

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 24-51

AN ORDINANCE ESTABLISHING THE DEL WEBB RIVER RESERVE 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.

WHEREAS, Pulte Home Company, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Del Webb River Reserve 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 Del Webb River Reserve Community Development District (the "Petition") are 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 December 10, 2024, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption 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, 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 Greenfield/Del Webb River Reserve MPUD, 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 any obligation(s) set forth in the conditions of approval of the MPUD, once adopted, 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 Del Webb River Reserve

Community Development 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 as listed in the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the 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 Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), 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 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 exercise the special powers including, the powers set forth for Parks and Recreation, and Security, as set forth in Sections 190.012 (2)(a) & (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 property currently within the District, as described in Exhibit 2 of the Petition, and as the 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 non-emergency ordinance providing a plan for the transfer of a specific community development service from the District to the County.

The plan shall provide the assumption and guarantee of the District debt that is related to the service 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. The Petition to Establish the Del Webb River Reserve 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 10th day of December 2024.



BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: Nikki Alvarez-Sowles, Esq.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BY: Kathryn Starkey
Kathryn Starkey, CHAIRMAN

APPROVED
IN SESSION

DEC 10 2024

PASCO COUNTY
BCC

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

**PETITION TO ESTABLISH DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Pulte Home Company, LLC, a Michigan 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 276.926 acres of land, generally located south of Crews Lake Drive, north of State Road 52, east of State Road 589 (Suncoast Parkway), and west of U.S. Highway 41. The western boundary of the proposed District is adjacent to Shady Hills Road. A metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District which is to be excluded from the District.

3. Future Expansion Parcels. Pursuant to Section 190.046(1)(h), *Florida Statutes*, **Exhibit 3** identifies certain “Future Expansion Parcels” that may be added to the boundaries of the District within ten (10) years after establishment. The first Future Expansion Parcel is currently owned by Parkway Hills LLC (Parcel ID number 31-24-18-0000-00100-0000) and consists of approximately 20.736 acres and its current land use designation is agriculture. The second Future Expansion Parcel is currently owned by Greenfield Place East LLC (Parcel ID number 30-24-18-0000-00100-0000) and consists of approximately 132.542 acres and its current land use

designation is agriculture. The total acreage of the Future Expansion Parcels is approximately 153.278 acres. A metes and bounds description of the Future Expansion Parcels are set forth in **Exhibit 3**.

4. Landowner Consent. Petitioner has obtained written consent 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 4**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Future Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the Future Expansion Parcels. The inclusion of the Future Expansion Parcels in this Petition is not landowner consent.

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: Brady LeFere
Address: 2662 South Falkenburg Road
Riverview, Florida 33578

Name: Ray Aponte
Address: 2662 South Falkenburg Road
Riverview, Florida 33578

Name: Max Law
Address: 2662 South Falkenburg Road
Riverview, Florida 33578

Name: Connor Gallagher
Address: 2662 South Falkenburg Road
Riverview, Florida 33578

Name: Colbie Bosch
Address: 2662 South Falkenburg Road
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 Del Webb River Reserve Community Development District.

7. Future Land Uses. The general distribution, location, and extent of the future public and private land uses for lands within the proposed District are identified on **Exhibit 5**. 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, wastewater interceptors, or outfalls within the currently undeveloped lands to be included within the proposed District as demonstrated in **Exhibit 6**.

9. District Facilities and Services. **Exhibit 7** 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 also identified in **Exhibit 7**. At present, these improvements are estimated to be made, constructed and installed in two (2) phases over an estimated two (2) years from 2024 through 2026. 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 8** 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 agents for the Petitioner are Alyssa C. Willson and Ryan J. Dugan. **See Exhibit 9.** Copies of all correspondence and official notices should be sent to:

Alyssa C. Willson, Esq.
Ryan J. Dugan, Esq.
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301

12. This petition to establish the Del Webb River Reserve 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 or the 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 certain 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, reconstruct, 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, guardhouses, gates, fences and electronic intrusion detection systems, all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*.

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 30th day of May 2024.

