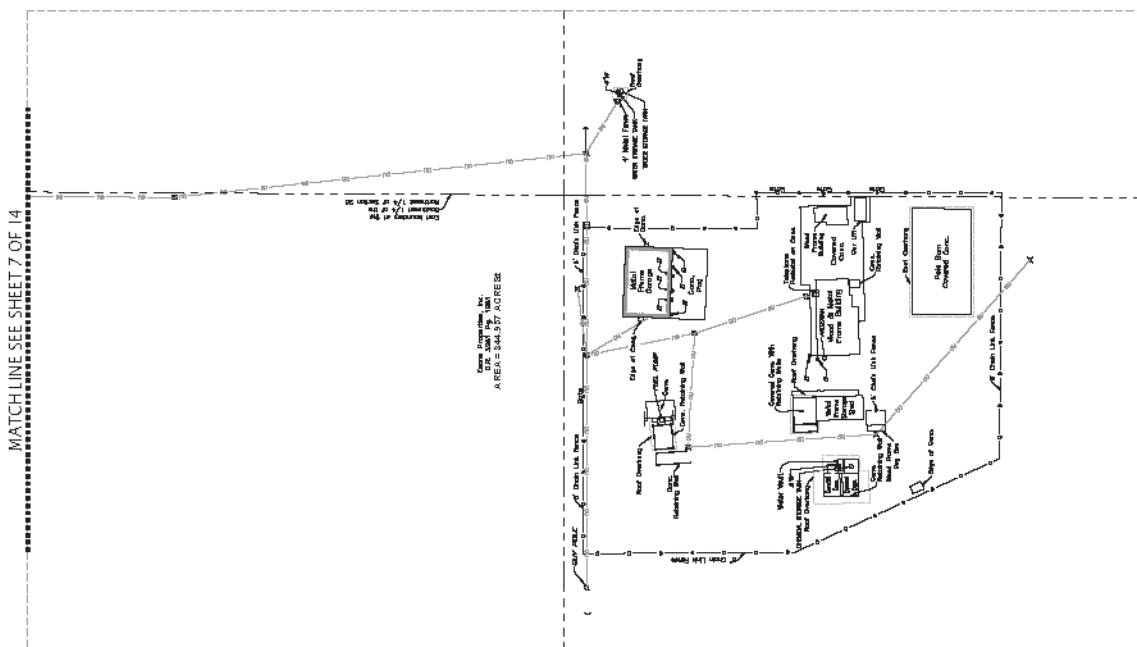
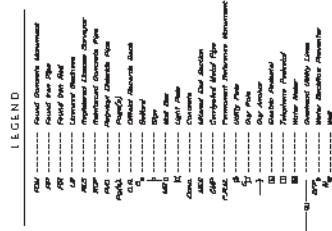
**Central Florida**  
375 North Ave. #215  
Tampa, FL 33602  
Phone: 813/274-3737

**West Florida**  
717 North Ave. #215  
Tampa, FL 33602  
Phone: 813/274-3737

**East Florida**  
4137 West 8th Avenue #215  
Tampa, FL 33602  
Phone: 813/274-3737

Boundary Survey  
PREPARED FOR  
WOPH Land Development Corporation LLC  
LOCATED IN  
Section 19, 20, 21, 29 & 30, Township 25 S, Range  
Pasco County, Florida

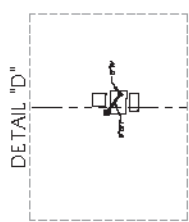
See Sheet 1 for  
Certifications,  
Summary, & Revisions.  
valid without all Sheets



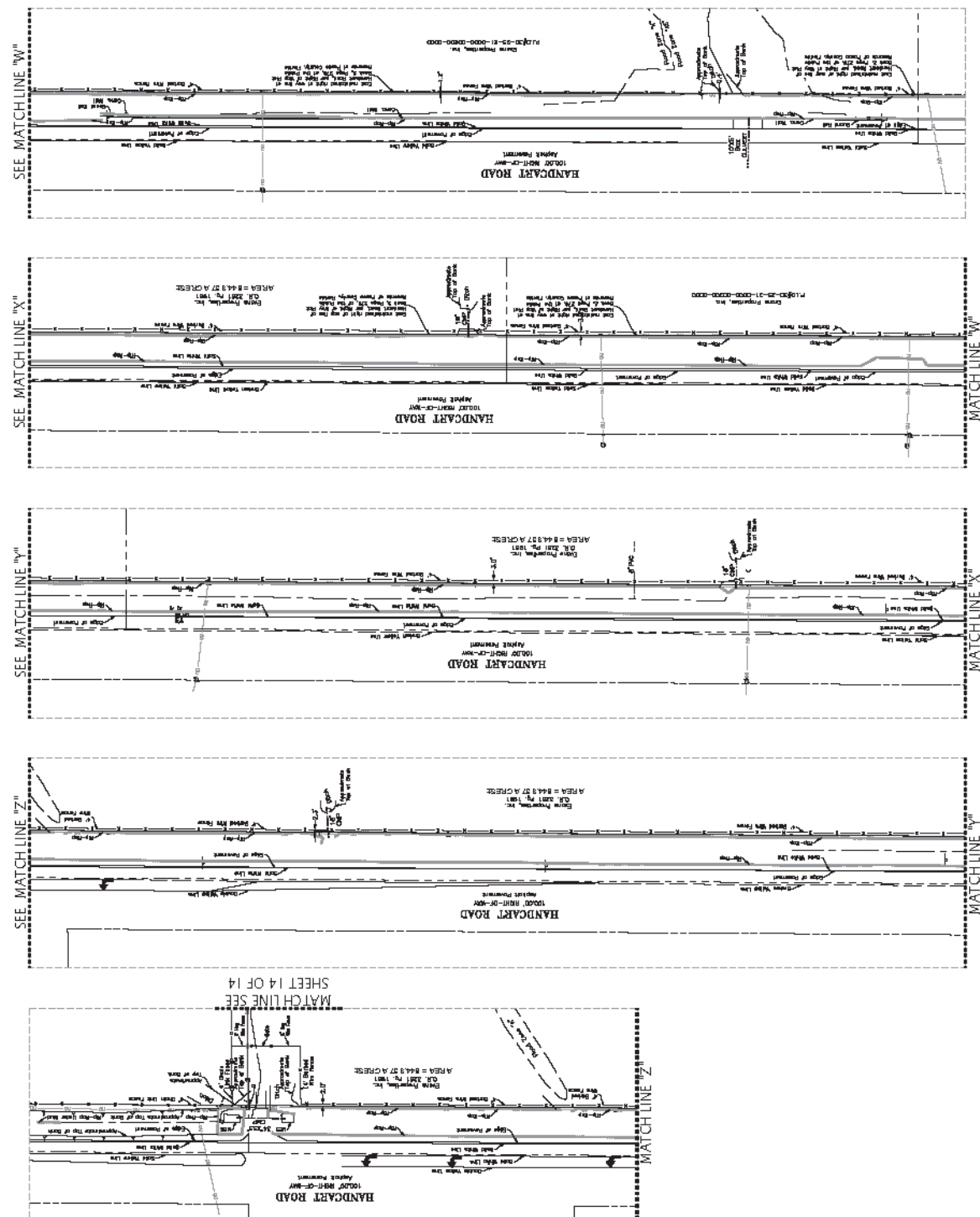









[www.geopointinc.com](http://www.geopointinc.com)  
 10000 FARMERS LANE, SUITE 100  
 FORT WORTH, TEXAS 76116  
 (817) 337-7700  
 FAX (817) 337-7701  
 E-MAIL: [info@geopointinc.com](mailto:info@geopointinc.com)  
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Boundary Survey  
PREPARED FOR  
WOPH Land Development Corporation LLC  
LOCATED IN  
Section 19, 20, 21, 29 & 30, Township 25 S, Range 20 E  
Pasco County, Florida

www.geopointinc.com  
800-445-2796

**GeoPoint**  
Surveying, Inc.

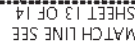
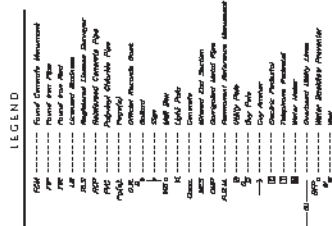


**Central Florida**  
1500 W. Lake Nona Blvd.  
Suite 100  
Altamonte Springs, Florida 32717  
Phone: (321) 750-0000

**North Florida**  
2715  
S. State Road 282  
Suite 200  
Mesa, Florida 32940

**West Florida**  
711 Webb St. Rd.  
Suite 100  
Palm Bay, Florida 32909  
Phone: (321) 944-2796  
Fax: (321) 944-2790

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# EXHIBIT 3



**Consent and Joinder of Landowner  
to the Establishment of a Community Development District**

Evans Properties, Inc. ("EPI") is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property") and has entered into an Agreement for the Purchase and Sale of the Property ("Agreement") with VOPH Land Acquisition Company, LLC, ("VOPH").

As an owner of lands that are intended to constitute all or a part of the Community Development District, EPI understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, VOPH is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

EPI consents to the filing of a petition for the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. VOPH agrees that the Community Development District shall not be set for hearing as described in Section 190.005, *Florida Statutes*, unless and until VOPH has closed on the purchase of the Property. EPI may revoke this consent at any time prior to the closing of the sale of the Property to VOPH by delivery of written notice to VOPH and Pasco County. EPI acknowledges that the consent will remain in full force and effect until revoked or the Community Development District is established, whichever shall first occur.

EPI and VOPH represent and warrant that each has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

EPI and VOPH agree and confirm that this Consent and Joinder does not amend or modify in any respect the Parties duties and obligations under Section 10 of the Seventh Amendment to the Agreement.

[SIGNATURE PAGES TO FOLLOW]

Executed this 15<sup>th</sup> day of November, 2023.

Witnessed:

**Evans Properties, Inc.**  
a Florida corporation

Karen Mike

Print Name: Karen Mike

By: Ronald L Edwards

Name: Ronald L. Edwards

Title: President and CEO

Shannen Skil

Print Name: Shannen Skinner

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of November, 2023, by Ronald L. Edwards as President + CEO of Evans Properties Inc who appeared before me this day in person, and who is ☒ personally known to me or ☐ produced the as identification.



Karen Mike

NOTARY PUBLIC, STATE OF FLORIDA

Name: Karen Mike

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Executed this 15<sup>th</sup> day of November, 2023.

Witnessed:

VOPH Land Acquisition Company, LLC  
a Florida limited liability company

[Signature]  
Print Name: Dale S Jones, Jr.

By: [Signature]  
Name: Beth Bradburn  
Title: CEO

[Signature]  
Print Name: CHRISTIAN JONES

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of November, 2023, by BETH BRADBURN as CEO of VOPH LAND ACQUISITION COMPANY, who appeared before me this day in person, and who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



JANET LEE CHATTIN  
Commission # HH 405142  
Expires May 31, 2027

Name: Janet Lee Chattin  
(Name of Notary Public, Printed, Stamped or Typed  
as Commissioned)

EXHIBIT A

LEGAL DESCRIPTION PHASE 1/CDD BOUNDARY

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 19, 20, 21, 29, and 30, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 29, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 29, S.00°24'35"W., a distance of 1327.86 feet to the Southeast corner thereof; thence along the North boundary of the South 1/2 of said Northeast 1/4 of Section 29, S.89°57'31"W., a distance of 1990.27 feet to the Southwest corner of East 1/2 of the Northwest 1/4 of said Northeast 1/4 of Section 29; thence along the West boundary of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 29, N.00°26'55"E., a distance of 1329.31 feet to the Northwest corner thereof; thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 20, S.89°59'14"W., a distance of 663.49 feet to the Southwest corner thereof; thence along the West boundary of said Southwest 1/4 of the Southeast 1/4 of Section 20, N.00°15'27"E., a distance of 698.18 feet; thence along a line lying 1948.00 feet South of and parallel to the North boundary of the Southwest 1/4 of said Section 20, N.89°57'52"W., a distance of 1337.03 feet to the East boundary of the Southwest 1/4 of said Southwest 1/4 of Section 20; thence along said East boundary of the Southwest 1/4 of the Southwest 1/4 of Section 20, S.00°18'59"W., a distance of 5.13 feet; thence along a line lying 628.00 feet South of and parallel to the North boundary of said Southwest 1/4 of the Southwest 1/4 of Section 20, S.89°56'53"W., a distance of 1331.62 feet; thence along a line lying 628.00 feet South of and parallel to the North boundary of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 19, S.89°48'40"W., a distance of 1332.30 feet to the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 20; thence along said West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 20, S.00°22'39"W., a distance of 698.48 feet to the Southwest corner thereof; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of aforesaid Section 30, S.00°16'57"W., a distance of 551.68 feet to the centerline of a ditch, as shown on that certain ALTA/NSPS LAND TITLE SURVEY (Project: Harvest Square), prepared by GeoPoint Surveying, Inc., with a date of last field survey of August 19, 2021; thence along said centerline of ditch, the following seventy-three (73) courses: 1) S.51°17'31"W., a distance of 67.48 feet; 2) N.83°27'58"W., a distance of 10.59 feet; 3) S.77°58'37"W., a distance of 12.30 feet; 4) S.24°52'33"W., a distance of 14.58 feet; 5) S.61°54'40"W., a distance of 15.59 feet; 6) S.26°37'00"W., a distance of 14.97 feet; 7) S.55°40'26"W., a distance of



13.60 feet; 8) S.87°37'01"W., a distance of 21.89 feet; 9) N.11°23'51"W., a distance of 27.09 feet; 10) S.86°23'28"W., a distance of 28.74 feet; 11) N.77°44'07"W., a distance of 24.96 feet; 12) S.66°28'06"W., a distance of 27.74 feet; 13) S.81°33'54"W., a distance of 24.82 feet; 14) S.34°29'50"W., a distance of 18.37 feet; 15) S.48°54'44"W., a distance of 21.43 feet; 16) S.11°38'25"E., a distance of 27.05 feet; 17) S.89°35'38"W., a distance of 11.17 feet; 18) S.53°15'12"W., a distance of 8.60 feet; 19) S.03°05'03"W., a distance of 10.30 feet; 20) S.89°02'01"W., a distance of 18.77 feet; 21) N.36°13'22"W., a distance of 15.01 feet; 22) N.70°38'30"W., a distance of 18.91 feet; 23) S.59°17'44"W., a distance of 18.03 feet; 24) S.87°33'09"W., a distance of 29.31 feet; 25) S.08°14'50"W., a distance of 17.95 feet; 26) S.34°52'01"E., a distance of 13.17 feet; 27) S.71°10'59"W., a distance of 14.49 feet; 28) S.51°02'06"W., a distance of 44.28 feet; 29) S.38°02'40"W., a distance of 20.69 feet; 30) N.80°57'59"W., a distance of 17.84 feet; 31) S.87°59'30"W., a distance of 13.70 feet; 32) S.04°33'34"W., a distance of 29.81 feet; 33) S.80°40'40"W., a distance of 20.72 feet; 34) N.88°40'33"W., a distance of 15.40 feet; 35) S.36°51'25"W., a distance of 10.49 feet; 36) S.80°35'31"W., a distance of 9.86 feet; 37) N.53°44'17"W., a distance of 8.08 feet; 38) N.80°49'17"W., a distance of 22.42 feet; 39) S.47°37'20"W., a distance of 25.77 feet; 40) S.01°50'17"E., a distance of 29.42 feet; 41) S.17°53'49"E., a distance of 12.02 feet; 42) S.26°11'47"W., a distance of 31.00 feet; 43) N.81°58'00"W., a distance of 13.25 feet; 44) S.77°34'59"W., a distance of 26.95 feet; 45) S.65°34'10"W., a distance of 75.32 feet; 46) N.84°41'16"W., a distance of 25.59 feet; 47) N.71°40'28"W., a distance of 26.30 feet; 48) N.84°38'22"W., a distance of 17.84 feet; 49) S.04°51'53"W., a distance of 30.88 feet; 50) S.15°11'10"W., a distance of 8.59 feet; 51) S.79°03'17"W., a distance of 26.24 feet; 52) S.41°30'32"W., a distance of 29.58 feet; 53) S.38°20'22"E., a distance of 8.28 feet; 54) S.29°29'29"W., a distance of 7.06 feet; 55) S.43°06'06"W., a distance of 9.62 feet; 56) S.87°28'08"W., a distance of 12.89 feet; 57) S.38°51'19"W., a distance of 29.80 feet; 58) S.73°52'04"W., a distance of 35.96 feet; 59) S.63°11'40"W., a distance of 23.51 feet; 60) S.24°27'13"W., a distance of 26.87 feet; 61) S.40°22'54"W., a distance of 42.78 feet; 62) S.60°01'15"W., a distance of 12.09 feet; 63) S.88°10'47"W., a distance of 11.03 feet; 64) N.67°48'46"W., a distance of 14.48 feet; 65) S.50°13'11"W., a distance of 17.53 feet; 66) S.80°40'26"W., a distance of 85.53 feet; 67) N.89°56'24"W., a distance of 16.10 feet; 68) S.68°32'40"W., a distance of 37.09 feet; 69) S.28°37'12"W., a distance of 25.62 feet; 70) N.62°33'22"W., a distance of 63.67 feet; 71) N.76°21'22"W., a distance of 22.37 feet; 72) S.85°41'17"W., a distance of 30.01 feet; 73) S.63°22'18"W., a distance of 28.92 feet; thence along a line lying 21.00 feet Easterly of and parallel to the Easterly boundary of Additional Right-of-Way PARCEL 128 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 828, of the Public Records of Pasco County, Florida, N.00°11'05"E., a distance of

1131.20 feet; thence along a line lying 21.00 feet Easterly of and parallel to the Easterly boundary of the Additional Right-of-Way PARCEL 127 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 824, of the Public Records of Pasco County, Florida, N.00°22'25"E., a distance of 2650.63 feet to a point on the South boundary of the West 1/2 of the Northeast 1/4 of said Section 19; thence along said South boundary of the West 1/2 of the Northeast 1/4 of Section 19, N.89°46'03"E., a distance of 1257.80 feet to the Southeast corner thereof, said point also being a point on the West boundary of the Pasco County Park Site, according to the Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said West boundary of the Pasco County Park Site, also being the West boundary of the Northeast 1/4 of aforesaid Southeast 1/4 of Section 19, S.00°22'39"W., a distance of 548.03 feet to the Southwest corner of said Pasco County Park Site; thence along the South boundary of said Pasco County Park Site, lying 548.00 feet South of and parallel with the North boundary of said Northeast 1/4 of the Southeast 1/4 of Section 19, N.89°46'09"E. a distance of 1395.17 feet to the Southeast corner thereof, also being a point on a curve; thence along the Easterly boundary of said Pasco County Park Site, the following three (3) courses: 1) Northerly, 667.33 feet along the arc of a curve to the right having a radius of 1902.00 feet and a central angle of 20°06'10" (chord bearing N.21°23'56"E., a distance of 663.92 feet) to a point of tangency; 2) N.31°27'01"E., a distance of 236.91 feet; 3) N.58°32'59"W., a distance of 4.93 feet; thence N.29°47'00"E., a distance of 645.87 feet to a point on a curve; thence Northwesterly, 664.37 feet along the arc of a curve to the right having a radius of 1235.00 feet and a central angle of 30°49'20" (chord bearing N.40°36'31"W., a distance of 656.39 feet) to a point of tangency; thence N.25°11'50"W., a distance of 720.49 feet to a point on the East boundary of the Northeast 1/4 of the aforesaid Section 19, also being a point on the Easterly boundary of Pasco County Parcel "E1", according to the Warranty Deed, as recorded in Official Records Book 8799, Page 3345, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Pasco County Parcel "E1", the following two (2) courses: 1) along the aforesaid East boundary of the Northeast 1/4 of Section 19, N.00°22'57"E., a distance of 11.58 feet; 2) N.25°11'50"W., a distance of 724.18 feet to the Northeast corner of said Pasco County Parcel "E1", also being a point on the North boundary of the aforesaid Northeast 1/4 of Section 19; thence along said North boundary of the Northeast 1/4 of Section 19, N.89°42'06"E., a distance of 66.15 feet to the Northwest corner of Pasco County Parcel "E2", according to the aforesaid Warranty Deed, as recorded in Official Records Book 8799, Page 3345; thence along the Westerly boundary of said Pasco County Parcel "E2", S.25°11'50"E., a distance of 570.98 feet to the Southerlymost corner of said Pasco County Parcel "E2", also being a point on the Westerly boundary of

Pasco County Parcel "E3", according to the aforesaid Warranty Deed, as recorded in Official Records Book 8799, Page 3345; thence along said Westerly boundary of Pasco County Parcel "E3", continue S.25°11'50"E., a distance of 295.41 feet to the Southerlymost corner of said Pasco County Parcel "E3"; thence along the Easterly boundary of said Pasco County Parcel "E3", N.20°21'11"E., a distance of 836.58 feet to the Northeast corner of said Pasco County Parcel "E3", also being a point on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the aforesaid Section 20; thence along said North boundary of the Northwest 1/4 of the Northwest 1/4 of Section 20, S.89°52'38"E., a distance of 918.42 feet to the Northeast corner thereof, also being a point on the Westerly boundary of Pasco County property as recorded in Official Records Book 9671, Page 1468, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of Pasco County property, S.44°57'05"E., a distance of 1876.56 feet to the Southeast corner thereof, also being the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of aforesaid Section 20; thence along the North boundary of said Southwest 1/4 of the Northeast 1/4 of Section 20, S.89°54'42"E., a distance of 1330.19 feet to the Northeast corner thereof; thence along the North boundary of the Southeast 1/4 of said Northeast 1/4 of Section 20, S.89°57'00"E., a distance of 1329.73 feet to the Northeast corner thereof; thence along the East boundary of said Southeast 1/4 of Northeast 1/4 of Section 20, S.00°26'09"W., a distance of 1323.50 feet to the East 1/4 corner of said Section 20; thence along the East boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 20, S.00°18'17"W., a distance of 1322.24 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of aforesaid Section 21; thence along the North boundary of said South 1/2 of the Southwest 1/4 of Section 21, the following two (2) courses: 1) S.89°42'55"E., a distance of 1325.68 feet to the Southeast corner of the Northwest 1/4 of said Southwest 1/4 of Section 21; 2) S.89°41'21"E., a distance of 1325.97 feet to the Northeast corner of aforesaid South 1/2 of the Southwest 1/4 of Section 21; thence along the East boundary of said Southwest 1/4 of Section 21, S.00°21'43"W., a distance of 1324.03 feet to the South 1/4 corner of said Section 21; thence along the South boundary of said Southwest 1/4 of Section 21, N.89°39'51"W., a distance of 2650.29 feet to the **POINT OF BEGINNING**.

Containing 766.436 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING EIGHT (8) PARCELS:**

***TRACT "F-1"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 19, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 19, N.89°52'04"E., 69.09 feet; thence N.00°22'25"E., 466.54 feet to the **POINT OF BEGINNING**; thence continue N.00°22'25"E., 635.53 feet; thence N.45°09'43"E., 113.55 feet; thence N.89°57'00"E., 41.53 feet to a point of curvature; thence Easterly, 530.47 feet along the arc of a curve to the left having a radius of 1601.00 feet and a central angle of 18°59'04" (chord bearing N.80°27'28"E., 528.05 feet) to a point of reverse curvature; thence Southeasterly, 38.04 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 108°59'04" (chord bearing S.54°32'32"E., 32.56 feet) to a point of tangency; thence S.00°03'00"E., 763.69 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 654.15 feet to the **POINT OF BEGINNING**.

Containing 11.349 acres, more or less.

***TRACT "F-2"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 19, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 19, N.89°52'04"E., 69.09 feet; thence N.00°22'25"E., 1404.08 feet to the **POINT OF BEGINNING**; thence continue N.00°22'25"E., 664.64 feet; thence N.89°57'00"E., 662.30 feet; thence S.00°03'00"E., 624.52 feet to a point of curvature; thence Southwesterly, 23.91 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 68°30'11" (chord bearing S.34°12'05"W., 22.51 feet) to a point of compound curvature; thence Westerly, 547.41 feet along the arc of a curve



to the right having a radius of 1459.00 feet and a central angle of 21°29'49" (chord bearing S.79°12'05"W., 544.20 feet) to a point of tangency; thence S.89°57'00"W., 40.48 feet; thence N.44°50'17"W., 112.72 feet to the **POINT OF BEGINNING.**

Containing 10.855 acres, more or less.

***TRACT "F-3"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°22'30"E., 2106.33 feet to a point on the Southerly boundary of the Pasco County Park Site, according to Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Pasco County Park Site, S.89°46'09"W., 757.52 feet to the **POINT OF BEGINNING**; thence S.00°03'00"E., 232.42 feet to a point of curvature; thence Southwesterly, 30.82 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 88°16'47" (chord bearing S.44°05'23"W., 27.86 feet) to a point of reverse curvature; thence Westerly, 567.70 feet along the arc of a curve to the left having a radius of 1601.00 feet and a central angle of 20°18'59" (chord bearing S.78°04'17"W., 564.73 feet) to a point on the West boundary of the Northeast 1/4 of the aforesaid Southeast 1/4 of Section 19; thence along said West boundary of the Northeast 1/4 of the Southeast 1/4 of Section 19, N.00°22'39"E., 366.87 feet to the Southwest corner of the aforesaid Pasco County Park Site; thence along the aforesaid Southerly boundary of the Pasco County Park Site, N.89°46'09"E., 569.30 feet to the **POINT OF BEGINNING.**

Containing 3.810 acres, more or less.

***TRACT "F-4"***

**DESCRIPTION:** A parcel of land lying in Section 19, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°22'30"E.,



1852.24 feet to the **POINT OF BEGINNING**; thence S.89°57'00"W., 675.63 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to a point of tangency; thence N.00°03'00"W., 231.88 feet to a point on the Southerly boundary of the Pasco County Park Site, according to Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Pasco County Park Site, N.89°46'09"E., 697.52 feet to a point on the aforesaid East boundary of the Southeast 1/4 of Section 19; thence along said East boundary of the Southeast 1/4 of Section 19, S.00°22'30"W., 254.09 feet to the **POINT OF BEGINNING**.

Containing 4.044 acres, more or less.

***TRACT "F-5"***

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 2037.36 feet; thence S.89°57'00"W., 35.00 feet to the **POINT OF BEGINNING**; thence S.00°03'00"E., 154.00 feet; thence S.44°57'00"W., 49.50 feet; thence S.89°57'00"W., 675.00 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to a point of tangency; thence N.00°03'00"W., 169.00 feet to a point of curvature; thence Northerly, 139.37 feet along the arc of a curve to the left having a radius of 435.00 feet and a central angle of 18°21'27" (chord bearing N.09°13'43"W., 138.78 feet) to a point of reverse curvature; thence Northeasterly, 29.43 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 84°19'27" (chord bearing N.23°45'17"E., 26.85 feet) to a point of tangency; thence N.65°55'00"E., 691.35 feet to a point of curvature; thence Easterly, 32.20 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 92°15'09" (chord bearing S.67°57'26"E., 28.83 feet) to a point of compound curvature; thence Southerly, 442.87 feet along the arc of a curve to the right having a radius of 1165.00 feet and a central angle of

21°46'51" (chord bearing S.10°56'26"E., 440.21 feet) to the **POINT OF BEGINNING**.

Containing 8.352 acres, more or less.

**TRACT "F-6"**

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 2037.36 feet; N.89°57'00"E., 35.00 feet to point on a curve, also being the **POINT OF BEGINNING**; thence Northerly, 473.74 feet along the arc of a curve to the left having a radius of 1235.00 feet and a central angle of 21°58'42" (chord bearing N.11°02'21"W., 470.84 feet) to a point of reverse curvature; thence Northerly, 30.70 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 87°56'42" (chord bearing N.21°56'39"E., 27.77 feet) to a point of tangency; thence N.65°55'00"E., 685.29 feet to a point of curvature; thence Easterly, 31.88 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 91°19'45" (chord bearing S.68°25'08"E., 28.61 feet) to a point of compound curvature; thence Southerly, 745.83 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 21°48'09" (chord bearing S.11°51'11"E., 741.33 feet) to a point of reverse curvature; thence Southerly, 262.85 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of 35°26'08" (chord bearing S.18°40'10"E., 258.68 feet) to a point of reverse curvature; thence Southerly, 27.98 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 80°10'03" (chord bearing S.03°41'47"W., 25.76 feet) to a point of reverse curvature; thence Southwesterly, 137.19 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 14°58'19" (chord bearing S.36°17'39"W., 136.80 feet) to a point of reverse curvature; thence Westerly, 30.43 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 87°10'18" (chord bearing S.72°23'39"W., 27.58 feet) to a point of reverse curvature; thence Westerly, 689.14 feet along the arc of a curve to the left having a radius of 1671.00 feet and a central angle of 23°37'47" (chord bearing N.75°50'06"W., 684.27 feet); thence N.44°09'00"W., 50.27 feet; thence N.00°03'00"W., 154.37 feet to the **POINT OF BEGINNING**.

Containing 15.192 acres, more or less.

**TRACT "F-7"**

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 1055.36 feet; thence N.89°57'00"E., 35.00 feet to the **POINT OF BEGINNING**; thence N.00°03'00"W., 615.60 feet; thence N.45°56'01"E., 48.64 feet to a point on a curve; thence Easterly, 648.11 feet along the arc of a curve to the right having a radius of 1529.00 feet and a central angle of 24°17'11" (chord bearing S.75°17'01"E., 643.27 feet); thence S.00°03'00"E., 485.44 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 617.00 feet to a point of curvature; thence Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°03'00"W., 28.28 feet) to the **POINT OF BEGINNING**.

Containing 9.246 acres, more or less.

**TRACT "F-8"**

**DESCRIPTION:** A parcel of land lying in Section 20, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the South 1/4 corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 20, N.89°59'14"E., 499.55 feet; thence N.00°03'00"W., 1055.36 feet; thence S.89°57'00"W., 35.00 feet to a point on a curve, also being the **POINT OF BEGINNING**; thence Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°57'00"W., 28.28 feet) to a point of tangency; thence S.89°57'00"W., 710.00 feet; thence N.00°03'00"W., 651.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve

to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.44°57'00"E., 28.28 feet) to a point of tangency; thence N.89°57'00"E., 675.00 feet; thence S.45°03'00"E., 49.50 feet; thence S.00°03'00"E., 616.00 feet to the **POINT OF BEGINNING.**

Containing 11.227 acres, more or less.

**ALTOGETHER** Containing 692.361 acres, more or less.

AMI-HBWB-EP-003

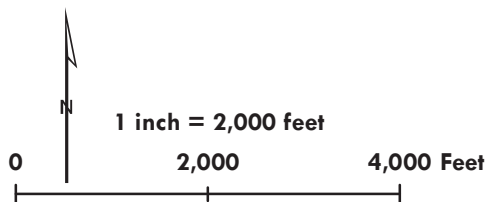
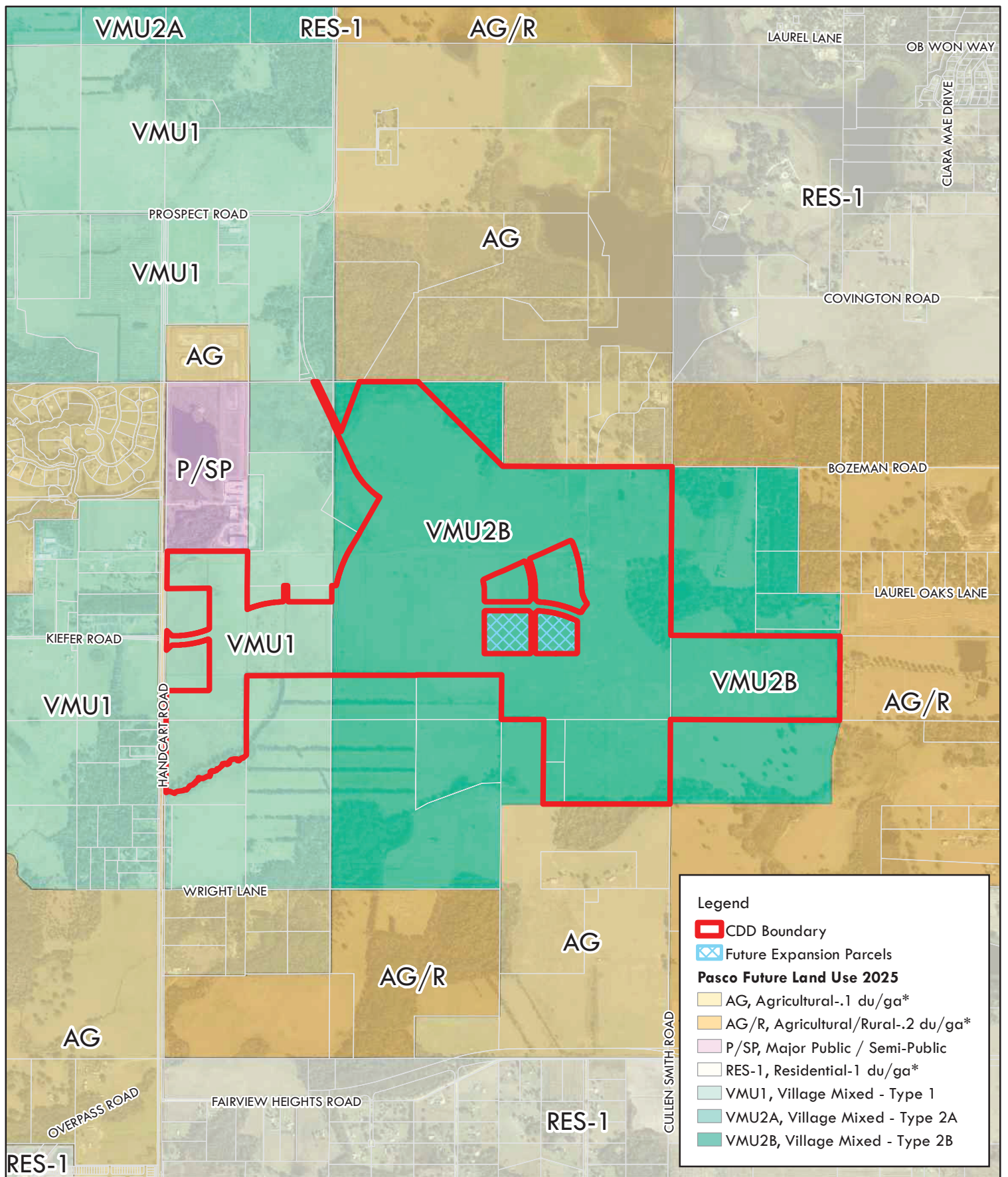
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October 5, 2023

# EXHIBIT 4

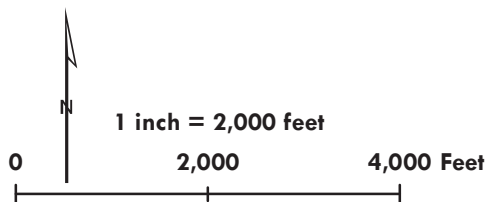
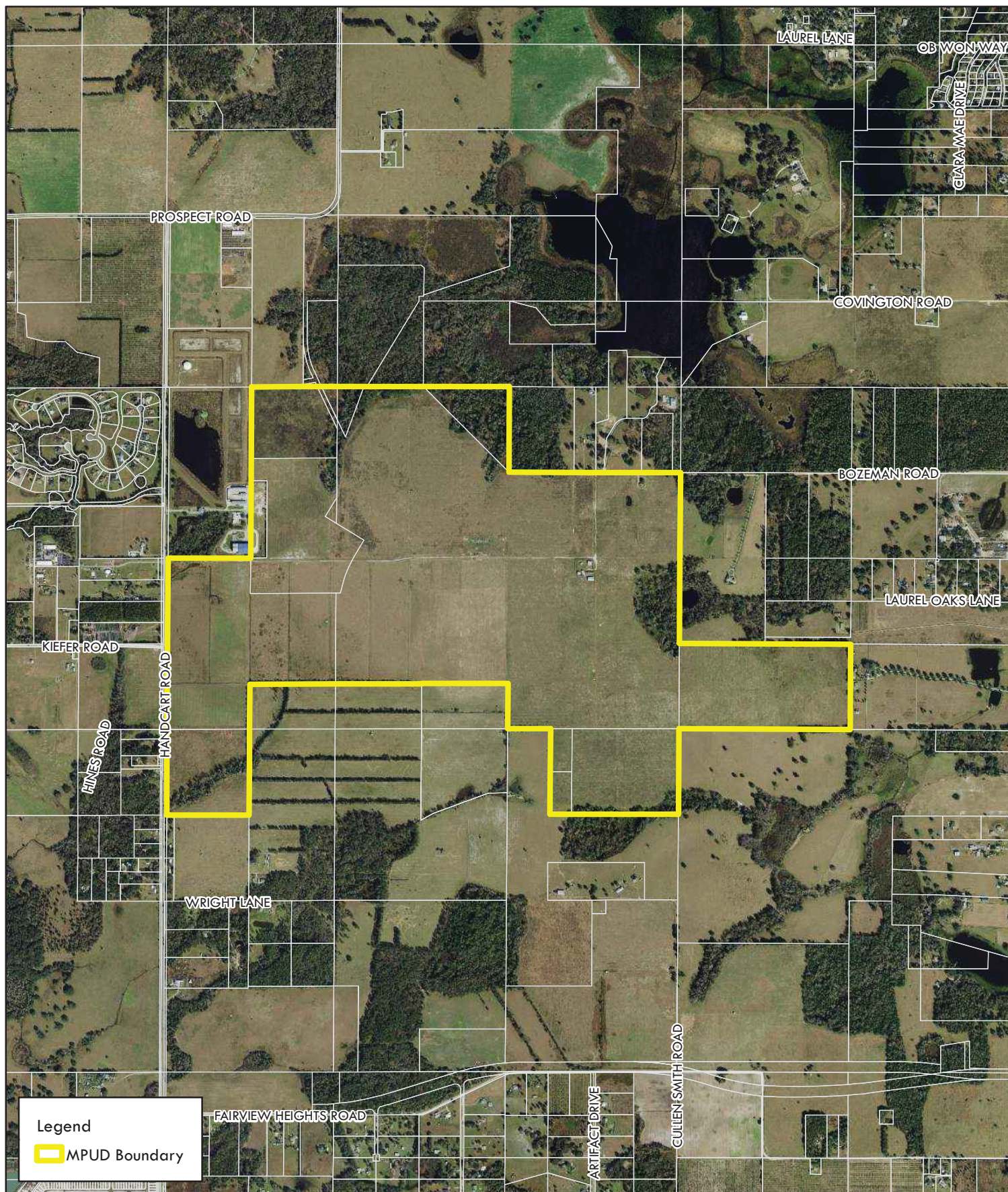




Pasadena Ridge CDD

Future Land Use Map





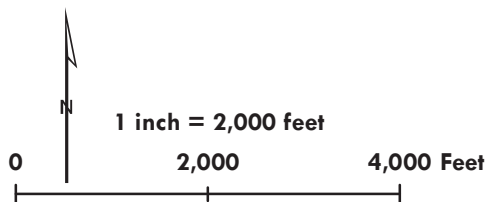
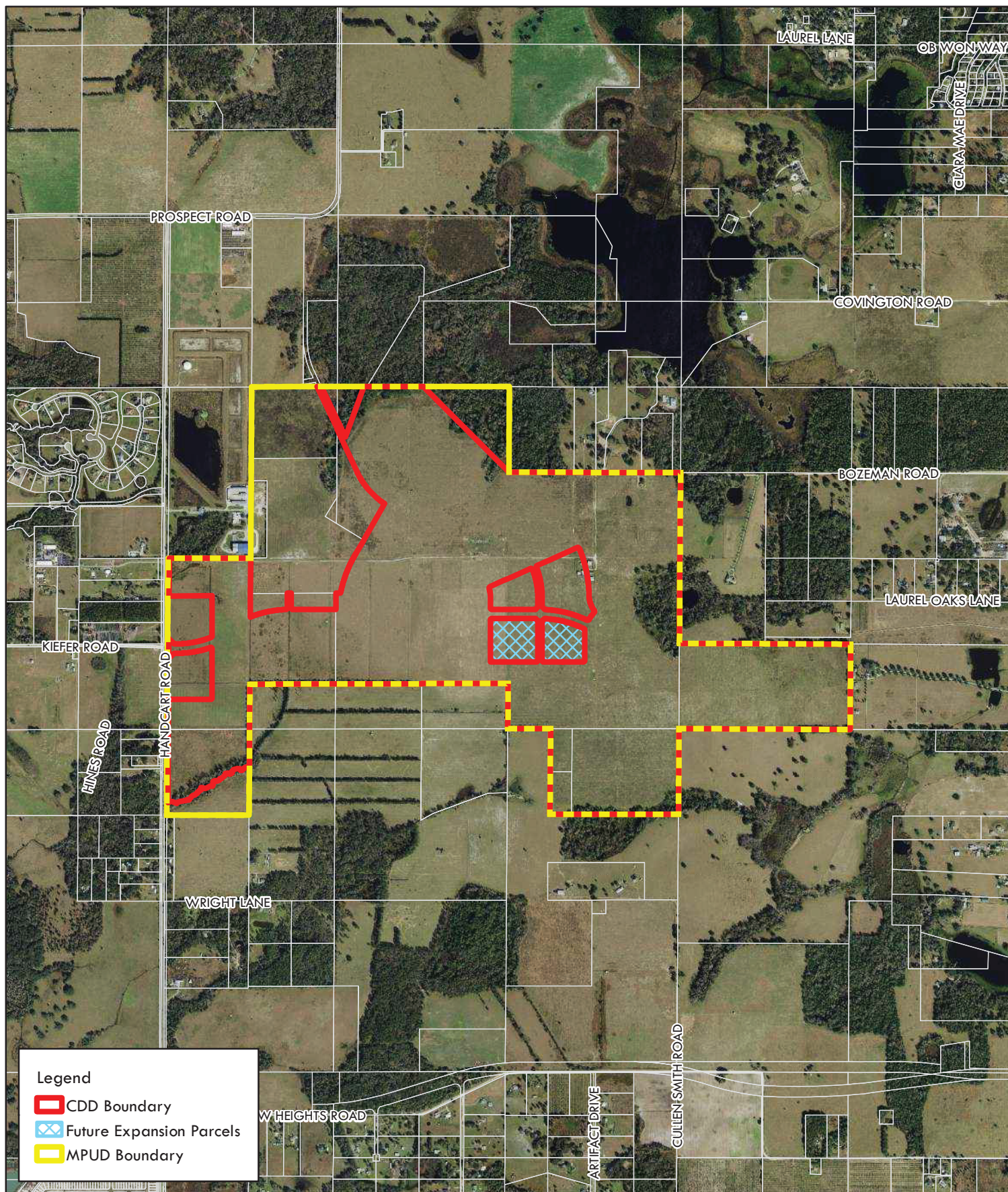
Pasadena Ridge CDD

MPUD Boundary Map



3010 W. Azeele Street Suite 150  
Tampa, Florida 33609 (813) 223-3919





# Pasadena Ridge CDD CDD / MPUD Boundary Map



# EXHIBIT 5

## PROPOSED INFRASTRUCTURE PLAN

### PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

Facility	Financed By	Ownership	O&M
CLEARING & EARTHWORK	CDD	CDD	CDD
STORMWATER MANAGEMENT	CDD	CDD	CDD
WATER, RECLAIMED WATER FACILITIES** & SEWER	CDD	PASCO COUNTY	PASCO COUNTY
ROADWAY IMPROVEMENTS	CDD	CDD	CDD
Kiefer Rd, Highland Blvd, North / South Road C (Vision Roads)*	CDD	PASCO COUNTY	PASCO COUNTY
Kiefer Rd, Highland Blvd, North / South Road C Landscape(Vision Roads)*	CDD	CDD	CDD
OFF-SITE ROADS / HANDCART (Vision Road)*	CDD	PASCO COUNTY	PASCO COUNTY
ENGINEERING, SURVEY & PLANNING	CDD	CDD	N/A
WETLAND / ENIRONMENTAL (1)	CDD	CDD	CDD
AMENITIES / PARKS	CDD	CDD	CDD

(1) Conservation – Mitigation subject to permitting

\*Hardscape, Landscape, and Irrigation, including bike trails and sidewalks, will be maintained by the CDD

\*\* Only to the extent that reclaimed water is used in the project



# EXHIBIT 6

## OPINION OF PROBABLE COSTS

### PASADENA RIDGE

### COMMUNITY DEVELOPMENT DISTRICT

Opinion of Probable Costs – Pasadena Ridge CDD	
Improvement	Cost
Clearing & Earthwork	\$ 34,600,000.00
Stormwater Management	\$ 25,400,000.00
Water, Reclaimed Water Facilities** & Sewer	\$ 35,400,000.00
Roadway Improvements	\$ 28,700,000.00
Kiefer Rd, Highland Blvd, North / South Road C (Vision Roads)	\$ 32,300,000.00
Kiefer Rd, Highland Blvd, North / South Road C Landscape (Vision Roads)	\$ 7,000,000.00
Off-site Roads / Handcart (Vision Road)	\$ 8,880,000.00
Engineering, Surveying & Planning	\$ 5,000,000.00
Wetland / Environmental	\$ 1,500,000.00
Amenities / Parks	\$ 6,500,000.00
Total Costs	\$ 185,280,000.00

\*\* Only to the extent that reclaimed water is used in the project

# ESTIMATED INFRASTRUCTURE CONSTRUCTION TIMETABLE

## PASADENA RIDGE

### COMMUNITY DEVELOPMENT DISTRICT

Improvement	Start Date	Finish Date
Clearing & Earthwork	08/01/2024	08/01/2032
Stormwater Management	08/01/2024	08/01/2032
Water, Reclaimed Water Facilities** & Sewer	08/01/2024	08/01/2032
Roadway Improvements	08/01/2024	08/01/2032
Kiefer Rd, Highland Blvd, North / South Road C (Vision Roads)	08/01/2024	08/01/2032
Kiefer Rd, Highland Blvd, North / South Road C Landscape (Vision Roads)	08/01/2024	08/01/2032
Off-site Roads/Handcart (Vision Road)	08/01/2024	08/01/2032
Engineering, Surveying & Planning	08/01/2024	08/01/2032
Wetlands/Environmental	08/01/2024	08/01/2032
Amenities/Parks	08/01/2024	08/01/2032

\*\* Only to the extent that reclaimed water is used in the project

# EXHIBIT 7

# PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

## Statement of Estimated Regulatory Costs

April 26, 2024



Provided by

***Wrathell, Hunt and Associates, LLC***

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Boca Raton, FL 33431

Phone: 561-571-0010

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Website: [www.whhassociates.com](http://www.whhassociates.com)



## **STATEMENT OF ESTIMATED REGULATORY COSTS**

### **1.0 Introduction**

#### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Pasadena Ridge Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 692.4 +/- acres of land located within Pasco County, Florida (the "County") and is projected to contain approximately 1,908 residential dwelling units, which will make up the Pasadena Ridge development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."*

#### **1.2 Overview of the Pasadena Ridge Community Development District**

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 1,908 residential dwelling units. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Pasadena Ridge.

#### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the

implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Pasco County, according to Census 2020, has a population of 561,891; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:**
- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
  - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
  - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

**2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 692.4 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,908 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private

sector employment, and private sector investments.

**2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will

be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) Pasco County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Pasco County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 692.4 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,908 residential



dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 6,678 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

#### **4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.**

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

#### **4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

##### State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Pasco County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

##### Pasco County, Florida

The proposed land for the District is located within Pasco County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

## **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

## **5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$185,280,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

**Table 1**  
**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Proposed Facilities and Services**

<b>FACILITY</b>	<b>FUNDED BY</b>	<b>OWNED BY</b>	<b>MAINTAINED BY</b>
Clearing & Earthwork	CDD	CDD	CDD
Stormwater Management	CDD	CDD	CDD
Water, Reclaimed Water Facilities** & Sewer	CDD	County	County
Roadway Improvements	CDD	CDD	CDD
Kiefer Rd., Highland Blvd., North / South Road C (Vision Roads)*	CDD	County	County
Kiefer Rd., Highland Blvd., North / South Road C Landscape (Vision Roads)*	CDD	CDD	CDD
Off-Site Roads / Handcart (Vision Roads)*	CDD	County	County
Engineering, Survey & Planning	CDD	CDD	N/A
Wetland / Environmental <sup>(1)</sup>	CDD	CDD	CDD
Amenities / Parks	CDD	CDD	CDD

<sup>(1)</sup> Conservation – Mitigation subject to permitting

\*Hardscape, Landscape, and Irrigation, including bike trails and sidewalks, will be maintained by the CDD

\*\* Only to the extent that reclaimed water is used in the project

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

**Table 2**  
**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Estimated Costs of Construction**

<b>CATEGORY</b>	<b>COST</b>
Clearing & Earthwork	\$34,600,000
Stormwater Management	\$25,400,000
Water, Reclaimed Water Facilities** & Sewer	\$35,400,000
Roadway Improvements	\$28,700,000
Kiefer Rd., Highland Blvd., North / South Road C (Vision Roads)	\$32,300,000
Kiefer Rd., Highland Blvd., North / South Road C Landscape (Vision Roads)	\$7,000,000
Off-Site Roads / Handcart (Vision Roads)	\$8,880,000
Engineering, Survey & Planning	\$5,000,000
Wetland / Environmental	\$1,500,000
Amenities / Parks	\$6,500,000
<b>Total</b>	<b>\$185,280,000</b>

\*\* Only to the extent that reclaimed water is used in the project

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD

landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

#### **6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Pasco County has a population of 561,891 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Pasadena Ridge development will not produce any marginal effects that would be different from those that would have occurred if the Pasadena Ridge development was developed without a community development district established by the County.

#### **7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Pasadena Ridge Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Pasadena Ridge development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Pasadena Ridge development is a significant and expensive undertaking.



Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Pasadena Ridge development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

**8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Pasadena Ridge Community Development District.

**APPENDIX A**  
**LIST OF REPORTING REQUIREMENTS**

<b>REPORT</b>	<b>FL. STATUTE CITATION</b>	<b>DATE</b>
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

# EXHIBIT 8

## AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan T. Johnson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for VOPH Master Development Company, LLC with regard to filing the Petition to the Pasco County Board of County Commissioners, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

VOPH Master Development Company, LLC,  
a Florida limited liability company

Sesai Bennett  
Name: Sesai Bennett  
Address: 4620 W Euclid Ave  
Tampa FL 33629

By: [Signature]  
Name: Mark Metheny  
Title: President of Land

Taylor Penny  
Name: Taylor Penny  
Address: 5015 Fickmoor Court  
Palmetto, FL 34221

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I hereby certify that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, personally appeared MARK METHENY as PRESIDENT of LAND (VOPH MASTER DEV CO LLC) who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 10 day of JANUARY, 2024.



[Signature]  
Notary Public

Personally known: ☒  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 9, 2024

Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk and Comptroller  
The East Pasco Governmental Center  
14236 6<sup>th</sup> Street, Suite 201  
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of corrected Pasco County Ordinance No. 24-35, which was filed in this office on August 9, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh