



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

December 9, 2021

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

Attention: Jessica Basak

Dear Ms. 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. 21-40, which was filed in this office on December 9, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

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

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**WHEREAS**, EPG-Two Rivers, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Two Rivers North 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 Two Rivers North 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 Board of County Commissioners, on December 7, 2021, held a public hearing on the Petition with due public notice provided 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 (2018), 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 Composite Exhibit A 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. 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 MPUD Conditions or Approval, 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 Two Rivers North 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, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2)(a), (d) & (f), 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 B 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 Two Rivers North 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**

a. 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 this 7th day of December, 2021.

*[Signatures appear on the next page.]*

(SEAL)



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

BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA

BY: Kathryn Starkey, CHAIRMAN

APPROVED  
IN SESSION  
DEC 07 2021  
PASCO COUNTY  
BCC

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PETITION TO ESTABLISH

# TWO RIVERS NORTH

COMMUNITY DEVELOPMENT DISTRICT

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SUBMITTED TO:

PASCO COUNTY, FLORIDA



BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

**Meritus**  
Districts

**MARCH 10, 2021**

(UPDATED ON October 6th, 2021)

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# PETITION TO ESTABLISH Two Rivers North COMMUNITY DEVELOPMENT DISTRICT

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**TAB A**

**PASCO COUNTY OFFICIAL PLANNING & DEVELOPMENT APPLICATION FORM FOR A  
COMMUNITY DEVELOPMENT DISTRICT (CDD)**

**APPLICATION FORM**

I. APPLICANT: <u>EPG-Two Rivers, LLC</u>		
(PETITIONER, CDD DEVELOPMENT GROUP)		
ADDRESS: <u>111 S. Armenia Avenue, Suite 22</u>		
CITY <u>Tampa</u>	STATE <u>FL</u>	ZIP <u>33609</u>
PHONE ( <u>813</u> ) <u>321-1502</u>		
PROPERTY OWNER(S): <u>Hickory Hills Land Company</u>		
ADDRESS: <u>40 Ranch Road</u>		
CITY <u>Thonotosassa</u>	STATE <u>FL</u>	ZIP <u>33592-2301</u>
PHONE( <u>      </u> ) <u>                    </u>		FAX( <u>      </u> ) <u>                    </u>
REPRESENTATIVE: <u>Brian Lamb</u>		
(Contact Person:)		
ADDRESS: <u>2005 Pan Am Circle, Suite 300</u>		
CITY <u>Tampa</u>	STATE <u>FL</u>	ZIP <u>33607</u>
PHONE( <u>813</u> ) <u>873-7300</u>		FAX( <u>813</u> ) <u>873-7070</u>

II. Current Use of Property: <u>Vacant Land</u>
Current zoning of property <u>00AC</u>
Current future land use designation of property: <u>ROR and RES-3</u>
Current Number and Types of Units to be assessed by this CDD <u>958 Single Family Residential Units</u>
Name of MPUD or Development <u>Two Rivers North CDD</u>

III. I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS PETITION.

BY:   
Signature of the Applicant/ (Petitioner)

**Jeffery S. Hills**

Type or Print Name Legibly

**V. PDD Zoning & Intake**

Date Stamp

**VI. OFFICIAL COMMENTS**

Is this application accompanied by other applications?                                     

If so, what are the application numbers?                                     

Other Comments:

**TAB B**

**PASCO COUNTY  
PLANNING AND DEVELOPMENT  
CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS (CDD)  
CDD < 1000 acres:**

**PROPOSED DISTRICT NAME:** Two Rivers North

**DATE:** 06.09.21

The establishment of a CDD shall be as set forth in Section 190.005, Florida Statutes, which includes a list of all of the items that shall be contained in the petition (application) submittal. Additional information may be required based on the technical review.

PARCEL ID NO(S). (from Property Appraiser's Records): 30-26-21-0000-00100-0000  
28-26-21-0000-00100-0000  
29-26-21-0000-00100-0000

DEVELOPER'S NAME: EPG-Two Rivers, LLC

LOCATION: Generally located between Morris Bridge Road and Gall Blvd., south of Chancey Rd. & north of State Road 56 in Wesley Chapel

LAND USE CLASSIFICATION(S): Future Land Use ROR and RES-3

ZONING DISTRICT(S): \_\_\_\_\_

ACREAGE: 429.178

NUMBER OF UNITS/SIZE: Approximately 958 Single Family Residential

TYPE OF UNIT(S): Single Family Residential Dwelling Units

PRESENT LAND USE: Vacant/Agricultural

HURRICANE EVACUATION ZONE: N/A

**DEVELOPMENT OF REGIONAL IMPACT (DRI):**

Is this project part of a DRI? ☐ Yes ☒ No

DRI No.: \_\_\_\_\_

Original DRI Approval Date: \_\_\_\_\_

DRI Build-Out Date: \_\_\_\_\_

**MPUD MASTER PLANNED UNIT DEVELOPMENT:**

Is this project part of an MPUD? ☒ Yes ☐ No

MPUD No.: Pending/Filed

MPUD Name: \_\_\_\_\_

Original MPUD Approval Date: \_\_\_\_\_

**SUBMITTAL:**

- ☒ 1. Completed Application Form
- \_\_\_\_\_ 2. Four (4) copies of the Petition
- \_\_\_\_\_ 3. One (1) CD of the Petition.
- \_\_\_\_\_ 4. Overlay map of the CDD with respect to the master plan (DRI or MPUD) if applicable.
- \_\_\_\_\_ 5. An Interlocal Agreement  
**NOTE:** Only required for offsite improvements that are not covered by an approved Development Order pursuant to Sections 380.06 or 380.061, Florida Statutes.
- \_\_\_\_\_ 6. Filing Fee ☐ \$15,000 New CDD ☐ \$7,500 Amendment to CDD.
- ☒ 7. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be

listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.

- ☒ 8. Map matching Metes and Bounds Description.
- ☒ 9. Map Showing Future land Use Classification for CDD and Surrounding Area
- ☒ 10. Deed (s)
- ☒ 11. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(13), the written consent by such governmental entity.
- ☒ 12. The names of five persons designated to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.
- ☒ 13. The proposed name of the district.
- ☒ 14. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
- ☒ 15. Proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.
- ☒ 16. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.
- ☒ 17. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Name of Individual Completing this Application: Brian Lamb  
(please print)

I, Brian Lamb, certify that I have checked the submittal application for content completeness.



\_\_\_\_\_  
Signature

Reviewed By: \_\_\_\_\_  
\_\_\_\_\_

Date Accepted: \_\_\_\_\_

Date Rejected: \_\_\_\_\_

None Referenced - Information was not provided by applicant.

√ - Information provided is adequate for content.

O - Information must be provided for plan to be determined complete.

**TAB C**

## AFFIDAVIT OF PETITIONER

STATE OF FLORIDA

HILLSBOROUGH COUNTY

On this 25<sup>th</sup> day of JANUARY, 2021, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jeffery Hills, who, after being duly sworn, deposes and says:

1. Affiant, Jeffery Hills, an individual, is the Manager of EPG-Two Rivers, LLC, a Florida Limited Liability Company;
2. Affiant, hereby swears and affirms as individual and as a Manager of EPG-Two Rivers, LLC, a Florida Limited Liability Company, that all information contained in the petition to establish the Two Rivers North Community Development District is true and correct to the best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

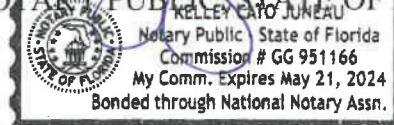
EPG-Two Rivers, LLC  
a Florida Limited Liability Company

By: \_\_\_\_\_

Name Jeffery Hills

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of JANUARY, 2021, by Jeffery Hills, as Manager of EPG-Two Rivers, LLC, a Florida Limited Liability Company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC STATE OF FLORIDA



(Print, Type or Stamp Commissioned Name of  
Notary Public)

**TAB D**

**PETITION TO ESTABLISH  
TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

EPG-Two Rivers, LLC, a Florida limited liability company (herein referred to as "Petitioner"), 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 adopt an ordinance establishing a community development district, to be known as Two Rivers North Community Development District (the "District") and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is EPG-Two Rivers, LLC, a Florida limited liability company, having a post office address of 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609.

2. The proposed District is located entirely within Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit A**. The proposed District covers approximately 429.178 acres of land. The site is generally located between Morris Bridge Road and Gall Boulevard, south of Chancey Road and north of State Road 56 in Wesley Chapel, Pasco County, Florida. The metes and bounds legal description and sketch of the external boundaries of the District are set forth in **Exhibit B**. This property is comprised of all or a part of three (3) folios: 28-26-21-0000-00100-0000, 29-26-21-0000-00100-0000 and 30-26-21-0000-00100-0000.

3. The written consent to the establishment of the District by the landowners of 100% of the real property to be included in and served by the District and warranty deeds establishing ownership is attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.

4. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial Supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

5. The proposed name of the District is **Two Rivers North Community Development District**. Section 190.005(1)(a)4, Florida Statutes.

6. The existing water mains and sewer lines currently in existence are shown on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

7. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

8. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities are attached as **Exhibit G**, Section 190.005(l)(a)8, Florida Statutes.

9. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(l)(a)7, Florida Statutes. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H**.

10. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.

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

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of

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

11. Petitioner seeks authorization from the County to grant the District the power to establish roads, utilities, and waste collection and disposal programs. Section 190.012 (2), Florida Statutes, provides that the County may consent to the authorization of these special powers.

12. Petitioner respectfully requests the Board of County Commissioners of Pasco County, Florida to consent to the District's exercise of its statutory powers including the special powers for Parks and Recreation, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2) (a), (d) & (f), Florida Statutes.

Respectfully submitted this 9<sup>th</sup> day of June, 2021.

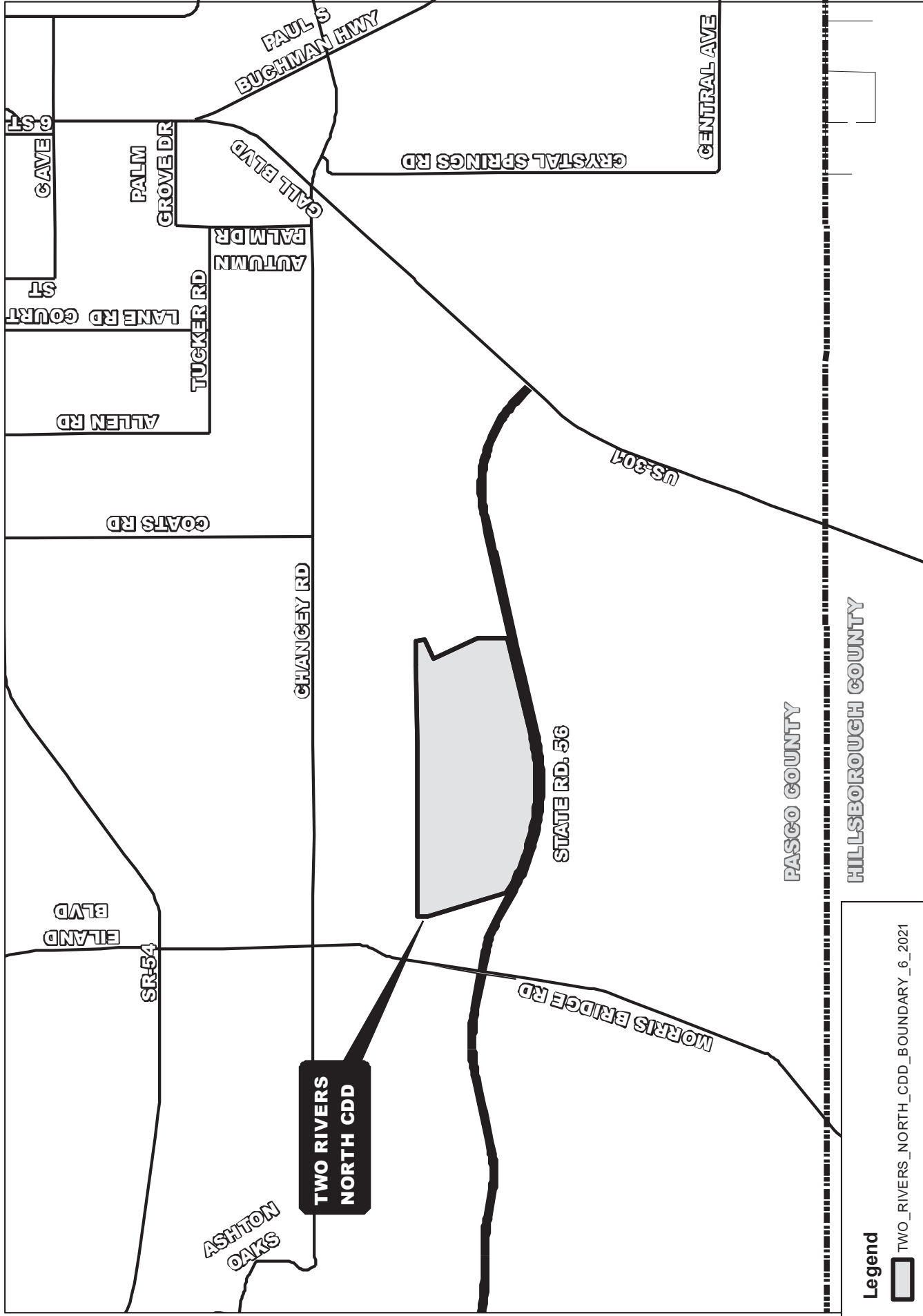


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Brian K. Lamb  
Agent for Petitioner

# COMPOSITE EXHIBIT A

# TWO RIVERS NORTH CDD LOCATION MAP



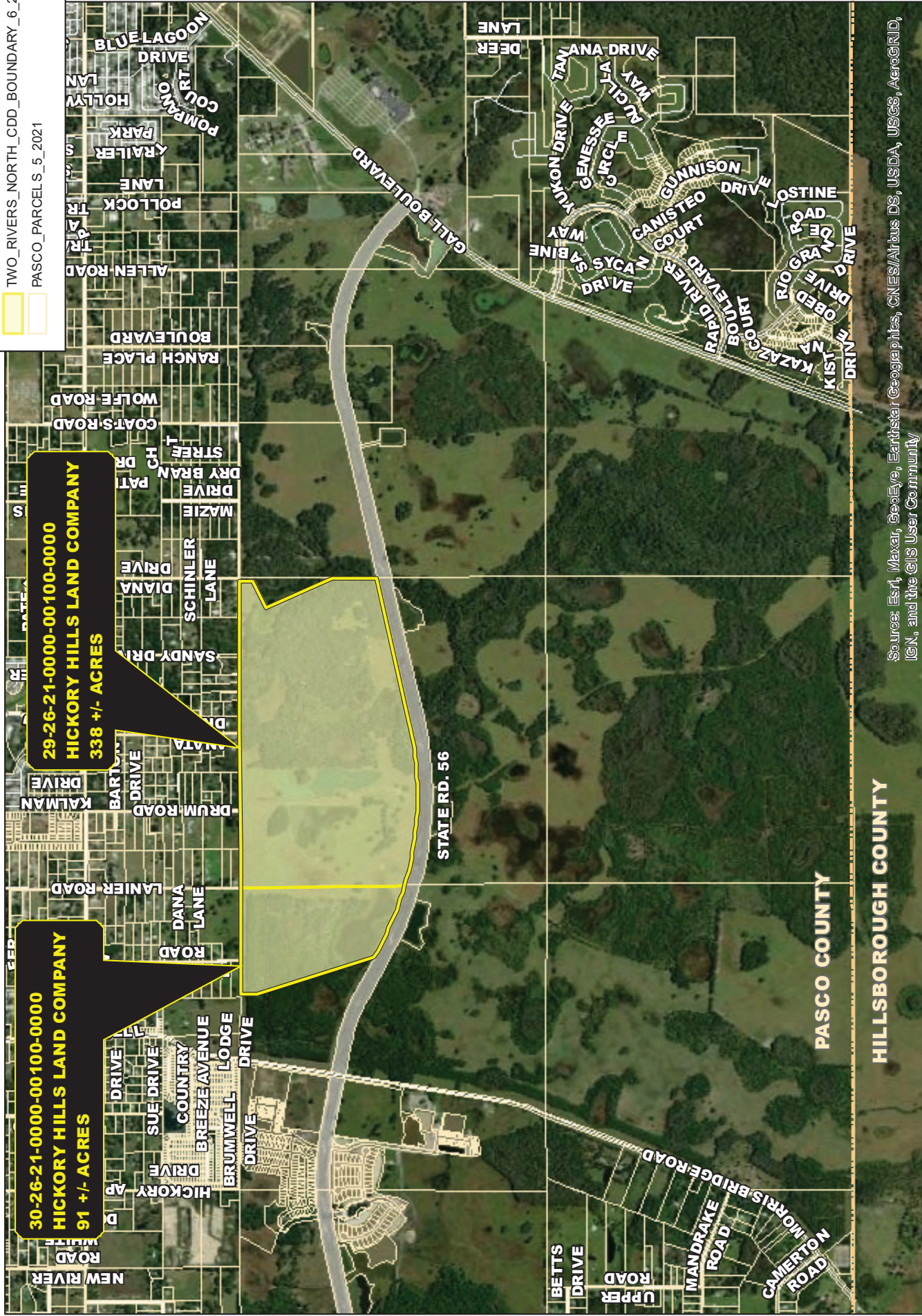
# TWO RIVERS NORTH CDD AERIAL

30-26-21-0000-00100-0000  
HICKORY HILLS LAND COMPANY  
91 +/- ACRES

29-26-21-0000-00100-0000  
HICKORY HILLS LAND COMPANY  
338 +/- ACRES

## Legend

- TWO\_RIVERS\_NORTH\_CDD\_BOUNDARY\_6\_2021
- PASCO\_PARCELS\_5\_2021



Source: Esri, Maxar, GeoEye, Earthstar Geographies, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# EXHIBIT B

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 29, run thence along the North boundary of the Northeast 1/4 of said Section 29, S.89°37'53"W., 38.00 feet to the **POINT OF BEGINNING**; thence along a line lying 38.00 feet West of and parallel with the East boundary of said Northeast 1/4 of Section 29, S.00°24'08"E., 215.28 feet; thence S.60°00'00"W., 510.77 feet; thence S.23°00'00"E., 1254.68 feet to a point on the aforesaid East boundary of the Northeast 1/4 of Section 29; thence along said East boundary of the Northeast 1/4 of Section 29, S.00°24'08"E., 744.20 feet to a point on the Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), the following three (3) courses: 1) S.77°00'33"W., 2551.85 feet to a point of curvature; 2) Westerly, 4085.97 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 41°46'16" (chord bearing N.82°06'19"W., 3996.08 feet) to a point of tangency; 3) N.61°13'11"W., 50.66 feet; thence N.19°00'00"W., 2135.63 feet; thence N.00°25'39"E., 330.00 feet to a point on the North boundary of the Northeast 1/4 of the aforesaid Section 30; thence along said North boundary of the Northeast 1/4 of Section 30, S.89°34'21"E., 1815.40 feet to the Northwest corner of the aforesaid Section 29; thence along the North boundary of the Northwest 1/4 of said Section 29, N.89°37'34"E., 2674.67 feet to the North 1/4 corner of said Section 29; thence along the aforesaid North boundary of the Northeast 1/4 of Section 29, N.89°37'53"E., 2637.43 feet to the **POINT OF BEGINNING**.

Containing 429.178 acres, more or less.

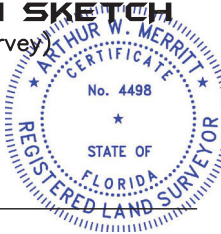
**BASIS OF BEARINGS**

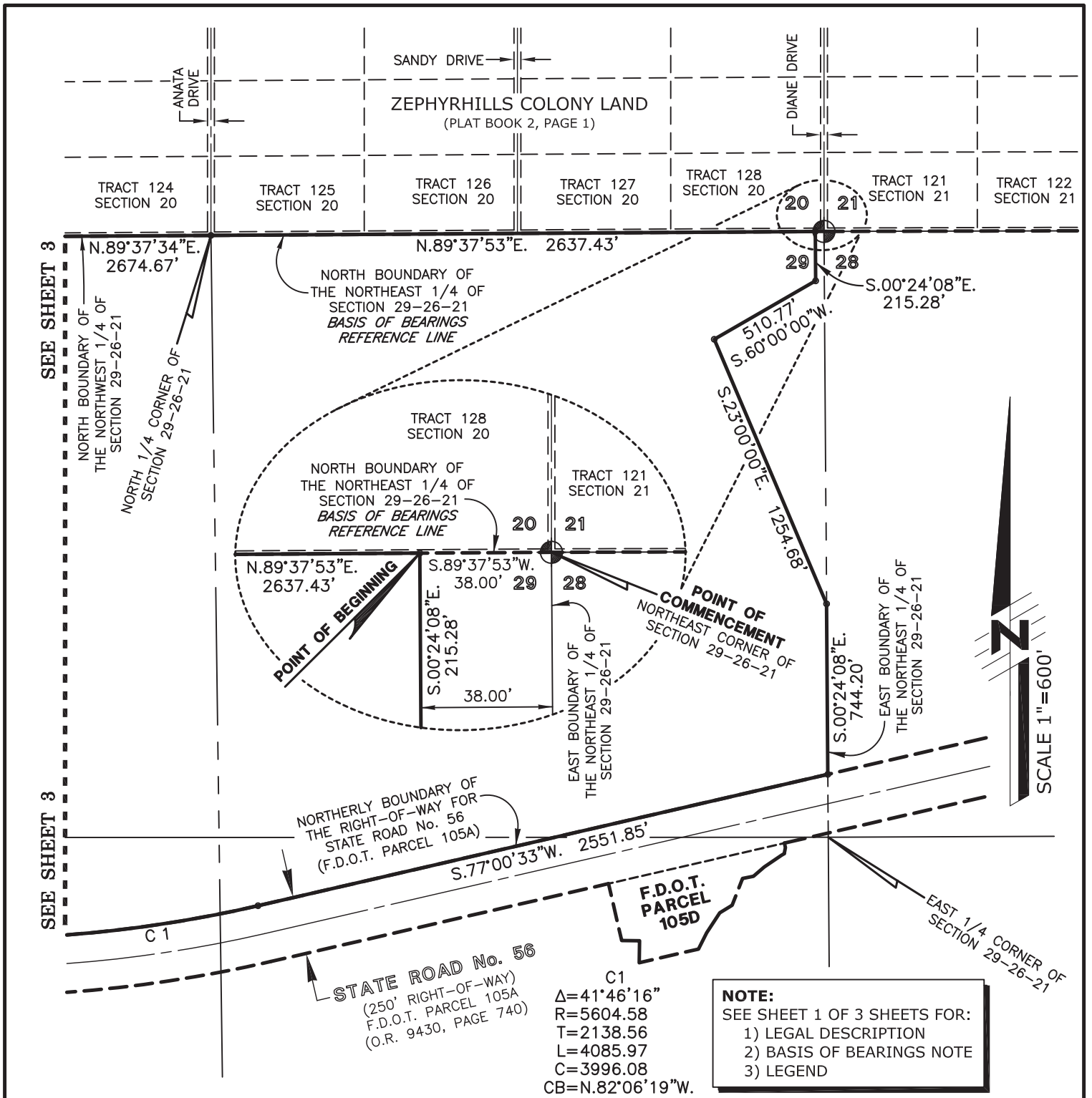
The North boundary of the Northeast 1/4 of Section 29, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°37'53"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

**LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

Prepared For: <b>EPG-TWO RIVERS, LLC</b>					
<b>DESCRIPTION SKETCH</b> (Not a Survey)				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
1	4-14-21	Revised Boundary	WFS	Drawn: WFS    Checked: AWM    Order No.: AMI-EPG-TR-001	
No.	Date	Description	Dwn.	Date: 1-11-21    Dwg: TWO RIVERS NORTH CDD-DS.dwg	
REVISIONS				File Path: P:\Two Rivers\Master Plan\Description\NORTH CDD	
<b>SHEET NO. 1 OF 3 SHEETS</b>				SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER					



## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Prepared For: **EPG-TWO RIVERS, LLC**

### DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

### AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

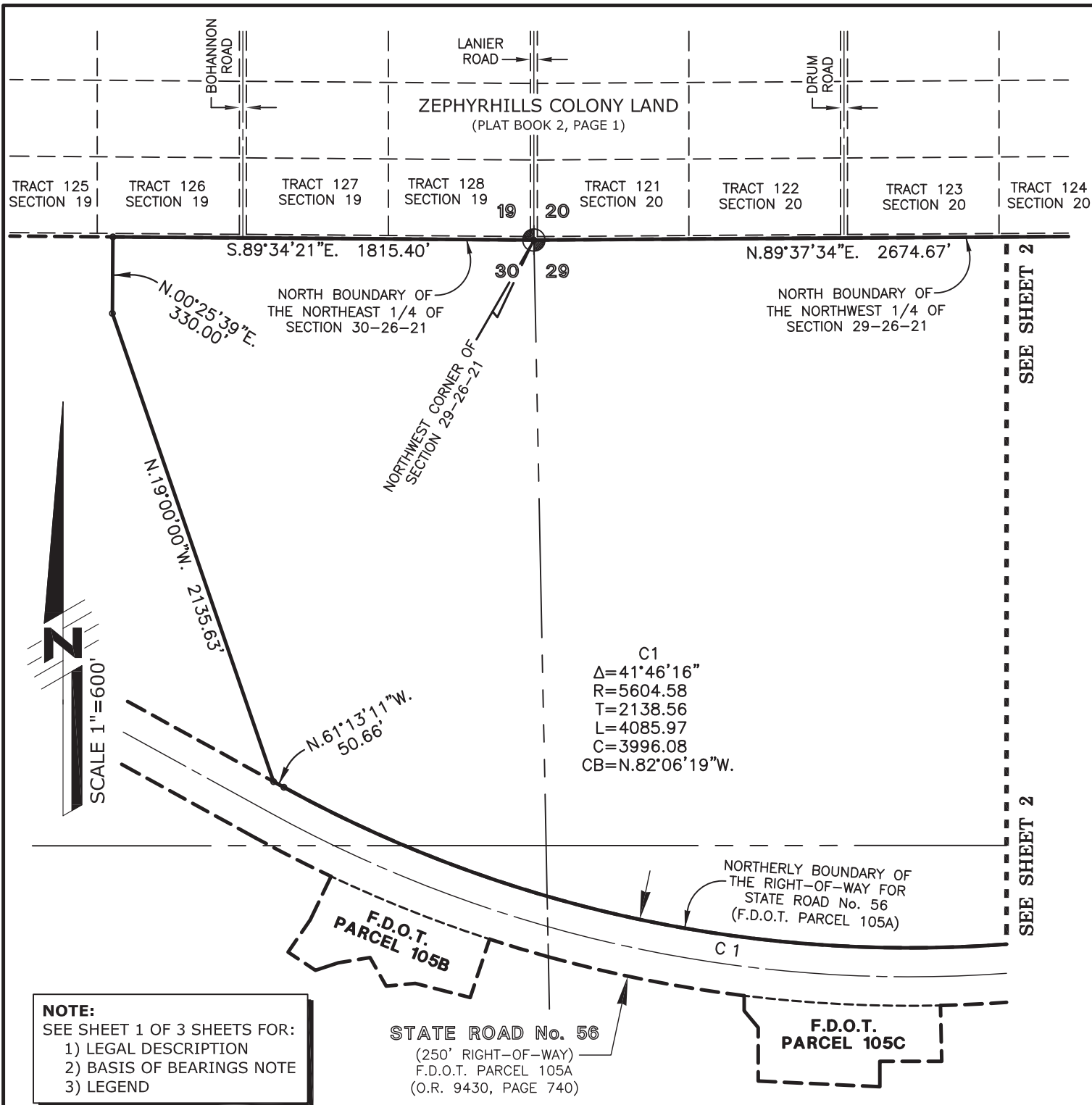
Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-001

Date: 1-11-21 Dwg: TWO RIVERS NORTH CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\NORTH CDD

SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

1	4-14-21	Revised Boundary	WFS
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 2 OF 3 SHEETS			



## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-001

Date: 1-11-21 Dwg: TWO RIVERS NORTH CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\NORTH CDD

SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

1	4-14-21	Revised Boundary	WFS
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 3 OF 3 SHEETS</b>			

# EXHIBIT C

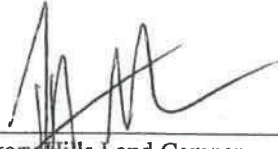
**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER  
TO ESTABLISHMENT OF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA  
PASCO COUNTY

On this 13<sup>th</sup> day of February, 2021 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert M. Thomas, who, after being duly sworn, depose and say:


1. Affiant, Robert M. Thomas, an individual, is CEO of Hickory Hills Land Company, a Florida Corporation.
2. Hickory Hills Land Company, a Florida Corporation is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: see Exhibit "A".
3. Affiants, Robert M. Thomas, hereby represents that he has full authority to execute all documents and instruments on behalf of Hickory Hills Land Company, a Florida Corporation, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Two Rivers North Community Development District (the "Proposed CDD").
4. The Property described above represents all the real property to be included in the proposed CDD.
5. Affiant, Robert M. Thomas, on behalf of Hickory Hills Land Company, a Florida Corporation, as the sole owners of the Property in the capacity described above, hereby consent to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Hickory Hills Land Company  
By: CEO  
Name: Robert M. Thomas

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of February 2021, by Robert M. Thomas as CEO of Hickory Hills Land Company, a Florida corporation. He/she ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Cynthia Fawkes NO. FH 87507  
(Print, Type or Stamp Commissioned Name of  
Notary Public) exp. 2/1/2025

**Consent Exhibit**

<b>ID</b>	<b>Folio #</b>	<b>Approximate Acreage</b>	<b>Owner of Record</b>
1	30-26-21-0000-00100-0000	91.43	Hickory Hills Land Company
2	29-26-21-0000-00100-0000	334.64	Hickory Hills Land Company
3	28-26-21-0000-00100-0000	3.10	Hickory Hills Land Company
		<u>429.17</u>	

**Exhibit "A"**  
**TWO RIVERS NORTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 29, run thence along the North boundary of the Northeast 1/4 of said Section 29, S.89°37'53"W., 676.88 feet to the **POINT OF BEGINNING**; thence S.23°00'00"E., 1761.52 feet to a point on the East boundary of said Northeast 1/4 of Section 29; thence along said East boundary of the Northeast 1/4 of Section 29, S.00°24'08"E., 744.20 feet to a point on the Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), the following three (3) courses: 1) S.77°00'33"W., 2551.85 feet to a point of curvature; 2) Westerly, 4085.97 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 41°46'16" (chord bearing N.82°06'19"W., 3996.08 feet) to a point of tangency; 3) N.61°13'11"W., 50.66 feet; thence N.19°00'00"W., 2135.63 feet; thence N.00°25'39"E., 330.00 feet to a point on the North boundary of the Northeast 1/4 of the aforesaid Section 30; thence along said North boundary of the Northeast 1/4 of Section 30, S.89°34'21"E., 1815.40 feet to the Northwest corner of the aforesaid Section 29; thence along the North boundary of the Northwest 1/4 of said Section 29, N.89°37'34"E., 2674.67 feet to the North 1/4 corner of said Section 29; thence along the aforesaid North boundary of the Northeast 1/4 of Section 29, N.89°37'53"E., 1998.55 feet to the **POINT OF BEGINNING**.

Containing 424.650 acres, more or less.

**BASIS OF BEARINGS**

The North boundary of the Northeast 1/4 of Section 29, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°37'53"W. The Grid Bearings as 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.

**LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation

**TWO RIVERS NORTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

Prepared For: **EPG TWO RIVERS, LLC**

**DESCRIPTION  
SKETCH**  
(Not a Survey)

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

**AMERRITT, INC.**  
LAND SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER LB7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AMI-EPG-TR-001

Date: 1-11-21    Dwg: TWO RIVERS NORTH CDD-DS.dwg

File Path: P:\Two Rivers\Mapper Plan\Description\NORTH CDD

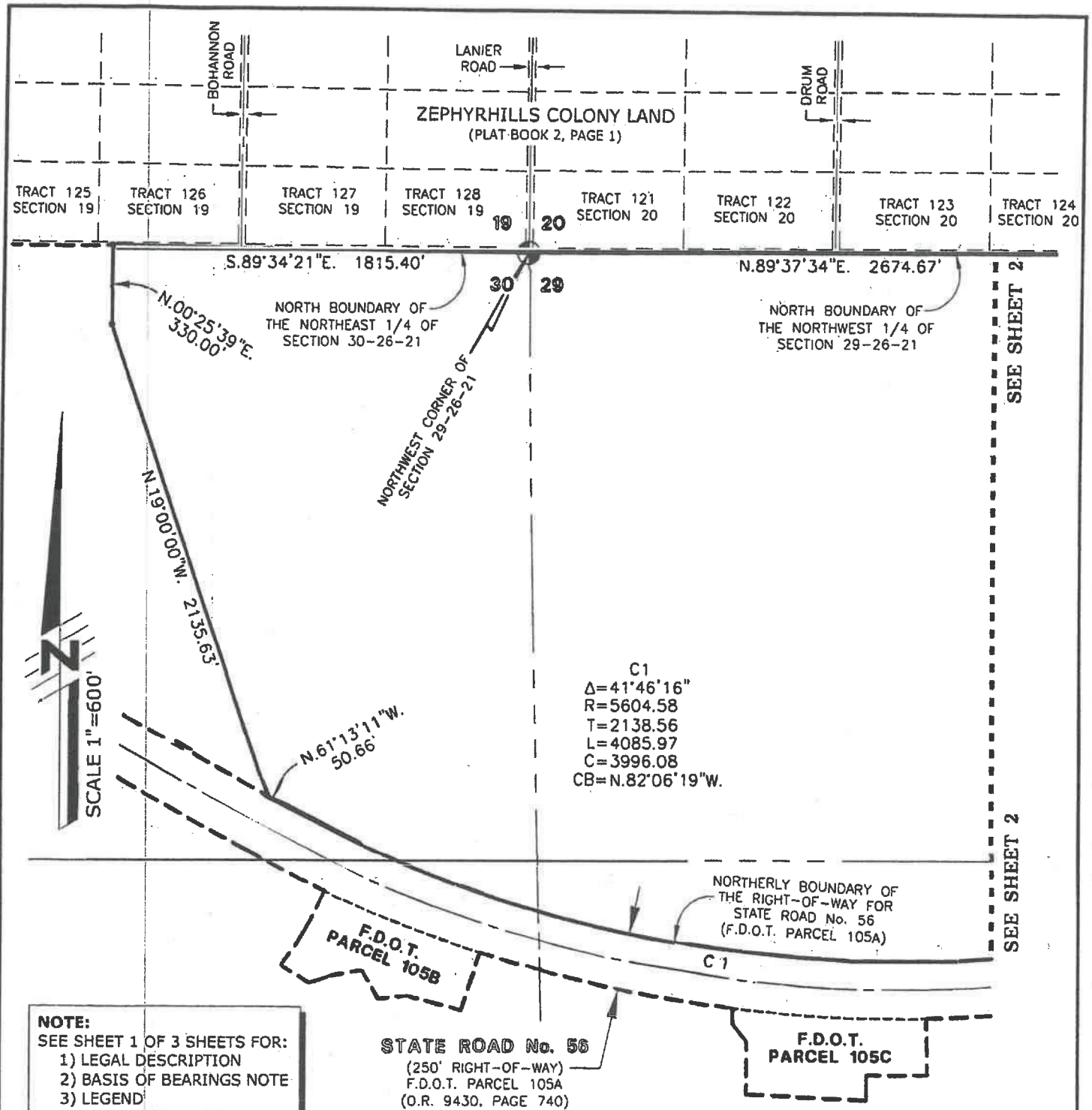
SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
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**REVISIONS**

**SHEET NO. 1 OF 3 SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION  
SKETCH**  
(Not a Survey)

*Arthur W. Merritt*  
 Arthur W. Merritt  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AMI-EPG-TR-001

Date: 1-11-21    Dwg: TWO RIVERS NORTH CDD-DS.dwg

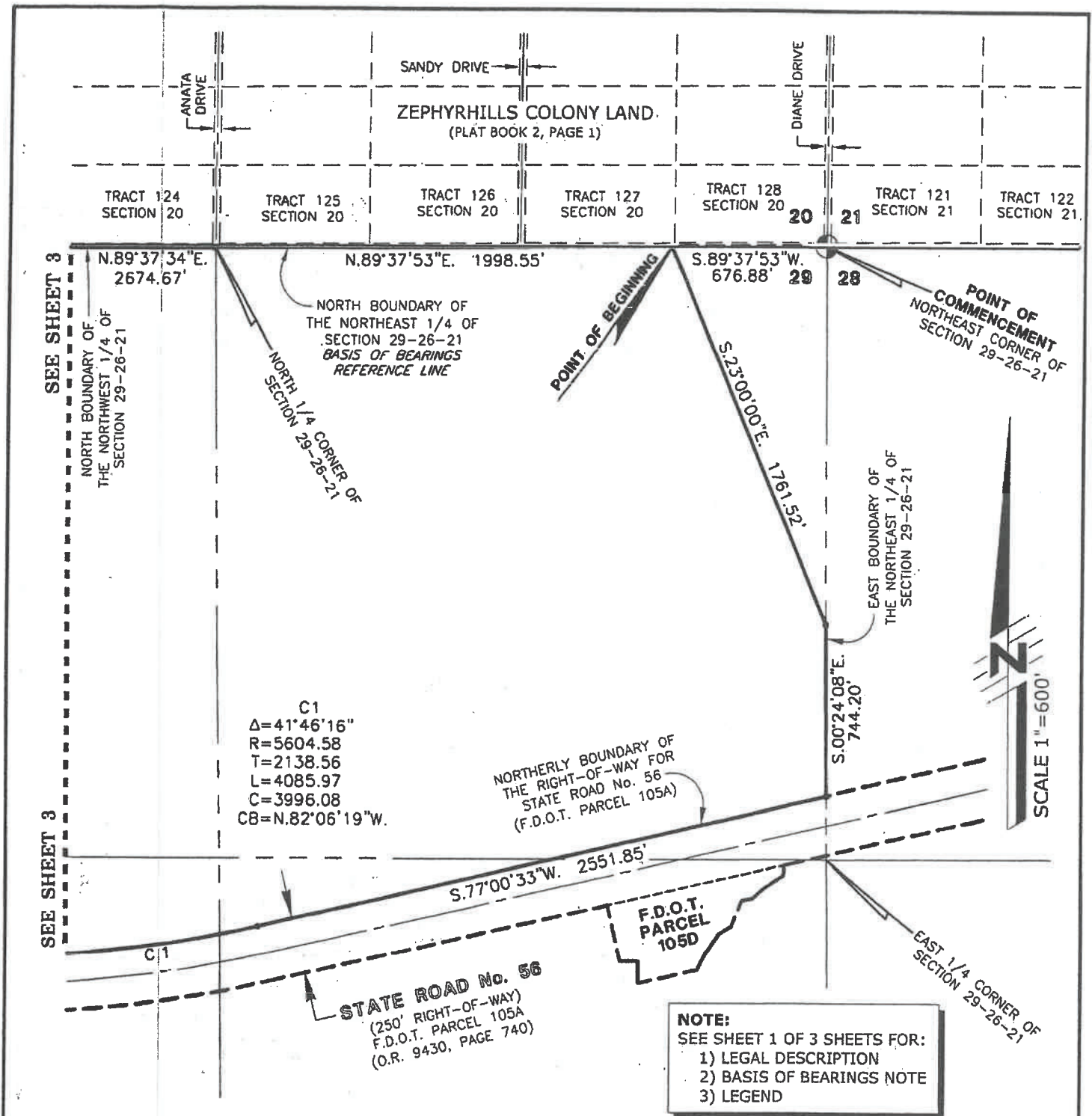
File Path: P:\Two Rivers\Master Plan\Description\NORTH CDD

SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Own.
REVISIONS			

**SHEET NO. 3 OF 3 SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Prepared For: **EPG-TWO RIVERS, LLC**

### DESCRIPTION

**SKETCH**  
(Not a Survey)

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

### AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AM-EPG-TR-001

Date: 1-11-21    Dwg: TWO RIVERS NORTH CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\NORTH CDD

SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Drawn
REVISIONS			

**SHEET NO. 2 OF 3 SHEETS**



Rcpt: 1684045 Rec: 27.00  
 DS: 0.70 IT: 0.00  
 05/20/2015 T. S., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
 05/20/2015 01:22pm 1 of 3  
 OR BK 9192 PG 2309

This instrument was prepared  
 by and should be returned to:  
 R. James Robbins, Jr., Esquire of  
 Hill, Ward & Henderson, P.A.  
 Barnett Plaza, Suite 3700  
 101 East Kennedy Boulevard  
 Tampa, Florida 33602

Purchase Price: \$-0-  
 Documentary Stamp Tax: \$.70

### QUIT CLAIM DEED

This QUITCLAIM DEED is made and entered into this 11<sup>th</sup> day of May, 2015, by and between **STELARON, INC., a Texas corporation**, whose address is 500 S. Taylor Street, Suite #725, Amarillo, Texas 79101 (hereinafter called the "Grantor"), to **HICKORY HILLS LAND COMPANY, a Florida corporation**, whose address is 40 Ranch Road, Thonotosassa, FL 33592 (hereinafter called the "Grantee"):

### WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby remise, release and quitclaim unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to that certain land situated in Pasco County, Florida, to-wit:

See Exhibit A attached hereto and incorporated herein  
 by reference.

TO HAVE AND TO HOLD the same together with all and singular, the appurtenances thereunto belonging or in anywise appertaining and all estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**NOTE TO RECORDER: NO DOCUMENTARY STAMP TAX IS PAYABLE ON THIS DEED. THE PURPOSE OF THIS DEED IS TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION INCLUDED IN THAT CERTAIN MINERAL DEED RECORDED IN OFFICIAL RECORDS BOOK 3659, PAGE 677, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE SCRIVENER'S ERROR INVOLVED THE INADVERTENT INCLUSION OF THE LANDS DESCRIBED ON EXHIBIT A.**

Furthermore, with respect to the property described in Exhibit A hereof, the Grantor confirms that it has not previously conveyed or encumbered the mineral interest set forth in that certain Mineral Deed recorded in Official Records Book 3659, Page 677, of the Public Records of Pasco County, Florida.

Property Appraiser's Identification No. 33-26-21-0000-00100-0000  
Federal ID No. of Grantee \_\_\_\_\_

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

WITNESSES:

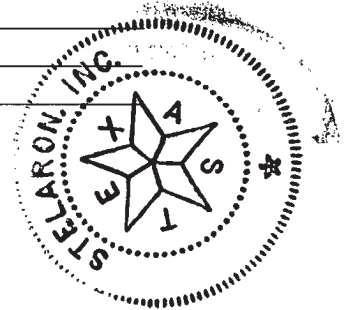
STELARON, INC., a Texas corporation

MELAN BURTON  
Name: MELAN BURTON  
(Type or Print Name)

Mary Sharber  
Name: Mary Sharber  
(Type or Print Name)

By: Greg Graham  
Name: Greg Graham  
Title: President

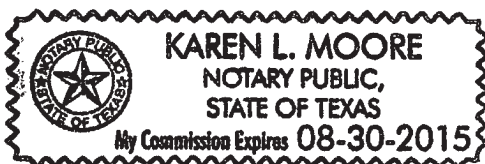
(corporate seal)



STATE OF Texas

COUNTY OF Potter

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2015, by Greg Graham, as President of STELARON, INC., a Texas corporation, on behalf of the corporation, who is [☒] personally known to me or [☐] has produced a valid driver's license as identification.



Karen L. Moore  
Notary Public  
Karen L. Moore  
(Type, Print or Stamp Name)

My Commission Expires: 08-30-2015

EXHIBIT "A"

Township 26 South, Range 21 East

UNION LDIII NO. 954

Section 33: N/2 NW/4 Less and Except N/2 SE/4 NE/4 NW/4 & W/2 NW/4 NE/4 &  
W/2 SE/3 NW/4 NE/4 & W/2 NE/4 NE/4 & SE/4 NE/4 NE/4 & East 3/4 SE/4 NW/4  
& E/2 SE/4 SW/4 NW/4 & W/2 SW/4 SW/4 NW/4 & W/4 SW/4 SE/4 & E/2 SE/4 SW/4  
& SW/4 SE/4 SW/4 & E/2 SE/4 NE/4

~~\$1,368,125~~  
\$1,368,125



Return to: Board Records/Dade City

*20*  
This instrument prepared by:

Mark Bigham  
Pasco County Real Estate Division  
Development Services Branch  
8623 Regency Park Blvd  
Port Richey, Florida 34668

Rcpt: 1802095 Rec: 222.50  
DS: 9577.40 IT: 0.00  
09/20/2016 D. B., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
09/20/2016 09:05am 1 of 26  
OR BK **9430** PG **360**

Property Appraiser's Parcel ID (Folio)

Numbers: Portions of 27-26-21-0000-00200-0000, a portion of 28-26-21-0000-00300-0000,  
portions of 29-26-21-0000-00100-0000, portions of 28-26-21-0000-00100-0000 and  
portions of 30-26-21-0000-00100-0000

## Special Warranty Deed

**THIS SPECIAL WARRANTY DEED** made by Hickory Hills Land Company, a Florida corporation whose address is 40 Ranch Road, Thonotosassa, Florida 33592, as "Grantor," to PASCO COUNTY, a Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, as "Grantee."

**THAT GRANTOR**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns forever, all that certain land situate in Pasco County, State of Florida, more particularly described in Exhibit "A," attached hereto and incorporated herein.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right, full power and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
1<sup>st</sup> Witness signature

Jacob Smith  
1<sup>st</sup> Witness print name

[Signature]  
2<sup>nd</sup> Witness signature

ROBERT M. THOMAS  
2<sup>nd</sup> Witness print name

(Signature of two witnesses required by law.)

Hickory Hills Land Company  
a Florida Corporation

By: [Signature]

Title: President  
(corporate seal)

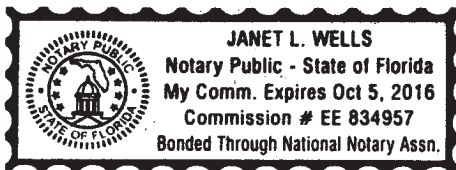
STATE OF FLORIDA

COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Michael A. Babb, the President of Hickory Hills Land Company, a Florida corporation, on behalf of the corporation, who ( ) has produced identification OR (x) is known personally to me, to be the person described in and who executed the foregoing instrument, and acknowledged before me and that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of July, 2016.

SEAL

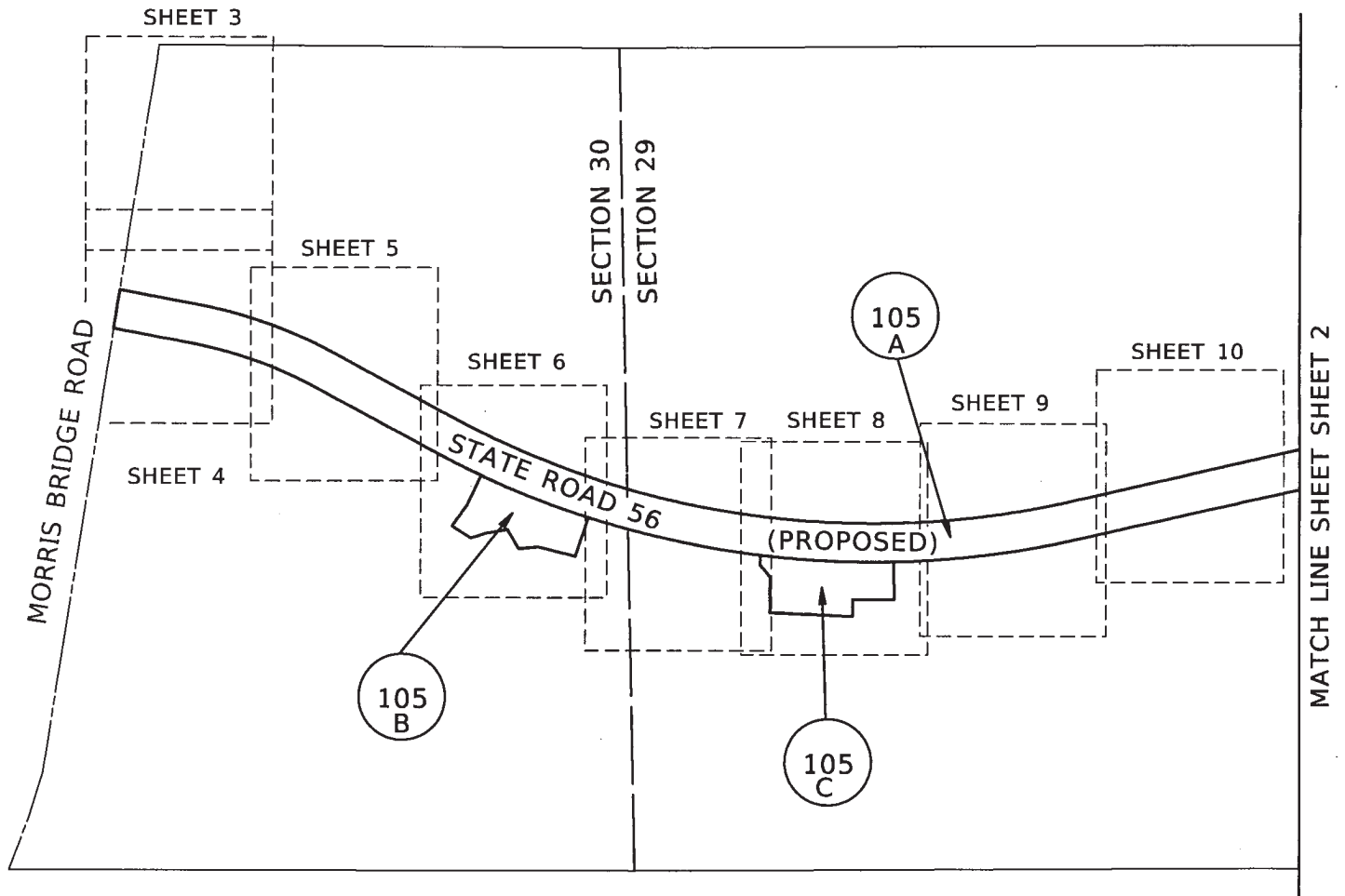


[Signature]  
Notary Signature  
My Commission Expires:

SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **362**  
3 of 26

N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

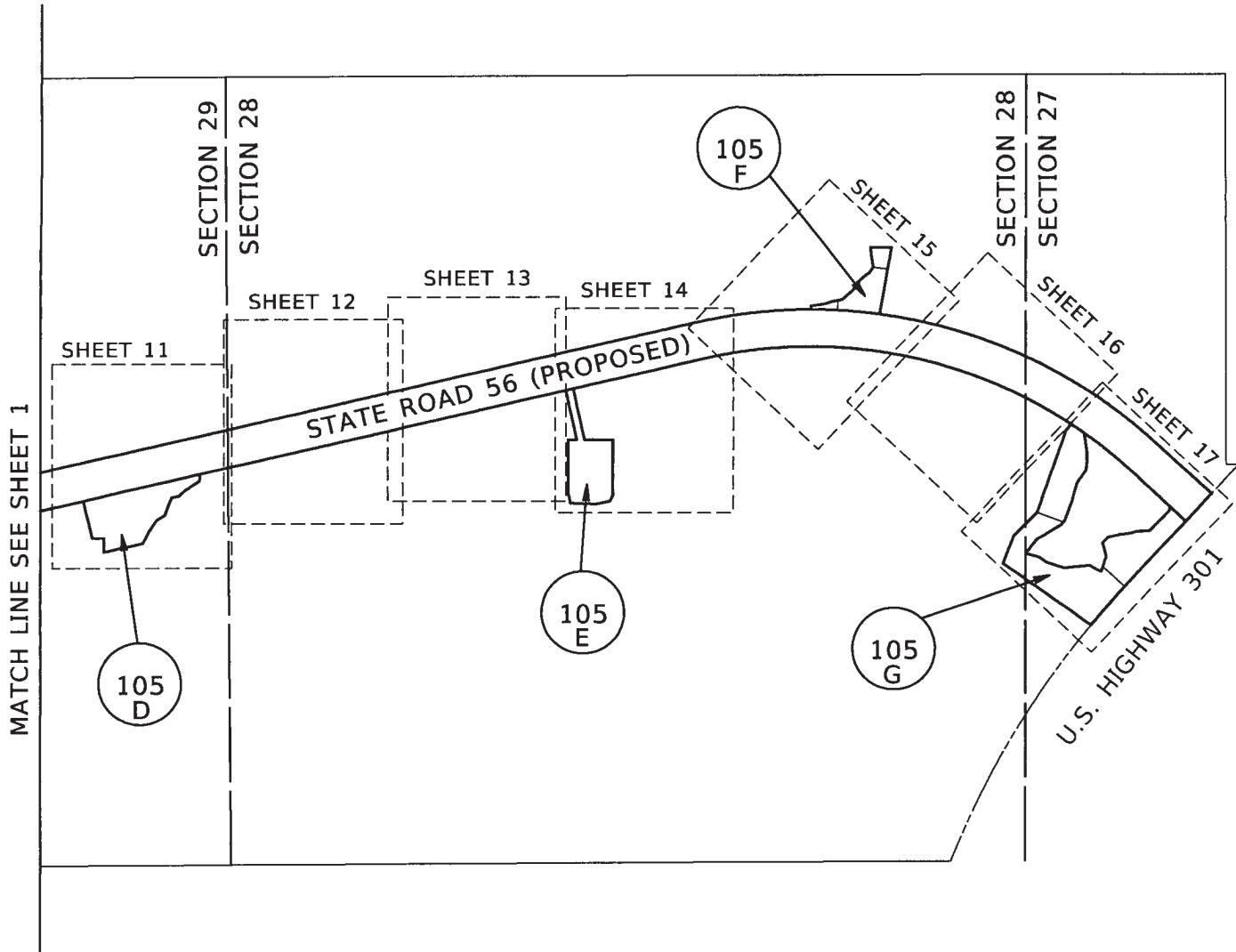
PASCO COUNTY

DRAWN		J. KEENAN	3/2016	PREPARED BY: ECHEZABAL & ASSOCIATES, INC.		SECTION 14091-XXXX	
CHECKED		BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1			SHEET 1 OF 24

SECTIONS 27, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **363**  
4 of 26

N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

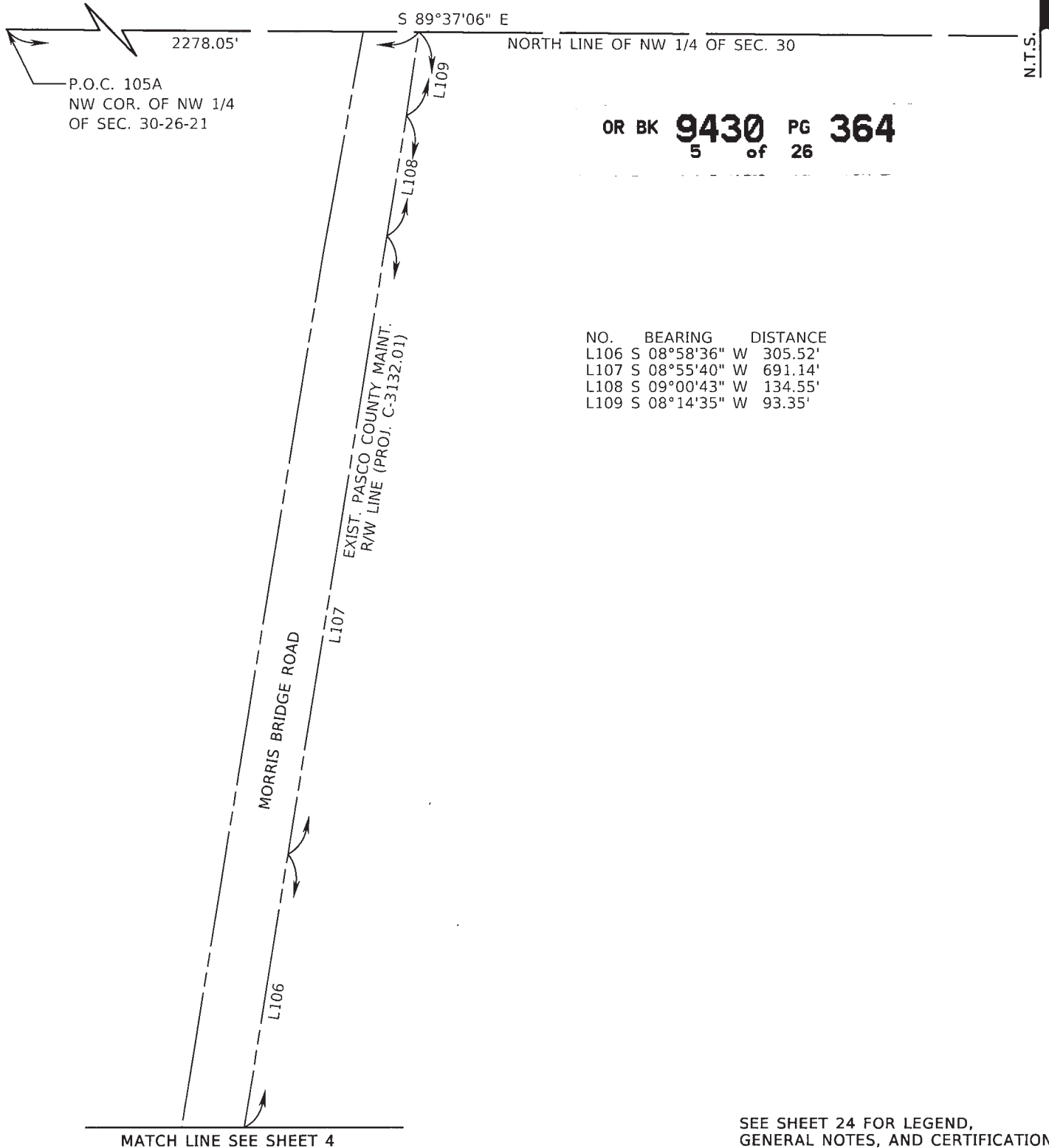
SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

DRAWN	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 2 OF 24

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

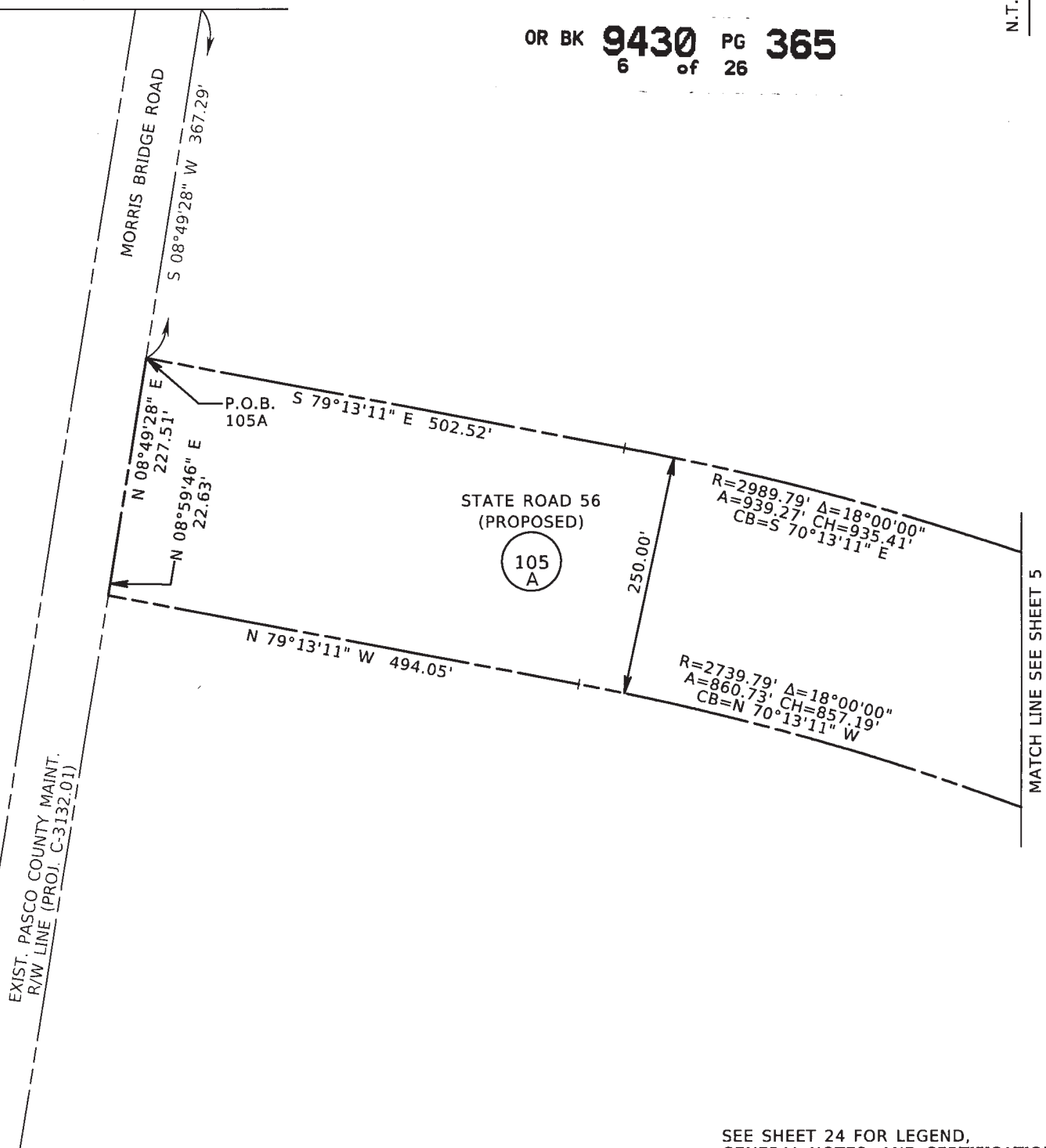
DRAWN	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 3 OF 24

## SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST PASCO COUNTY, FLORIDA

MATCH LINE SEE SHEET 3

OR BK **9430** PG **365**  
6 of 26

N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

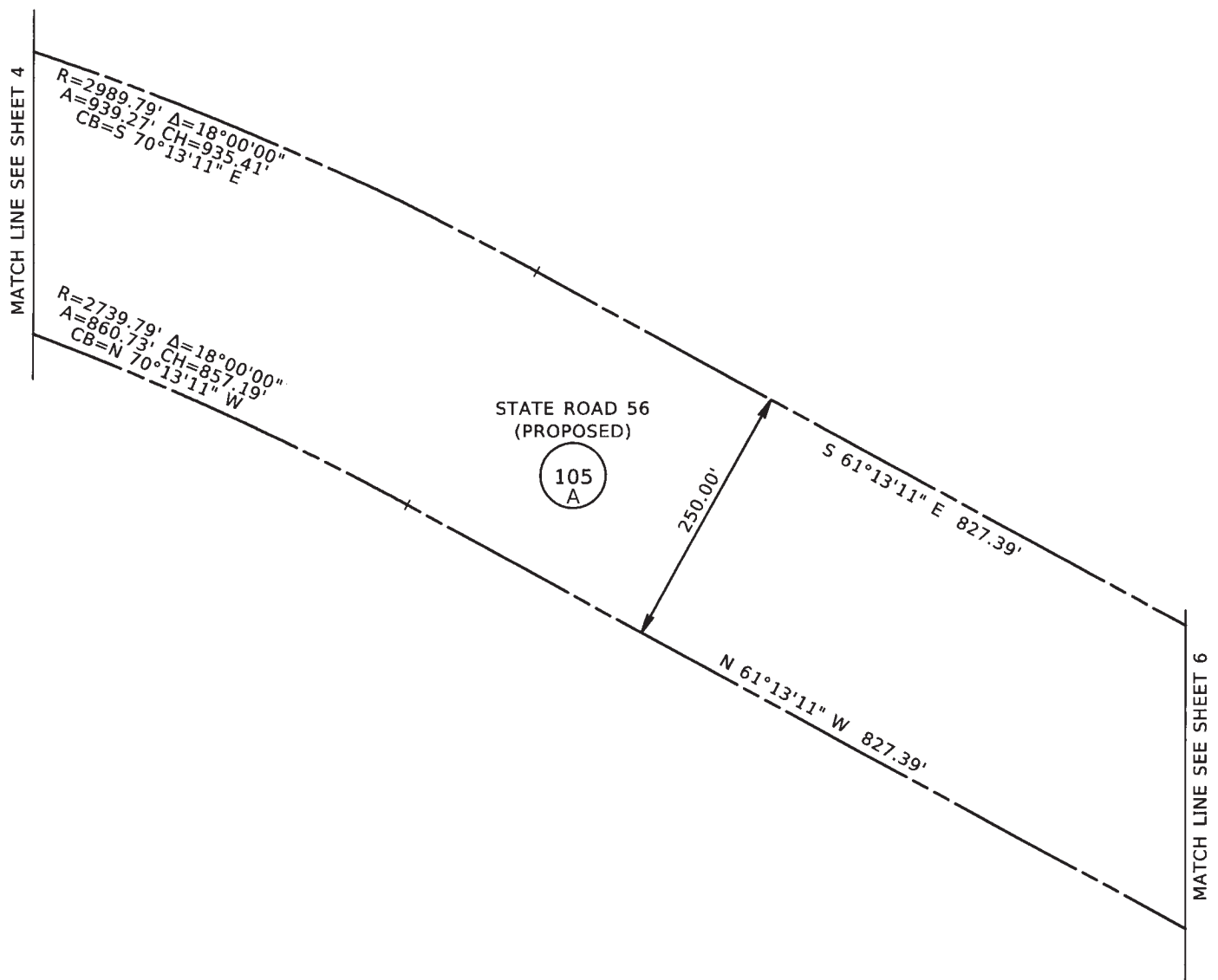
STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
			ECHEZABAL & ASSOCIATES, INC.	
DRAWN	J. KEENAN	3/2016	W.P. ITEM/SEG.: 434765 1	
CHECKED	BOUFFARD	3/2016		
				SHEET 4 OF 24

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **366**  
7 of 26



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
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SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56				PASCO COUNTY	
	BY	DATE	PREPARED BY: ECHEZABAL & ASSOCIATES, INC.	SECTION 14091-XXXX	
DRAWN	J.KEENAN	3/2016	W.P. ITEM/SEG.: 434765 1		SHEET 5 OF 24
CHECKED	BOUFFARD	3/2016			

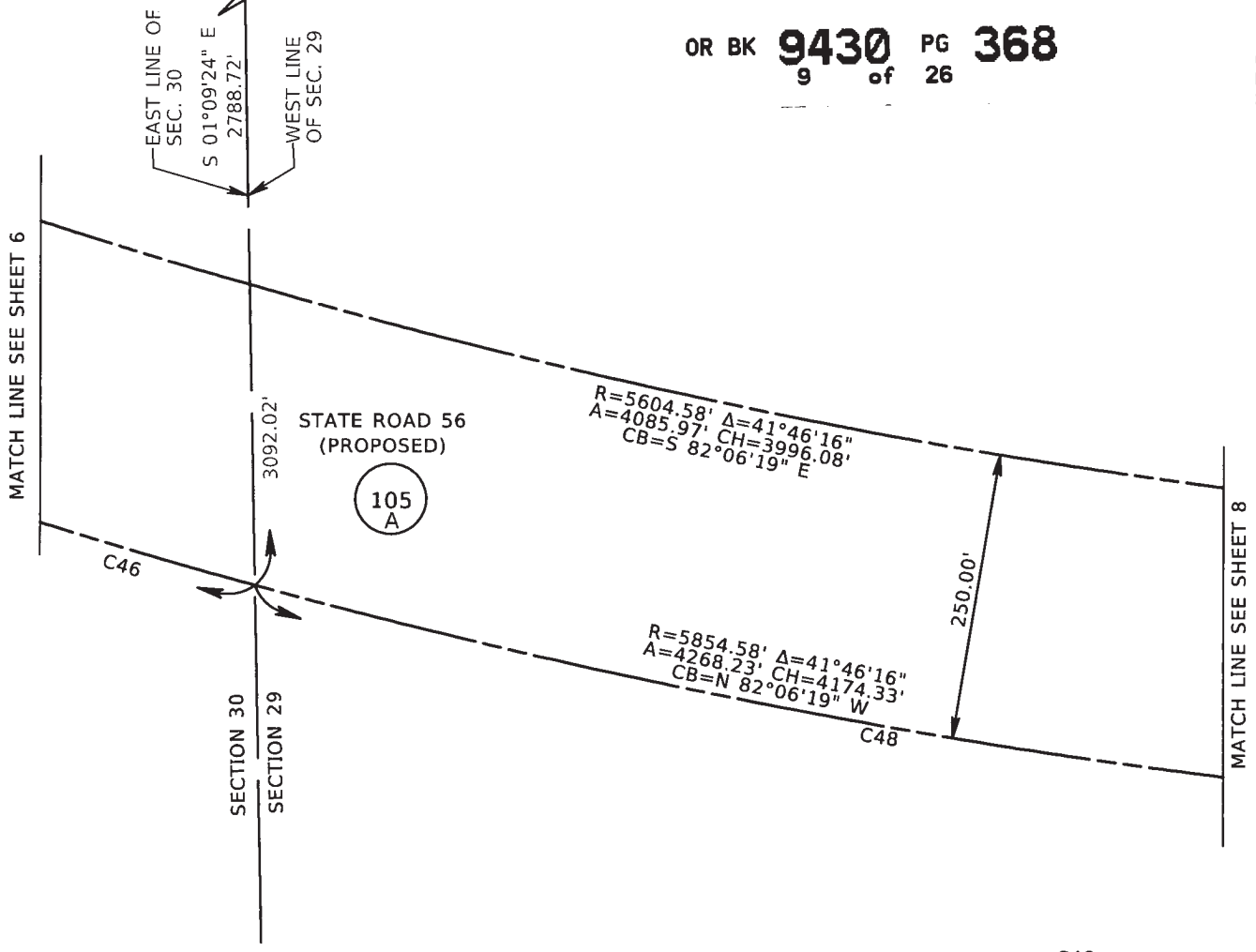
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SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

P.O.C. 105B, C  
NE COR. OF NE 1/4  
OF SEC. 30-26-21  
ALSO  
NW COR. OF NW 1/4  
OF SEC. 29-26-21

OR BK 9430 PG 368  
9 of 26

N.T.S.



C46  
(TO P.O.B. 105B)  
R=5854.58'  
Δ=02°35'30"  
A=264.82'  
CH=264.80'  
CB=N 73°16'23" W

C48  
(TO P.O.B. 105C)  
R=5854.58'  
Δ=08°26'06"  
A=861.89'  
CH=861.11'  
CB=S 78°47'11" E

SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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108 W. COUNTRY CLUB DRIVE  
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SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

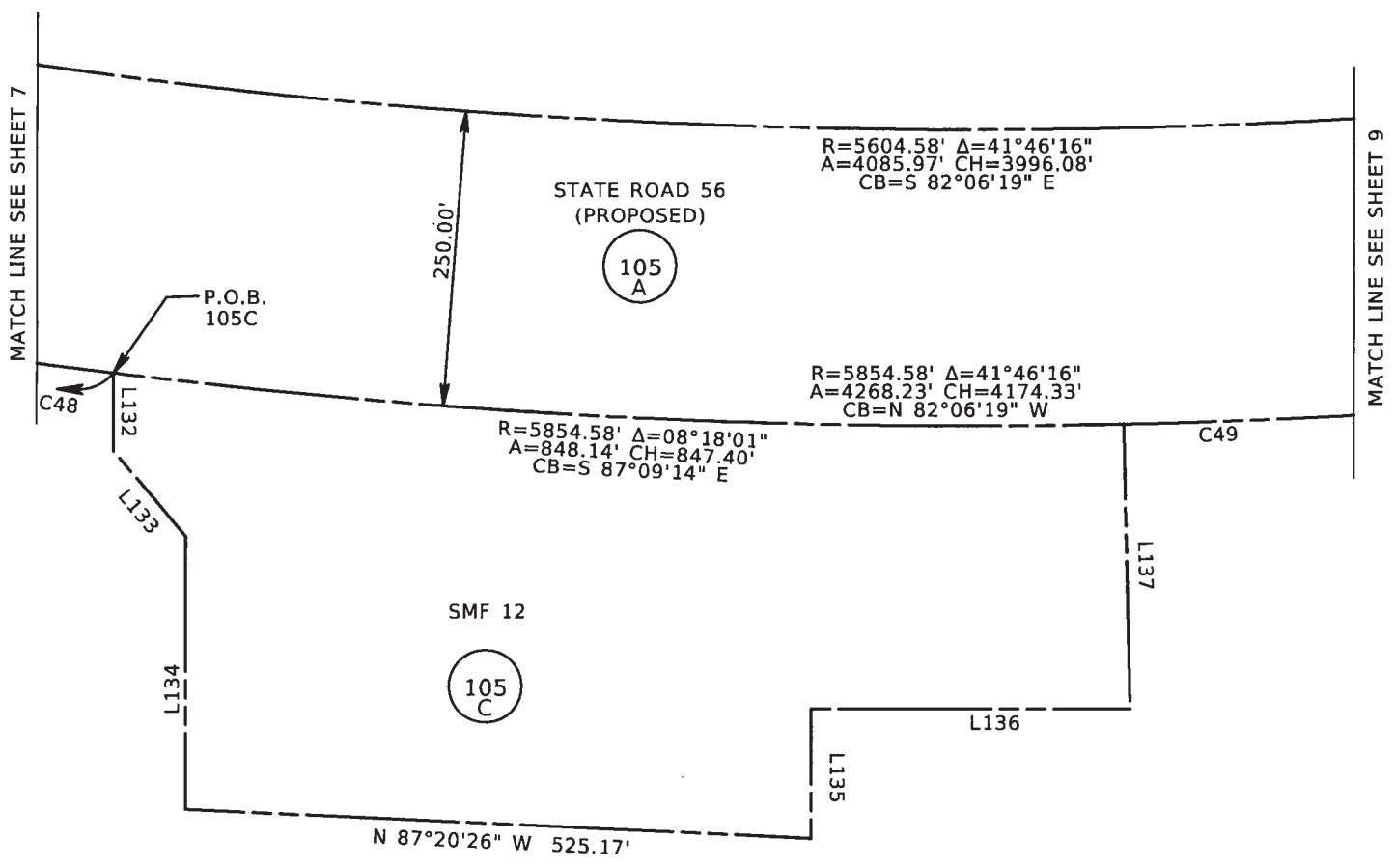
STATE ROAD NO. 56				PASCO COUNTY	
	BY	DATE	PREPARED BY:	SECTION 14091-XXXX	
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.		
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 7 OF 24	

EXHIBIT " A "

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK 9430 PG 369  
10 of 26

N.T.S.



NO.	BEARING	DISTANCE
L132	NORTH	65.29'
L133	N 39°54'48" W	94.20'
L134	NORTH	230.61'
L135	SOUTH	109.49'
L136	S 89°59'30" W	266.80'
L137	S 01°18'15" E	240.96'

C48  
(TO P.O.B. 105C)  
R=5854.58'  
Δ=08°26'06"  
A=861.89'  
CH=861.11'  
CB=S 78°47'11" E

C49  
(TO P.O.B. 802E)  
R=5854.58'  
Δ=26°33'48"  
A=2714.28'  
CH=2690.04'  
CB=S 87°51'02" E

SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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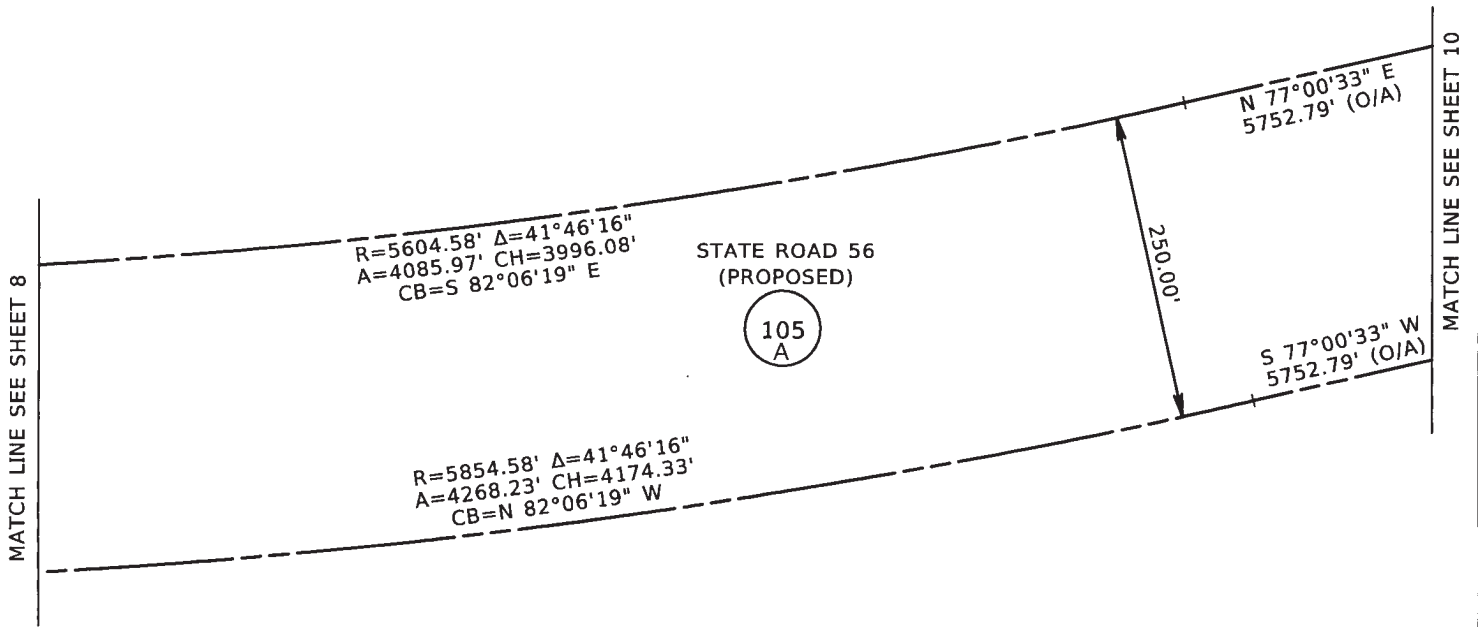
SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56				PASCO COUNTY	
	BY	DATE	PREPARED BY:	SECTION 14091-XXXX	
DRAWN	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.		
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 8 OF 24	

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **370**  
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N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

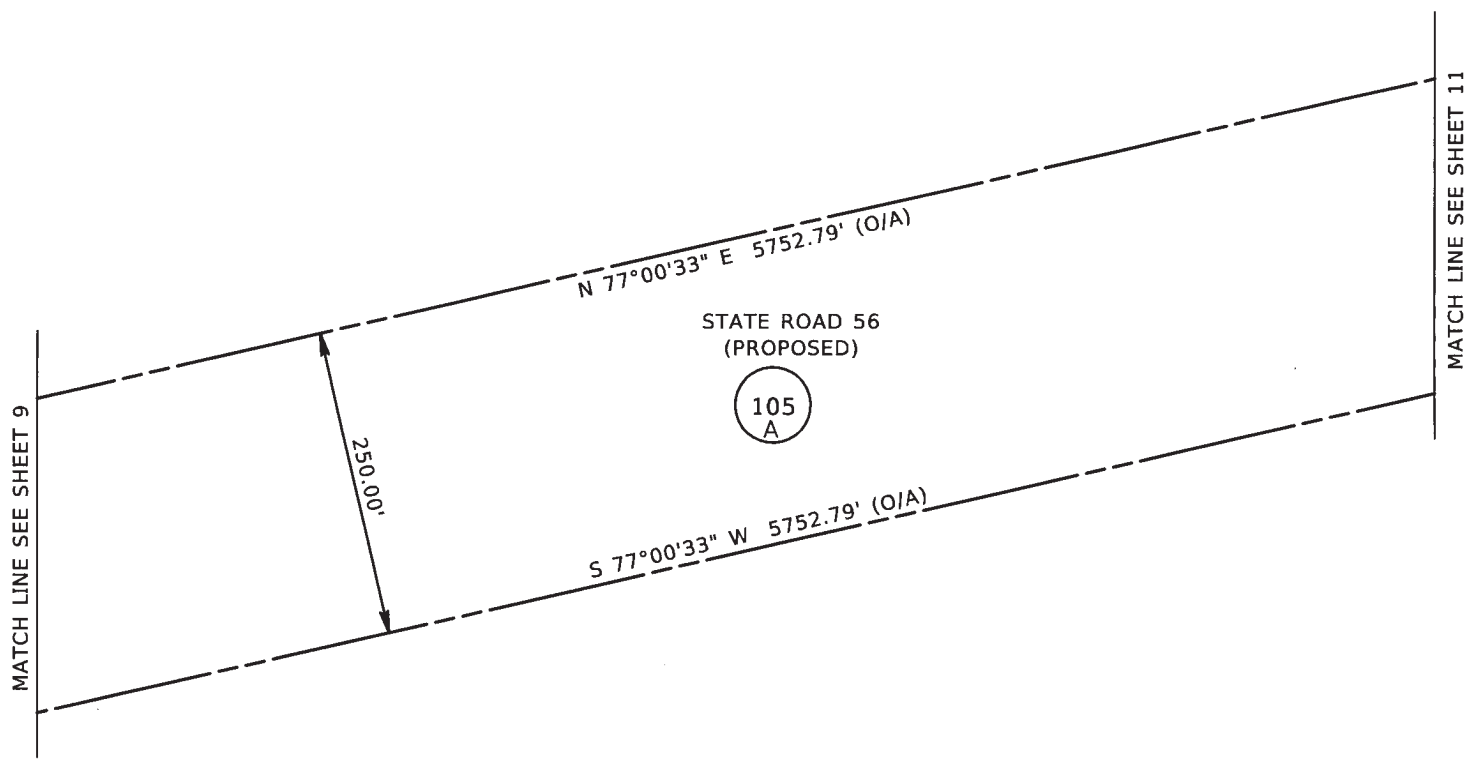
PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 9 OF 24

EXHIBIT " A "

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **371**  
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SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



ECHAZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56				PASCO COUNTY	
	BY	DATE	PREPARED BY:	SECTION 14091-XXXX	
DRAWN	J. KEENAN	3/2016	ECHAZABAL & ASSOCIATES, INC.		
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 10 OF 24	

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

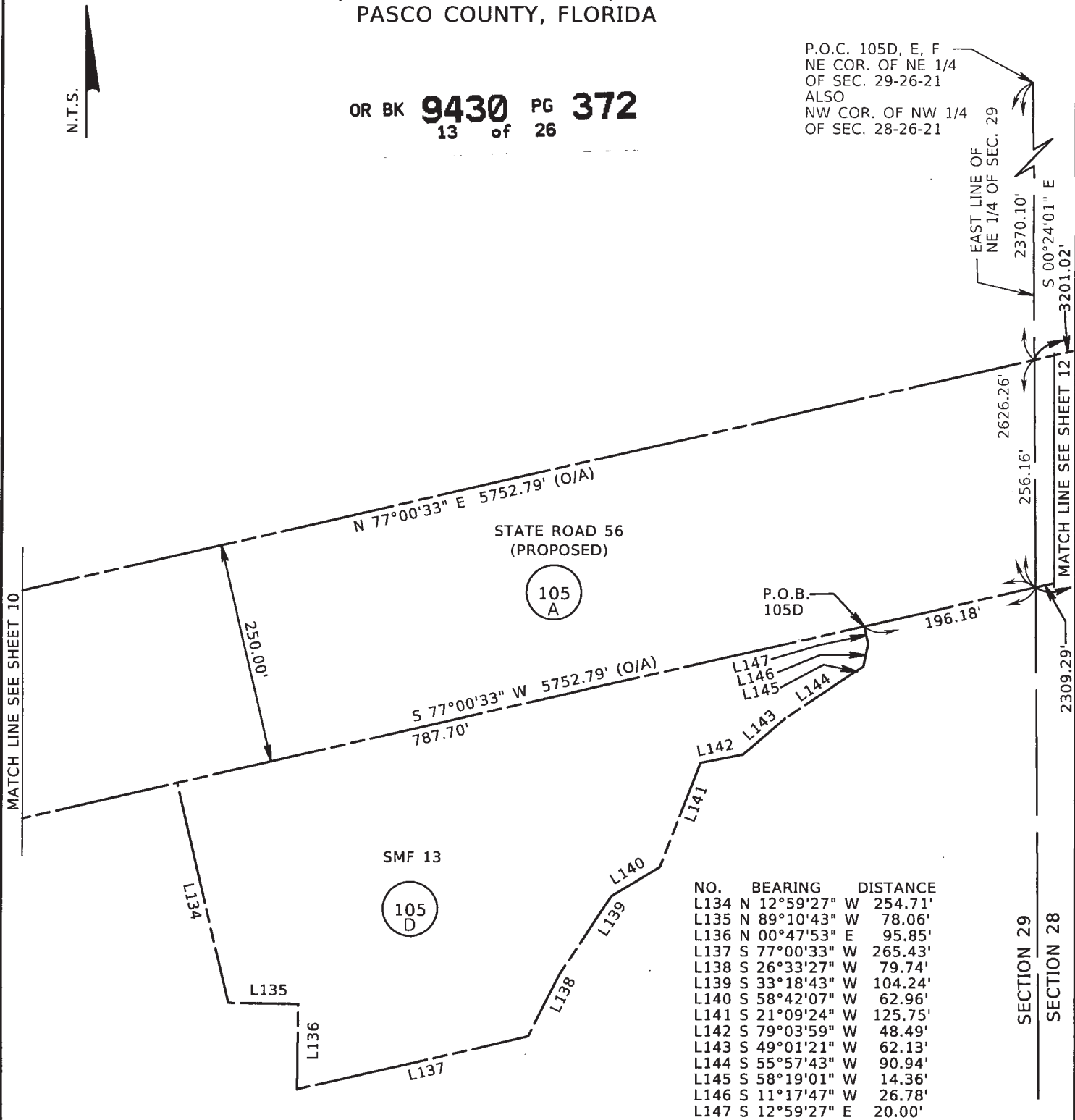
N.T.S.

OR BK **9430** PG **372**  
13 of 26

P.O.C. 105D, E, F  
NE COR. OF NE 1/4  
OF SEC. 29-26-21  
ALSO  
NW COR. OF NW 1/4  
OF SEC. 28-26-21

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 12



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

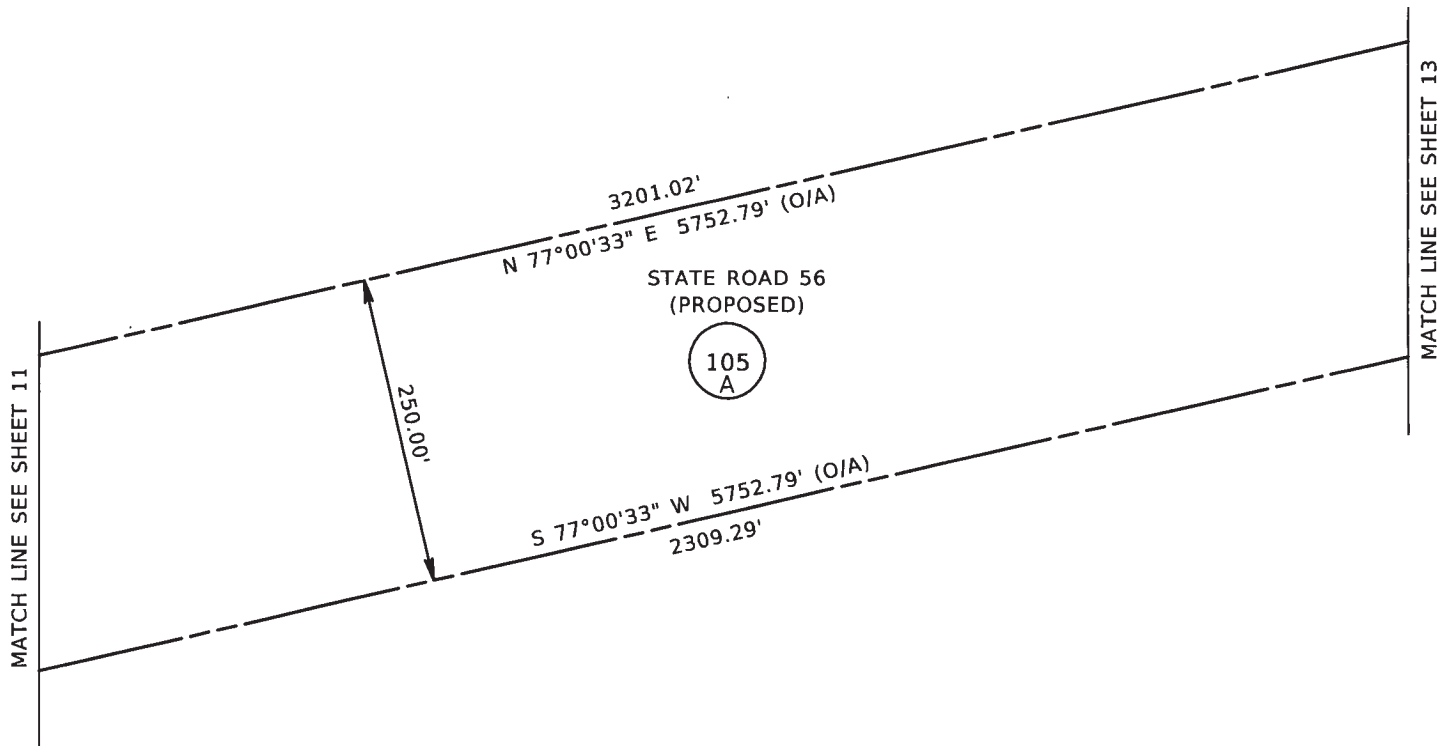
PASCO COUNTY

	BY	DATE	PREPARED BY: ECHEZABAL & ASSOCIATES, INC.	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016		
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 11 OF 24

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK 9430 PG 373  
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N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



ECHEZABAL & ASSOCIATES, INC.  
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SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

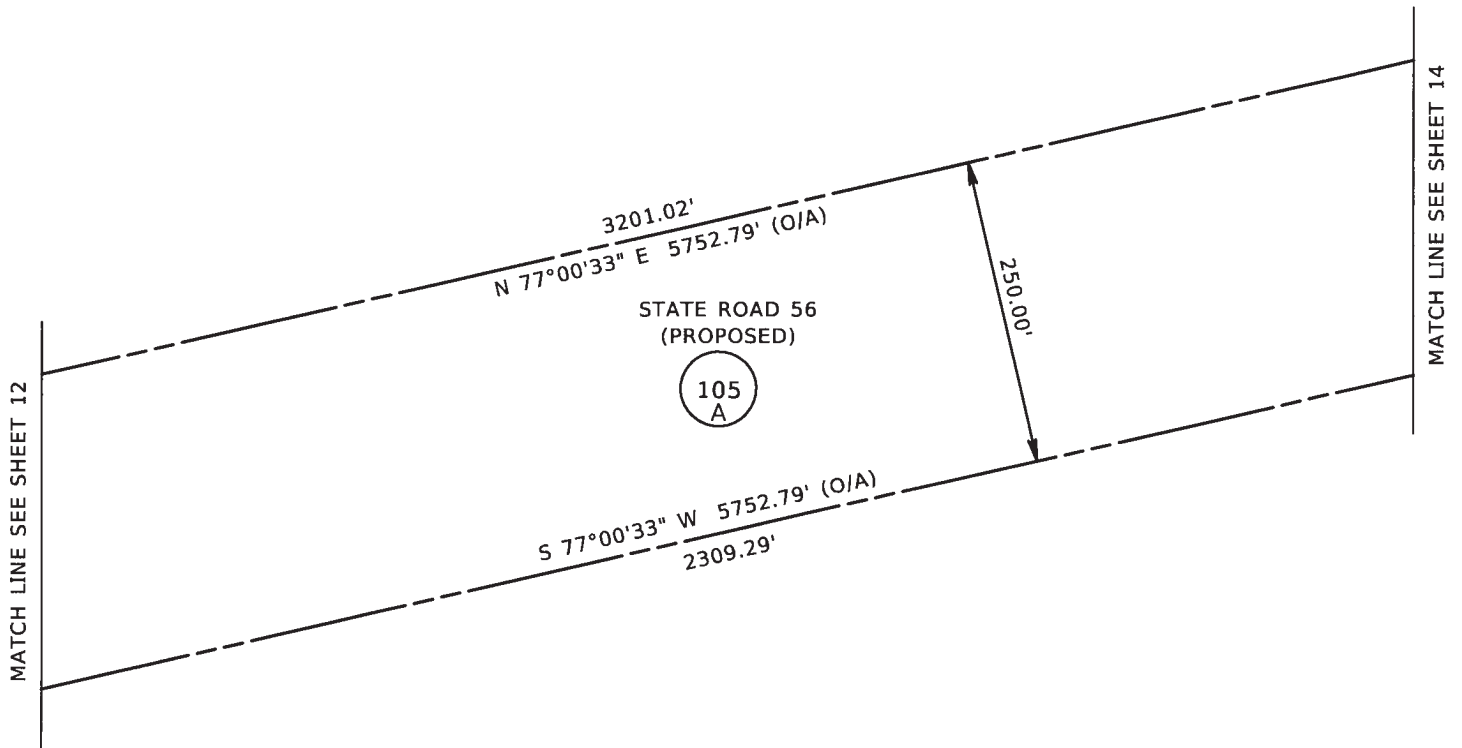
	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
			ECHEZABAL & ASSOCIATES, INC.	
DRAWN	J.KEENAN	3/2016	W.P. ITEM/SEG.: 434765 1	
CHECKED	BOUFFARD	3/2016		
				SHEET 12 OF 24

# EXHIBIT " A "

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

OR BK **9430** PG **374**  
15 of 26

N.T.S.



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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## SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

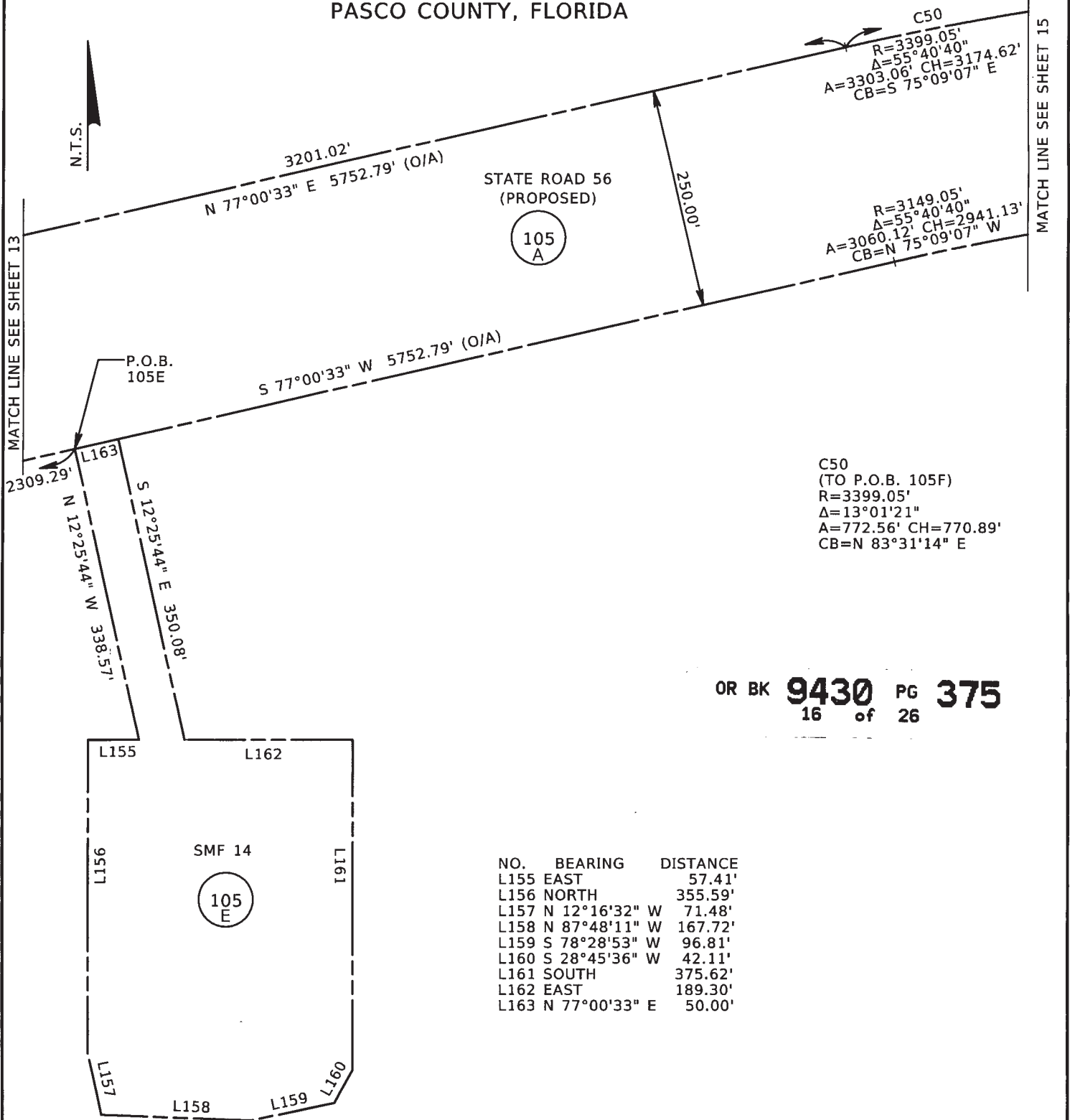
STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 13 OF 24

# EXHIBIT " A "

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA



SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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## SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

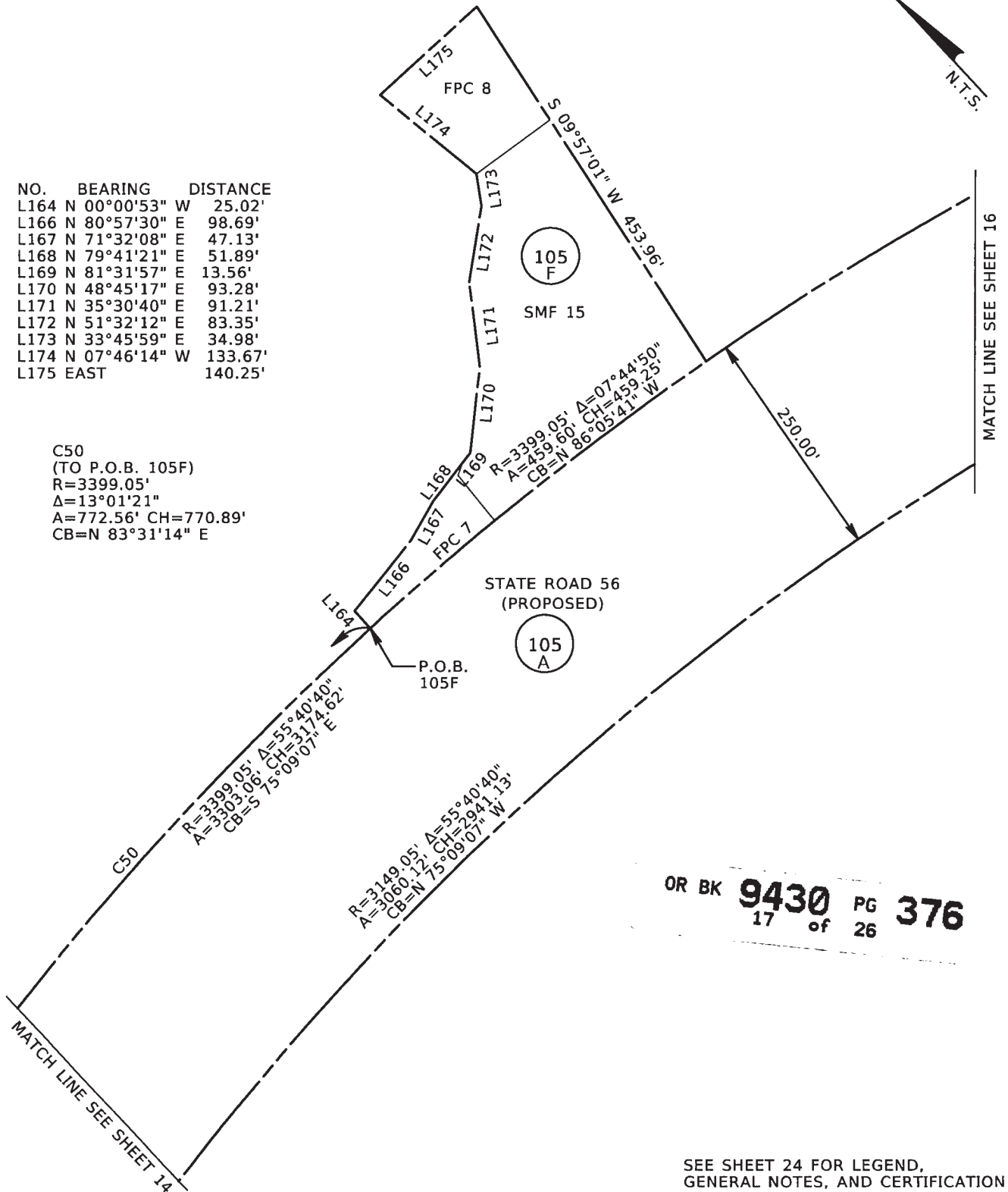
	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHENZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 14 OF 24

# EXHIBIT " A "

## SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST PASCO COUNTY, FLORIDA

NO.	BEARING	DISTANCE
L164	N 00°00'53" W	25.02'
L166	N 80°57'30" E	98.69'
L167	N 71°32'08" E	47.13'
L168	N 79°41'21" E	51.89'
L169	N 81°31'57" E	13.56'
L170	N 48°45'17" E	93.28'
L171	N 35°30'40" E	91.21'
L172	N 51°32'12" E	83.35'
L173	N 33°45'59" E	34.98'
L174	N 07°46'14" W	133.67'
L175	EAST	140.25'

C50  
(TO P.O.B. 105F)  
R=3399.05'  
Δ=13°01'21"  
A=772.56' CH=770.89'  
CB=N 83°31'14" E



OR BK 9430 PG 376  
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SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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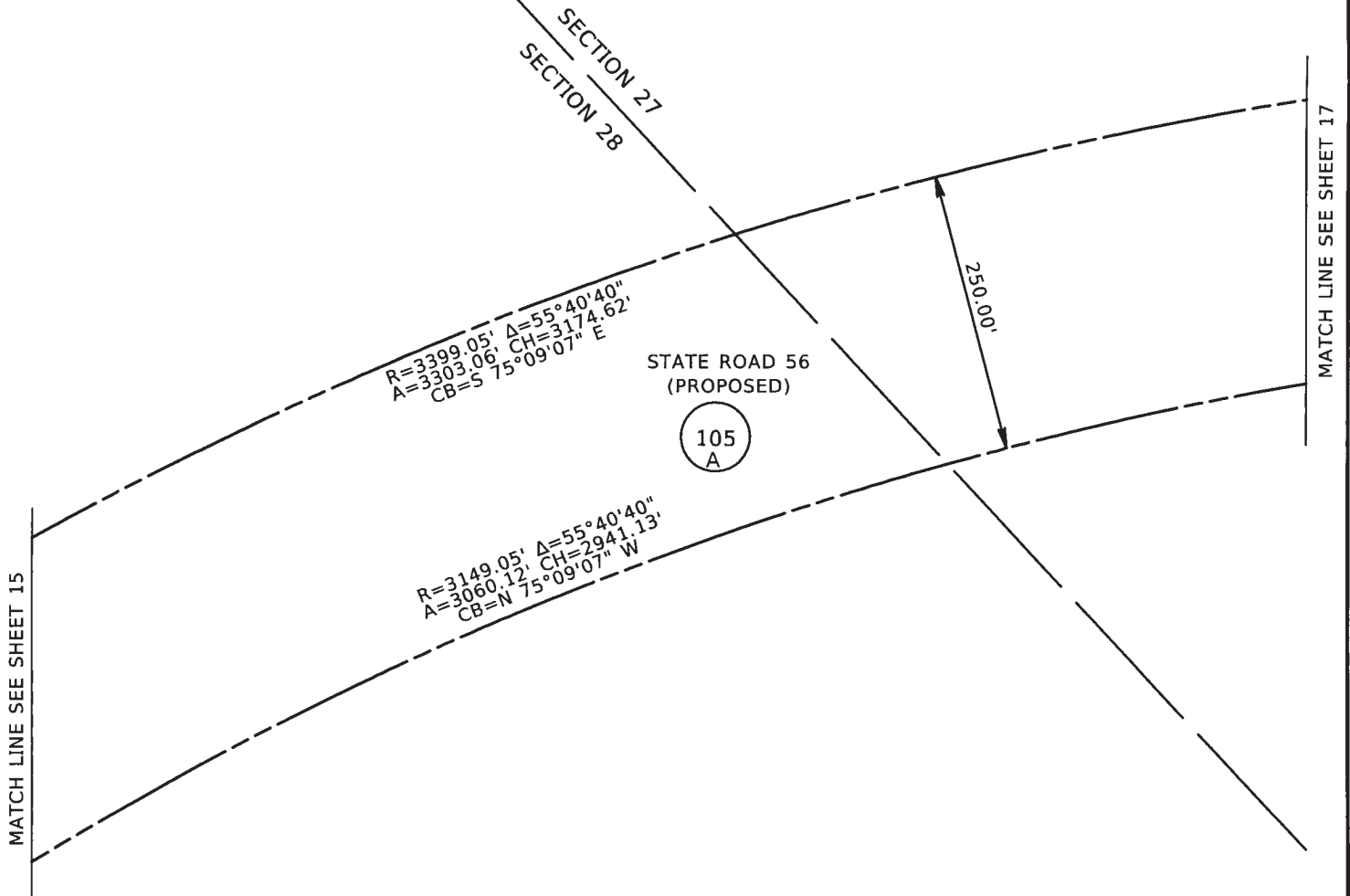
STATE ROAD NO. 56

PASCO COUNTY

BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1
			SHEET 15 OF 24

# EXHIBIT " A "

SECTIONS 27 & 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA



OR BK 9430 PG 377  
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SEE SHEET 24 FOR LEGEND,  
GENERAL NOTES, AND CERTIFICATION



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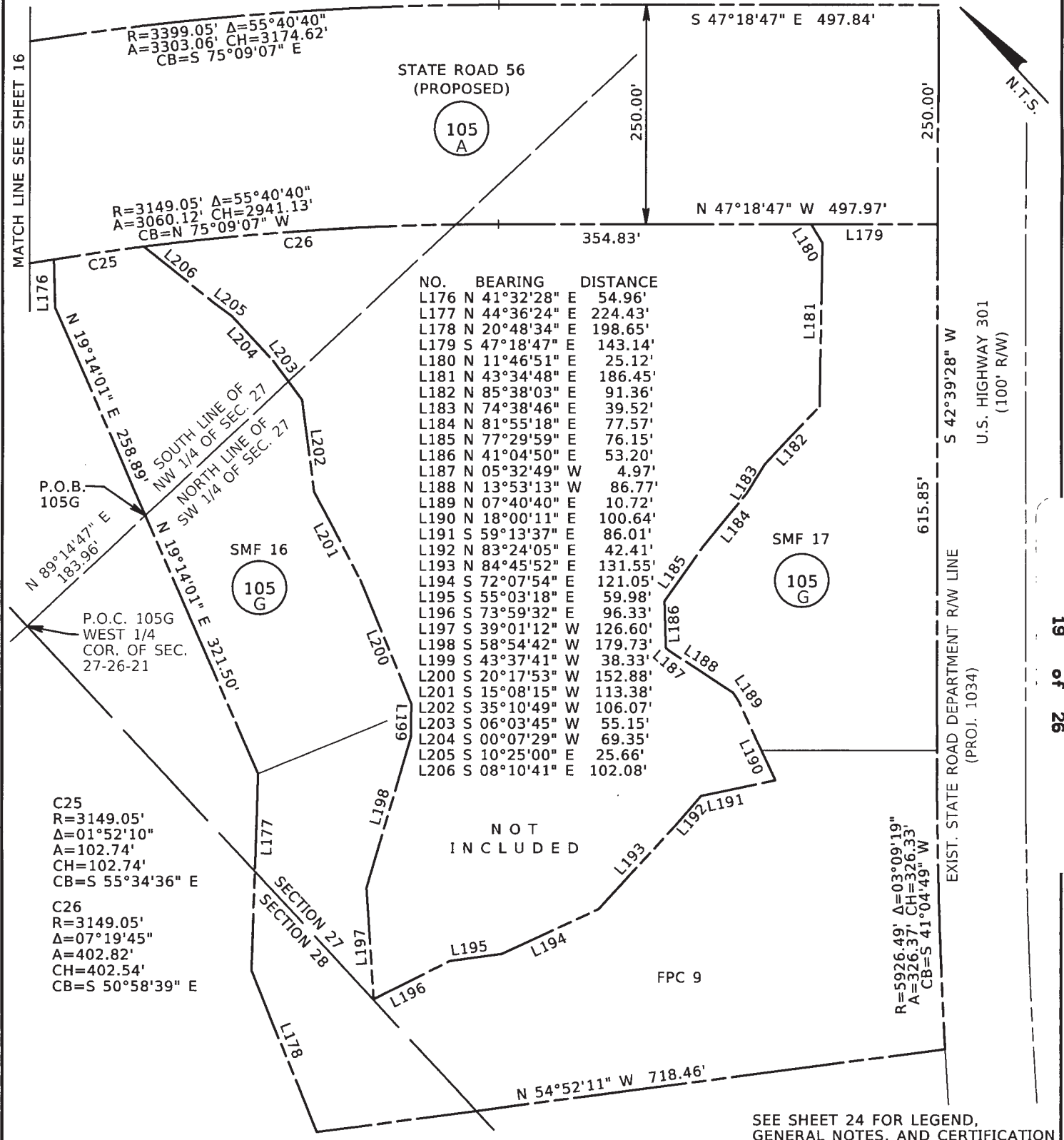
## SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 16 OF 24

## SECTIONS 27 & 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST



OR BK 9430 Pg 378  
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### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHAZABAL & ASSOCIATES, INC.
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1
			SHEET 17 OF 24

PARCEL 105

OR BK **9430** PG **379**  
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RIGHT OF WAY

PART "A"

A PARCEL OF LAND LYING IN SECTIONS 27, 28, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, S89°37'06"E A DISTANCE OF 2278.05 FEET TO A POINT ON THE EXISTING EASTERLY MAINTAINED RIGHT OF WAY LINE OF MORRIS BRIDGE ROAD (PER PASCO COUNTY PROJECT C-3132.01); THENCE ALONG SAID MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) S08°14'35"W A DISTANCE OF 93.35 FEET; (2) S09°00'43"W A DISTANCE OF 134.55 FEET; (3) S08°55'40"W A DISTANCE OF 691.14 FEET; (4) S08°58'36"W A DISTANCE OF 305.52 FEET; (5) S08°49'28"W A DISTANCE OF 367.29 FEET TO THE NORTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S79°13'11"E A DISTANCE OF 502.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2989.79 FEET; (2) EASTERLY 939.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'00" AND A CHORD BEARING AND DISTANCE OF S70°13'11"E, 935.41 FEET TO THE END OF SAID CURVE; (3) S61°13'11"E A DISTANCE OF 827.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5604.58 FEET; (4) SOUTHEASTERLY 4085.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°46'16" AND A CHORD BEARING AND DISTANCE OF S82°06'19"E, 3996.08 FEET TO THE END OF SAID CURVE; (5) N77°00'33"E A DISTANCE OF 5752.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3399.05 FEET; (6) EASTERLY 3303.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°40'40" AND A CHORD BEARING AND DISTANCE OF S75°09'07"E, 3174.62 FEET TO THE END OF SAID CURVE; (7) S47°18'47"E A DISTANCE OF 497.84 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (PER STATE ROAD DEPARMENT PROJ. NO. 1034); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S42°39'28"W A DISTANCE OF 250.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED STATE ROAD 56 250 FOOT CORRIDOR; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N47°18'47"W A DISTANCE OF 497.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3149.05 FEET; (2) NORTHWESTERLY 3060.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°40'40" AND A CHORD BEARING AND DISTANCE OF N75°09'07"W, 2941.13 FEET TO THE END OF SAID CURVE; (3) S77°00'33"W A DISTANCE OF 5752.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5854.58 FEET; (4) WESTERLY 4268.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°46'16" AND A CHORD BEARING AND DISTANCE OF N82°06'19"W, 4174.33 FEET TO THE END OF SAID CURVE; (5) N61°13'11"W A DISTANCE OF 827.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2739.79 FEET; (6) NORTHWESTERLY 860.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'00" AND A CHORD BEARING AND DISTANCE



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TAMPA, FLORIDA 33612  
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**SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)**

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 18 OF 24

(continued from sheet 18)

OF N70°13'11"W, 857.19 FEET TO THE END OF SAID CURVE; (7) N79°13'11"W A DISTANCE OF 494.05 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY MAINTAINED RIGHT OF WAY LINE OF MORRIS BRIDGE ROAD; THENCE ALONG SAID MAINTAINED RIGHT OF WAY LINE, N08°59'46"E A DISTANCE OF 22.63 FEET; THENCE CONTINUING ALONG SAID MAINTAINED RIGHT OF WAY LINE, N08°49'28"E A DISTANCE OF 227.51 FEET TO THE POINT OF BEGINNING.

PART "A" CONTAINING 90.881 ACRES, MORE OR LESS.

OR BK **9430** PG **380**  
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AND

STORMWATER MANAGEMENT FACILITY

PART "B"

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, S01°09'24"E A DISTANCE OF 3092.02 FEET TO A POINT ON THE SOUTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5854.58 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WESTERLY 264.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'30" AND A CHORD BEARING AND DISTANCE OF N73°16'23"W, 264.80 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S18°22'31"W A DISTANCE OF 265.16 FEET; THENCE N75°32'06"W A DISTANCE OF 244.31 FEET; THENCE S84°38'06"W A DISTANCE OF 126.30 FEET; THENCE N29°21'22"W A DISTANCE OF 141.49 FEET; THENCE S80°34'19"W A DISTANCE OF 138.51 FEET; THENCE S71°49'46"W A DISTANCE OF 104.07 FEET; THENCE N56°22'11"W A DISTANCE OF 142.03 FEET; THENCE N34°34'51"E A DISTANCE OF 168.71 FEET; THENCE N25°34'31"E A DISTANCE OF 207.99 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5854.58 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTHEASTERLY 735.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'00" AND A CHORD BEARING AND DISTANCE OF S68°22'38"E, 735.22 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PART "B" CONTAINING 5.434 ACRES, MORE OR LESS.

AND



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(813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHENZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 19 OF 24

(continued from sheet 19)

## STORMWATER MANAGEMENT FACILITY

## PART "C"

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, S01°09'24"E A DISTANCE OF 3092.02 FEET TO A POINT ON THE SOUTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5854.58 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, EASTERLY 861.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°26'06" AND A CHORD BEARING AND DISTANCE OF S78°47'11"E, 861.11 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING, ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5854.58 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, EASTERLY 848.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'01" AND A CHORD BEARING AND DISTANCE OF S87°09'14"E, 847.40 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S01°18'15"E A DISTANCE OF 240.96 FEET; THENCE S89°59'30"W A DISTANCE OF 266.80 FEET; THENCE DUE SOUTH A DISTANCE OF 109.49 FEET; THENCE N87°20'26"W A DISTANCE OF 525.17 FEET; THENCE DUE NORTH A DISTANCE OF 230.61 FEET; THENCE N39°54'48"W A DISTANCE OF 94.20 FEET; THENCE DUE NORTH A DISTANCE OF 65.29 FEET TO THE POINT OF BEGINNING.

PART "C" CONTAINING 5.826 ACRES, MORE OR LESS.

OR BK **9430** PG **381**  
22 of 26

AND

## STORMWATER MANAGEMENT FACILITY

## PART "D"

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, S00°24'01"E A DISTANCE OF 2626.26 FEET TO A POINT ON THE SOUTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S77°00'33"W A DISTANCE OF 196.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S12°59'27"E A DISTANCE OF 20.00 FEET; THENCE S11°17'47"W A DISTANCE OF 26.78 FEET; THENCE S58°19'01"W A DISTANCE OF 14.36 FEET; THENCE S55°57'43"W



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 20 OF 24

(continued from sheet 20)

A DISTANCE OF 90.94 FEET; THENCE S49°01'21"W A DISTANCE OF 62.13 FEET; THENCE S79°03'59"W A DISTANCE OF 48.49 FEET; THENCE S21°09'24"W A DISTANCE OF 125.75 FEET; THENCE S58°42'07"W A DISTANCE OF 62.96 FEET; THENCE S33°18'43"W A DISTANCE OF 104.24 FEET; THENCE S26°33'27"W A DISTANCE OF 79.74 FEET; THENCE S77°00'33"W A DISTANCE OF 265.43 FEET; THENCE N00°47'53"E A DISTANCE OF 95.85 FEET; THENCE N89°10'43"W A DISTANCE OF 78.06 FEET; THENCE N12°59'27"W A DISTANCE OF 254.71 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N77°00'33"E A DISTANCE OF 787.70 FEET TO THE POINT OF BEGINNING.

PART "D" CONTAINING 4.342 ACRES, MORE OR LESS.

OR BK **9430** PG **382**  
23 of 26

AND

### STORMWATER MANAGEMENT FACILITY

PART "E"

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, S00°24'01"E A DISTANCE OF 2626.26 FEET TO A POINT ON THE SOUTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N77°00'33"E A DISTANCE OF 2309.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N77°00'33"E A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S12°25'44"E A DISTANCE OF 350.08 FEET; THENCE DUE EAST A DISTANCE OF 189.30 FEET; THENCE DUE SOUTH A DISTANCE OF 375.62 FEET; THENCE S28°45'36"W A DISTANCE OF 42.11 FEET; THENCE S78°28'53"W A DISTANCE OF 96.81 FEET; THENCE N87°48'11"W A DISTANCE OF 167.72 FEET; THENCE N12°16'32"W A DISTANCE OF 71.48 FEET; THENCE DUE NORTH A DISTANCE OF 355.59 FEET; THENCE DUE EAST A DISTANCE OF 57.41 FEET; THENCE N12°25'44"W A DISTANCE OF 338.57 FEET TO THE POINT OF BEGINNING.

PART "E" CONTAINING 3.283 ACRES, MORE OR LESS.

AND



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 21 OF 24

(continued from sheet 21)

STORMWATER MANAGEMENT FACILITY  
AND FLOOD PLAIN COMPENSATION

## PART "F"

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, S00°24'01"E A DISTANCE OF 2370.10 FEET TO A POINT ON THE NORTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N77°00'33"E A DISTANCE OF 3201.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3399.05 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, EASTERLY 772.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°01'21" AND A CHORD BEARING AND DISTANCE OF N83°31'14"E, 770.89 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N00°00'53"W A DISTANCE OF 25.02 FEET; THENCE N80°57'30"E A DISTANCE OF 98.69 FEET; THENCE N71°32'08"E A DISTANCE OF 47.13 FEET; THENCE N79°41'21"E A DISTANCE OF 51.89 FEET; THENCE N81°31'57"E A DISTANCE OF 13.56 FEET; THENCE N48°45'17"E A DISTANCE OF 93.28 FEET; THENCE N35°30'40"E A DISTANCE OF 91.21 FEET; THENCE N51°32'12"E A DISTANCE OF 83.35 FEET; THENCE N33°45'59"E A DISTANCE OF 34.98 FEET; THENCE N07°46'14"W A DISTANCE OF 133.67 FEET; THENCE DUE EAST A DISTANCE OF 140.25 FEET; THENCE S09°57'01"W A DISTANCE OF 453.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3399.05 FEET; THENCE WESTERLY 459.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°44'50" AND A CHORD BEARING AND DISTANCE OF N86°05'41"W, 459.25 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PART "F" CONTAINING 1.991 ACRES, MORE OR LESS.

OR BK **9430** PG **383**  
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AND

STORMWATER MANAGEMENT FACILITY  
AND FLOOD PLAIN COMPENSATION

## PART "G"

A PARCEL OF LAND LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST,



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

SKETCH AND DESCRIPTION - NOT A SURVEY  
(PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 22 OF 24

THENCE ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27, N89°14'47"E A DISTANCE OF 183.96 FEET TO THE POINT OF BEGINNING; THENCE N19°14'01"E A DISTANCE OF 258.89 FEET; THENCE N41°32'28"E A DISTANCE OF 54.96 FEET TO A POINT ON THE SOUTHERLY LINE OF A 250 FOOT RIGHT OF WAY FOR STATE ROAD 56 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3149.05 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTHEASTERLY 102.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'10" AND A CHORD BEARING AND DISTANCE OF S55°34'36"E, 102.74 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S08°10'41"E A DISTANCE OF 102.08 FEET; THENCE S10°25'00"E A DISTANCE OF 25.66 FEET; THENCE S00°07'29"W A DISTANCE OF 69.35 FEET; THENCE S06°03'45"W A DISTANCE OF 55.15 FEET; THENCE S35°10'49"W A DISTANCE OF 106.07 FEET; THENCE S15°08'15"W A DISTANCE OF 113.38 FEET; THENCE S20°17'53"W A DISTANCE OF 152.88 FEET; THENCE S43°37'41"W A DISTANCE OF 38.33 FEET; THENCE S58°54'42"W A DISTANCE OF 179.73 FEET; THENCE S39°01'12"W A DISTANCE OF 126.60 FEET; THENCE S73°59'32"E A DISTANCE OF 96.33 FEET; THENCE S55°03'18"E A DISTANCE OF 59.98 FEET; THENCE S72°07'54"E A DISTANCE OF 121.05 FEET; THENCE N84°45'52"E A DISTANCE OF 131.55 FEET; THENCE N83°24'05"E A DISTANCE OF 42.41 FEET; THENCE S59°13'37"E A DISTANCE OF 86.01 FEET; THENCE N18°00'11"E A DISTANCE OF 100.64 FEET; THENCE N07°40'40"E A DISTANCE OF 10.72 FEET; THENCE N13°53'13"W A DISTANCE OF 86.77 FEET; THENCE N05°32'49"W A DISTANCE OF 4.97 FEET; THENCE N41°04'50"E A DISTANCE OF 53.20 FEET; THENCE N77°29'59"E A DISTANCE OF 76.15 FEET; THENCE N81°55'18"E A DISTANCE OF 77.57 FEET; THENCE N74°38'46"E A DISTANCE OF 39.52 FEET; THENCE N85°38'03"E A DISTANCE OF 91.36 FEET; THENCE N43°34'48"E A DISTANCE OF 186.45 FEET; THENCE N11°46'51"E A DISTANCE OF 25.12 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S47°18'47"E A DISTANCE OF 143.14 FEET TO A POINT ON THE EXISTING WESTERLY STATE ROAD DEPARTMENT RIGHT OF WAY LINE OF U.S. HIGHWAY 301(PER STATE ROAD DEPARMENT PROJ. NO. 1034); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S42°39'28"W A DISTANCE OF 615.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5926.49 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY 326.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19" AND A CHORD BEARING AND DISTANCE OF S41°04'49"W, 326.33 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N54°52'11"W A DISTANCE OF 718.46 FEET; THENCE N20°48'34"E A DISTANCE OF 198.65 FEET; THENCE N44°36'24"E A DISTANCE OF 224.43 FEET; THENCE N19°14'01"E A DISTANCE OF 321.50 FEET TO THE POINT OF BEGINNING.

PART "G" CONTAINING 10.612 ACRES, MORE OR LESS.

PARTS "A", "B", "C", "D", "E", "F" AND "G" CONTAIN A TOTAL OF 122.369 ACRES, MORE OR LESS.



ECHEZABAL & ASSOCIATES, INC.  
108 W. COUNTRY CLUB DRIVE  
TAMPA, FLORIDA 33612  
(813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY



	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J.KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 23 OF 24

## GENERAL NOTES:

1. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM 1999 ADJUSTMENT, DERIVING A BEARING OF S 00°15'54" W FOR THE EAST LINE OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 20 EAST.
2. LEGAL DESCRIPTION PREPARED BY ECHEZABAL & ASSOCIATES, INC.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.

## LEGEND:

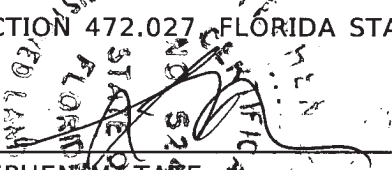
A = ARC LENGTH  
 CB = CHORD BEARING  
 CH = CHORD  
 EXIST. = EXISTING  
 FPC = FLOOD PLAIN COMPENSATION  
 HWY. = HIGHWAY  
 INC. = INCORPORATED  
 LB = LICENSED BUSINESS  
 MAINT. = MAINTAINED  
 NO. = NUMBER  
 N.T.S. = NOT TO SCALE  
 O/A = OVERALL  
 O.R. = OFFICIAL RECORDS BOOK  
 (P) = PLAT  
 P.B. = PLAT BOOK  
 PG. = PAGE

P.O.C. = POINT ON CURVE  
 PROJ. = PROJECT  
 R = RADIUS  
 RD. = ROAD  
 R/W = RIGHT OF WAY  
 SEC. = SECTION  
 SMF = STORMWATER MANAGEMENT FACILITY  
 S.R. = STATE ROAD  
 U.S. = UNITED STATES  
 W.P. ITEM/SEG. = WORK PROGRAM ITEM/SEGMENT  
 C100 = CURVE NUMBER  
 L100 = LINE NUMBER  
 $\Delta$  = CURVE DELTA ANGLE  
 = BLOCK NUMBER  
 = PARCEL NUMBER

OR BK **9430** PG **385**  
26 of 26

## CERTIFICATION:

I HEREBY CERTIFY THIS SKETCH AND DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

  
 STEPHEN M. TATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5242  
 ECHEZABAL & ASSOCIATES, INC. LB 6429  
 108 COUNTRY CLUB DR., TAMPA, FL 33612  
 PHONE: (813)933-2505

DATE:

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL



ECHEZABAL & ASSOCIATES, INC.  
 108 W. COUNTRY CLUB DRIVE  
 TAMPA, FLORIDA 33612  
 (813) 933-2505

### SKETCH AND DESCRIPTION - NOT A SURVEY (PARCEL 105)

STATE ROAD NO. 56

PASCO COUNTY

	BY	DATE	PREPARED BY:	SECTION 14091-XXXX
DRAWN	J. KEENAN	3/2016	ECHEZABAL & ASSOCIATES, INC.	
CHECKED	BOUFFARD	3/2016	W.P. ITEM/SEG.: 434765 1	SHEET 24 OF 24

# EXHIBIT D

**PROPOSED INITIAL BOARD OF SUPERVISORS**

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

1.     JEFFERY S. HILLS
2.     THOMAS R. SPENCE
3.     NICK DISTER
4.     RYAN MOTKO
5.     STEVE LUCE

# EXHIBIT E



TWO RIVERS  
MASTER UTILITY  
POINT OF CONNECTION  
EXHIBIT

PREPARED FOR:  
EPG-Two Rivers, LLC  
111 S. Armenia Ave., Suite 200  
Tampa, Florida 33609  
Phone: (813) 645-1718

PREPARED BY:  
Clearview  
LAND DESIGN, P.L.L.C.  
Engineering, Business, CA, No. 2018016  
3800 N. Westchase Blvd., Suite 200  
Tampa, FL 33629  
Phone: (813) 252-5919 Fax: (813) 252-5973

# EXHIBIT F

Two Rivers North Community Development District Proposed Infrastructure Costs						
<u>Description</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>District Estimated Cost</u>	
Amenities	\$ 280,000	\$ 840,000	\$ 840,000	\$ 840,000	\$ 2,800,000	
Roads	\$ 1,426,000	\$ 4,278,000	\$ 4,278,000	\$ 4,278,000	\$ 14,260,000	
Stormwater Management	\$ 780,000	\$ 2,340,000	\$ 2,340,000	\$ 2,340,000	\$ 7,800,000	
Utilities, Sewer & Water	\$ 950,000	\$ 2,850,000	\$ 2,850,000	\$ 2,850,000	\$ 9,500,000	
Hardscape/Landscape/Irrigation	\$ 900,000	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000	\$ 9,000,000	
Professional Services/Contingency	\$ 815,168	\$ 2,445,504	\$ 2,445,504	\$ 2,445,504	\$ 8,151,680	
<b>TOTAL</b>	<b>\$ 5,151,168</b>	<b>\$ 15,453,504</b>	<b>\$ 15,453,504</b>	<b>\$ 15,453,504</b>	<b>\$ 51,511,680</b>	

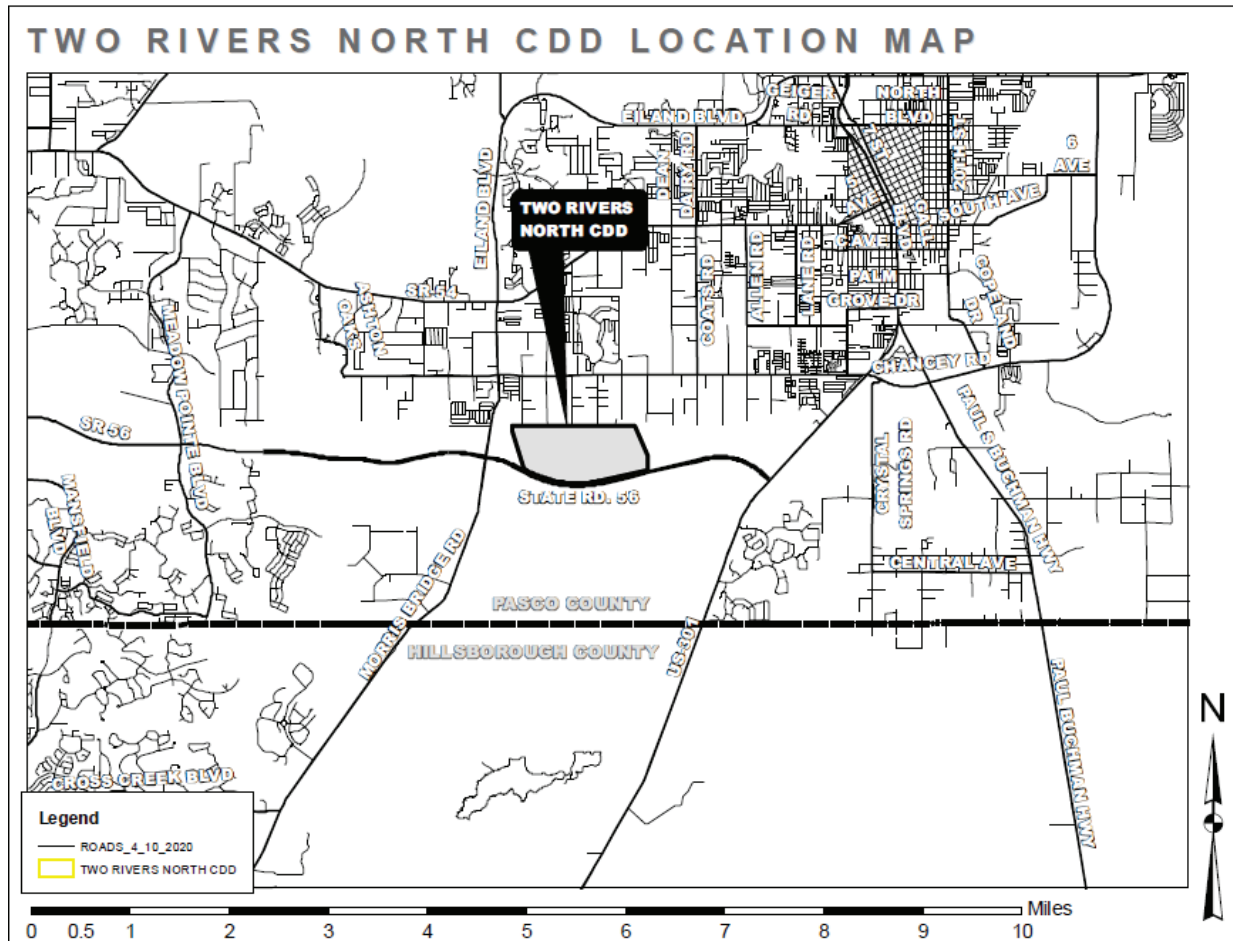
Two Rivers North Community Development District Proposed Infrastructure Plan			
<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Amenities	CDD	CDD	CDD
Collector Roads	CDD	County	County
Local Roads	CDD	CDD	CDD
Stormwater Management	CDD	County/CDD	County/CDD
Utilities, Sewer & Water	CDD	County	County
Hardscape/Landscape/Irrigation	CDD	CDD	CDD
Professional Services/Contingency	CDD	County	County

\*Note: Hardscape/Landscape/Irrigation include bike trails, pedestrian trails, and sidewalks, and will be owned and maintained by the CDD.

# EXHIBIT G

# Statement of Estimated Regulatory Costs For Establishment of the

## Two Rivers North Community Development District



March 10, 2021

Prepared by  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

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## A. EXECUTIVE SUMMARY

The Petitioner, **EPG-Two Rivers, LLC**, seeks to establish a community development district to be known as Two Rivers North Community Development District (the "District"). This Statement of Estimated Regulatory Costs (the "SERC") is a component of the petition filed with the Pasco County Board of County Commissioners (the "County"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and to designate the land area for which the District would manage and finance the delivery of basic services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

## B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *"The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government."*

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, 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.*" The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development.<sup>1</sup> Therefore, the scope of this SERC is limited to an evaluation of only those factors that are *material to managing and financing the service-delivery function of the district* as outlined in Section 120.541(2), Florida Statutes related to the establishment of the District.

The District is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction and maintenance of public facilities and delivery of public services. A District must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

### C. PROPOSED TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

The District would encompass approximately 429.178 acres of land located in the Southeast Pasco County area east of Morris Bridge Road and north of SR-56. The proposed development within the District contemplates the construction of approximately 958 single family residential units. Refer to **Exhibit A** for the future land use for the development.

The Petitioner is seeking authority, pursuant to Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, sidewalks and trails, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit B** for an overview of proposed public facilities and services related to the development of land within the District.

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<sup>1</sup> Refer to Section 163.3177(10)(h), Florida Statutes (the "Concurrency Requirement") for details.

## D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (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<sup>2</sup>;
- (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;
- (f)** Any additional information that the agency determines may be useful.

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<sup>2</sup> 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.

The following paragraphs summarize the estimated regulatory impacts of the establishment of the District by each of the above listed statutory elements.

**(1) Impact on economic growth, job creation, business competitiveness, and regulatory costs**

The establishment of the District is not likely to have an adverse impact on the items described in D (a) 1., D (a) 2., and D (a) 3. above.

*Economic Growth*

Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. **Exhibit A** provides the future land uses for the development. The establishment of the District will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues – the relative relationship of costs and revenues will change little over time. The District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the district provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general-purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

*Job Creation*

Compared to the property’s existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. Residential housing contributes in two basic ways: through private/public residential investment and consumption spending on housing services. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some

1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).<sup>3</sup>

#### *Competitiveness*

The establishment of the District is not 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. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

#### *Transactional Costs<sup>4</sup>*

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

## **(2) General description of the types of individuals affected.**

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- 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 of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (3) a) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (3) a) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. Establishment requires consent from the owners of land subject to the District. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the district.

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<sup>3</sup> NAHB (2014) "The Impact of Homebuilding and Remodeling on the U.S. Economy", Special Studies, May 1, 2014. Retrieved from <http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=227858>

<sup>4</sup> 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.

- d) FUTURE PROPERTY OWNERS – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County’s overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

**(3) Estimated cost to the public entities and anticipated effect on state or local revenues**

- a) THE COUNTY - The County will not incur any quantifiable on-going costs without offsetting local revenues. The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure owned and operated by the District other than as may be depicted on Exhibit B to this SERC. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$15,000 to the County.
- b) STATE - The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures.

To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

- c) DISTRICT - The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District that benefit from its facilities and services.
- d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

#### **(4) Estimate of transactional costs**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the funding of public infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds, it is expected that special assessments will be levied against benefited properties within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds plus interest. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments shall be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by County and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a focused level of services, because they will elect the members of the District's Board of Supervisors. The District Board is limited in jurisdiction and responsibility to this single development. Therefore, the District Board should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

#### **(5) Impact on small businesses and on small counties**

The establishment of the District should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore, it is not defined as a small County according to Section 120.52(19), Florida Statutes.

#### **(6) Additional information**

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

### **E. CONCLUSION**

For the above stated reasons, the proposed Two Rivers North Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the state or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

**G. EXHIBIT B: PROPOSED  
INFRASTRUCTURE PLAN**

Two Rivers North Community Development District Proposed Infrastructure Plan			
<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Amenities	CDD	CDD	CDD
Collector Roads	CDD	County	County
Local Roads	CDD	CDD	CDD
Stormwater Management	CDD	County/CDD	County/CDD
Utilities, Sewer & Water	CDD	County	County
Hardscape/Landscape/Irrigation	CDD	CDD	CDD
Offsite improvements S.R. 56 ext.	CDD	FDOT	FDOT
Professional Services/ Contingenc	CDD	County	County

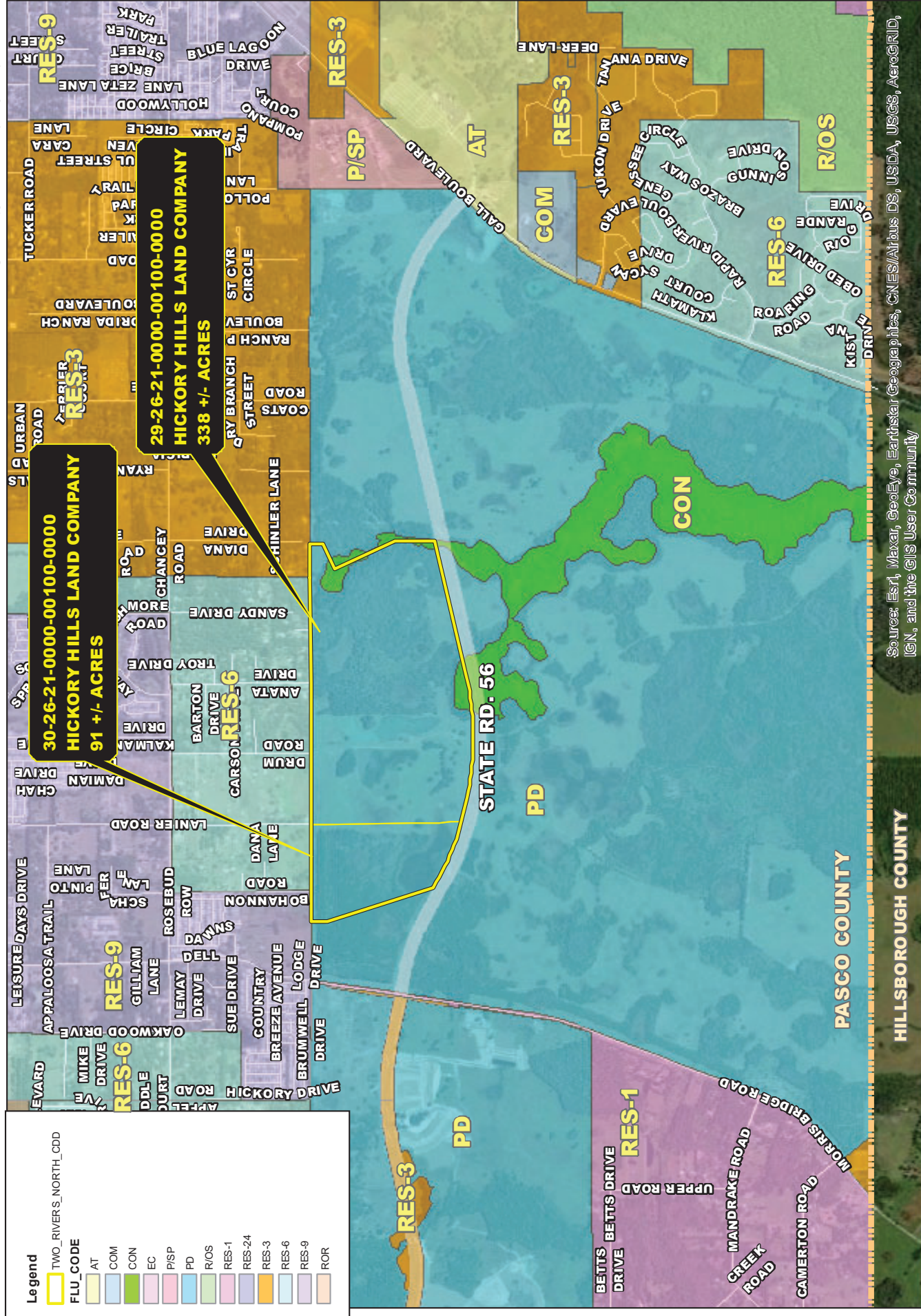
*Source: The Petitioner*

\*Note: Hardscape/Landscape/Irrigation include bike trails, pedestrian trails, and sidewalks, and will be owned and maintained by the CDD.

# EXHIBIT H

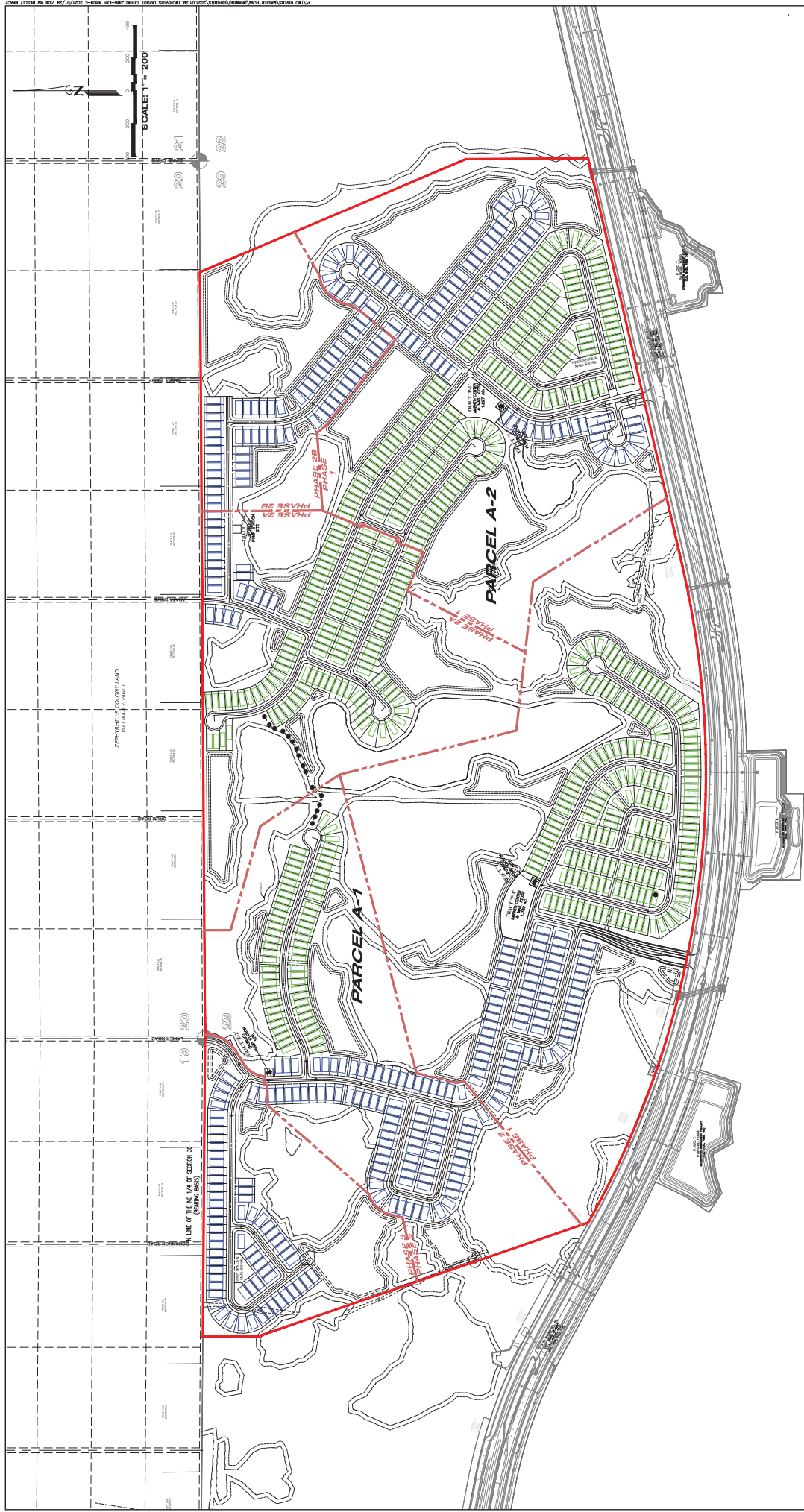
PASCO COUNTY FLU DATA  
PUBLISHED 1/2021.

**29-26-21-00 00-00100-0000  
HICKORY HILLS LAND COMPANY  
338 +/- ACRES**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





Parcel A-1 (West)

	40x120	50x120	Total
PH1	185	69	254
PH2	65	85	150
PH3	0	64	64
Total	250	218	468

Parcel A-2 (East)

	40x120	50x120	Total
PH1	191	90	281
PH2	129	21	150
PH3	0	59	59
Total	320	170	490

TWO RIVERS  
NORTH PARCEL A  
1/29/2021

PREPARED BY:  
**Clearview**  
LAND DESIGN, P.L.L.C.  
Burlington, Vermont, Vt. 05401  
Phone: 802.253.9919 Fax: 802.253.9925

**TAB E**

**NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO  
ESTABLISH THE BOUNDARIES OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PURSUANT TO CHAPTER 190, FLORIDA STATUTES**

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Pasco County Board of County Commissioners beginning at \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, 2021, at the Historic Pasco County Courthouse Board Room, 2<sup>nd</sup> Floor, 37918 Meridian Avenue, Dade City, FL 33525, to consider a petition and the adoption of an ordinance to establish the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the Two Rivers North Community Development District are generally located between Morris Bridge Road and Gall Boulevard, south of Chancey Road and north of State Road 56 in Wesley Chapel, Pasco County, Florida. The petitioner has proposed to establish the boundaries of the Two Rivers North Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, West Pasco Government Center, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit [www.mypasco.net](http://www.mypasco.net). To view the Board of County Commissioners Agenda, please visit <https://www.pascocountyfl.net/6/Pasco-Agendas-and-Minutes>.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

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

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**WHEREAS**, EPG-Two Rivers, LLC (the “Petitioner”) has petitioned the Pasco County Board of County Commissioners (the “County”) to adopt an ordinance establishing the boundaries of the Two Rivers North 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 Two Rivers North 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 Board of County Commissioners, on December 7, 2021, held a public hearing on the Petition with due public notice provided 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 (2018), 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 Composite Exhibit A 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. 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 MPUD Conditions or Approval, 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 Two Rivers North 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, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2)(a), (d) & (f), 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 B 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 Two Rivers North 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**

a. 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 this 7th day of December, 2021.

*[Signatures appear on the next page.]*

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA

BY: \_\_\_\_\_  
NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

BY: \_\_\_\_\_, CHAIRMAN