KUTAK ROCK, LLP

/s/ Alyssa C. Willson

Alyssa C. Willson, Florida Bar No. 91352

Alyssa.Willson@KutakRock.com

Ryan Dugan, Florida Bar No. 93207

Ryan.Dugan@KutakRock.com

107 West College Avenue

Tallahassee, Florida 32301

Phone (850) 692-7300

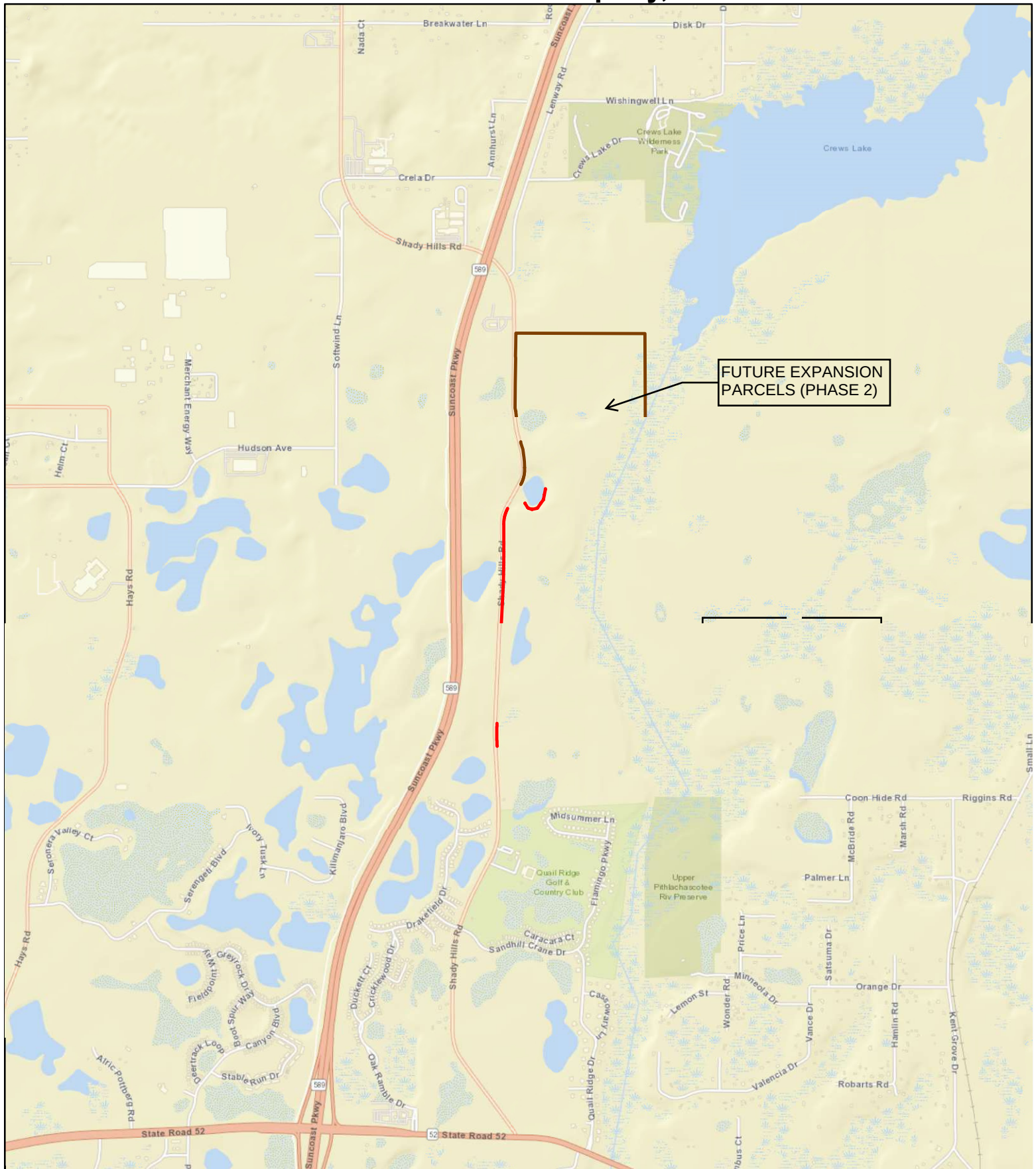
Attorneys for Petitioner



Del Webb River Reserve Phase 1

Location Map

CLIENT: Pulte Home Company, LLC

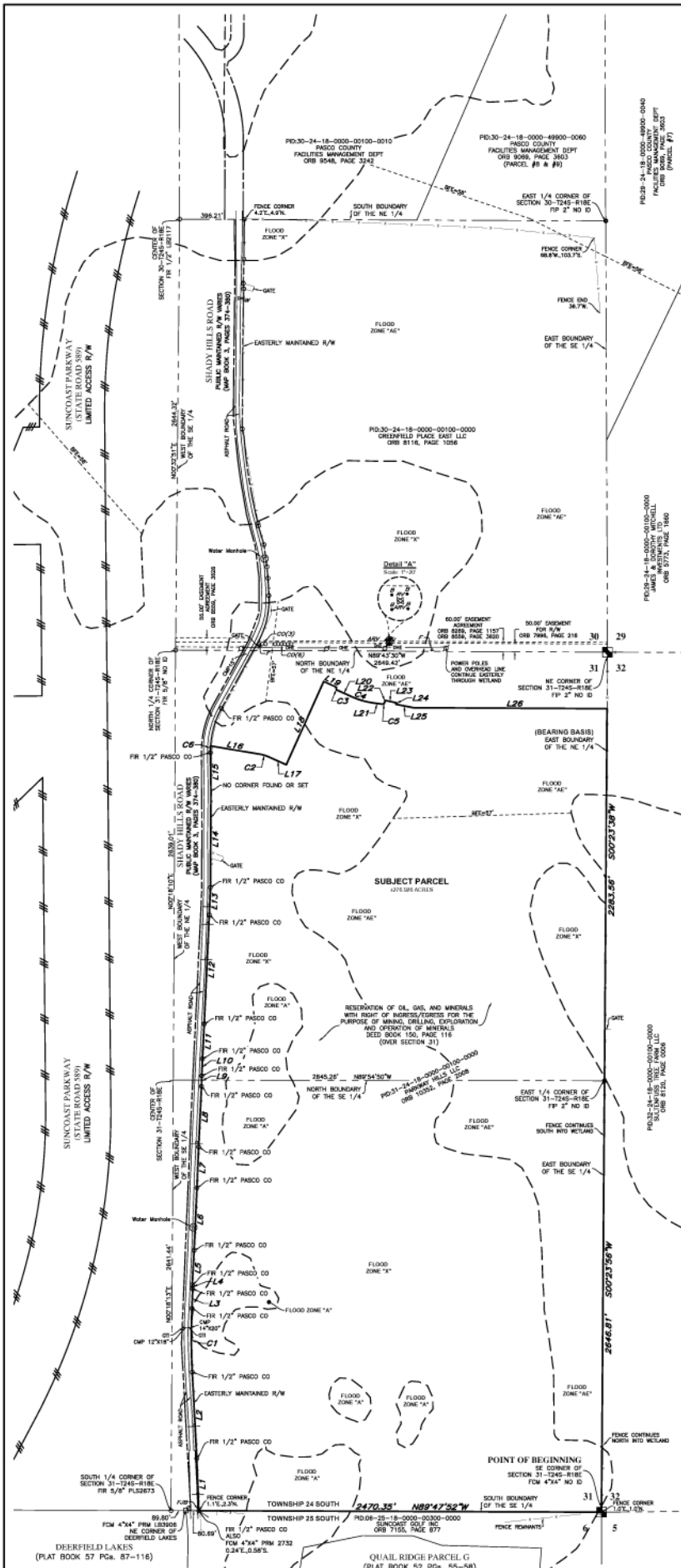


DESCRIPTION:

A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 31; run thence along the South boundary of the Southeast 1/4 of said Section 31, N.89°47'52"W., a distance of 2470.35 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way the following sixteen (16) courses: 1) N.02°12'05"W., a distance of 320.67 feet; 2) N.03°00'06"W., a distance of 530.54 feet; 3) Northerly, 391.66 feet along the arc of a tangent curve to the right having a radius of 4170.00 feet and a central angle of 05°22'53" (chord bearing N.00°18'39"W., 391.51 feet); 4) N.02°22'47"E., a distance of 119.17 feet; 5) N.06°49'44"W., a distance of 24.50 feet; 6) N.03°07'02"E., a distance of 212.09 feet; 7) N.02°34'24"E., a distance of 384.53 feet; 8) N.02°21'19"E., a distance of 250.81 feet; 9) N.02°43'19"E., a distance of 372.87 feet; 10) N.01°06'02"E., a distance of 64.53 feet; 11) N.02°25'35"E., a distance of 103.97 feet; 12) N.02°52'29"E., a distance of 214.45 feet; 13) N.02°41'16"E., a distance of 670.18 feet; 14) N.02°16'34"E., a distance of 169.80 feet; 15) N.00°20'08"E., a distance of 589.90 feet; 16) N.00°47'24"W., a distance of 236.59 feet; 17) Northerly, 40.58 feet along the arc of a tangent curve to the right having a radius of 545.00 feet and a central angle of 04°15'59" (chord bearing N 01°20'35" E, 40.57 feet); thence S 80°30'26" E, a distance of 303.35 feet; thence Easterly, 62.93 feet along the arc of a tangent curve to the right having a radius of 245.00 feet and a central angle of 14°43'01" (chord bearing S 73°08'55" E, 62.76 feet); thence S 65°47'25" E, a distance of 115.13 feet; thence N 24°12'35" E, a distance of 560.52 feet; thence S 65°47'25" E, a distance of 85.00 feet; thence Southerly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S 20°47'25" E, 21.21 feet); thence S 65°47'25" E, a distance of 98.94 feet; thence Easterly, 133.04 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 16°23'32" (chord bearing S 73°59'11" E, 132.58 feet); thence S 82°10'57" E, a distance of 55.08 feet; thence northeasterly, 22.73 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 86°48'55" (chord bearing N 54°24'36" E, 20.62 feet); thence N 11°21'09" E, a distance of 10.82 feet; thence S 78°17'50" E, a distance of 70.00 feet; thence S 11°21'57" W, a distance of 9.59 feet; thence S 78°58'17" E, a distance of 110.00 feet; thence S 89°43'30" E, a distance of 1187.20 feet; thence S 00°23'38" W, a distance of 2283.56 feet; thence S 00°23'56" W, a distance of 2646.81 feet to the **POINT OF BEGINNING**.

Containing 276.926 acres, more or less.



LEGEND

(NAD83) --- Maintained Right of Way Map Dimension
BFE --- Base Flood Elevation
CMP --- Corrugated Metal Pipe
FCM --- Found Concrete Monument
FP --- Found Iron Pipe
FR --- Found Iron Rod
GTI --- Gate Top Inlet
ID --- Identification
LH --- Lateral Hydrant
ORW --- Official Records Book
PO --- Parcel Identification
PLS --- Professional Land Surveyor
PM --- Permanent Reference Marker
R/W --- Right of Way
S --- Air Release Valve
S --- Inlet
S --- Sanitary Sewer Cleanout
S --- Fiber Optic Junction Box
S --- Fiber Optic Warning Marker
S --- Resilient Water Gate Valve
S --- Sign
S --- Utility Pole
S --- Water Gate Valve
S --- Water Manhole
S --- Wire Fence
S --- Chain Link Fence
S --- Overhead Utility Line
S --- Overhead Electric Line

DESCRIPTION:

A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 31; run thence along the South boundary of the Southeast 1/4 of said Section 31, N 89°47'52"W, a distance of 2470.35 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way line following the following sixteen (16) courses: 1) N 02°12'00"W, a distance of 320.87 feet; 2) N 02°10'00"W, a distance of 530.54 feet; 3) Northwesterly, 391.66 feet along the arc of a tangent curve to the right having a radius of 4170.00 feet and a central angle of 00°22'53" (chord bearing N 00°18'39"W, 391.51 feet); 4) N 02°24'27"E, a distance of 119.17 feet; 5) N 06°49'44"W, a distance of 24.50 feet; 6) N 03°07'02"E, a distance of 212.09 feet; 7) N 02°34'24"E, a distance of 384.53 feet; 8) N 02°21'19"E, a distance of 250.81 feet; 9) N 02°43'16"E, a distance of 372.87 feet; 10) N 01°06'02"E, a distance of 64.53 feet; 11) N 02°25'35"E, a distance of 103.97 feet; 12) N 02°52'28"E, a distance of 214.45 feet; 13) N 02°41'16"E, a distance of 670.18 feet; 14) N 02°18'34"E, a distance of 160.80 feet; 15) N 02°00'08"E, a distance of 580.90 feet; 16) N 02°47'26"W, a distance of 236.09 feet; 17) Northwesterly, 403.88 feet along the arc of a tangent curve to the right having a radius of 545.00 feet and a central angle of 04°15'59" (chord bearing N 01°20'35"E, 403.57 feet); thence S 80°30'26"E, a distance of 303.35 feet; thence Easterly, 62.93 feet along the arc of a tangent curve to the right having a radius of 265.00 feet and a central angle of 14°43'01" (chord bearing S 73°10'57"E, 62.78 feet); thence S 85°47'25"E, a distance of 115.13 feet; thence N 24°12'30"E, a distance of 560.52 feet; thence S 60°47'25"E, a distance of 85.00 feet; thence Southerly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 60°00'00" (chord bearing S 20°47'25"E, 21.21 feet); thence S 60°47'25"E, a distance of 88.34 feet; thence Easterly, 133.04 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 10°23'32" (chord bearing S 73°09'11"E, 132.58 feet); thence S 82°10'57"E, a distance of 55.88 feet; thence Northwesterly, 22.73 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 80°48'55" (chord bearing N 54°24'30"E, 20.82 feet); thence N 11°21'59"E, a distance of 10.82 feet; thence S 78°17'50"E, a distance of 70.00 feet; thence S 11°21'57"W, a distance of 9.59 feet; thence S 78°58'17"E, a distance of 110.00 feet; thence S 89°43'01"E, a distance of 1187.20 feet; thence S 60°23'30"W, a distance of 2385.58 feet; thence S 60°23'30"W, a distance of 2348.81 feet to the POINT OF BEGINNING.

Containing 276.926 acres, more or less.

- SURVEYOR'S NOTES:**
- 1) Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company, Property Information Report, File Number: 110311533 with an effective date of April 25, 2024, at 8:00 a.m.
 - 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
 - 3) Bearings shown hereon are based on the East boundary of the Northeast 1/4 of Section 31, Township 24 South, Range 18 East, Pasco County, Florida, having a Grid bearing of S 00°23'38"W. The Grid Bearings are shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
 - 4) All dimensions, unless otherwise noted, are survey dimensions.
 - 5) The subject parcel lies in Flood Zones "X", "A", and "AE" according to Flood Insurance Rate Map, Map No. 12101C0200F for Pasco County (Unincorporated Areas), Community No. 120203, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally transferred from DIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>).
 - 6) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
 - 7) The lands described hereon may contain lands that are considered environmentally sensitive to wildlife that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- SCHEDULE BIII - EXCEPTIONS: (Taken From First American Title Insurance Company Commitment Number: 110311533, date April 25, 2024 at 8:00 AM)**
- None (NO ITEMS TO REVIEW)

Curve Data Table				
No.	Radius	Arc	Delta	Bearing
C1	4170.00'	391.66'	0°22'53"	N00°18'39"W
C2	245.00'	62.87'	14°43'01"	S73°10'57"E
C3	15.00'	23.56'	0°00'00"	S20°47'25"E
C4	465.00'	133.04'	10°23'32"	S73°09'11"E
C5	15.00'	22.73'	80°48'55"	N54°24'30"E
C6	545.00'	403.57'	4°15'59"	N01°20'35"E

Line Data Table		
No.	Bearing	Length
L1	N02°12'00"W	320.87'
L2	N02°10'00"W	530.54'
L3	N02°24'27"E	119.17'
L4	N06°49'44"W	24.50'
L5	N03°07'02"E	212.09'
L6	N02°34'24"E	384.53'
L7	N02°21'19"E	250.81'
L8	N02°43'16"E	372.87'
L9	N01°06'02"E	64.53'
L10	N02°25'35"E	103.97'
L11	N02°52'28"E	214.45'
L12	N02°41'16"E	670.18'
L13	N02°18'34"E	160.80'
L14	N02°00'08"E	580.90'
L15	N02°47'26"W	236.09'
L16	S00°00'00"E	303.35'
L17	S08°30'26"E	115.13'
L18	N04°12'30"E	560.52'
L19	S05°47'25"E	85.00'
L20	S05°47'25"E	88.34'
L21	S02°10'57"E	55.88'
L22	N11°21'59"E	10.82'
L23	S78°17'50"E	70.00'
L24	S11°21'57"W	9.59'
L25	S78°58'17"E	110.00'
L26	S00°23'30"W	1187.20'

Surveyor's Certification

I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Florida, do hereby certify that this survey was made and reduced to writing in accordance with the Standards of Professional Practice of the Board of Professional Land Surveyors of the State of Florida, and that I am a duly licensed Professional Land Surveyor in the State of Florida, License No. 110311533, dated April 25, 2024, at 8:00 a.m.

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL, AND WHEN COPIED FROM A DIGITAL OR ELECTRONIC FORM, PURSUANT TO RULES 61J-27.000 AND 61J-27.060, SECTION 477.007 OF THE FLORIDA STATUTES.

Surveyor: David W. Maxwell, License No. 110311533
DATE: August 25, 2023

Client: Pulte Homes Company, LLC
PROJECT: Section 30 & 31, Township 24 S., Range 18 E., Pasco County, Florida

Digitally signed by: David W. Maxwell
Date: 2024.05.23
Time: 09:19:28 -0400

GeoPoint Surveying, Inc.
www.geopointsurvey.com
Licensed Business No. LR 7768

North Florida: 6710 Gulf Breeze Road, Suite 100, Gulf Breeze, FL 32561
Central Florida: 4110 West Orange Blvd, Suite 100, Orlando, FL 32835
West Florida: 2111 Main Street, Suite 100, Panama City, FL 32401

PREPARED FOR: Pulte Homes Company, LLC
LOCATED IN: Section 30 & 31, Township 24 S., Range 18 E., Pasco County, Florida

DATE: 05/23/2024
TIME: 09:19:28 -0400
SHEET: 01 of 01

Parkway Hills LLC Parcel:

A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said Section 31; run thence along the East boundary of the Northeast 1/4 of Section 31, S.00°23'38"W., a distance of 346.73 feet; thence N.89°43'30"W., a distance of 1187.20 feet; thence N.78°58'17"W., a distance of 110.00 feet; thence Northerly, 9.59 feet along the arc of a non-tangent curve to the right having a radius of 815.00 feet and a central angle of 00°40'27" (chord bearing N.11°21'57"E., 9.59 feet); thence N.78°17'50"W., a distance of 70.00 feet; thence Southerly, 10.82 feet along the arc of a non-tangent curve to the left having a radius of 885.00 feet and a central angle of 00°42'02" (chord bearing S.11°21'09"W., 10.82 feet); thence Southwesterly, 22.73 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 86°48'55" (chord bearing S.54°24'36"W., 20.62 feet); thence N.82°10'57"W., a distance of 55.08 feet; thence Westerly, 133.04 feet along the arc of a tangent curve to the right having a radius of 465.00 feet and a central angle of 16°23'32" (chord bearing N.73°59'11"W., 132.58 feet); thence N.65°47'25"W., a distance of 98.94 feet; thence Northerly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.20°47'25"W., 21.21 feet); thence N.65°47'25"W., a distance of 85.00 feet; thence S.24°12'35"W., a distance of 560.52 feet; thence N.65°47'25"W., a distance of 115.13 feet; thence Westerly, 62.93 feet along the arc of a tangent curve to the left having a radius of 245.00 feet and a central angle of 14°43'01" (chord bearing N.73°08'55"W., 62.76 feet); thence N.80°30'26"W., a distance of 303.35 feet; thence Northerly, 241.00 feet along the arc of a non-tangent curve to the right having a radius of 545.00 feet and a central angle of 25°20'12" (chord bearing N.16°08'41"E., 239.05 feet); thence N.28°48'47"E., a distance of 406.59 feet to the North boundary of the Northeast 1/4 of said Section 31; thence along said North boundary, S.89°43'30"E., a distance of 2172.10 feet to the **POINT OF BEGINNING**.

Containing 20.736 acres, more or less.

Greenfield Place East LLC Parcel:

A parcel of land lying in Section 30, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 30; run thence along the Southerly boundary thereof, N.89°43'30"W., a distance of 2172.10 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way the following fourteen (14) courses: 1) N.28°48'47"E., a distance of 62.12 feet; 2) Northerly, 293.30 feet along the arc of a non-tangent curve to the left having a radius of 521.91 feet and a central angle of 32°11'54" (chord bearing N.12°57'58"E., 289.45 feet); 3) N.02°51'56"W., a distance of 107.45 feet; 4) N.05°13'22"W., a distance of 69.92 feet; 5) N.07°39'37"W., a distance of 137.11 feet; 6) N.16°36'26"W., a distance of 119.75 feet; 7) N.08°59'52"W., a distance of 17.99 feet; 8) Northerly, 534.98 feet along the arc of a non-tangent curve to the right having a radius of 3170.00 feet and a central angle of 09°40'10" (chord bearing N.09°09'01"W., 534.35 feet); 9) N.11°59'11"W., a distance of 51.57 feet; 10) N.00°10'33"E., a distance of 423.88 feet; 11) N.00°57'45"E., a distance of 435.15 feet; 12) N.04°07'28"W., a distance of 33.06 feet; 13) N.01°19'47"E., a distance of 148.82 feet; 14) N.00°32'41"E., a distance of 244.36 feet to a point on the Northerly boundary of the Southeast 1/4 of said Section 30; thence along said Northerly boundary S.89°46'19"E., a distance of 2217.27 feet to the East 1/4 corner thereof; thence along the Easterly boundary of aforesaid Southeast 1/4 of Section 30, S.00°13'51"E., a distance of 2646.54 feet to the **POINT OF BEGINNING**.

Containing 132.542 acres, more or less.

**CONSENT TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

As the owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the petitioner 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.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any reasonable documentation necessary or convenient to evidence this consent during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain from such purchaser or successor a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the person executing this instrument.

[signatures on following page]

Executed this 16 day of May, 2024.

WITNESSES:

[Signature]
Name: Richard Gonzalez

[Signature]
Name: Neami Berrios

PULTE HOME COMPANY, LLC
a Michigan limited liability company

By: [Signature]
Name: RAY APONTE
Title: Director of Land Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of May, 2024, by Ray Aponte, as Director of Land Dev of PULTE HOME COMPANY, LLC, who is ☒ personally known to me or ☐ produced _____ as identification.



KRISTEN L. DENNIS
Notary Public
State of Florida
Comm# HH425090
Expires 7/24/2027

Kristen L. Dennis
(Official Notary Signature & Seal)

Print Name: Kristen L. Dennis
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

DESCRIPTION:

A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 31; run thence along the South boundary of the Southeast 1/4 of said Section 31, N.89°47'52"W., a distance of 2470.35 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way the following sixteen (16) courses: 1) N.02°12'05"W., a distance of 320.67 feet; 2) N.03°00'06"W., a distance of 530.54 feet; 3) Northerly, 391.66 feet along the arc of a tangent curve to the right having a radius of 4170.00 feet and a central angle of 05°22'53" (chord bearing N.00°18'39"W., 391.51 feet); 4) N.02°22'47"E., a distance of 119.17 feet; 5) N.06°49'44"W., a distance of 24.50 feet; 6) N.03°07'02"E., a distance of 212.09 feet; 7) N.02°34'24"E., a distance of 384.53 feet; 8) N.02°21'19"E., a distance of 250.81 feet; 9) N.02°43'19"E., a distance of 372.87 feet; 10) N.01°06'02"E., a distance of 64.53 feet; 11) N.02°25'35"E., a distance of 103.97 feet; 12) N.02°52'29"E., a distance of 214.45 feet; 13) N.02°41'16"E., a distance of 670.18 feet; 14) N.02°16'34"E., a distance of 169.80 feet; 15) N.00°20'08"E., a distance of 589.90 feet; 16) N.00°47'24"W., a distance of 236.59 feet; 17) Northerly, 40.58 feet along the arc of a tangent curve to the right having a radius of 545.00 feet and a central angle of 04°15'59" (chord bearing N 01°20'35" E, 40.57 feet); thence S 80°30'26" E, a distance of 303.35 feet; thence Easterly, 62.93 feet along the arc of a tangent curve to the right having a radius of 245.00 feet and a central angle of 14°43'01" (chord bearing S 73°08'55" E, 62.76 feet); thence S 65°47'25" E, a distance of 115.13 feet; thence N 24°12'35" E, a distance of 560.52 feet; thence S 65°47'25" E, a distance of 85.00 feet; thence Southerly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S 20°47'25" E, 21.21 feet); thence S 65°47'25" E, a distance of 98.94 feet; thence Easterly, 133.04 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 16°23'32" (chord bearing S 73°59'11" E, 132.58 feet); thence S 82°10'57" E, a distance of 55.08 feet; thence northeasterly, 22.73 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 86°48'55" (chord bearing N 54°24'36" E, 20.62 feet); thence N 11°21'09" E, a distance of 10.82 feet; thence S 78°17'50" E, a distance of 70.00 feet; thence S 11°21'57" W, a distance of 9.59 feet; thence S 78°58'17" E, a distance of 110.00 feet; thence S 89°43'30" E, a distance of 1187.20 feet; thence S 00°23'38" W, a distance of 2283.56 feet; thence S 00°23'56" W, a distance of 2646.81 feet to the **POINT OF BEGINNING**.

Containing 276.926 acres, more or less.

Prepared by, record and return to:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
File No.: 21118143
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
A portion of 31-24-18-0000-00100-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 14th day of March, 2024, by **Parkway Hills LLC, a Florida Limited Liability Company**, having its place of business at: **132 S Brooksville Ave., Brooksville, FL 34601**, hereinafter called the "Grantor", to **Pulte Home Company, LLC, a Michigan Limited Liability Company**, whose post office address is: **2662 S Falkenburg Rd., Riverview, FL 33578**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirteen Million Three Hundred Fifty One Thousand Four Hundred Sixty Eight Dollars and Fifty Cents (\$13,351,468.50)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situate in **Pasco County, Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives, and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness 1 Signature

PARKWAY HILLS LLC, A FLORIDA LIMITED
LIABILITY COMPANY

Witness 1 Printed Name and Address:

BY ITS MANAGER: ZENEDA MANAGEMENT,
INC., A FLORIDA CORPORATION

KENT A. EPPLEY
111 N. MAIN ST.
BROOKSVILLE, FL 34601

C. Powers Dorsett, Jr.
President

Witness 2 Signature

(Corporate Seal)

Witness 2 Printed Name and Address:

Michele M. Calderon
111 N. Main St.
Brooksville, FL 34601

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of MARCH, 2024 by C. Powers Dorsett, Jr. as President of Zeneda Management, Inc., a Florida Corporation, Manager of Parkway Hills LLC, a Florida Limited Liability Company, on behalf of the Corporation and the Limited Liability Company. He/She/They is/are ☒ Personally Known OR ☐ Produced _____ as Identification.

Notary Public Signature

(SEAL)

Printed Name:

My Commission Expires:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

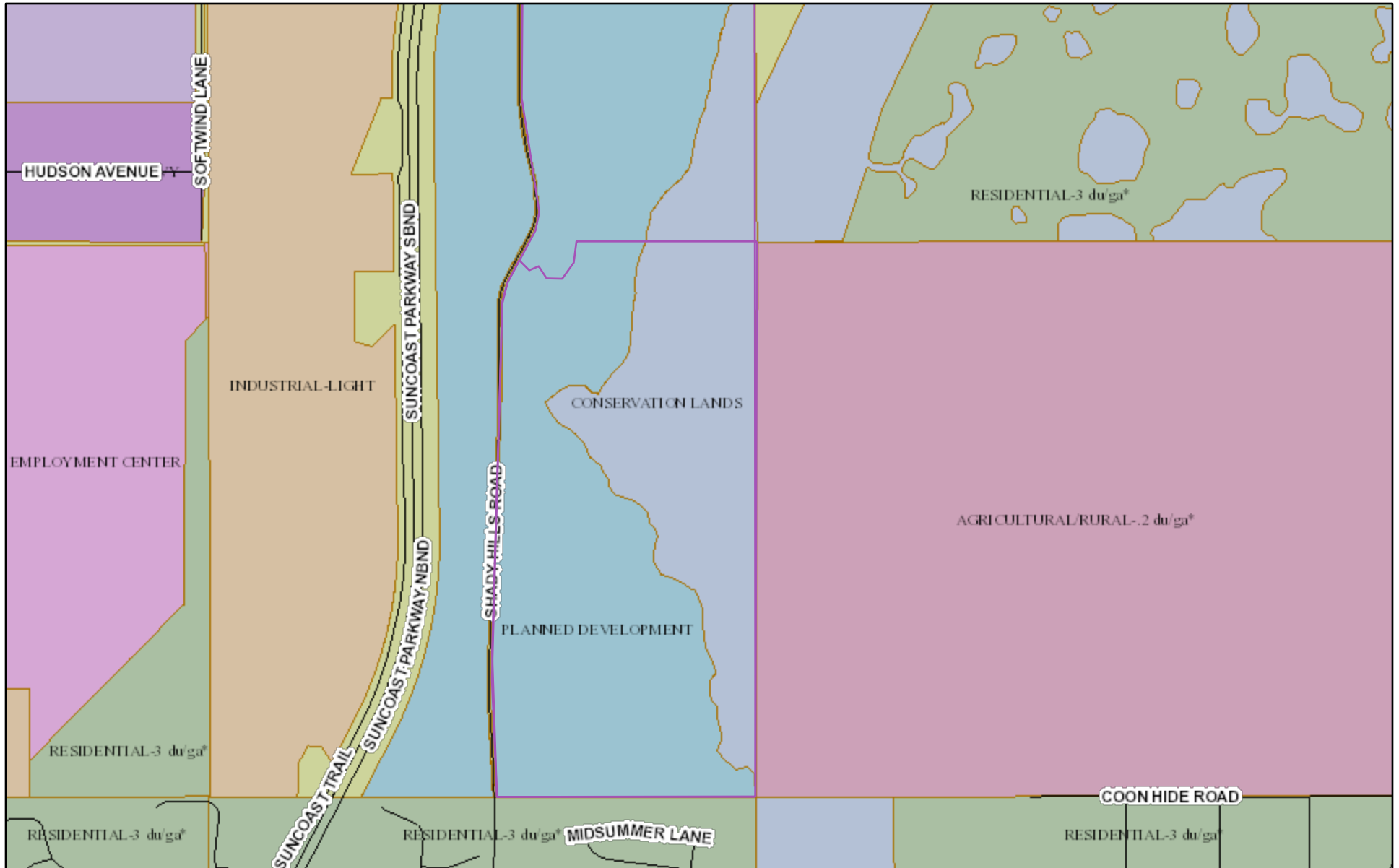


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

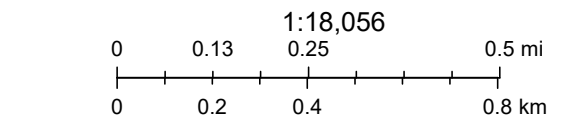
BEGIN at the Southeast corner of said Section 31; run thence along the South boundary of the Southeast 1/4 of said Section 31, N.89°47'52"W., a distance of 2470.35 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way the following sixteen (16) courses: 1) N.02°12'05"W., a distance of 320.67 feet; 2) N.03°00'06"W., a distance of 530.54 feet; 3) Northerly, 391.66 feet along the arc of a tangent curve to the right having a radius of 4170.00 feet and a central angle of 05°22'53" (chord bearing N.00°18'39"W., 391.51 feet); 4) N.02°22'47"E., a distance of 119.17 feet; 5) N.06°49'44"W., a distance of 24.50 feet; 6) N.03°07'02"E., a distance of 212.09 feet; 7) N.02°34'24"E., a distance of 384.53 feet; 8) N.02°21'19"E., a distance of 250.81 feet; 9) N.02°43'19"E., a distance of 372.87 feet; 10) N.01°06'02"E., a distance of 64.53 feet; 11) N.02°25'35"E., a distance of 103.97 feet; 12) N.02°52'29"E., a distance of 214.45 feet; 13) N.02°41'16"E., a distance of 670.18 feet; 14) N.02°16'34"E., a distance of 169.80 feet; 15) N.00°20'08"E., a distance of 589.90 feet; 16) N.00°47'24"W., a distance of 236.59 feet; 17) Northerly, 40.58 feet along the arc of a tangent curve to the right having a radius of 545.00 feet and a central angle of 04°15'59" (chord bearing N 01°20'35" E, 40.57 feet); thence S 80°30'26" E, a distance of 303.35 feet; thence Easterly, 62.93 feet along the arc of a tangent curve to the right having a radius of 245.00 feet and a central angle of 14°43'01" (chord bearing S 73°08'55" E, 62.76 feet); thence S 65°47'25" E, a distance of 115.13 feet; thence N 24°12'35" E, a distance of 560.52 feet; thence S 65°47'25" E, a distance of 85.00 feet; thence Southerly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S 20°47'25" E, 21.21 feet); thence S 65°47'25" E, a distance of 98.94 feet; thence Easterly, 133.04 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 16°23'32" (chord bearing S 73°59'11" E, 132.58 feet); thence S 82°10'57" E, a distance of 55.08 feet; thence northeasterly, 22.73 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 86°48'55" (chord bearing N 54°24'36" E, 20.62 feet); thence N 11°21'09" E, a distance of 10.82 feet; thence S 78°17'50" E, a distance of 70.00 feet; thence S 11°21'57" W, a distance of 9.59 feet; thence S 78°58'17" E, a distance of 110.00 feet; thence S 89°43'30" E, a distance of 1187.20 feet; thence S 00°23'38" W, a distance of 2283.56 feet; thence S 00°23'56" W, a distance of 2646.81 feet to the POINT OF BEGINNING.

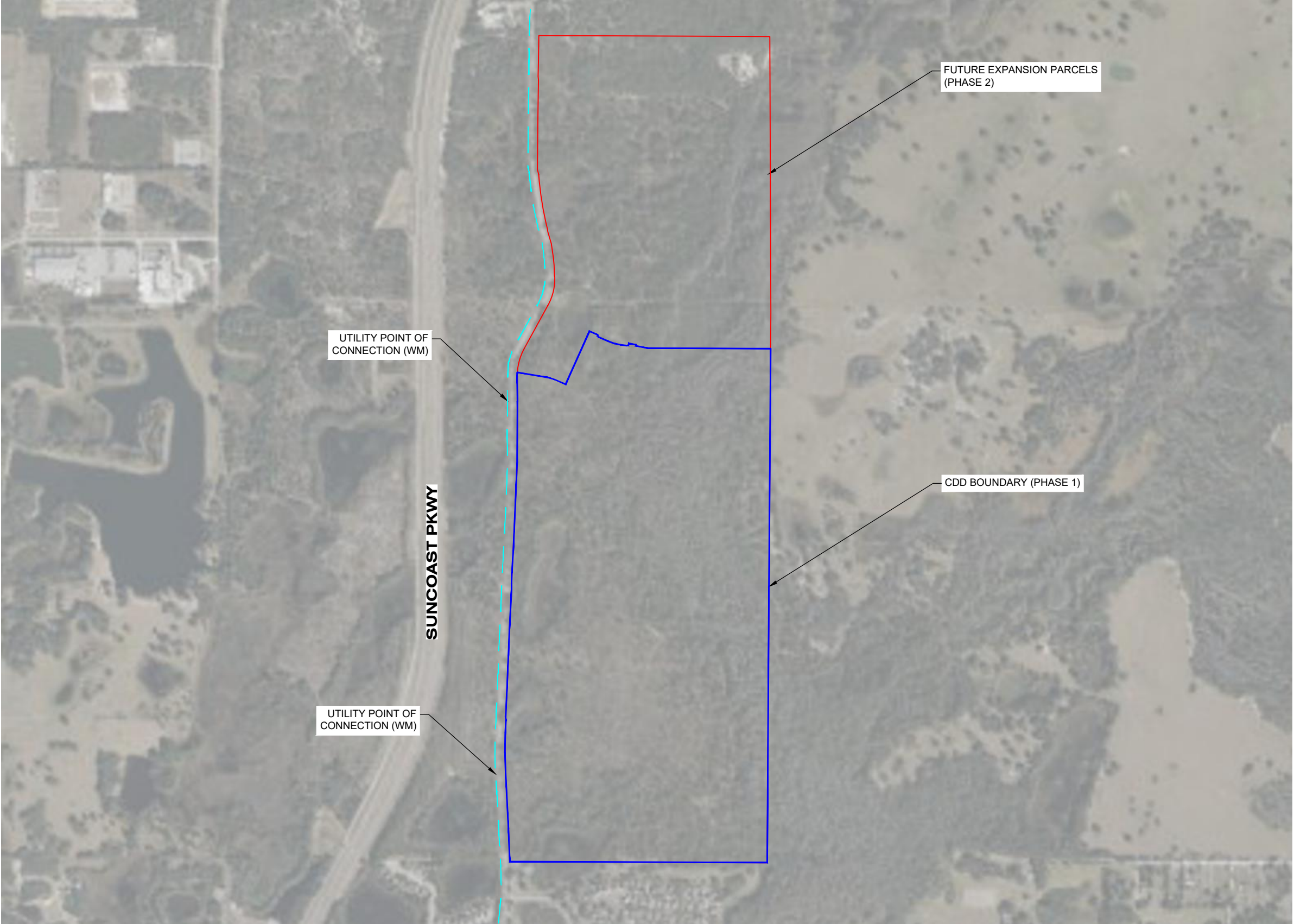
Pasco County



5/13/2024, 2:00:07 PM

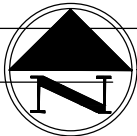
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Project Boundary Railroad Roads | Future Landuse <ul style="list-style-type: none"> AGRICULTURAL-.1 du/ga* AGRICULTURAL/RURAL-.2 du/ga* COASTAL LAND .025 du/ga** COMMERCIAL COMMERCIAL CONSERVATION LANDS | <ul style="list-style-type: none"> COMMERCIAL COMMERCIAL CONSERVATION LANDS EMPLOYMENT CENTER GATEWAY HUB INDUSTRIAL-HEAVY |
|---|---|--|





LEGEND

10" EXISTING WATER MAIN



LEVELUP
CONSULTING, LLC



505 E. JACKSON STREET
SUITE 200A
TAMPA, FLORIDA 33602A
OFFICE: 813-375-0616A

WWW.LEVELUPFLORIDA.COM

PREPARED FOR:
PULTE HOME COMPANY, LLC

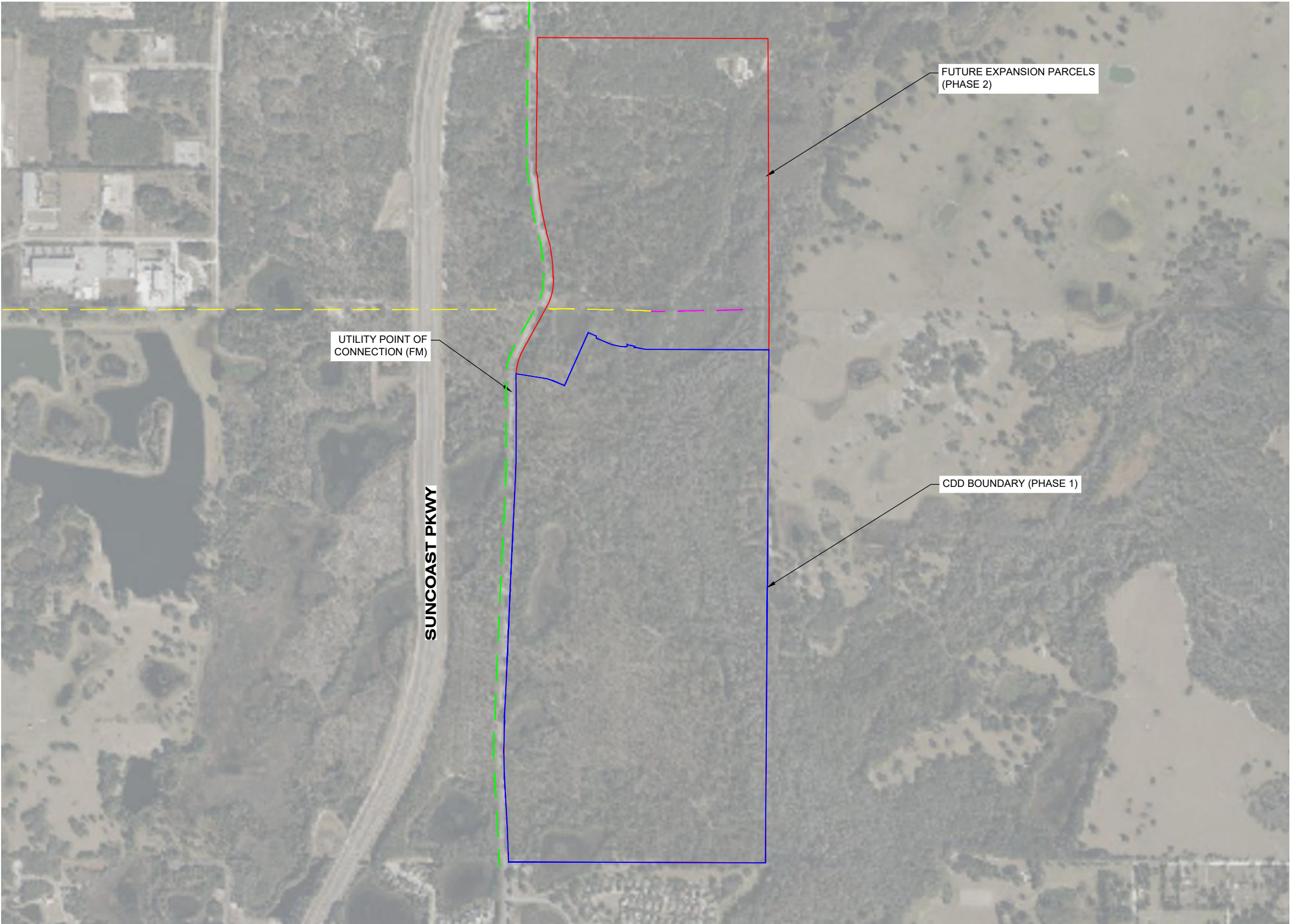
PROJECT NAME:
DEL WEBB RIVER RESERVE PHASE 1

DRAWING TITLE:
UTILITY MAP - WATER



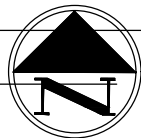
PROJECT No. 184-01-E09

SHEET 1 of 1



LEGEND

- 8" EXISTING FORCE MAIN
- 16" EXISTING FORCE MAIN
- 20" EXISTING FORCE MAIN



LEVELUP
CONSULTING, LLC



505 E. JACKSON STREET
SUITE 200A
TAMPA, FLORIDA 33602A
OFFICE: 813-375-0616A
WWW.LEVELUPFLORIDA.COM

PREPARED FOR:
PULTE HOME COMPANY, LLC

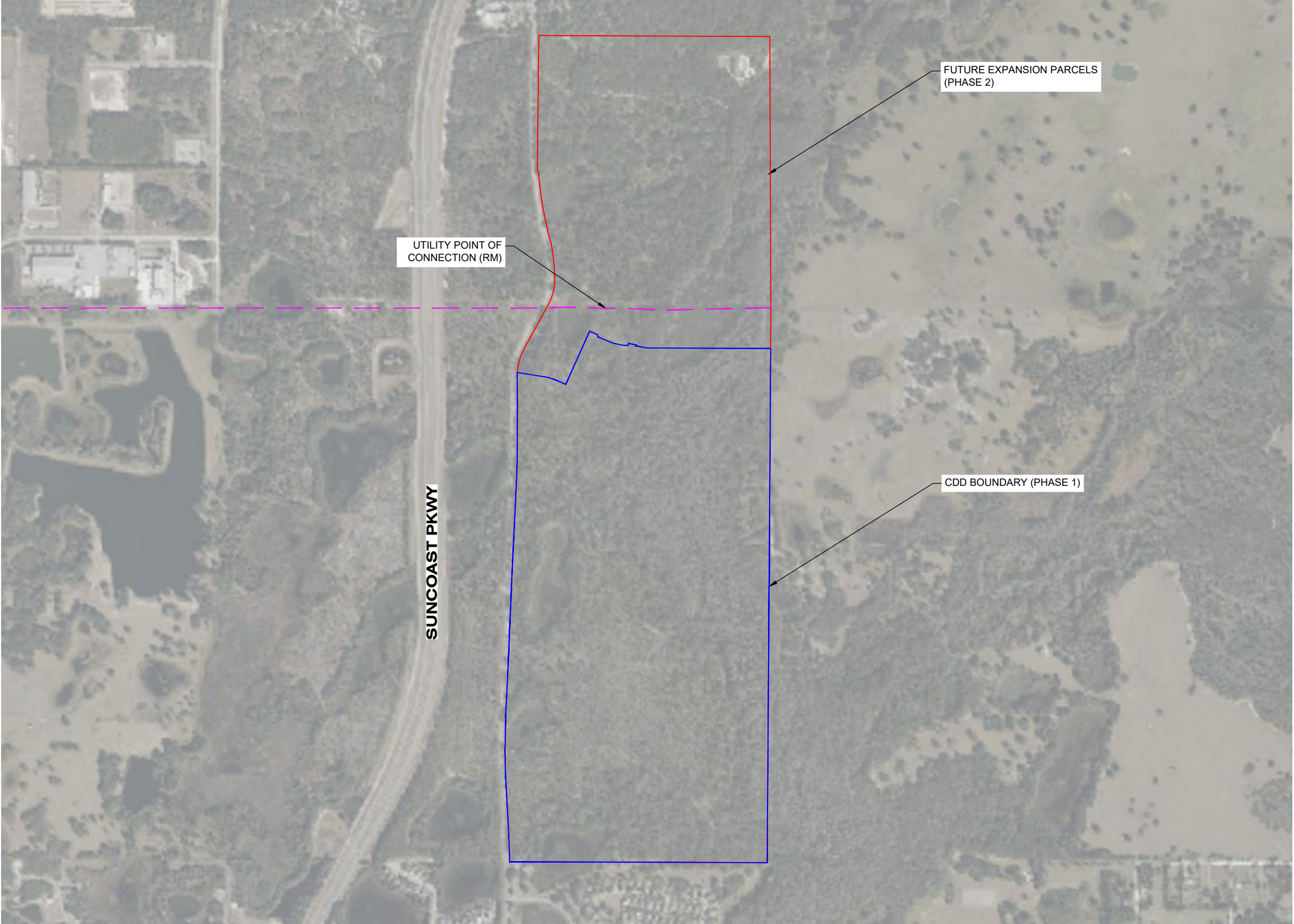
PROJECT NAME:
DEL WEBB RIVER RESERVE PHASE 1

DRAWING TITLE:
UTILITY MAP - SEWER



PROJECT No. 184-01-E09

SHEET 1 of 1



LEGEND

36" EXISTING FORCE MAIN



LEVELUP
CONSULTING, LLC



505 E. JACKSON STREET
SUITE 200A
TAMPA, FLORIDA 33602A
OFFICE: 813-375-0616A
WWW.LEVELUPFLORIDA.COM

PREPARED FOR:
PULTE HOME COMPANY, LLC

PROJECT NAME:
DEL WEBB RIVER RESERVE PHASE 1

DRAWING TITLE:
UTILITY MAP - RECLAIM



PROJECT No. 184-01-E09

SHEET 1 of 1

EXHIBIT 7			
Improvement	Estimated Cost	Financing Entity*	O&M Entity
Phase 1			
Stormwater Management System	\$2,509,495.00	CDD	CDD
Earthwork	\$2,603,675.00	CDD	N/A
Water, Reclaimed & Wastewater Systems**	\$4,280,825.00	CDD	County
Offsite Improvements	\$1,434,665.00	CDD	County
10% Contingency	\$1,082,866.00	N/A	N/A
TOTAL	\$11,911,526.00		
Phase 2 (Future Expansion Parcels)			
Stormwater Management System	\$2,065,098.55	CDD	CDD
Earthwork	\$2,142,600.59	CDD	N/A
Water & Wastewater Systems**	\$3,522,750.79	CDD	County
10% Contingency	\$773,044.99	N/A	N/A
TOTAL	\$8,503,494.92		

* Developer may alternatively elect to privately financing certain of the above improvements, and have an HOA own and maintain such improvements instead of the CDD. Onsite roadways will be privately financed, owned, and maintained. All hardscape, landscape, and irrigation, including trails and sidewalks, if any, will be maintained by the HOA.

** Pasco County Utilities will only maintain lines in public-rights-of-way or County owned easements.

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

May 13, 2024



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: 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 Del Webb River Reserve 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 initially comprise approximately 276.926 +/- acres of land located within Pasco County, Florida (the "County") and is projected to contain approximately 355 residential dwelling units in phase 1 and may, by future boundary amendment, contain an additional 153.278 +/- acres of land and approximately 335 residential dwelling units in phase 2 (future expansion parcels) for a total of 430.204 +/- acres and 690 residential dwelling units, which will make up the Del Webb River Reserve development (collectively referred to herein as the "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 Del Webb River Reserve 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 approximately 355 residential dwelling units in phase 1 and 335 residential dwelling units in phase 2 (future expansion parcels), all within the future boundaries of the District. 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 the Project.

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 the Census 2020, has a population of 561,691; 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 430.204 +/- acres anticipated to be within the District, including the possible future expansion parcels, 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 355 residential dwelling units in phase 1 and 335 residential dwelling units in phase 2 (future expansion parcels), 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 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. However, current property owners consented to the establishment of the District.

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, including the possible future expansion parcels, will serve land that comprises an approximately 430.204 +/- acre master planned residential development currently anticipated to contain approximately 355 residential dwelling units in phase 1 and 335 residential dwelling units in phase 2 (future expansion parcels), 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 2,415 +/- 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 \$11,911,526 for phase 1 and \$8,503,494.92 for phase 2 (future expansion parcels). 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

**DEL WEBB RIVER RESERVE COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Water, Reclaimed & Wastewater Systems	CDD	County	County
Offsite Improvements	CDD	County	County

Table 2

**DEL WEBB RIVER RESERVE COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Phase 1	
Stormwater Management System	\$2,509,495.00
Earthwork	\$2,603,675.00
Water, Reclaimed & Wastewater Systems	\$4,280,825.00
Offsite Improvements	\$1,434,665.00
10% Contingency	\$1,082,866.00
Total	\$11,911,526.00
Phase 2 (Future Expansion Parcels)	
Stormwater Management System	\$2,065,098.55
Earthwork	\$2,142,600.59
Water, Reclaimed & Wastewater Systems	\$3,522,750.79
10% Contingency	\$773,044.99
Total	\$8,503,494.92

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.

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, like the county, 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 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 561,691 according to the Census 2020, both 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 Project will not produce any marginal effects that would be different from those that would have occurred if the Project was developed without a community development district established for it 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 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 Project. 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 Project 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 Project 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 Del Webb River Reserve Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
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

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Alyssa Willson and Ryan J. Dugan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Pasco County, Florida, 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.

Witnessed:

Richard Corrales

Print Name: Richard Corrales

Naomi Berries

Print Name: Naomi Berries

PULTE HOME COMPANY, LLC
a Michigan limited liability company

Ray Aponte

By: Ray Aponte

Its: Director of Land Development

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 Ray Aponte, as Director of Land Dev of Pulte Home Company, LLC, who executed the foregoing instrument, acknowledged before me that s/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 16th day of May, 2024.



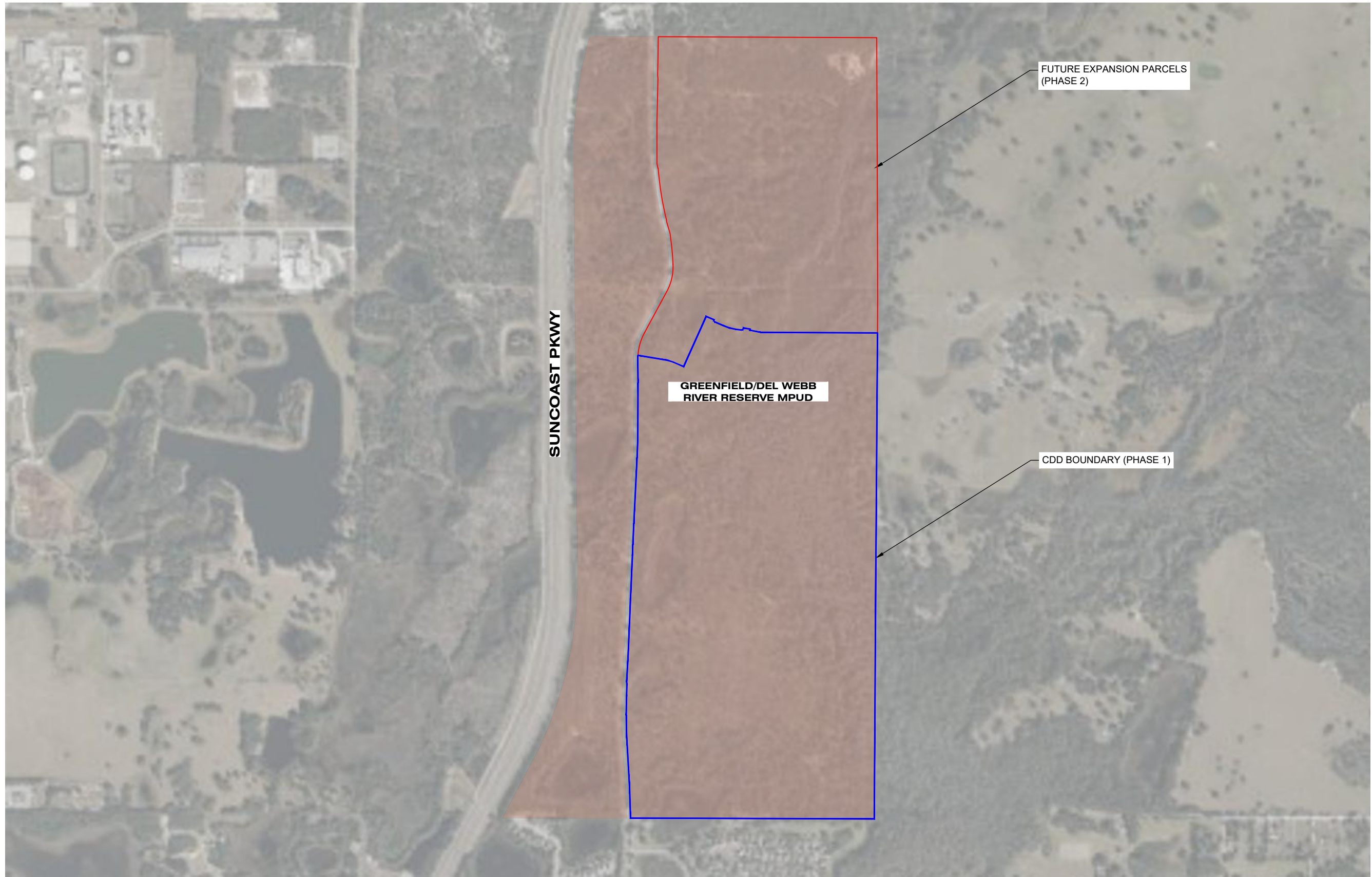
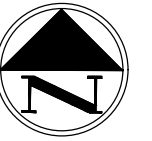
KRISTEN L. DENNIS
Notary Public
State of Florida
Comm# HH425090
Expires 7/24/2027

Kristen L. Dennis
Notary Public

Personally known: ☒

Produced Identification: _____

Type of Identification: _____



LEVELUP
CONSULTING, LLC



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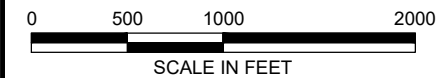
PROJECT No. 184-01-E09

SHEET 1 of 1

PREPARED FOR:
PULTE HOME COMPANY, LLC

PROJECT NAME:
DEL WEBB RIVER RESERVE PHASE 1

DRAWING TITLE:
CDD OVERLAY MAP





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 13, 2024

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
14236 6th 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 Pasco County Ordinance No. 24-51, which was filed in this office on December 13, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL