

**AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 05-35  
EXPANDING THE BOUNDARIES OF THE CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA  
STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING  
FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the Chapel Creek Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 05-35, adopted on August 23, 2005, for the purpose of expanding the boundaries of the Chapel Creek Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the County, in determining whether to expand the District boundaries, has considered and finds that all statements contained in the Petition for Boundary Amendment, to Expand the Boundaries of the District (the "Petition") are true and correct; and

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

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

**WHEREAS**, the County, on January 24, 2023, held an adoption public hearing on the Petition with duly provided public notice prior for adoption of this Ordinance expanding the boundaries of the District.

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

**SECTION 1. AUTHORITY**

Pasco County Ordinance No. 05-35 is hereby amended pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

P41

## **SECTION 2. LEGISLATIVE FINDINGS OF FACT**

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

## **SECTION 3. AMENDMENT OF THE BOUNDARIES OF THE DISTRICT**

a. The Petition is attached hereto in its entirety as Exhibit A and incorporated herein.

b. The area within Exhibit C of the Petition is hereby added to the District. The amended boundaries of the District shall be those legally described and depicted in Exhibit D of the Petition.

c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance No. 05-35.

## **SECTION 4. SEVERABILITY**

To the extent that any portion of this Ordinance is held 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 5. EFFECTIVE DATE**

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

**DONE AND ADOPTED** by the Board of County Commissioners of Pasco County with a quorum present and voting this 24th day of January, 2023



APPROVED  
IN SESSION

JAN 24 2023

PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS OF PASCO  
COUNTY, FLORIDA

BY:

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

BY:

JACK MARIANO, CHAIRMAN

# **Petition to Expand the Boundaries of the Chapel Creek Community Development District**

**May 16, 2022**  
**Revised October 6, 2022**  
**Revised November 30, 2022**

**Submitted by:**  
**STRALEY ROBIN VERICKER**  
**Attorneys at Law**  
**1510 W. Cleveland Street**  
**Tampa, Florida 33606**  
**Telephone: 813-223-9400**  
**Tracy J. Robin, Esq.**  
**[trobin@srvlegal.com](mailto:trobin@srvlegal.com)**  
**Lynn A. Butler, Paralegal**  
**[lbutler@srvlegal.com](mailto:lbutler@srvlegal.com)**

# **Application**

## APPLICATION FORM

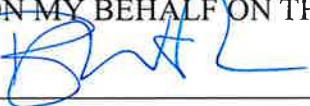
I. APPLICANT: Chapel Creek Community Development District  
ADDRESS: 219 E. Livingston Street  
CITY Orlando STATE Florida ZIP 32801  
PHONE (407) 841-5524

PROPERTY OWNER(S): Smith Cattle & Groves, Inc.  
ADDRESS: 6272 Abbott Station Drive, Unit 102  
CITY Zephyrhills STATE FL ZIP 33542  
PHONE \_\_\_\_\_ FAX: \_\_\_\_\_

REPRESENTATIVE: Straley Robin Vericker  
(Contact Person): Tracy J. Robin, Esq.  
ADDRESS: 1510 W. Cleveland Street  
CITY Tampa STATE Florida ZIP 33606  
PHONE (813) 223-9400 FAX: None

II. Current Use of Property: Vacant land  
Current zoning of property : Grazing land and Timber  
Current future land use designation of property: RES-3  
Current Number and Types of Units to be assessed  
by this CDD 147 units on expansion parcel  
Name of MPUD or Development: RZ-7589 Smith 80 MPUD

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), AS CHA:EMAN

BRIAN WALSH  
Type or Print Name Legibly

IV. Growth Management  
Department  
Date Stamp

### V. OFFICIAL COMMENTS

Is this application accompanied by other applications?  
\_\_\_\_\_

If so, what are the application numbers?  
\_\_\_\_\_

Other comments:  
\_\_\_\_\_

# **Petition**

**PETITION FOR BOUNDARY AMENDMENT,  
TO EXPAND THE BOUNDARIES OF THE  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Chapel Creek Community Development District (the "District"), petitions the Board of County Commissioners of Pasco County, Florida ("Pasco County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 05-35 adopted by the Board of County Commissioners of Pasco County, Florida, on August 23, 2005 (the "Ordinance"), for purposes of expanding the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to expand its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is Chapel Creek Community Development District.
2. Resolution Number 2022-03, authorizing the expansion of the District and the submittal of a petition to expand the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 350 acres and is located entirely within the unincorporated portion of Pasco County. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to expand its boundaries by adding a parcel of land into the District, which is approximately 81.140 acres, as described in **Exhibit C** (the "Expansion Parcel"). After the boundary has been expanded, the District will be approximately 431 acres.
5. A metes and bounds legal description for the proposed expanded boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.
6. The written consent to the expansion of the boundaries of the District by the landowner, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit E**. Section 190.005(1)(a)2, Florida Statutes.
7. The five persons who presently serve as members of the Board of Supervisors of the District are identified in **Exhibit F** attached hereto. All of the Supervisors are residents of

the State of Florida, and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the expanded boundaries of the District are shown on **Exhibit G** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

9. The estimate of costs to construct services and facilities within the Expansion Parcel, based upon available data, are attached as **Composite Exhibit H**. Sections 190.005(1)(a)6; 190.046(1)(a), Florida Statutes.

10. The statement of estimated regulatory costs of the granting of this Petition and the expansion to the boundaries of the District pursuant thereto is attached as **Exhibit I**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

11. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Expansion Parcel are 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. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as **Exhibit J**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

12. The property within the Expansion Parcel, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons:

(a) The expansion to the District boundaries and all land uses and services planned within the 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 expanded District boundaries, when added to the remaining existing lands within the 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 for the Expansion Parcel. The expansion to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits 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 expanded District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 4<sup>th</sup> day of May, 2022.

Attest:

Cherie Cratty  
Name: Cherie Cratty  
Title: Land Development Councillor  
Clayton Properties Group, Inc.

**Chapel Creek Community  
Development District**



Name: Brian Walsh  
Chair/Vice Chair of the Board of Supervisors

# **Exhibit A**

**RESOLUTION NO. 2022-03**

**A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.**

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

**WHEREAS**, the Board of Supervisors of the District (the "Board") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Chapel Creek Community Development District (the "Petition") for the area described in Exhibit "A" attached hereto.

**NOW THEREFORE, BE IT RESOLVED** that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Pasco County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON THE 5TH DAY OF APRIL, 2022.**

Attest:

  
Name: Jill Burns  
Secretary/Assistant Secretary

**Chapel Creek Community  
Development District**

  
Name: Brian Walsh  
Chair/Vice Chair of the Board of Supervisors

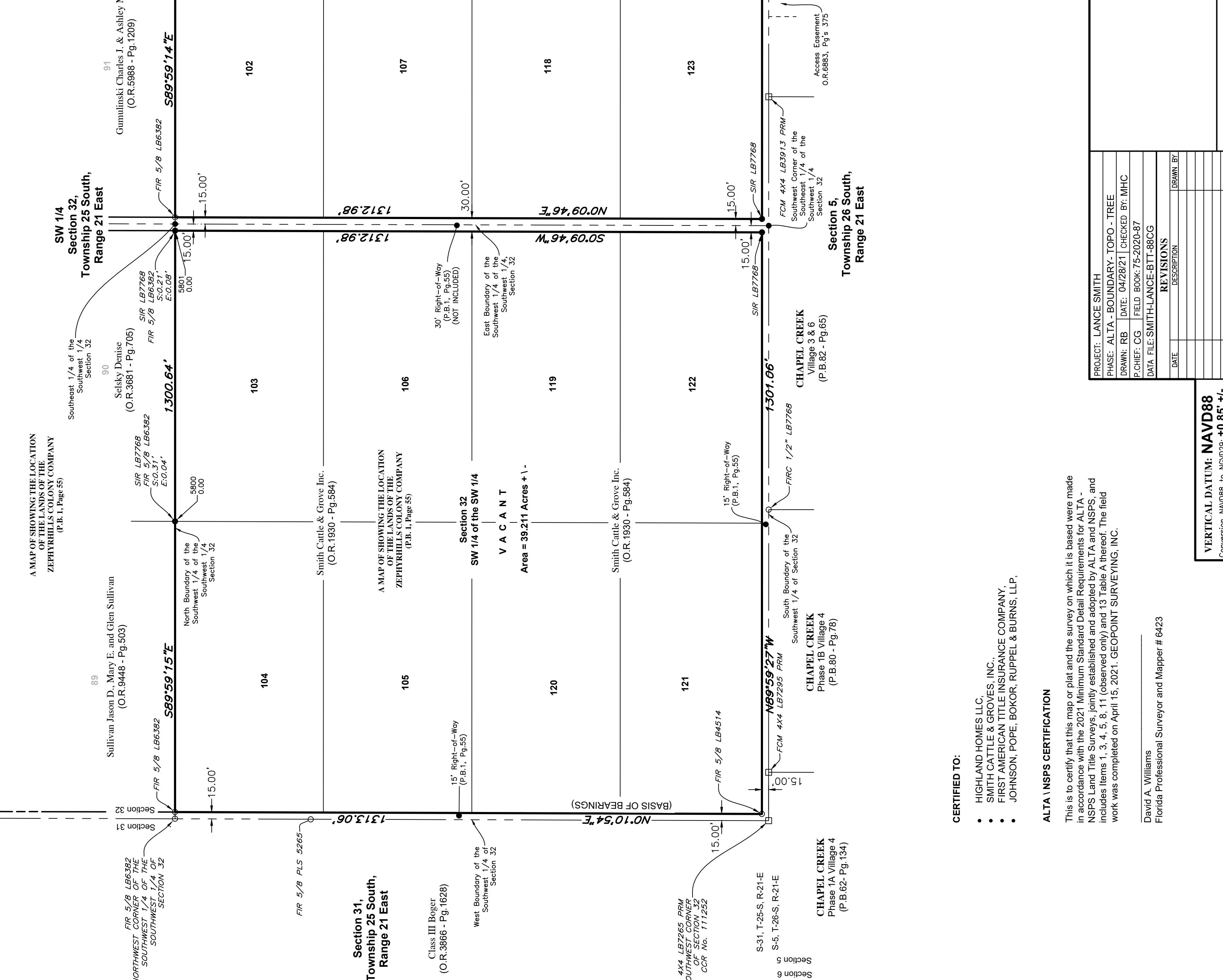
## Exhibit "A"

### LOCATION MAP



**NOT TO SCALE**

A MAP OF SHOWING THE LOCATION  
OF THE LANDS OF THE  
ZEPHYRHILLS COLONY COMPANY  
(P.R. 1, Page 55)



### SURVEYOR'S NOTES:

- Easements right-of-way, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for the Number Commitment No. 2031-520043, with an effective date of February 10, 2021 @ 8:00 AM, issued by Johnson, Pope, Bokor, Ruppel & Burns, LLP.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown herein, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown herein are based on the West boundary of the Southwest 1/4 of Section 32, Township 25 Range 21 East, Pasco County, Florida, having a Grid bearing of NAD 83-2011 Adjustment (for the West Zone of the Grid). The Grid bears as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) or the West Zone (for the Grid).
- This survey is intended to be displayed at 1" = 150' and 1" = 30' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "X", "AE" and "X", according to Flood Insurance Rate Map, Map No. 12101C026R for Pasco County, Community No. 120230, dated September 26, 2014, and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Elevations shown herein are based on the North American Vertical Datum of 1988 (NAVD 88).
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.
- The lands described herein may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (SWFWMD), or Department of Environmental Protection (D.E.P.). Wetland trees and areas, if any, are not shown herein.
- Subject parcels, shown herein, are contiguous along their common boundaries without gaps, goes, hiatuses, or overlaps.

- CERTIFIED TO:**
- HIGHLAND HOMES LLC.
  - SMITH CATLE & GROVES, INC.
  - FIRST AMERICAN TITLE INSURANCE COMPANY.
  - JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.
- ALTA / NSPS CERTIFICATION**
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA - NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and work was completed on April 15, 2021. GEOPoint SURVEYING, INC.
- David A. Williams  
Florida Professional Surveyor and Mapper # 8423  
Date: April 15, 2021

**VERTICAL DATUM: NAVD88**  
Conversion NAVD88 to NAVD29 +0.55' +/-

PROJECT: LANCE SMITH	DATE OF LAST FIELD SURVEY: April 15, 2021	ALTA - NSPS Land Title Survey, Boundary, Topographic, and Tree Location Survey PREPARED FOR HIGHLAND HOMES LLC, LOCATED IN Section 32, Township 25 S., Range 21 E., Pasco County, Florida
PHASE: ALTA - BOUNDARY: TOPO - TREE	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
P.CHEF: FG	DATE: 04/15/21 CHECKED BY: NHC	
DATA FILE: SMITH-LANE-BT-88-CG	FIELD BOOK: 75-2020-87	
REVISIONS	DRAWN BY: DATE: 04/15/21	
	DESCRIPTON: DATE: 04/15/21	
	FILE PATH: PLACER.SMS/TSR/REVANCHE-SMITH/ALTA-BT-101WG	

**Geopoint Surveying, Inc.**  
2131 Hobbs Street, Tampa, Florida 33619  
Phone: (813) 248-3888  
Fax: (813) 248-2594  
Email: [info@geopointsurvey.com](mailto:info@geopointsurvey.com)

**SHEET NUMBER: 01 of 09**

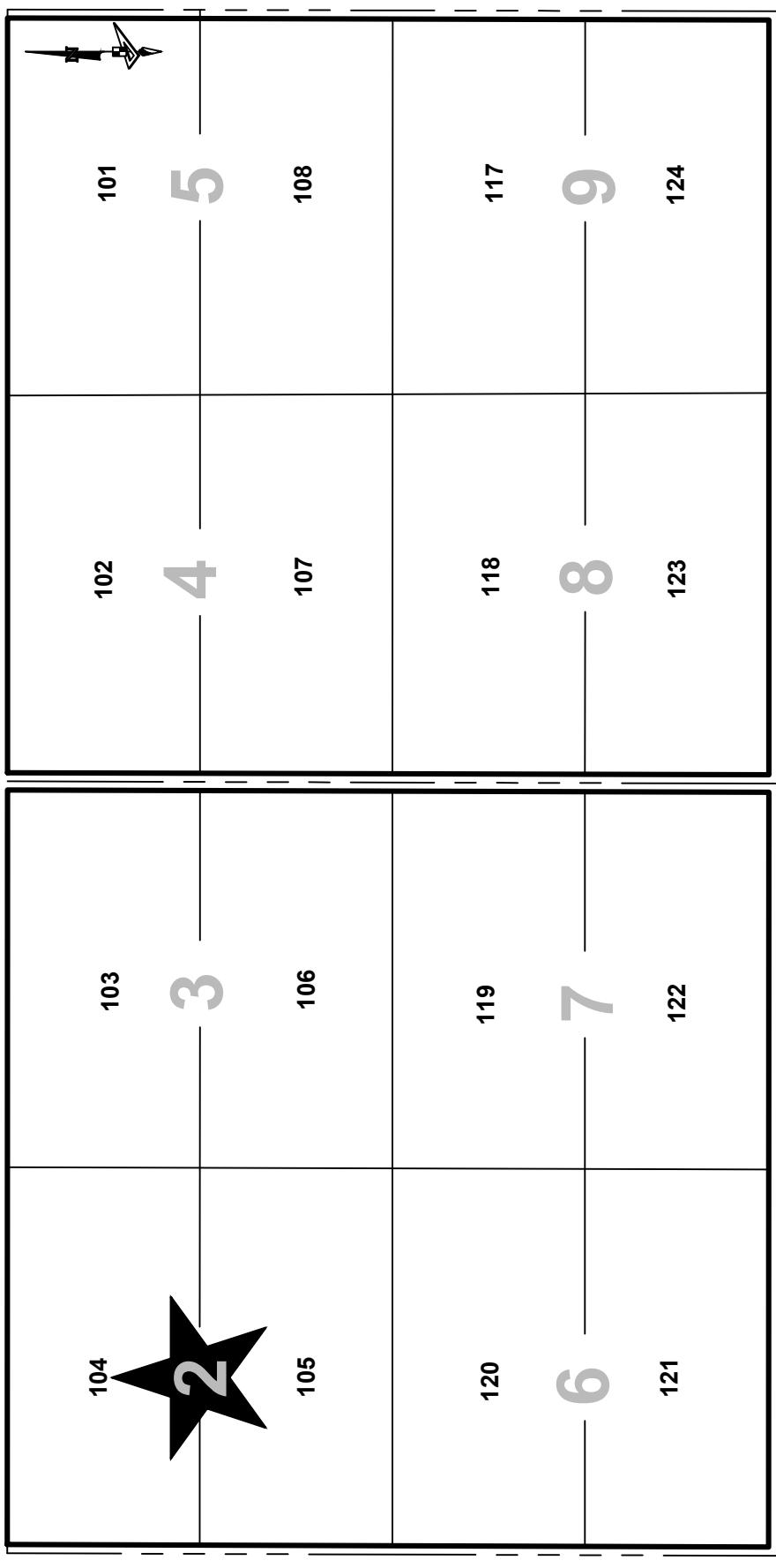
### EXHIBIT "A" (DESCRIPTION)

The land referred to herein below is situated in the County of Pasco, State of Florida, and described as follows:  
Tracts 101 through 108, Inclusive, Tracts 117 through 120, Inclusive, Zephyrhills Colony Company, Lands in Section 32, Township 25 South, Range 21 East, Pasco County, Florida, as per Plat thereof recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida. Together with perpetual, non-exclusive easements granted by Plaintiff and Relator, Access, Water, Sanitary Sewer and Utility Easement recorded in Book 6083, Page 360, of the public records of Pasco County, Florida.

### SCHEDULE B II. (EXCEPTIONS)

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Any rights, interests, or claims of parties in possession of the land not shown by the public records.  
*(NOT A SURVEY MATTER, NO COMMENT)*
- Any dispute as to the boundaries caused by a change in the location of any water body, within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.  
*(SHOWN HEREON IF ANY EXIST. SEE SURVEYOR'S NOTE #10)*
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority at Date of Policy.  
*(NOT A SURVEY MATTER, NO COMMENT)*
- Intentionally deleted.
- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.  
*(NOT A SURVEY MATTER, NO COMMENT)*
- Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private change or assessments, recorded in Book 3847, Page 401, together with Supplemental Declaratory and Amendment to Master Declaration recorded in Book 8821, Page 382, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin to the extent such covenants, conditions or restrictions violate Title 42 USC (C.R.S.7, Pg. 401 DOES NOT AFFECT THE SUBJECT PARCELS, O.R. 9321, Pg. 1992).
- Oil, gas and mineral reservations described in Deed Book 199, Page 415.  
*(NOT PROVIDED, NO COMMENT)*
- Oil, gas and mineral interests reserved to the State of Florida described in Deed Book 140, Page 402.  
*(NOT PROVIDED, NO COMMENT)*
- Access, Water, Sanitary Sewer and Utility Easement by and between Company Commitment for the Number Commitment No. 2031-520043, with an effective date of February 10, 2021 @ 8:00 AM, issued by Johnson, Pope, Bokor, Ruppel & Burns, LLP.
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- Subject parcels, shown herein, are contiguous along their common boundaries without gaps, goes, hiatuses, or overlaps.

## SITE KEY MAP

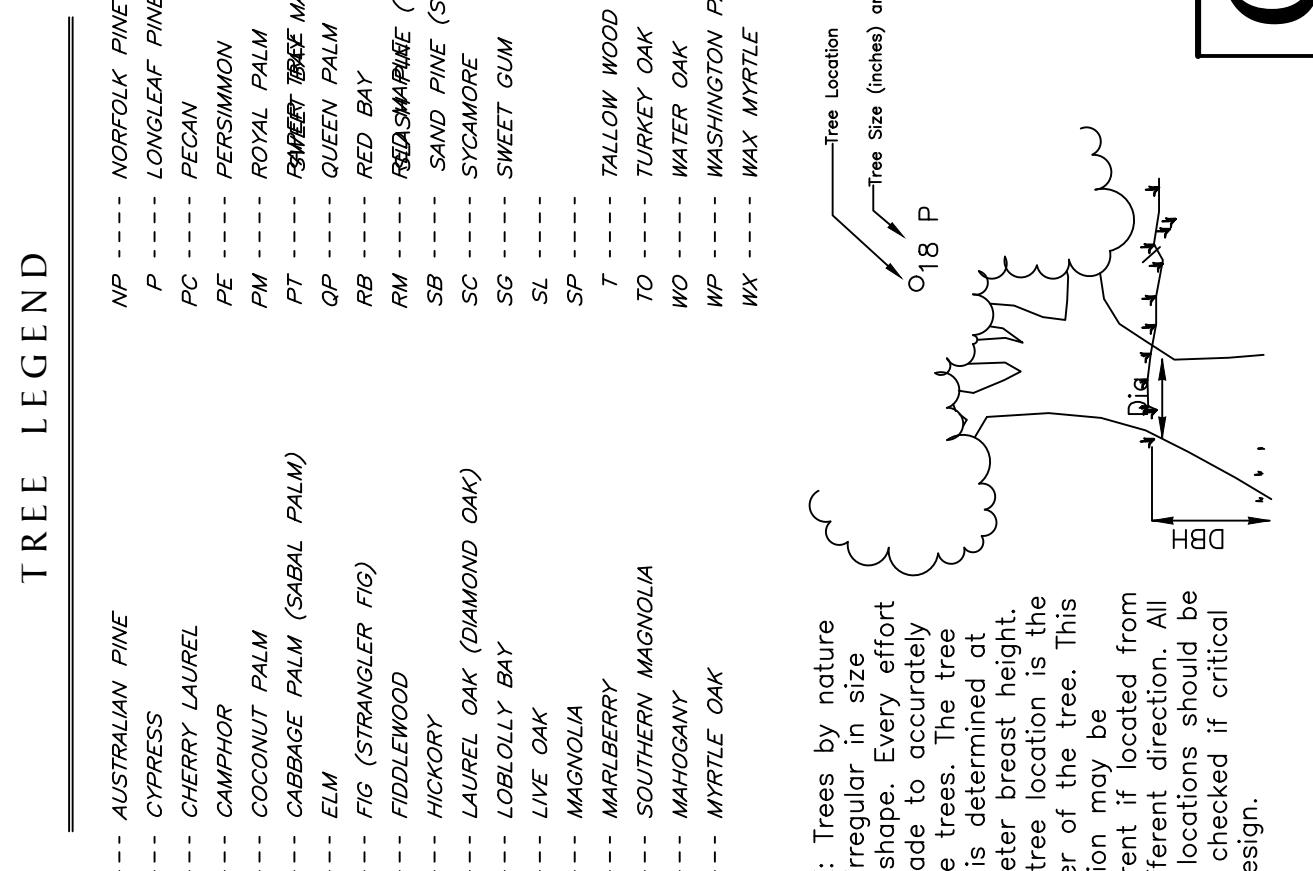


**GeoPoint**  
Surveying, Inc.

2111 Hobbs Street, Suite 100  
Tampa, Florida 33619  
Phone: (813) 248-3888  
Fax: (813) 246-3974  
E-mail: info@geopointsurvey.com  
Lic# 5B0201888

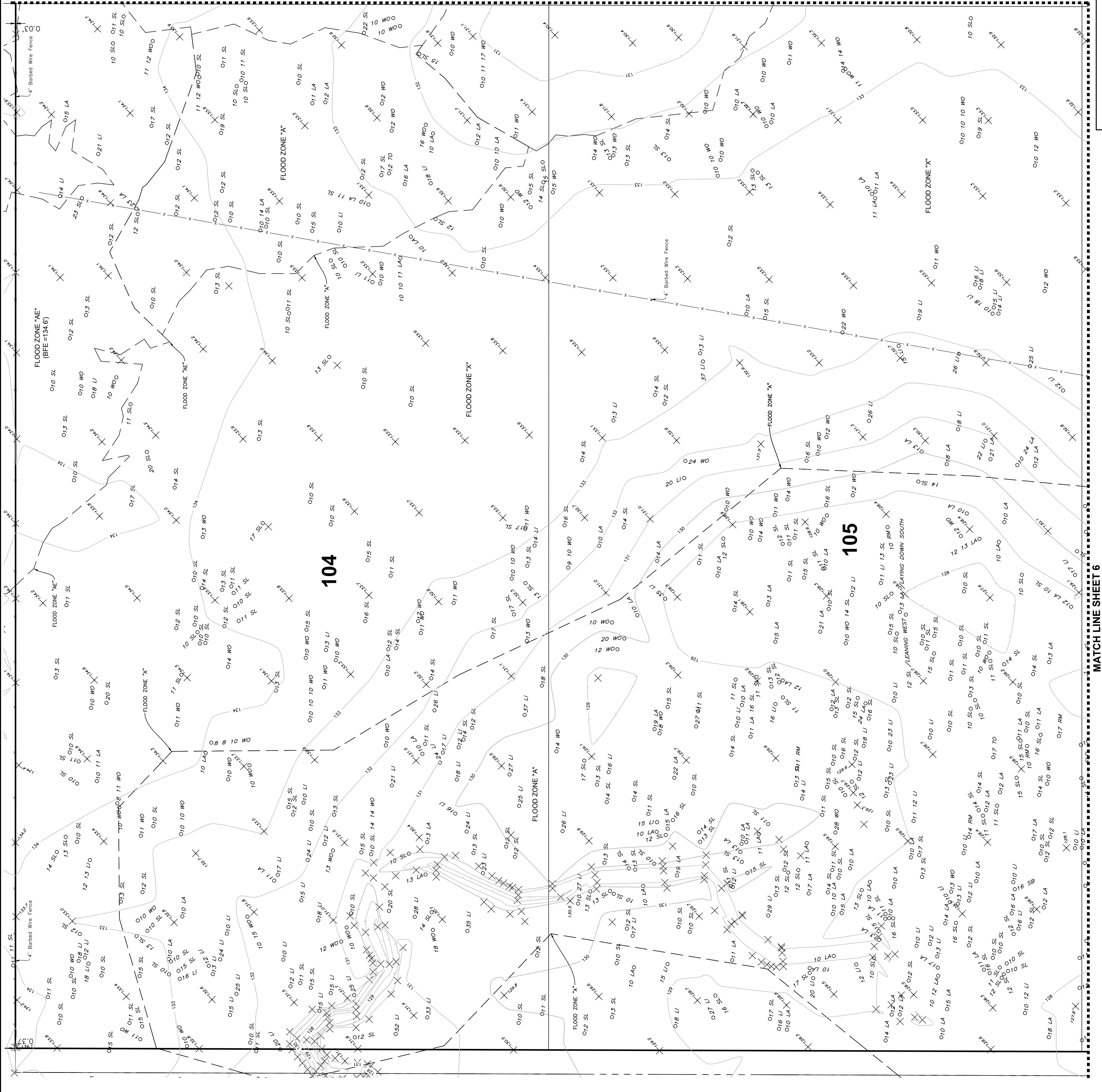
SHEET NUMBER: 02 of 09

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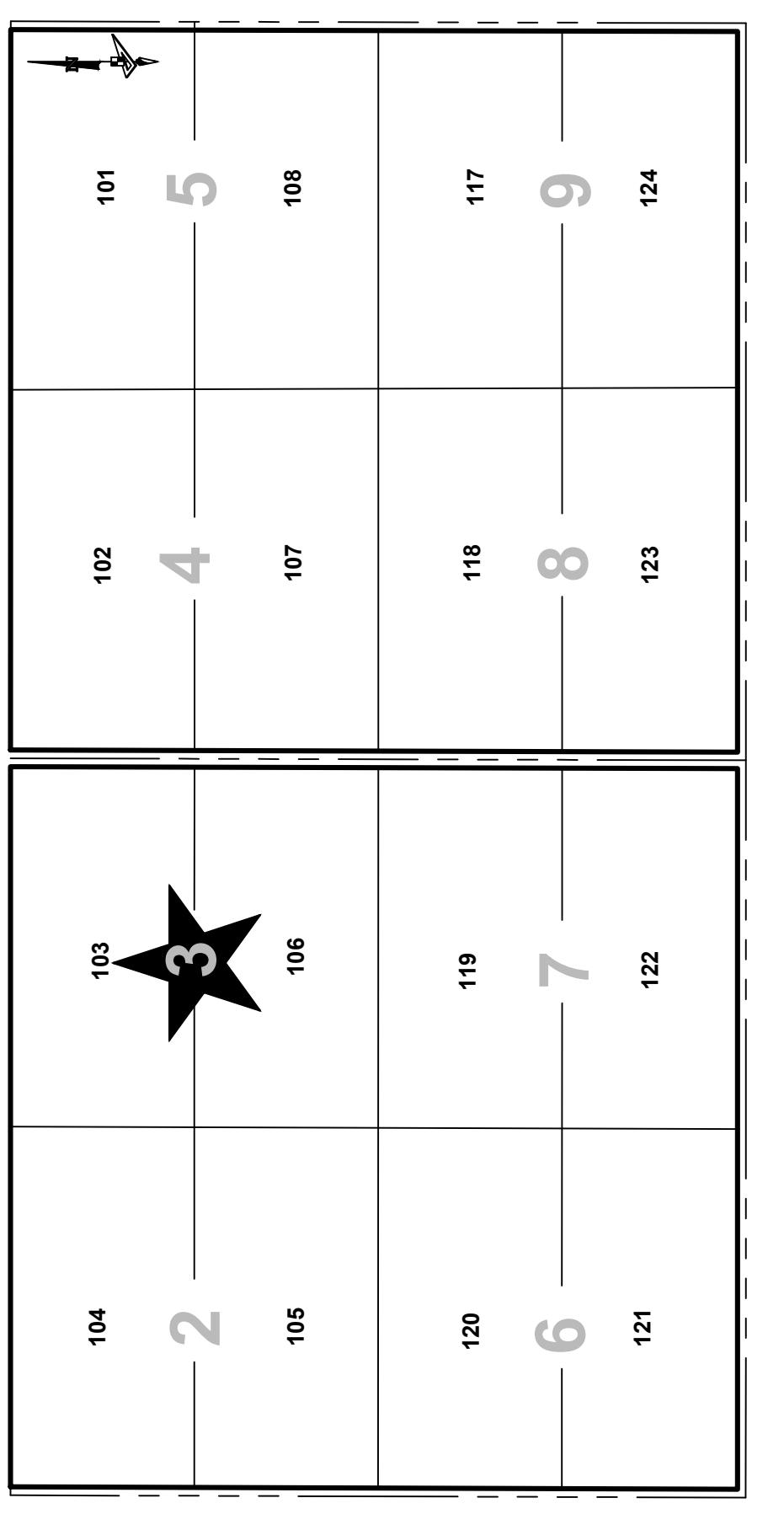


Note: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at the diameter breast height. The tree location is the center of the tree. This location may be located from different directions. All tree locations should be field checked if critical to design.

MATCH LINE SHEET 3



## SITE KEY MAP



GRID NORTH

SCALE: 1" = 30'

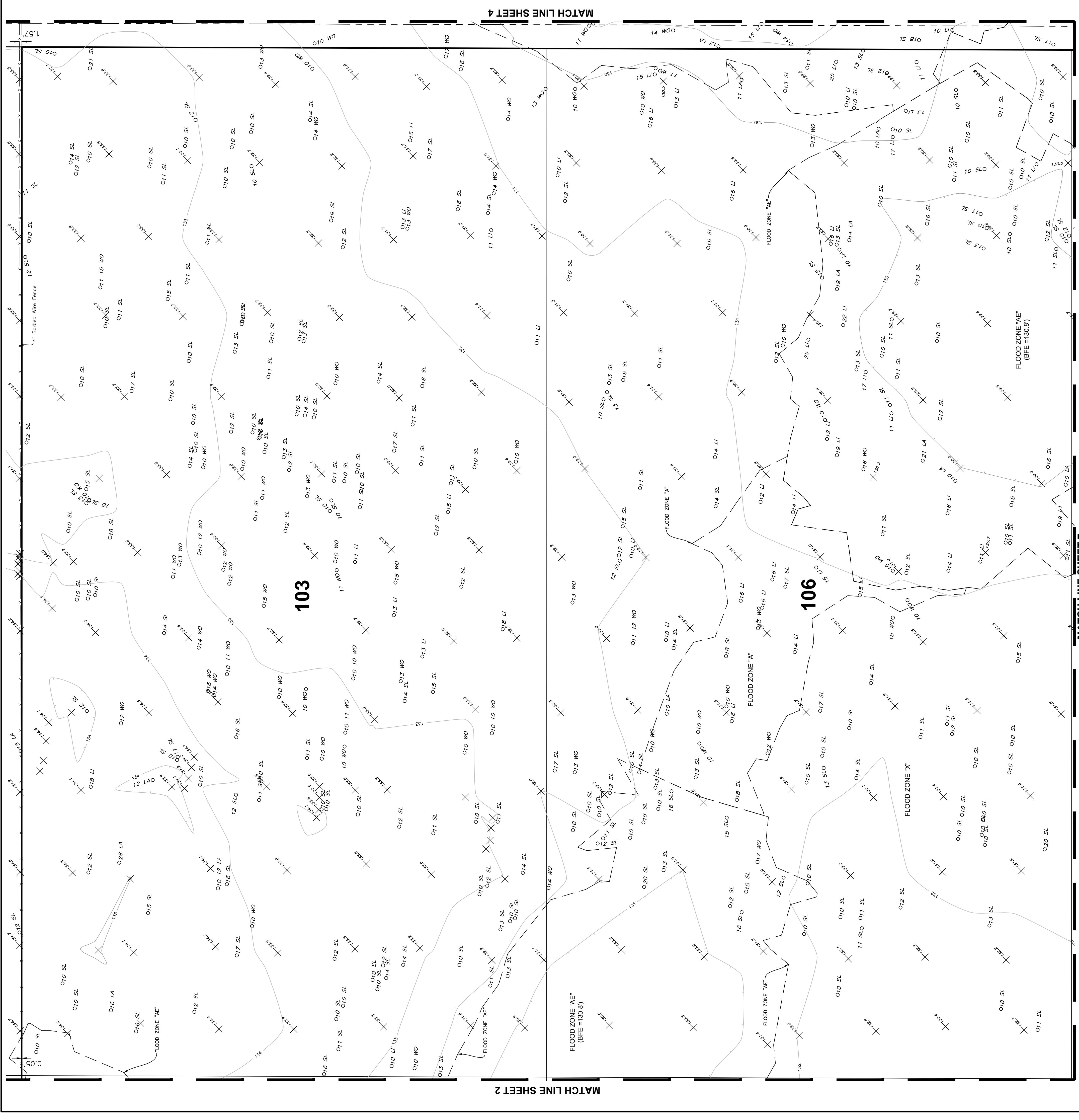
## TREE LEGEND

AP	- - - AUSTRALIAN PINE
C	- - - CYPRESS
CL	- - - CHERRY AUREL
CM	- - - CAMPBOR
CO	- - - COCONUT PALM
CP	- - - CARPAG PALM (CARBON PALM)
EL	- - - ELM
F	- - - FIG (STRANGLER FIG)
FW	- - - FIDDLEWOOD
H	- - - HICKORY
LA	- - - LAUREL OAK (DIAMOND OAK)
LB	- - - LOBOLLY BAY
LI	- - - LIVE OAK
M	- - - MAGNOLIA
MB	- - - MARIBERRY
MG	- - - SOUTHERN MAGNOLIA
MH	- - - MAHOGANY
MY	- - - MYRTLE OAK
NP	- - - NORFOLK PINE
P	- - - LONGLEAF PINE
PC	- - - PECAN
PE	- - - PERIMON
PM	- - - ROYAL PALM
PT	- - - BIRDSEYE MAGNOLIA
QF	- - - QUEEN PALM
RB	- - - RED BAY
RM	- - - RED GUM
SB	- - - SAND PINE (YELLOW PINE)
SC	- - - STCAMORE
SG	- - - SWEET GUM
SL	- - - SUGAR MAPLE
SP	- - - TALLAWOOD
T	- - - TURKEY OAK
TO	- - - WATER OAK
WP	- - - WASHINGTON PALM
WX	- - - WAX MYRTLE

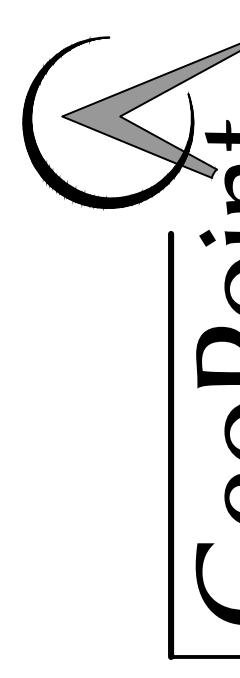
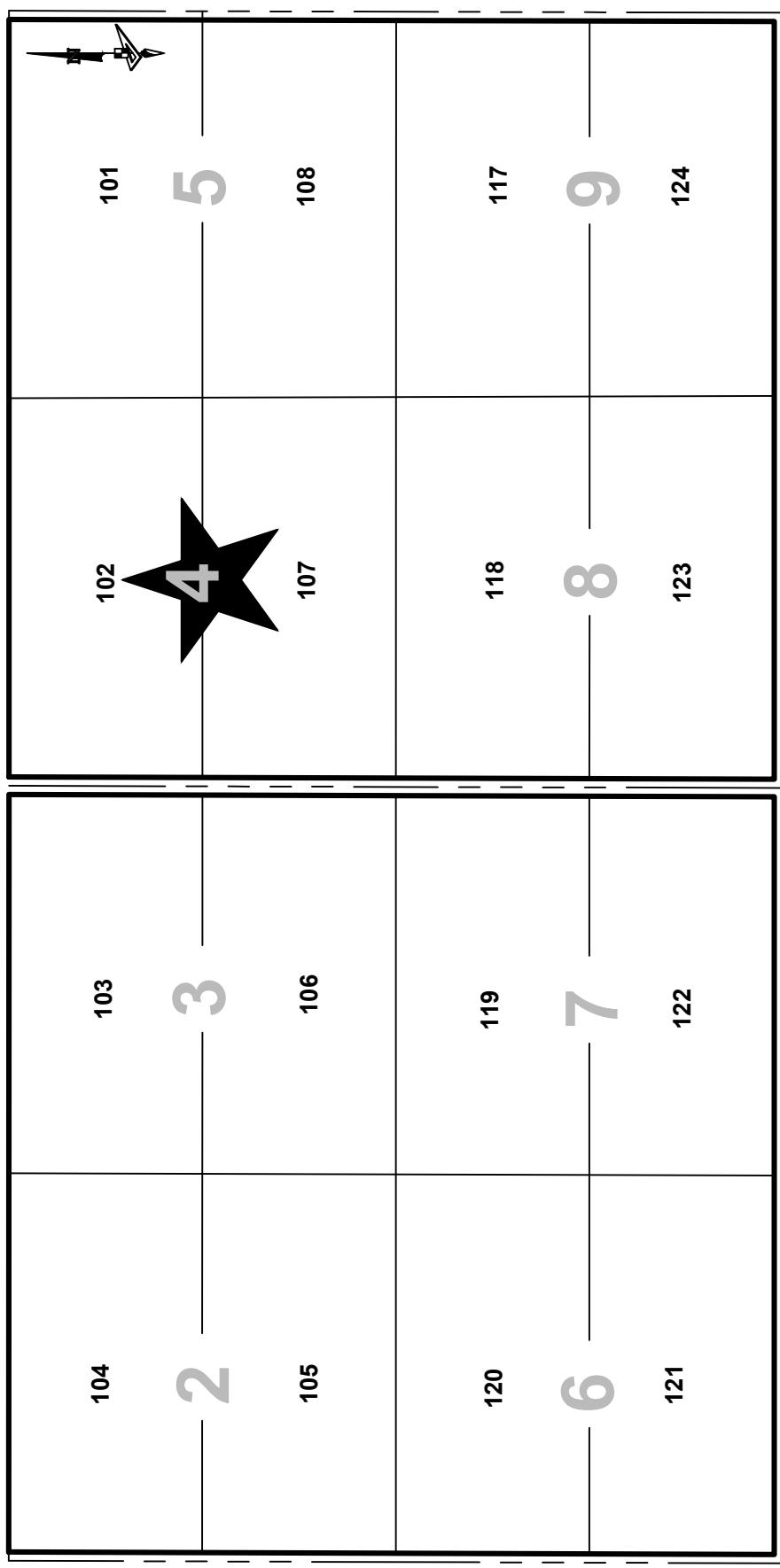
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**GeoPoint**  
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Phone: (813) 248-3888  
Fax: (813) 248-3619  
www.geopointsurvey.com  
1213 Nobles Street, Tampa, FL 33609  
Licensed Business No. 771768  
SHEET NUMBER: 03 of 09  
FILE PATH: PLACEMARKS\SURVEYANCE.SWTH-AUTA-PGS-39JNGC PLOTTED BY RYAN RECK ON 6/26/2013 10:58 AM LAST SAVED BY RYAN RECK ON 5/29/2013 8:00 AM



## SITE KEY MAP



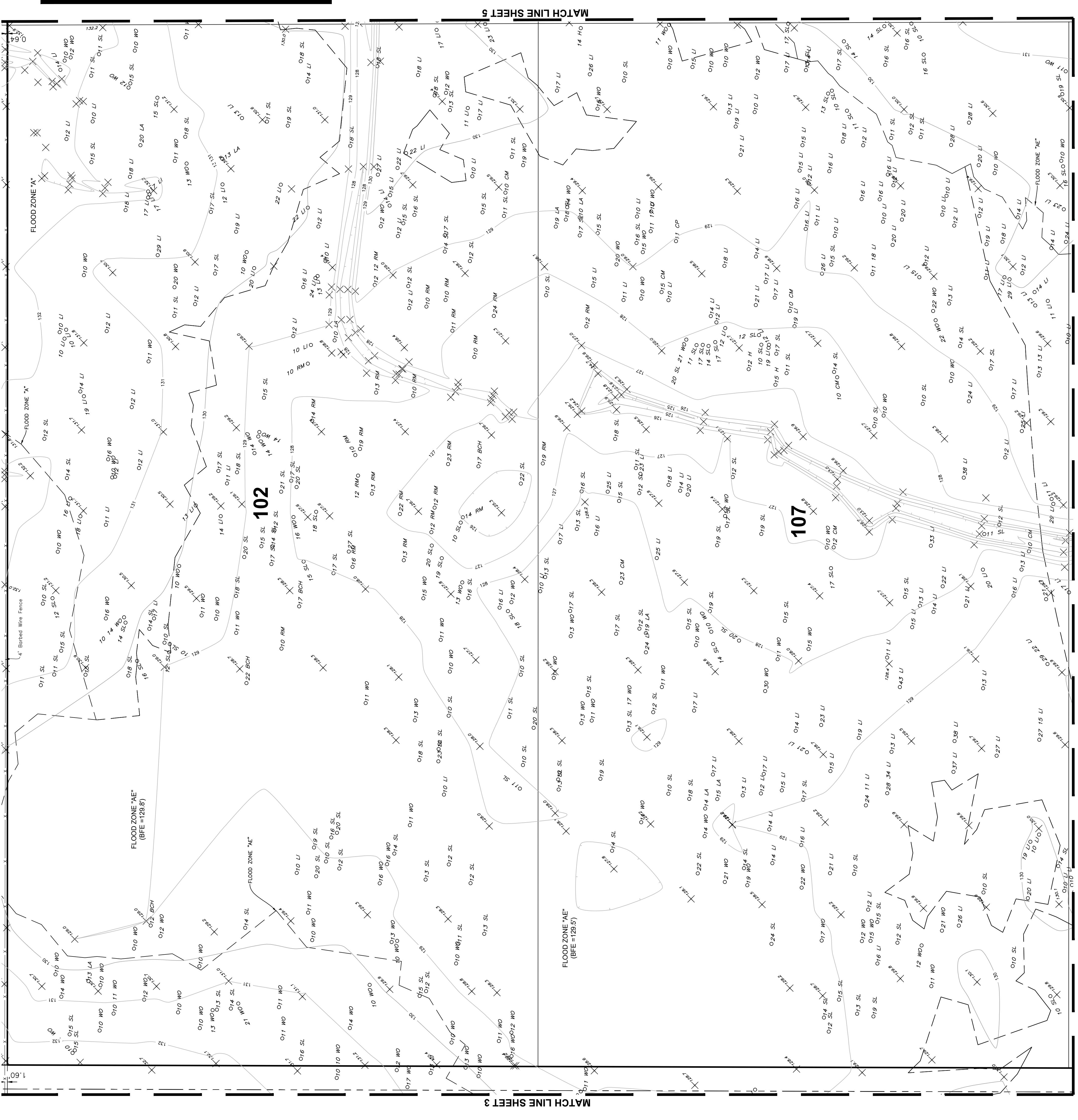
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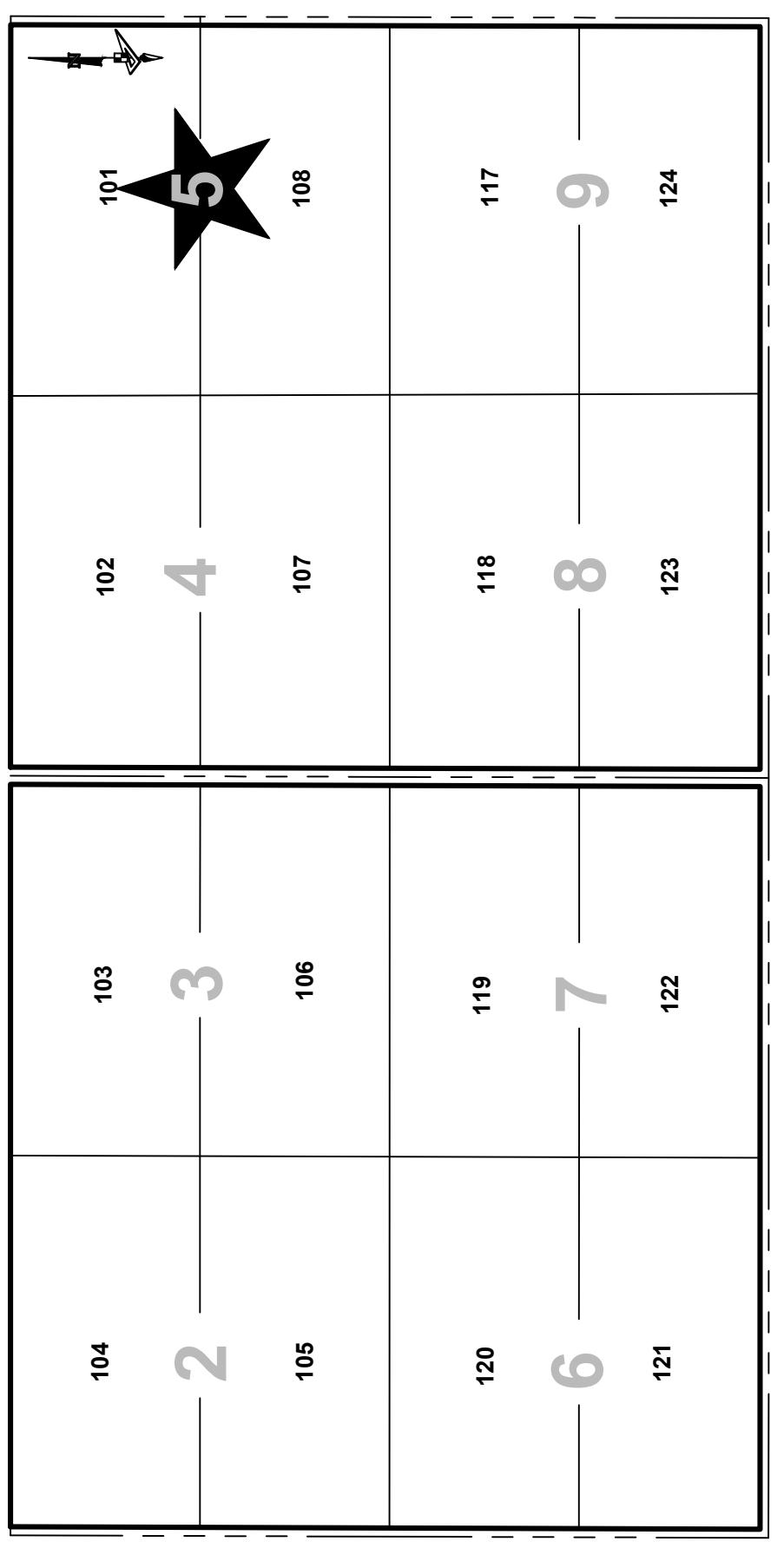
**SHEET NUMBER: 04 of 09**

FILE PATH: PLACER SURVEY/RESCUE SMITH-AUTA-PGS-29JWGS.PLT

PLOTTED BY RYAN RECK ON 5/20/2014 AM LAST SAVED BY RYAN RECK ON 5/20/2014 AM



## SITE KEY MAP



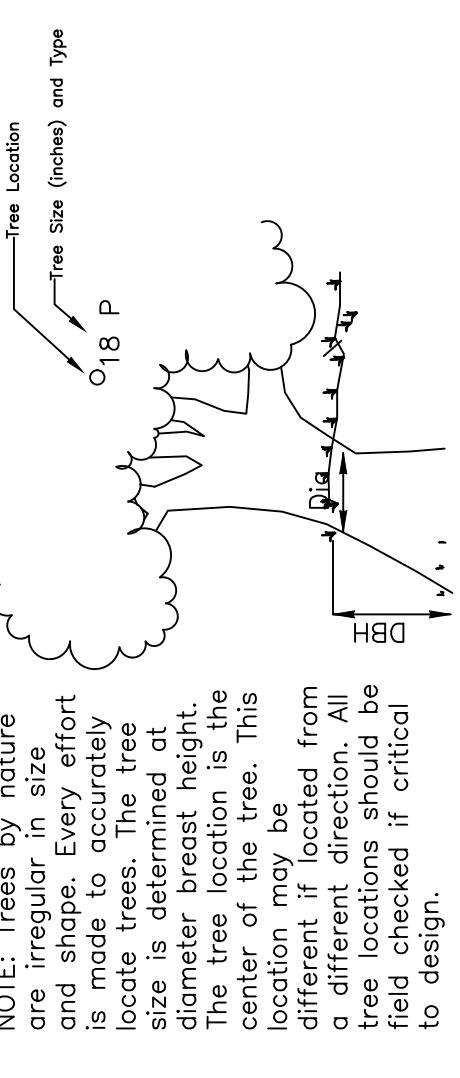
NOT TO SCALE



SCALE: 1" = 30'

## TREE LEGEND

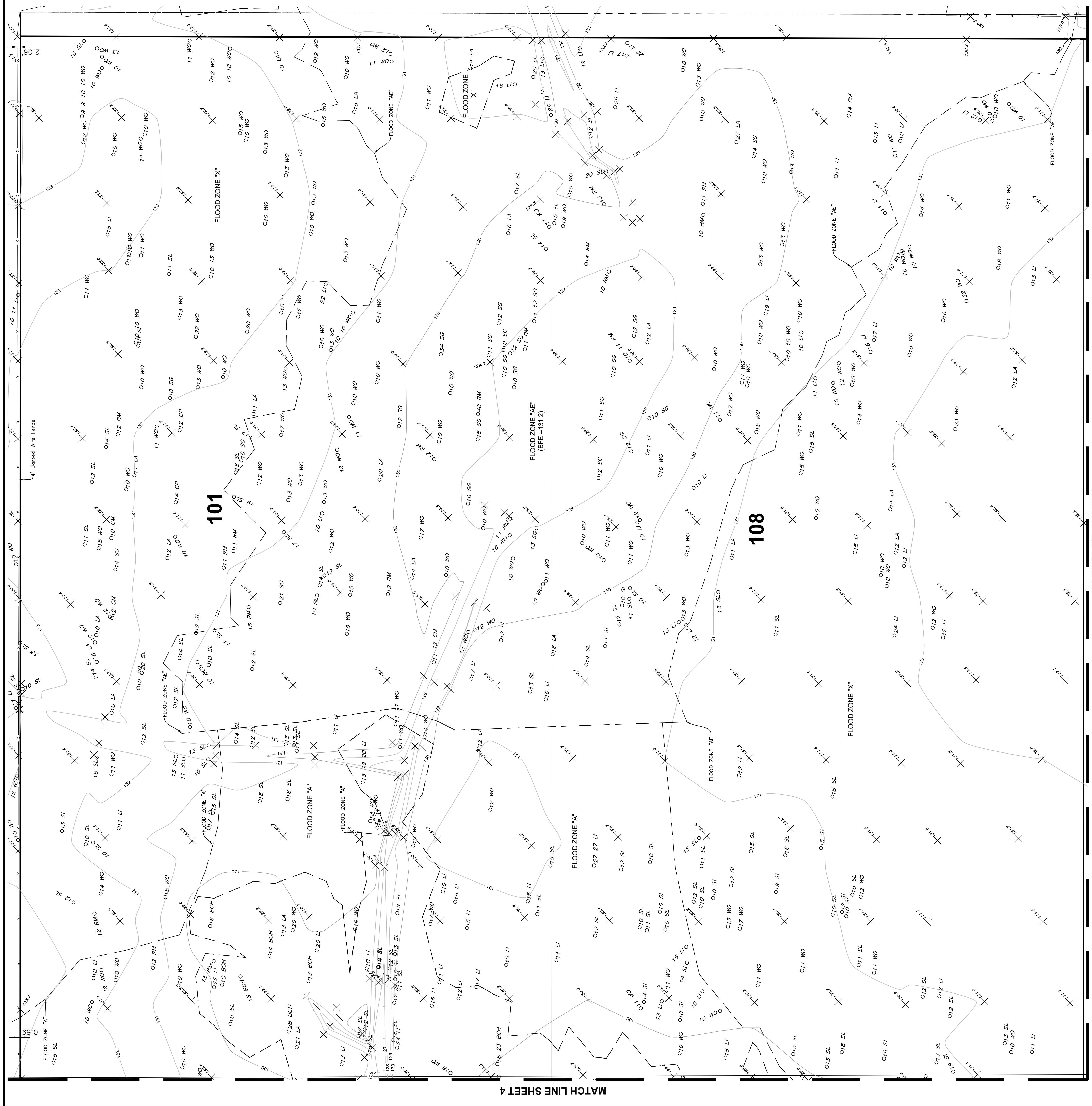
AP	- - - AUSTRALIAN PINE
C	- - - CYPRESS
CL	- - - LONGLEAF PINE
FE	- - - FEGAN
FM	- - - FERNBUSH
PT	- - - ROYAL PALM
CP	- - - PAPER BARK MAGNOLIA
EL	- - - QUEEN PALM
GP	- - - RED BAY
CM	- - - FIG (STRANGLER FIG)
CO	- - - COCONUT PALM
PT	- - - RIDDLEWOOD
F	- - - HICKORY
RV	- - - LAUREL OAK (DIAMOND OAK)
H	- - - LOBLOLLY BAY
LA	- - - MAGNOLIA
LB	- - - TALLOW WOOD
M	- - - MARBLEBERRY
MG	- - - SOUTHERN MAGNOLIA
MH	- - - WATER OAK
WP	- - - WASHINGTON PALM
WY	- - - WAX MYRTLE



**GeoPoint**  
Surveying, Inc.

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Fax: (813) 248-3894  
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Licensed Business No. 007768

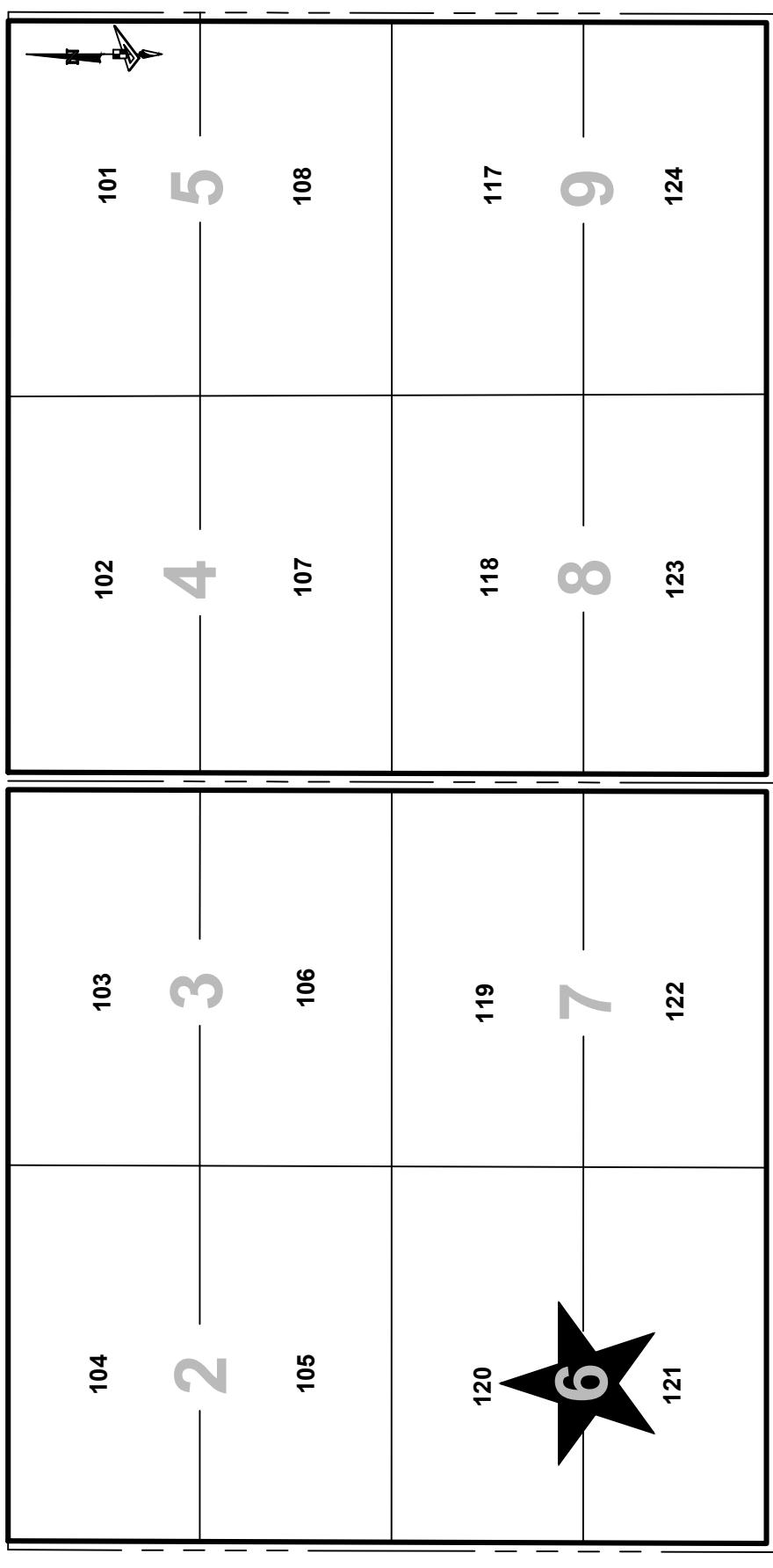
SHEET NUMBER: 05 of 09



MATCH LINE SHEET 9

MATCH LINE SHEET 4

## SITE KEY MAP



**NOT TO SCALE**

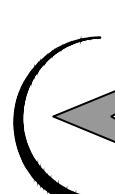
**GRID NORTH**

**SCALE: 1" = 30'**

## TREE LEGEND

AP	- - - NORFOLK PINE
C	- - - CYPRESS
CL	- - - CHERRY LAUREL
CH	- - - CHAMOMILE
CO	- - - COCONUT PALM
CP	- - - CABBAGE PALM (SABAL PALM)
EL	- - - ELM
F	- - - FIG (STRANGLER FIG)
FB	- - - FIDDLEWOOD
FW	- - - RED BAY
GR	- - - REDSHANK (YELLOW PINE)
H	- - - HICKORY
LA	- - - LAUREL (DIAMOND OAK)
LB	- - - LORILLY BAY
LI	- - - LIVE OAK
M	- - - MAGNOLIA
MB	- - - MARMERY
MG	- - - SOUTHERN MAGNOLIA
MH	- - - MANOGANY
MY	- - - MYRTLE OAK
WX	- - - WAX MYRTLE

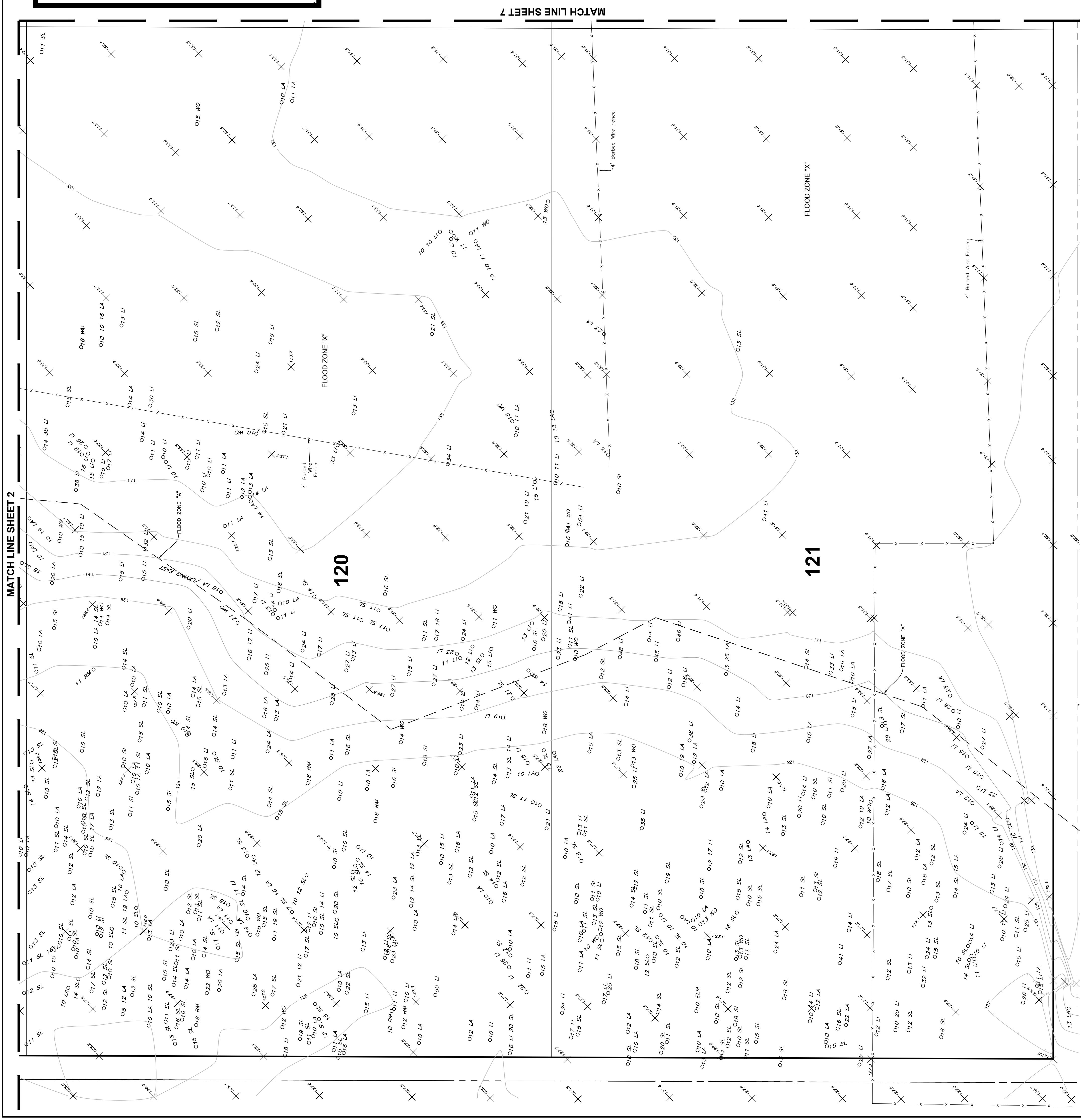
NOTE: Trees by nature  
are irregular in size  
and shape. Every effort  
is made to accurately  
locate trees. The tree  
size is determined at  
diameter breast height.  
The tree location is the  
center of the tree. This  
location may be different if located from  
a different direction. All  
tree locations should be  
field checked if critical  
to design.



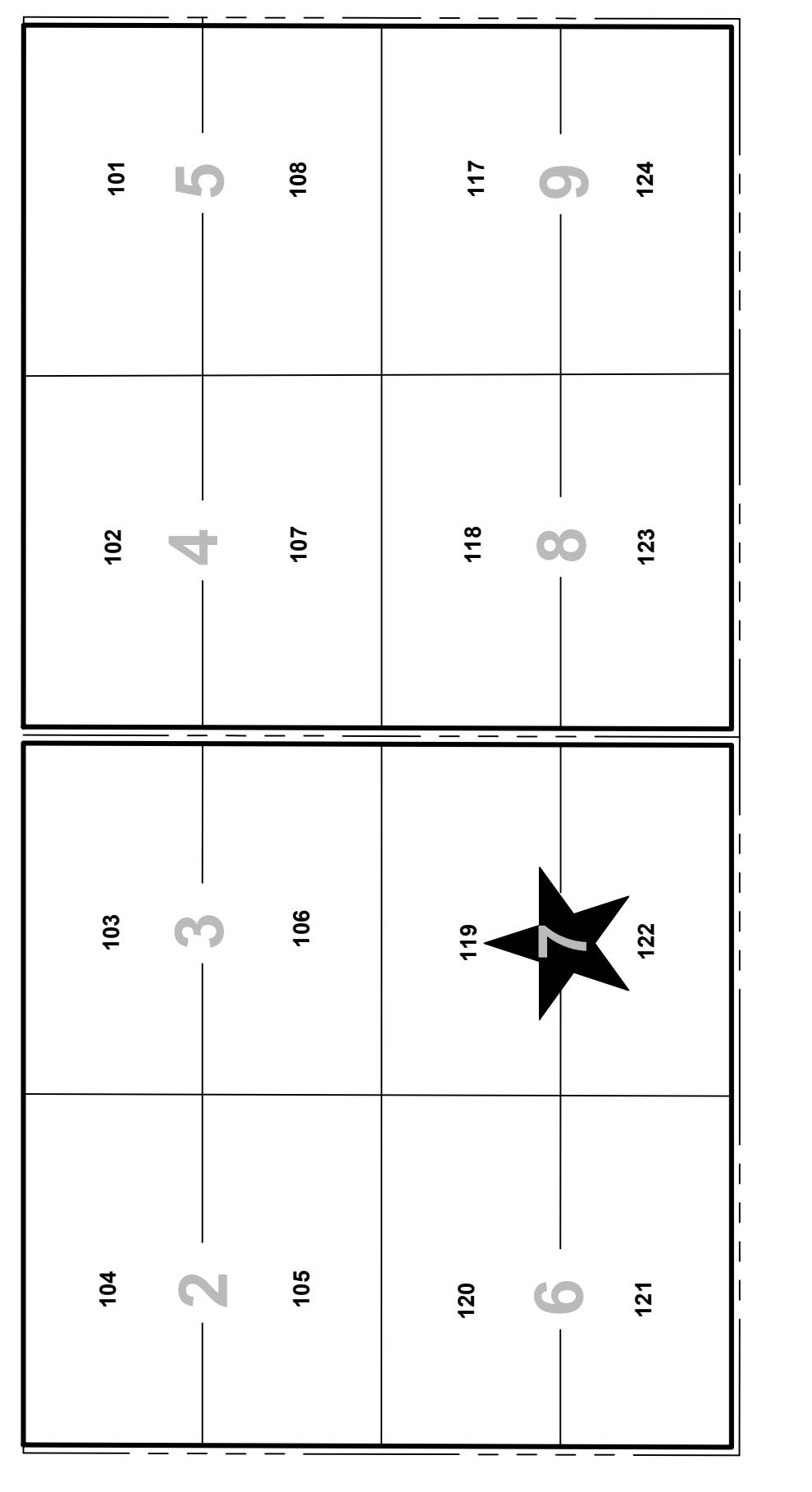
**GeoPoint**  
**Surveying, Inc.**

2131 Hobbs Street, Tampa, Florida 33619  
Phone: (813) 248-3888  
Fax: (813) 248-3919  
www.geopointsurvey.com

**SHEET NUMBER: 06 of 09**



## SITE KEY MAP



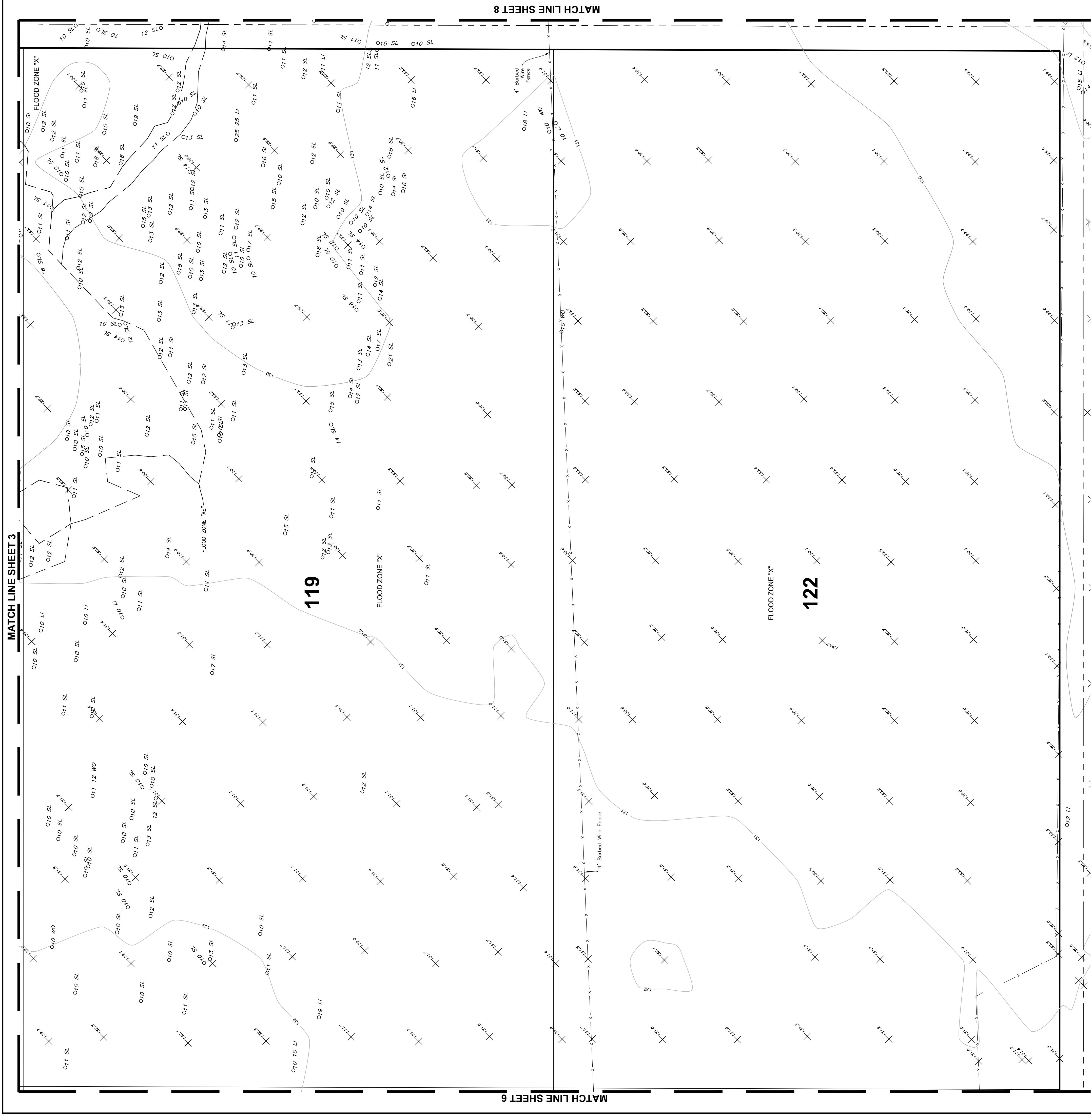
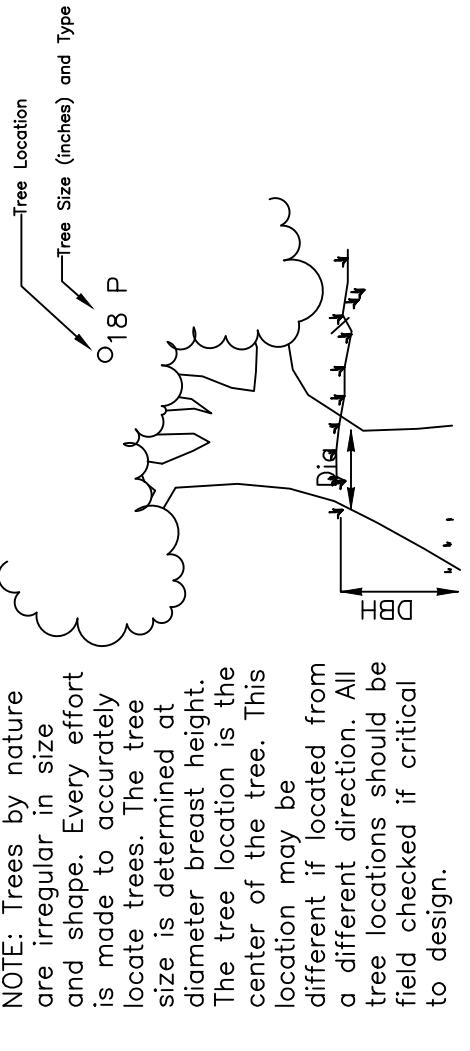
NOT TO SCALE



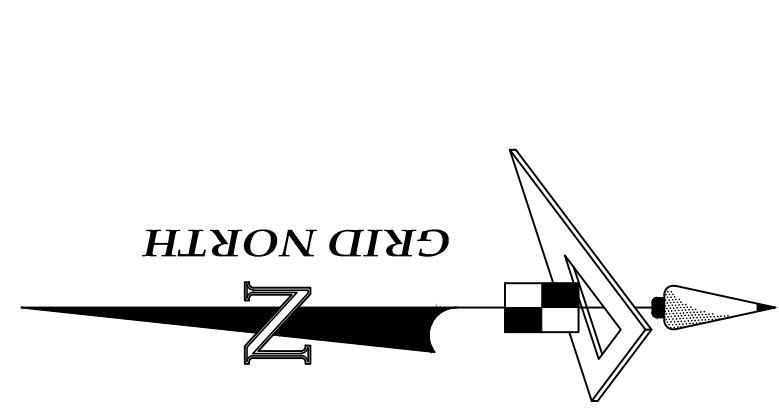
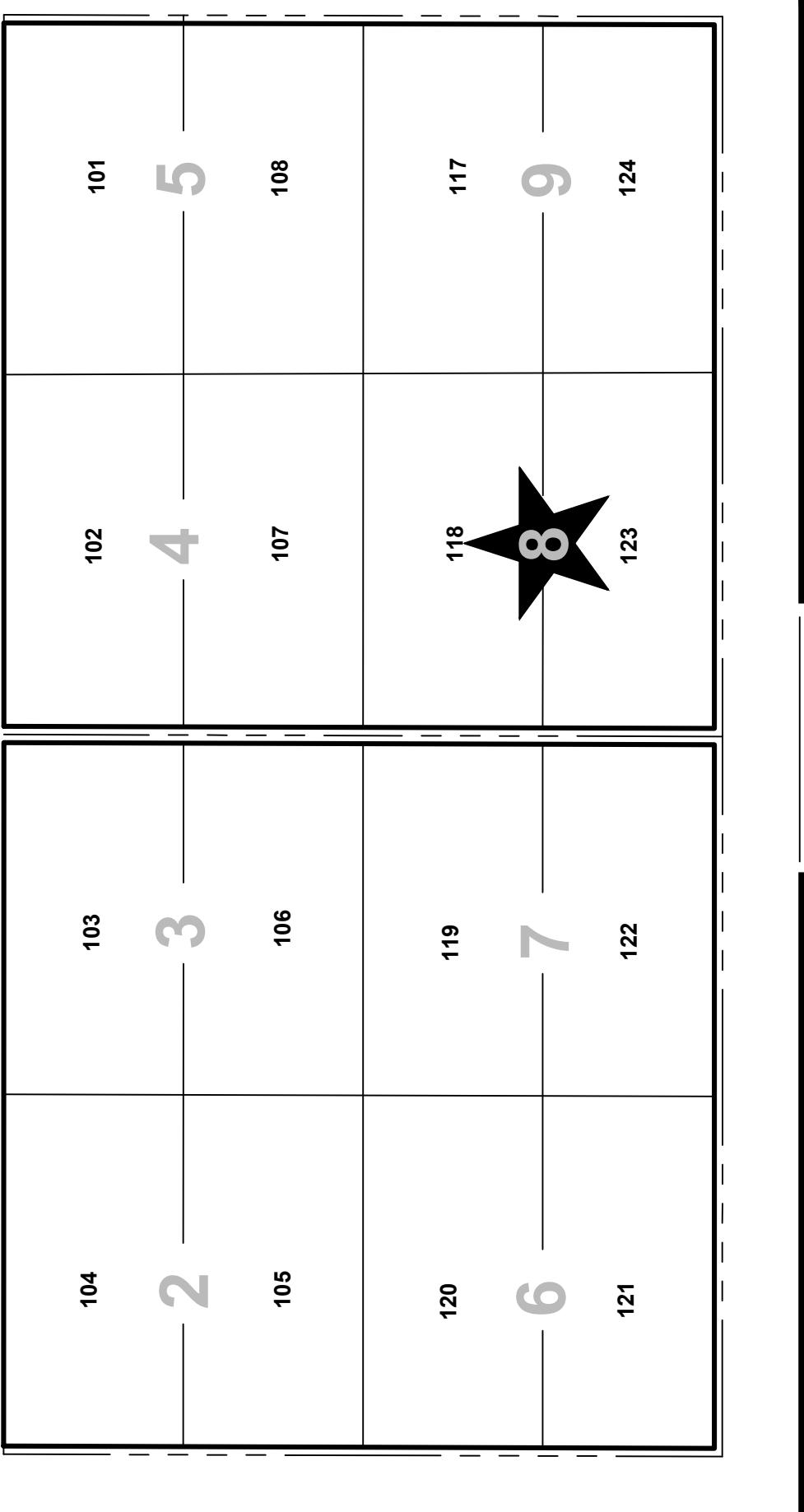
SCALE: 1" = 30'

TREE LEGEND

AP	- - - AUSTRALIAN PINE
C	- - - CYPRESS
CL	- - - CHERRY LAUREL
CM	- - - CHAMPOGONIA
CD	- - - COCONUT PALM
CP	- - - CABBAGE PALM (SABAL PALM)
EL	- - - ELM
F	- - - FIG (STRANGLER FIG)
FW	- - - FIDDLEWOOD
H	- - - HICKORY
LA	- - - LAUREL OAK (DAMON OAK)
LB	- - - LOBOLY BAY
LJ	- - - LIME OAK
MB	- - - MAGNOLIA
MG	- - - MULBERRY
MH	- - - SOUTHERN MAGNOLIA
MY	- - - MAHOGANY
WP	- - - WASHINGTON PALM
WY	- - - WAX MYRTLE



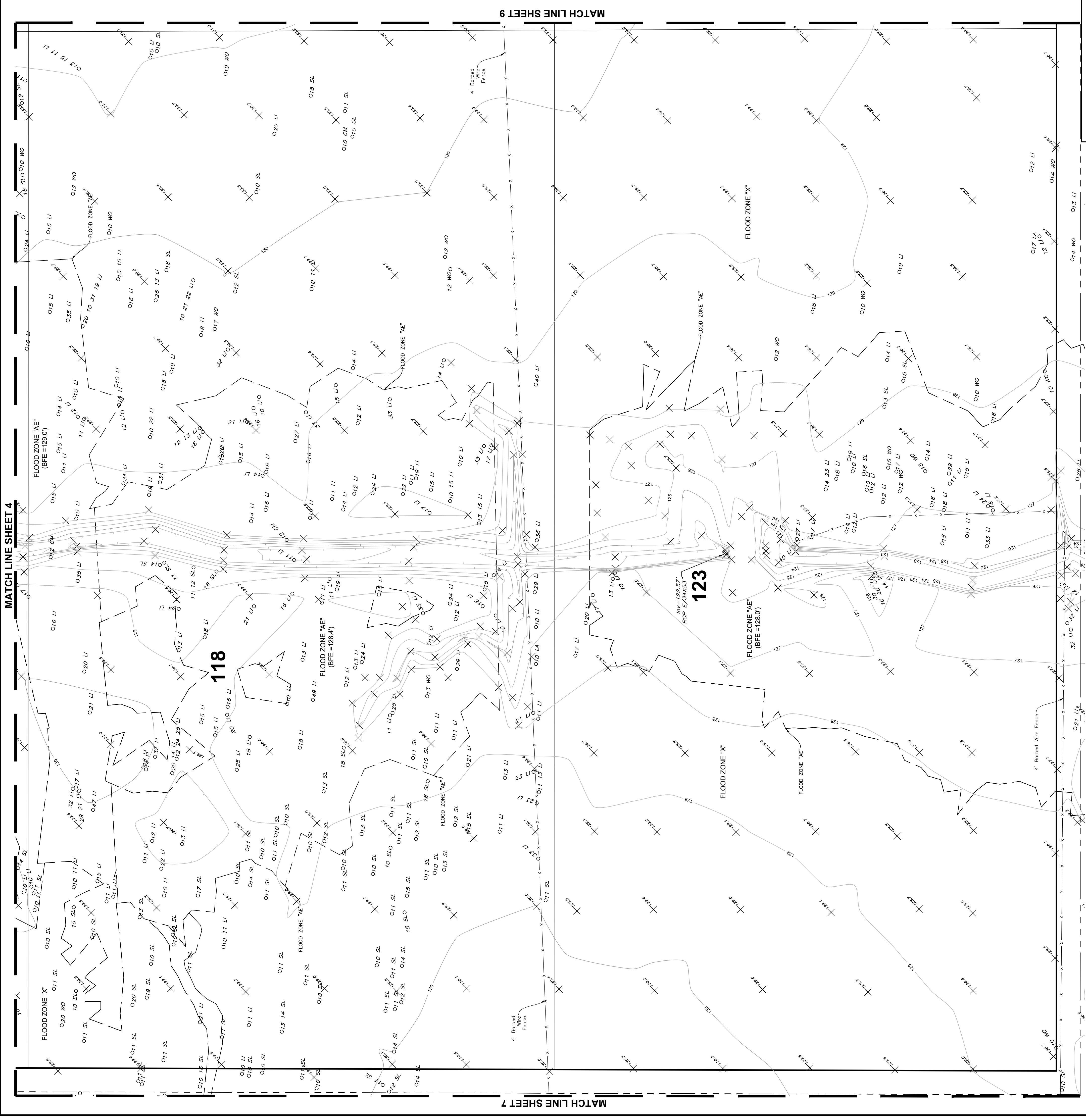
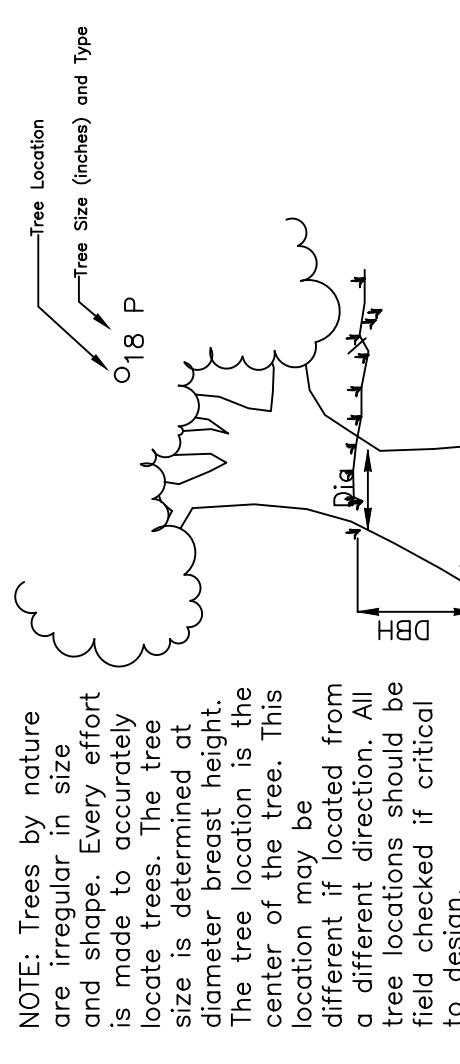
## SITE KEY MAP

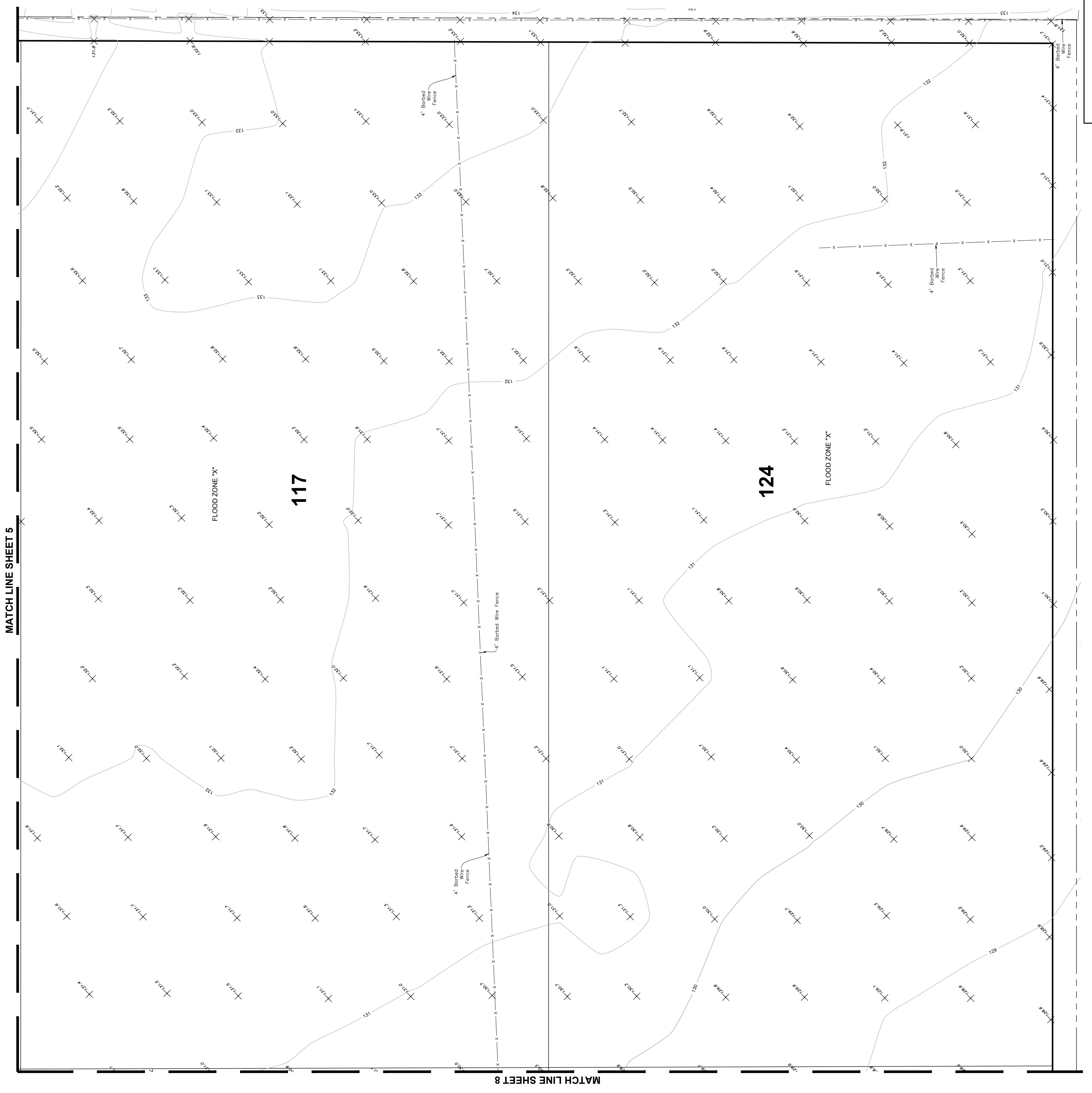
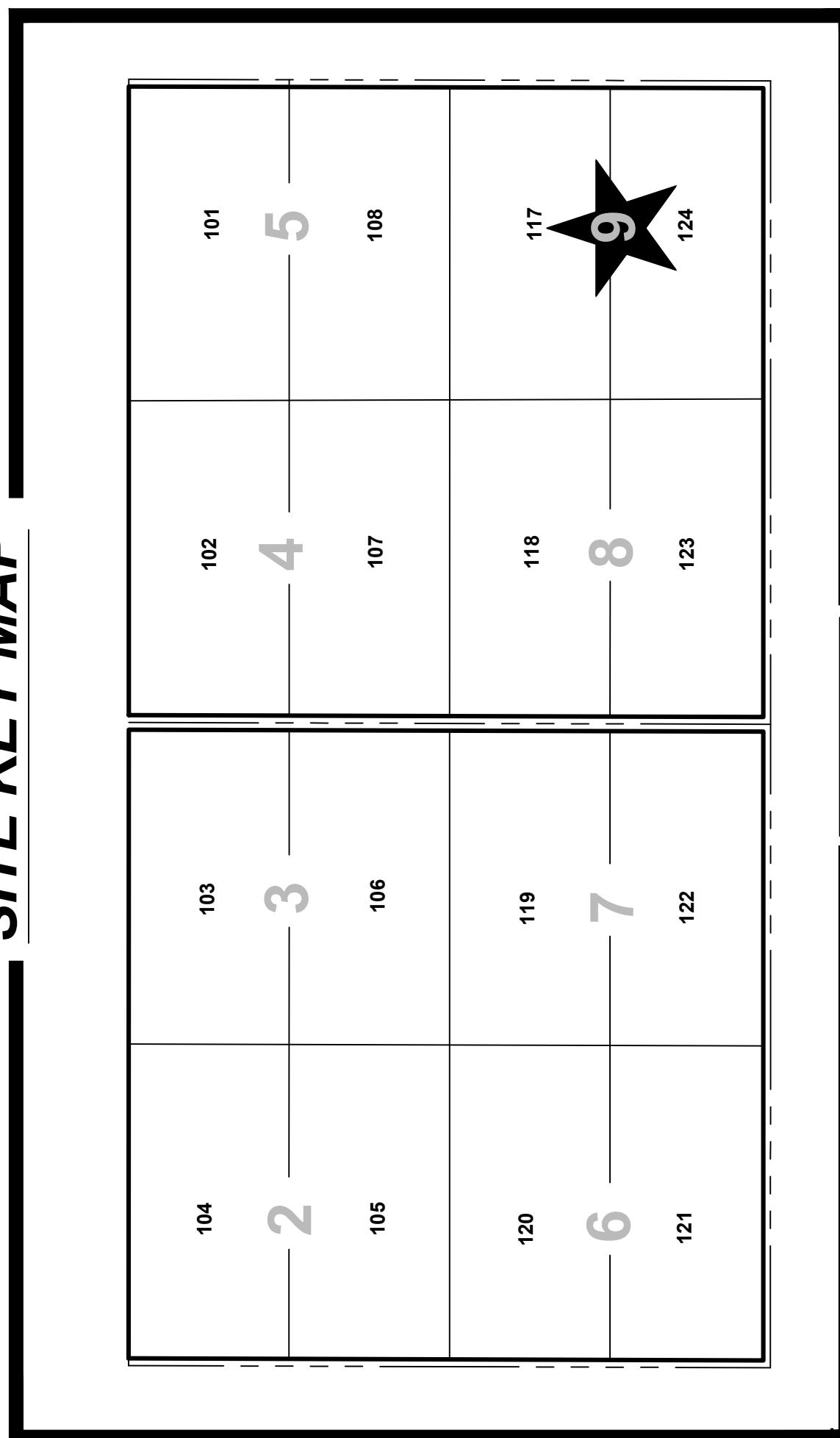


**SCALE: 1" = 30'**

## TREE LEGEND

AP	-----	AUSTRALIAN PINE
C	- - - - -	CYPRESSES
CL	- - - - -	CHERRY LAUREL
CM	- - - - -	CAMPION
CP	- - - - -	COCONUT PALM
EL	- - - - -	CACTUS BEAR'S MANGROVE
F	- - - - -	FIG (STRANGLER FIG)
FW	- - - - -	FIDDLEWOOD
H	- - - - -	HICKORY
LA	- - - - -	LAUREL OAK (OAKMONDO OAK)
LB	- - - - -	LICOBOLY BAY
LI	- - - - -	LIVE OAK
M	- - - - -	MARBLEBERRY
MC	- - - - -	SOUTHERN MAGNOLIA
MH	- - - - -	MAHOGANY
MY	- - - - -	MYTLE OAK
NP	- - - - -	NORFOLK PINE
P	- - - - -	LONGLEAF PINE
PC	- - - - -	PECAN
PE	- - - - -	PERIMON
PM	- - - - -	ROYAL PALM
QP	- - - - -	QUEEN PALM
RB	- - - - -	RED BAY
RM	- - - - -	RSA SPARKE (SCRUB PINE)
SB	- - - - -	SAND PINE (SCRUB PINE)
SC	- - - - -	SYCAMORE
SG	- - - - -	SWEET GUM
SL	- - - - -	SILVER
T	- - - - -	TALLOW WOOD
TO	- - - - -	TURKEY OAK
WO	- - - - -	WATER OAK
WP	- - - - -	WASHINGTON PALM
WK	- - - - -	WAX MYRTLE



**MATCH LINE SHEET 5****SITE KEY MAP**

GRID NORTH

SCALE: 1" = 30'

## TREE LEGEND

AP	- - - AUSTRALIAN PINE
C	- - - CYPRESS
CL	- - - CHERRY LAUREL
CM	- - - CYPRESS
CO	- - - COCONUT PALM
CP	- - - CABBAGE PALM (SABAL PALM)
EL	- - - ELM
F	- - - FIG (STRANGLER FIG)
FW	- - - FIDDLEWOOD
HA	- - - HICKORY
LA	- - - LAUREL OAK (DIAMOND OAK)
LB	- - - LOBOLLY BAY
LI	- - - LIVE OAK
M	- - - MAGNOLIA
MB	- - - MULBERRY
MG	- - - SOUTHERN MAGNOLIA
MH	- - - MANCHOVY
MR	- - - MYRTLE Oak
P	- - - PECAN
PE	- - - PERSIMMON
PM	- - - ROYAL PALM
OP	- - - BIRDEYE MAGNOLIA
RB	- - - RED BAY
RW	- - - REDGUM (YELLOW PINE)
SP	- - - SAND PINE (SCRUB PINE)
SC	- - - SYCAMORE
SG	- - - SWEET GUM
SL	- - - SUGAR MAPLE
SP	- - - TALLOW WOOD
T	- - - TURKEY OAK
WD	- - - WATER OAK
WP	- - - WASHINGTON PALM
WY	- - - WAX MYRTLE

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be off the direction it grew from if different field checked if critical to design.

Tree Location  
Tree Size (inches) and Type  
O.18 P

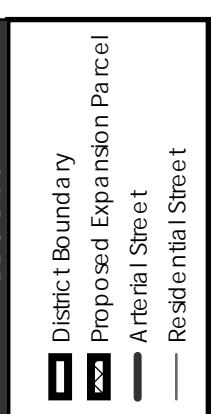
## **Composite Exhibit B**

VICINITY MAP  
Chapel Creek  
April 2022

Stantec Consulting Services Inc.  
777 S. Harbour Island Blvd. Suite 600  
Tampa, FL 33602  
tel 813.223.9500  
fax 813.223.0009

Prepared by: M.S. 04/27/22

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EILAND BOULEVARD

COUNTY  
ROAD 54

GALL BOULEVARD

SILVERADO  
RANCH  
BOULEVARD

HIDDEN  
CREEK  
BOULEVARD

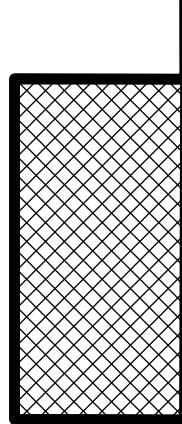
JESSE  
DANIELS  
DRIVE

FAIRVIEW HEIGHTS ROAD

CULLEN SMITH ROAD

ARTIFACT DRIVE

HACKAMORE ROAD

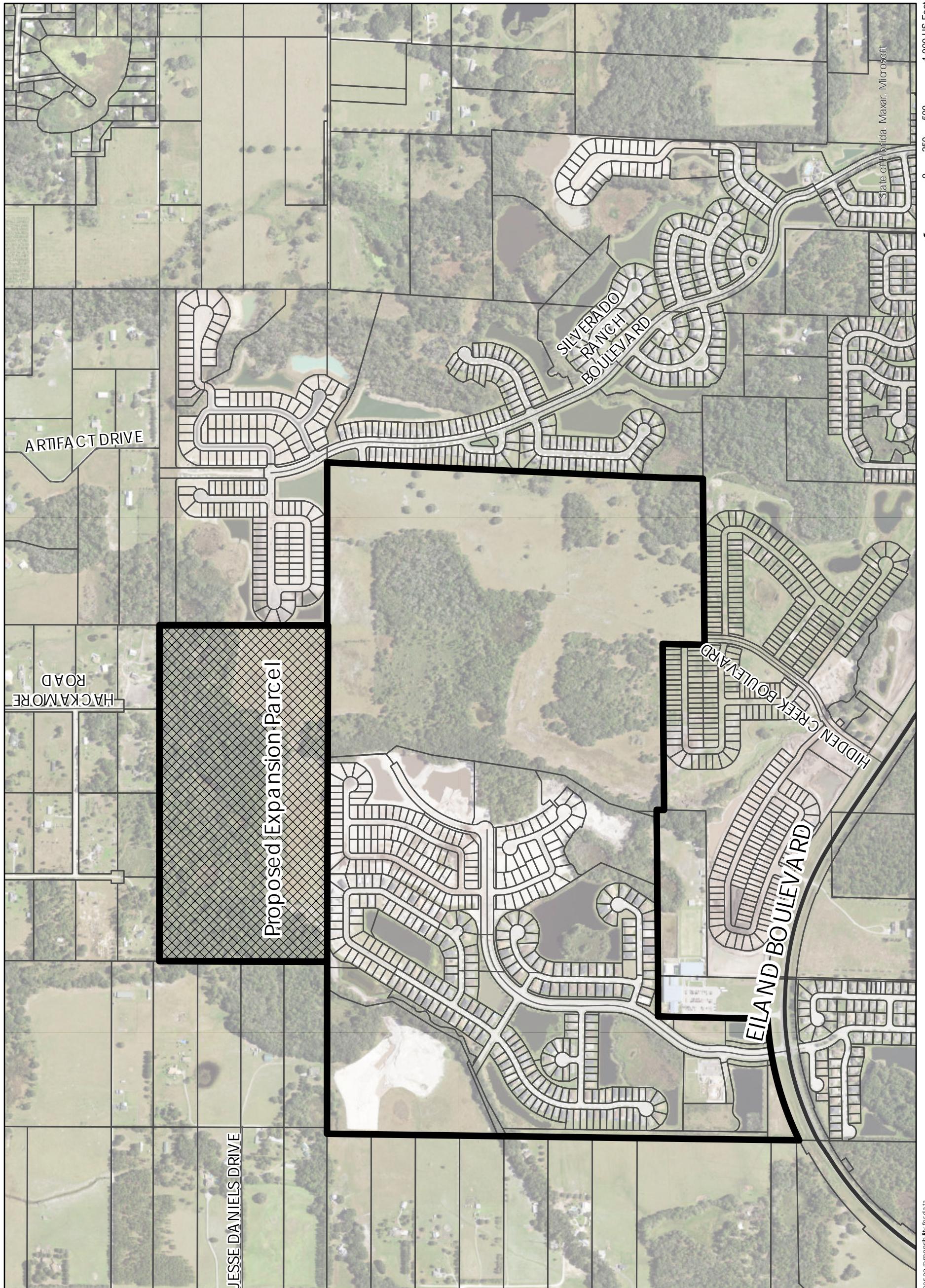


HANDCART ROAD

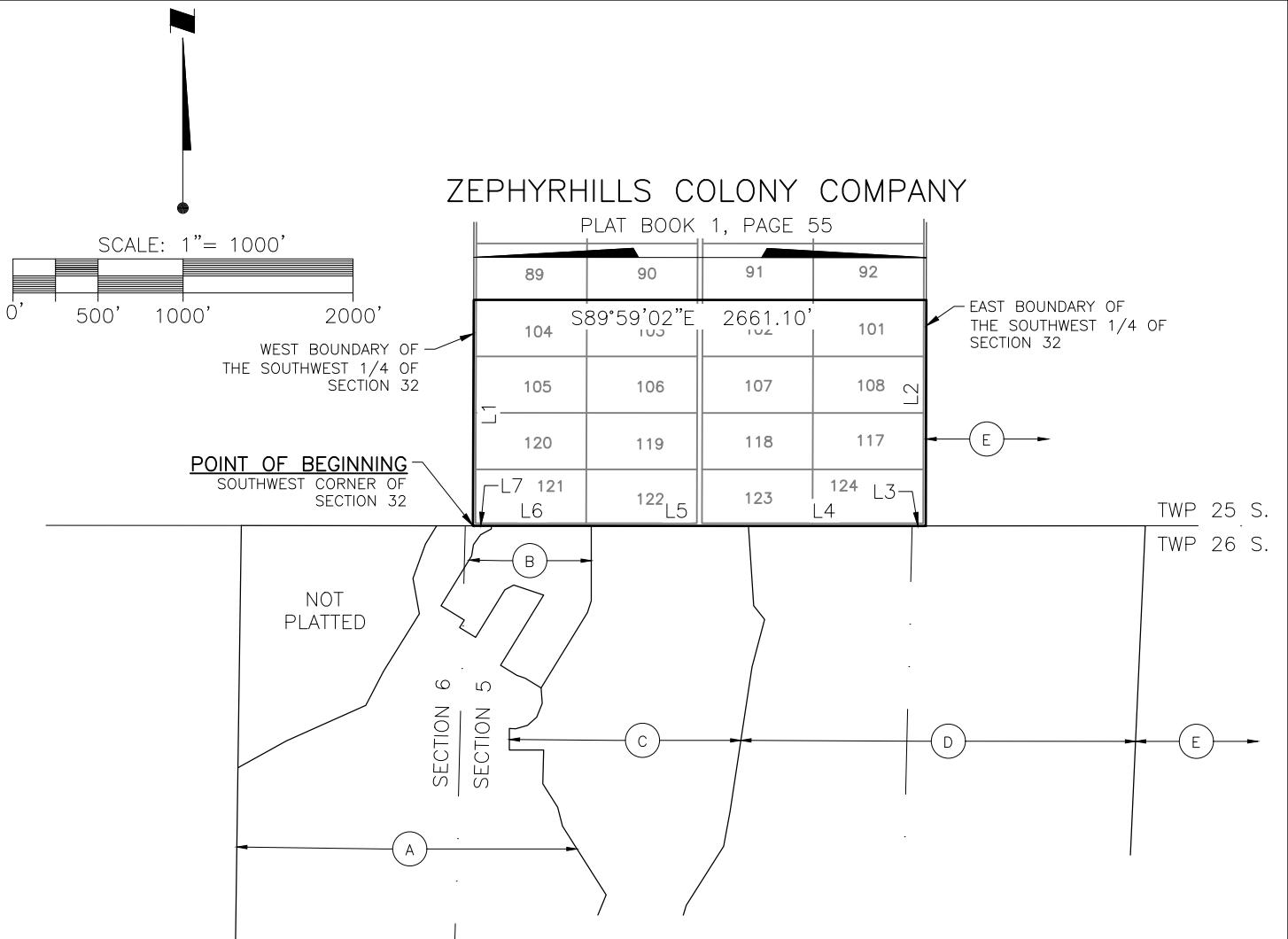
**AERIAL MAP**  
Chapel Creek  
April 2022

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Stantec**



## **Exhibit C**



PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4  
(PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6  
(PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3  
(PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B, 11A, AND 11B  
(PLAT BOOK 77, PAGE 79)

LEGEND:

TWP = TOWNSHIP

NOT A SURVEY

SCALE: 1"=1000'	<b>Stantec</b> One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.	215610537
LEAD TECH.		PROJ:	CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO:	SV-215610537-SK02
SEC-TWP-RGE		CLIENT:	CHAPEL CREEK CDD	DATE:	4/26/2022
32-T25S-R21E				SHEET NO:	1 OF 2

## LEGAL DESCRIPTION

A parcel of land lying within Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the North boundary of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following two (2) courses: (1) N.89°59'14"W., 80.39 feet, (2) N.89°59'14"W., 961.97 feet to the Northeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Villages 3 and 6, a distance of 923.89 feet to the Northeast corner of Chapel Creek Phase 1B Village 4, per the map or plat thereof as recorded in Plat Book 80, page 78, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1B Village 4, a distance of 587.55 feet to the Northeast corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence N.89°59'14"W., along the North boundary of said Chapel Creek Phase 1A, a distance of 108.17 feet to the POINT OF BEGINNING.

Containing 81.140 acres (3,534,451 square feet), more or less.

## NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N.89°59'14"W.
4. THE SUBJECT PARCEL LIES WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM  
FLORIDA LICENSE No.L.S.5926

NOT A SURVEY

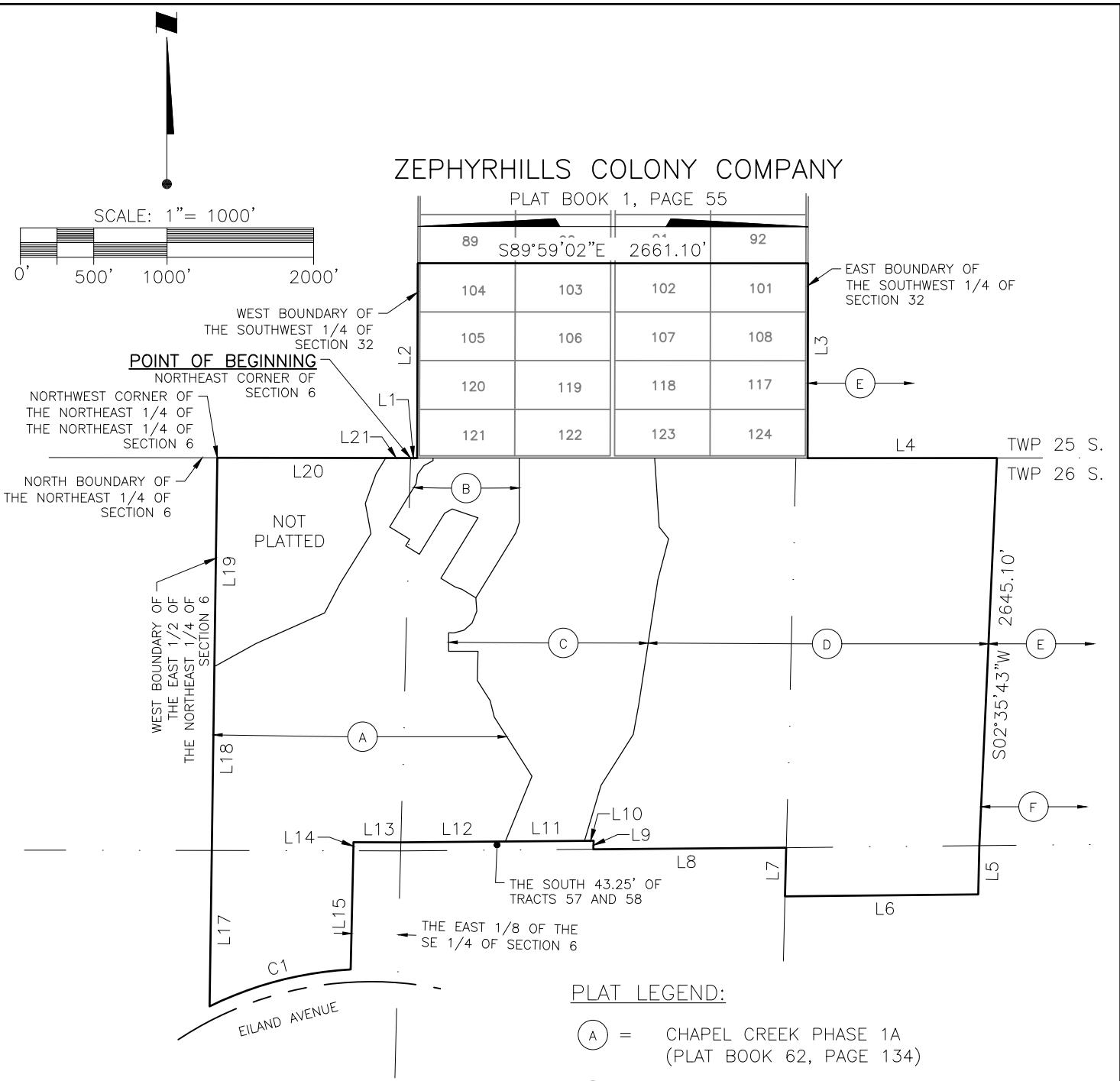


One Team, Infinite Solutions

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SCALE: N/A	TITLE PARCEL SKETCH & DESCRIPTION	PROJECT NO. 215610537
LEAD TECH.	PROJ: CHAPEL CREEK CDD BOUNDARY - EXPANSION AREA	INDEX NO: SV-215610537-SK02
SEC-TWP-RGE 32-T25S-R21E	CLIENT: CHAPEL CREEK CDD	DATE: 4/26/2022

## **Exhibit D**



LEGEND:

TWP = TOWNSHIP

PLAT LEGEND:

- (A) = CHAPEL CREEK PHASE 1A (PLAT BOOK 62, PAGE 134)
- (B) = CHAPEL CREEK PHASE 1B VILLAGE 4 (PLAT BOOK 80, PAGE 78)
- (C) = CHAPEL CREEK VILLAGES 3 AND 6 (PLAT BOOK 82, PAGE 65)
- (D) = CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3 (PLAT BOOK 88, PAGE 14)
- (E) = SILVERADO RANCH SUBDIVISION PHASES 7, 9B, 11A, AND 11B (PLAT BOOK 77, PAGE 79)
- (F) = SILVERADO RANCH SUBDIVISION PHASES 6, 8, AND 9A (PLAT BOOK 75, PAGE 75)

NOT A SURVEY

SCALE: 1"=1000'	TITLE PARCEL SKETCH & DESCRIPTION		PROJECT NO. 215610537
LEAD TECH.	PROJ: CHAPEL CREEK CDD BOUNDARY		INDEX NO: SV-215610537-SK01
SEC-TWP-RGE SEE NOTE #4.	CLIENT: CHAPEL CREEK CDD		DATE: 4/26/2022
REV NO. DATE			SHEET NO: 1 OF 3

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	22°58'59"	2494.00'	1000.42'	993.73'	507.03'	S75°21'11"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°55'47"E	45.28'
L2	N00°11'07"E	1328.06'
L3	S00°08'52"W	1327.90'
L4	N89°58'39"E	1291.05'
L5	S01°25'13"W	332.57'
L6	S89°26'21"W	1316.91'
L7	N01°23'26"E	331.54'
L8	S89°31'40"W	1314.87'
L9	N01°55'07"E	58.13'
L10	S89°32'09"W	62.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S89°32'09"W	539.87'
L12	S89°32'09"W	712.91'
L13	N89°53'43"W	321.75'
L14	S01°17'41"W	58.25'
L15	S01°17'42"W	809.24'
L17	N00°48'27"E	1062.16'
L18	N00°48'26"E	1253.85'
L19	N00°48'26"E	1423.77'
L20	S89°55'47"E	1148.32'
L21	S89°55'47"E	168.43'

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, HAVING A BEARING OF S.89°55'47"E.
4. THE SUBJECT PARCEL LIES WITHIN SECTIONS 5 & 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM  
FLORIDA LICENSE No.L.S.5535

NOT A SURVEY



One Team, Infinite Solutions

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Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866

SCALE: N/A	LEAD TECH.	SEC-TWP-RGE SEE NOTE #4.

TITLE PARCEL SKETCH & DESCRIPTION  
PROJ: CHAPEL CREEK CDD BOUNDARY  
CLIENT: CHAPEL CREEK CDD

PROJECT NO. 215610537	INDEX NO: SV-215610537-SK01
DATE: 4/26/2022	SHEET NO: 2 OF 3

## LEGAL DESCRIPTION

A parcel of land lying within Sections 5 & 6, Township 26 South, Range 21 East and Section 32, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 6, Township 26 South, Range 21 East, Pasco County, Florida, said point being a corner on the North boundary of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida, and run thence S.89°55'47"E., along said North boundary, 45.28 feet to the Southwest corner of Section 32, Township 25 South, Range 21 East, Pasco County, Florida; thence N.00°11'07"E. along the West boundary of said Section 32, a distance of 1,328.06 feet to a point of intersection with the Westerly extension of the North boundary line of Tract 104, Zephyrhills Colony Company, per the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida; thence S.89°59'02"E. along said Westerly extension and along the North boundaries of Tracts 101 through 104 of said Zephyrhills Colony Company and the Easterly and Westerly extensions thereof, 2,661.10 feet to a point of intersection with the East boundary of the Southwest 1/4 of said Section 32; thence S.00°08'52"W. along said East boundary, 1,327.90 feet to the Southeast corner of the Southwest 1/4 of said Section 32, said point being a corner on the North boundary line of Chapel Creek Villages 7 & 8, Phases 1-3, per the map or plat thereof as recorded in Plat Book 88, page 14, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Villages 7 & 8, Phases 1-3 by the following eight (8) courses: (1) N.89°58'39"E., 1,291.05 feet, (2) S.02°35'43"W., 2,645.10 feet, (3) S.01°25'13"W., 332.57 feet, (4) S.89°26'21"W., 1,316.91 feet, (5) N.01°23'26"E., 331.54 feet, (6) S.89°31'40"W., 1,314.87 feet, (7) N.01°55'07"E., 58.13 feet, (8) S.89°32'09"W., 62.51 feet to the Southeast corner of Chapel Creek Villages 3 and 6, per the map or plat thereof as recorded in Plat Book 82, page 65, of the Public Records of Pasco County, Florida; thence S.89°32'09"W., along the South boundary of said Chapel Creek Villages 3 and 6, a distance of 539.87 feet to the Southeasterly corner of Chapel Creek Phase 1A, per the map or plat thereof as recorded in Plat Book 62, page 134, of the Public Records of Pasco County, Florida; thence along the exterior boundaries of said Chapel Creek Phase 1A by the following seven (7) courses: (1) S.89°32'09"W., 712.91 feet, (2) N.89°53'43"W., 321.75 feet, (3) S.01°17'41"W., 58.25 feet, (4) S.01°17'42"W., 809.24 feet to a point on the arc of a curve; (5) 1,000.42 feet along the arc of said curve to the left through a central angle of 22°58'59", said curve having a radius of 2,494.00 feet and being subtended by a chord bearing S.75°21'11"W., 993.73 feet, (6) N.00°48'27"E., 1,062.16 feet, (7) N.00°48'26"E., 1,253.85 feet; thence departing said plat boundary and running along the West boundary of the East 1/2 of aforementioned Section 6, N.00°48'26"E., 1,423.77 feet to a point of intersection with the North boundary of aforementioned Section 6; thence S.89°55'47"E. along said North boundary, 1,148.32 feet to the Northwest corner of aforementioned Chapel Creek Phase 1A; thence S.89°55'47"E. along the North boundary of said Chapel Creek Phase 1A, a distance of 168.43 feet to the POINT OF BEGINNING.

Containing 431.503 acres (18,796,280 square feet), more or less.

NOT A SURVEY



One Team, Infinite Solutions

777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602

800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com  
Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866

TITLE	PARCEL SKETCH & DESCRIPTION	PROJECT NO.
PROJ:	CHAPEL CREEK CDD BOUNDARY	INDEX NO:
CLIENT:	CHAPEL CREEK CDD	DATE:
SEC-TWP-RGE REV NO. DATE	CHAPEL CREEK CDD	4/26/2022 SHEET NO: 3 OF 3

## **Exhibit E**

**CONSENT AND JOINDER OF LANDOWNERS TO THE  
BOUNDARY AMENDMENT OF THE  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that the Chapel Creek Community Development District, (the "District"), intends to submit a petition to expand the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statues.

As an owner of lands which are intended to constitute a portion of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary amendment of the District which will include the Property within the lands to be a part of the District, and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are expanded. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

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

Executed this 12 day of June, 2022.

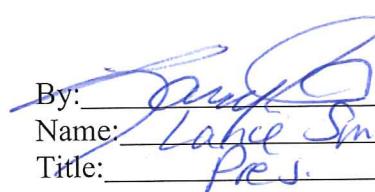
July

**Smith Cattle & Groves, Inc.,**  
a Florida corporation

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

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

Title: \_\_\_\_\_

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exhibit "A"**

\$ 75,000

R

**PASCO TITLE, INC.**  
1550 Hwy. 301 South  
DADE CITY, FL 33525

17.00 8.91800

2.50

412.50

432.00

FILED FOR RECORD  
*Robert A. Shannon*  
CLERK OF PASCO COUNTY, FL

JUL 30 3 48 PM '90

This Instrument Prepared By:  
JEFFREY C. SHANNON, ESQ.  
Fowler, White, Gillen, Boggs,  
Villareal and Banker, P.A.  
Post Office Box 1438  
Tampa, Florida 33601WARRANTY DEED

THIS INDENTURE, made this 27<sup>th</sup> day of July, 1990, between B.E. & A.O. SMITH GROVES, INC., a Florida corporation (hereinafter referred to as "Grantor"), and SMITH CATTLE & GROVES, INC., a Florida corporation, whose post office address is 900 Geiger Road, Zephyrhills, Florida 34248 (hereinafter referred to, collectively, as "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in Pasco County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof by reference as if fully set forth herein for legal description.

SUBJECT TO those matters set forth on Exhibit B attached hereto and made a part hereof by reference as if fully set forth herein.

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

Signed, sealed and delivered  
in the presence of:

B.E. & A.O. SMITH GROVES, INC.,  
a Florida corporation

*Robert A. Shannon*  
*George A. Neukom*  
As to Mr. Neukom

By: *George A. Neukom*  
President

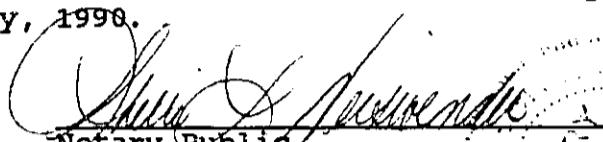
(CORPORATE SEAL)

7/27/90

STATE OF FLORIDA  
COUNTY OF PASCO

I CERTIFY that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared GEORGE A. NEUKOM, JR., to me known to be the person described as President of B.E. & A.O. SMITH GROVES, INC., a Florida corporation, in and who executed the foregoing instrument, and he acknowledged before me that he executed it in the name of and for that corporation, affixing its corporate seal, and that he was duly authorized by that corporation to do so.

WITNESS my hand and official seal in the state and county named above this 21 of July, 1990.

  
Notary Public

My Commission Expires:

8/16/91

(AFFIX NOTARY SEAL)

jcs\932

EXHIBIT A

Legal Description

Tracts 101 through 108, inclusive; Tracts 117 through 124, inclusive, Zephyrhills Colony Company Lands, in Section 32, Township 25 South, Range 21 East, Pasco County, Florida, as per plat thereof recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

EXHIBIT A

7/27/90

O.R. 1930 PG 0586

EXHIBIT B

1. Taxes and assessments for the year 1990 and all subsequent years.
2. All easements, covenants, restrictions, and zoning ordinances of record, if any.
3. Mortgage from B.E. & A.O. Smith Groves, Inc., to First Florida Bank, N.A., dated March 16, 1989, recorded March 16, 1989, in Official Records Book 1791, at Page 611, of the Public Records of Pasco County, Florida.
4. An undivided 1/2 interest in and to all outstanding oil, gas, and mineral rights of every kind and character, in, on or under any portion of the property set forth on Exhibit A attached hereto which are described in Deed Book 199, page 415, Public Records of Pasco County, Florida, and all assignments and notices of interest referencing said Deed Book and page number recorded thereafter.
5. There is reserved unto the State of Florida the title to an undivided 1/2 interest in and to all petroleum and petroleum products, and title to an undivided 3/4 interest of all other minerals which may be found on or under any portion of the property set forth on Exhibit A attached hereto, which property is referenced in Deed Book 140, Page 402, of the Public Records of Pasco County, Florida, together with the privilege outside any municipality, this date, to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner (as set forth in Deed Book 140, page 402, of the Public Records of Pasco County, Florida).
6. Oil, gas and other minerals in and under and that may be produced from any portion of the property set forth on Exhibit A attached hereto, lying and being in SW 1/4 of NW 1/4, NW 1/4 of SW 1/4, and S 1/2 of SW 1/4, Section 4, Township 26 South, Range 21 East, Pasco County, Florida, which property is referenced in Deed Books and Pages 117/410, 119/525, 140/184, 140/253, and Official Record Book 1116, Page 1124.

RECORD/INDEX	100002	10	1572	07-30-90	1005
	15:24				
01 00 40		1		17.00	
REC MDD TR FUND					
01 00 42		1		2.50	
DOC STAMPS					
01 00 41		1			
CASH TOTAL	1	1	412.50	432.00	
					7/27/90

EXHIBIT B

O.R. 1930 PG 0587

## **Exhibit F**

**Exhibit F**  
**Chapel Creek Community Development District**  
**Board of Supervisors**

1. Brian Walsh  
Highland Homes  
3020 S. Florida Ave., Suite 101  
Lakeland, Florida 33803
  
2. Garret Parkinson  
Highland Homes  
3020 S. Florida Ave., Suite 101  
Lakeland, Florida 33803
  
3. Milton Andrade  
Highland Homes  
3020 S. Florida Ave., Suite 101  
Lakeland, Florida 33803
  
4. Steven Johnson II  
6641 Castle Green Place  
Zephyrhills, Florida 33541
  
5. Timothy Jones, Sr.  
6621 Bayston Hill Place  
Zephyrhills, Florida 33541

## **Exhibit G**

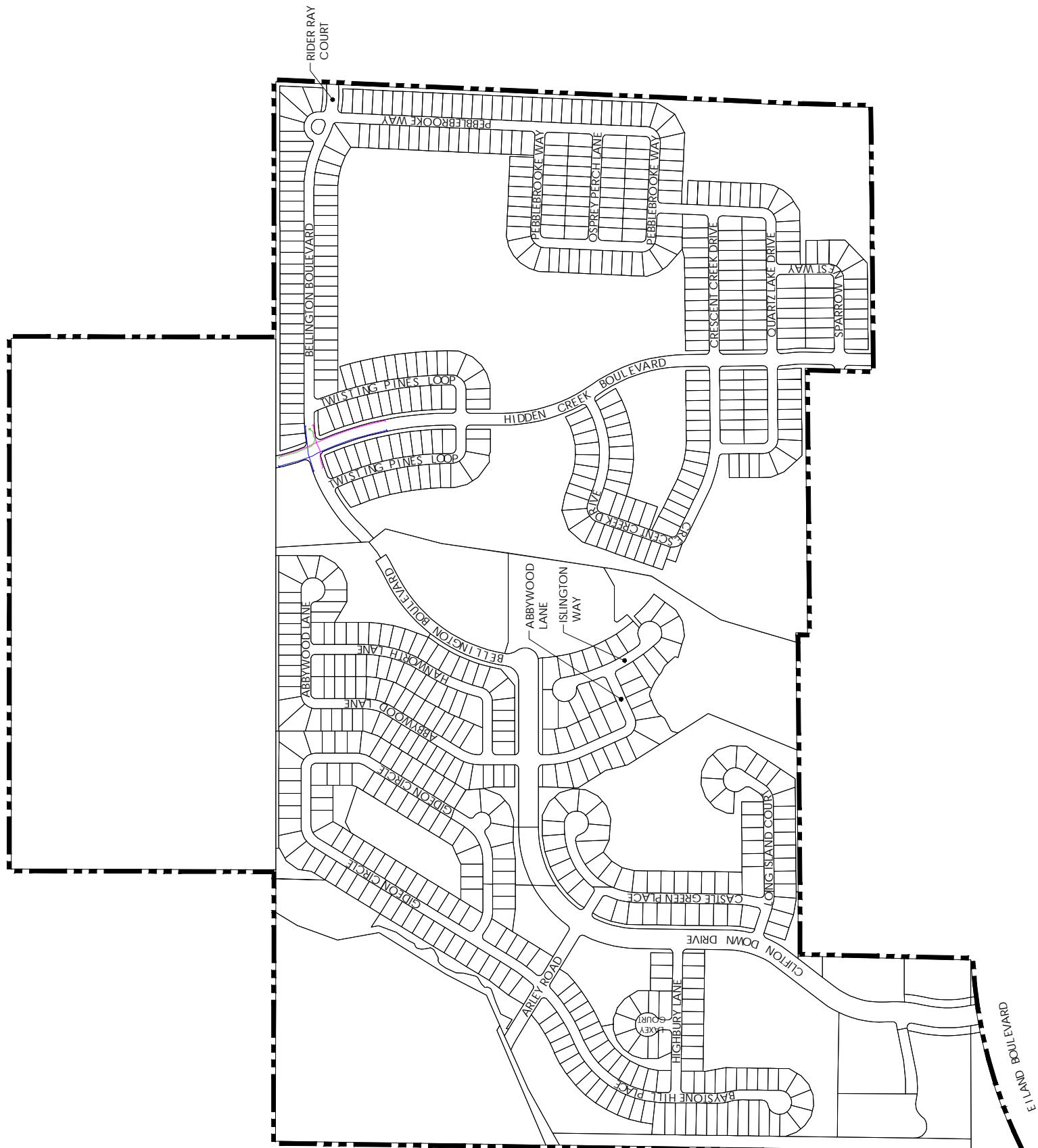


Stantec Consulting Services Inc.  
777 S. Harbour Blvd., Suite 600  
Tampa, Florida 33602  
Tel. 813.223.6500  
Fax. 813.223.0069  
Certificate of Authorization #27013  
Fl. Ic. # IC-C000170

Copyright Reserved  
The Contractor shall verify and be responsible for all information, CO  
NOT include the engineer - any errors or omissions shall be reported to  
the Contractor to all designs and drawings on the property of  
the City of Tampa, or any other entity, or any other person that  
is affected by the project's location.

Legend  
CDD BOUNDARY  
FORCE MAIN  
RECLAIMED WATER MAIN  
WATER MAIN

SCALE: 1" = 300'  
0 150' 300' 600'



Revision	By	Appl'd	Y/M/D
Issued	Br	Appl'd	Y/M/D
He No.: 215610536 UTILITIES MAP		NN	22/04/28
Permit/Sed		Own.	Chkd.
		Dsgn.	Y/M/D

Client/Project  
CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida

Title  
UTILITIES MAP  
Drawing No. X04  
Scale 1" = 300'  
Sheet 1 of 1  
Revision 0

## **Composite Exhibit H**

**Chapel Creek Community Development District Boundary Expansion  
Public Improvements and Community Facilities  
Construction Cost Estimate  
April 25, 2022**

Items	Cost Description	147 Units
		2023
1	Water Management and Control	\$1,653,750
2	Roads*	\$1,455,300
3	Water Supply	\$496,125
4	Sewer and Wastewater Management	\$826,875
5	Landscape/Hardscape/Irrigation	\$330,750
6	Undergrounding of Electric Service	\$132,300
7	Professional, Permit, and Capacity Fees	\$661,500
8	Recreational Facilities	\$859,950
9	Contingency	\$962,483
	<b>Total</b>	<b>\$7,379,033</b>

\* The Collector and Arterial road improvements will be constructed by the project developer.

**Estimated Phasing Schedule: January 2023 through November 2023.**

# **Chapel Creek Community Development District**

## **Proposed Infrastructure Plan**

<b>Facility</b>	<b>Construction Funded By</b>	<b>Ownership</b>	<b>Operation and Maintenance</b>
<b>Water Management and Control</b>	CDD	CDD	CDD
<b>Subdivision Roadways and Alleys<sup>1</sup></b>	CDD	CDD	CDD
<b>Collector and Arterial Roadways<sup>2</sup></b>	Developer	County	County
<b>Water Supply</b>	CDD	County	County
<b>Sewer and Wastewater Management</b>	CDD	County	County
<b>Undergrounding of Electric Service</b>	CDD	--	--
<b>Landscaping/Hardscape/Irrigation</b>	CDD	CDD	CDD
<b>Recreational Facilities</b>	CDD	CDD	CDD

<sup>1</sup>Subdivision roadways and Alleys will be owned and maintained by the CDD or other community associations.

<sup>2</sup> The Collector and Arterial road improvements will be constructed by the project developer. Collector and Arterial roadways will be owned and maintained by County.

Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

# **Exhibit I**

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

## **For the Petition to Amend the Boundaries of the Chapel Creek CDD**

### **1.0 Introduction**

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

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the **Chapel Creek Community Development District** (the “District”). The District is an independent special unit of government established pursuant to Chapter 190, Florida Statutes, by the County Commission of Pasco County, Florida Ordinance No. 05-35, adopted on August 23, 2005. The District is comprised of approximately 350 acres and located within the Pasco County, Florida (the “County”). The project is currently planned for approximately 766 residential units. The District desires to amend the boundaries by adding approximately 81.140 acres (the “Expansion Area”). The Expansion Area is planned to include approximately 147 single-family residential units. Upon expansion, the District will include 431 acres and 913 planned residential units. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing<sup>1</sup> such a district pursuant to uniform general law shall 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.”

#### **1.2 Overview of the Chapel Creek Community Development District**

The District is designed to provide community infrastructure, services, and facilities along with operations and maintenance services to the lands within the Chapel Creek development. The District, as amended, will encompass approximately 431 acres.

The development plan for the lands within the expanded District, includes approximately 913 residential units. All units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local general purpose government, e.g., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing,

---

<sup>1</sup> Same limitations apply for a SERC accompanying the petition to amend the boundaries of a CDD.

operating, and maintaining community infrastructure for planned development, such as the District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to amend the boundaries of the District.

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

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: 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; 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 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<sup>2</sup>, 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 governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “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, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. 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.

---

<sup>2</sup> For the purposes of this SERC, the term “agency” means Pasco County and the term “rule” means the ordinance(s) which Pasco County adopted to create or amend the District.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Section 120.541, Florida Statutes, and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

A description and analysis of the requirements are set forth below.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely the expansion of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 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.**

As noted above, the District, as amended, encompasses a community designed for approximately 913 residential units. These units and their owners and/or tenants will fall under the jurisdiction of the District upon construction or sale. Prior to sale of any units, all of the land within the District will be under the jurisdiction of the District and be required to comply with the establishing ordinance.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only de minimis costs to various State governmental entities to implement and enforce the proposed expansion of the District. The boundary amendment, as proposed, will be processed by the County per Section 190.046(1)(b), Florida Statutes. The costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs. Please note that since the District already exists and the petition is to amend the boundaries of the District, it is unlikely that there will be any additional costs to the State.

## **Pasco County**

The District currently exists and the petition is to expand the boundaries of the District. After expansion, the District will consist of approximately 431 acres. Pasco County (the “County”) and its staff will process and analyze the petition pursuant to Section 190.046(1)(b) Florida Statues, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the County’s costs for review of the petition to amend the boundaries.

These costs to the County are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are far more complex than is the petition to establish a community development district.

The annual costs to the County attributable to the expansion of the District are minimal, if any. The District is an independent unit of special purpose local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. It should be noted that since the District already exists, the inclusion of the Expansion Area within the boundaries of the District should not impact the County’s annual costs.

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

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the District, as amended, may provide. It is anticipated that the offsite improvements, stormwater facilities, lift stations/water/sewer, street lighting, roadway, entry feature & signage, parks & amenities and other costs, as described in Table 1, will be financed by the District, although some of the

infrastructure facilities will be dedicated to other governments for operations. Those governments will collect the associated revenues required to operate and maintain those systems.

**Table 1.**  
**Chapel Creek Community Development District**  
**Proposed Infrastructure Plan**

Facility	Construction Funded By	Ownership	Operation and Maintenance
Water Management and Control	CDD	CDD	CDD
Subdivision Roadways and Alleys <sup>1</sup>	CDD	CDD	CDD
Collector and Arterial Roadways <sup>2</sup>	Developer	County	County
Water Supply	CDD	County	County
Sewer and Wastewater Management	CDD	County	County
Undergrounding of Electric Service	CDD	--	--
Landscaping/Hardscape/Irrigation	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD

<sup>1</sup>Subdivision roadways and Alleys will be owned and maintained by the CDD or other community associations.

<sup>2</sup> The Collector and Arterial road improvements will be constructed by the project developer. Collector and Arterial roadways will be owned and maintained by County.

Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

The petitioner has estimated the design and development costs for providing the capital facilities in the Expansion Area. The cost estimates are shown in Table 2 below. The Expansion Area design and development costs for these facilities are estimated to be \$7,379,033. The District and/or the developer may pay these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program.

Landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District shall also impose a non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property, by purchasing such property, choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels and types of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost of developer equity and/or bank loans.

**Table 2.**  
**Chapel Creek Community Development District Expansion Property –**  
**Engineer's Estimate of Probable Costs**

Items	Cost Description	147 Units
1	Water Management and Control	\$1,653,750
2	Roads	\$1,455,300
3	Water Supply	\$496,125
4	Sewer and Wastewater Management	\$826,875
5	Landscape/Hardscape/Irrigation	\$330,750
6	Undergrounding of Electric Service	\$132,300
7	Professional, Permit, and Capacity Fees	\$661,500
8	Recreational Facilities	\$859,950
9	Contingency	\$962,483
<b>Total</b>		<b>\$7,379,033</b>

In considering these costs it should be noted that owners and occupants of the lands included within the District and the Expansion Area will receive four major classes of benefits.

First, those property owners in the District will receive a higher level of public services and amenities sooner than would otherwise be the case, due to increased availability to bond financing.

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

Third, a CDD is the sole form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and cost of the CDD services they receive, provided they meet the County's overall requirements.

Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners' Association, because it is able to offer a more secure funding source for maintenance, operations, and repair costs through assessments collected on the county tax bill, pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for the continuous operations and maintenance of infrastructure.

The transactional 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 CDD (through tax exempt bond financing), the cost impact to landowners is negligible.

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

There will be no impact on small businesses because of the expansion of the District. If anything, the impact on any small businesses in the area near the proposed District should be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

Pasco County has an estimated (un-incarcerated) population greater than 75,000 according to the 2020 U.S. Census. Therefore, the County is not defined as a "small county" according to section 120.52(19), Florida Statutes.

**7.0 Any additional useful information.**

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

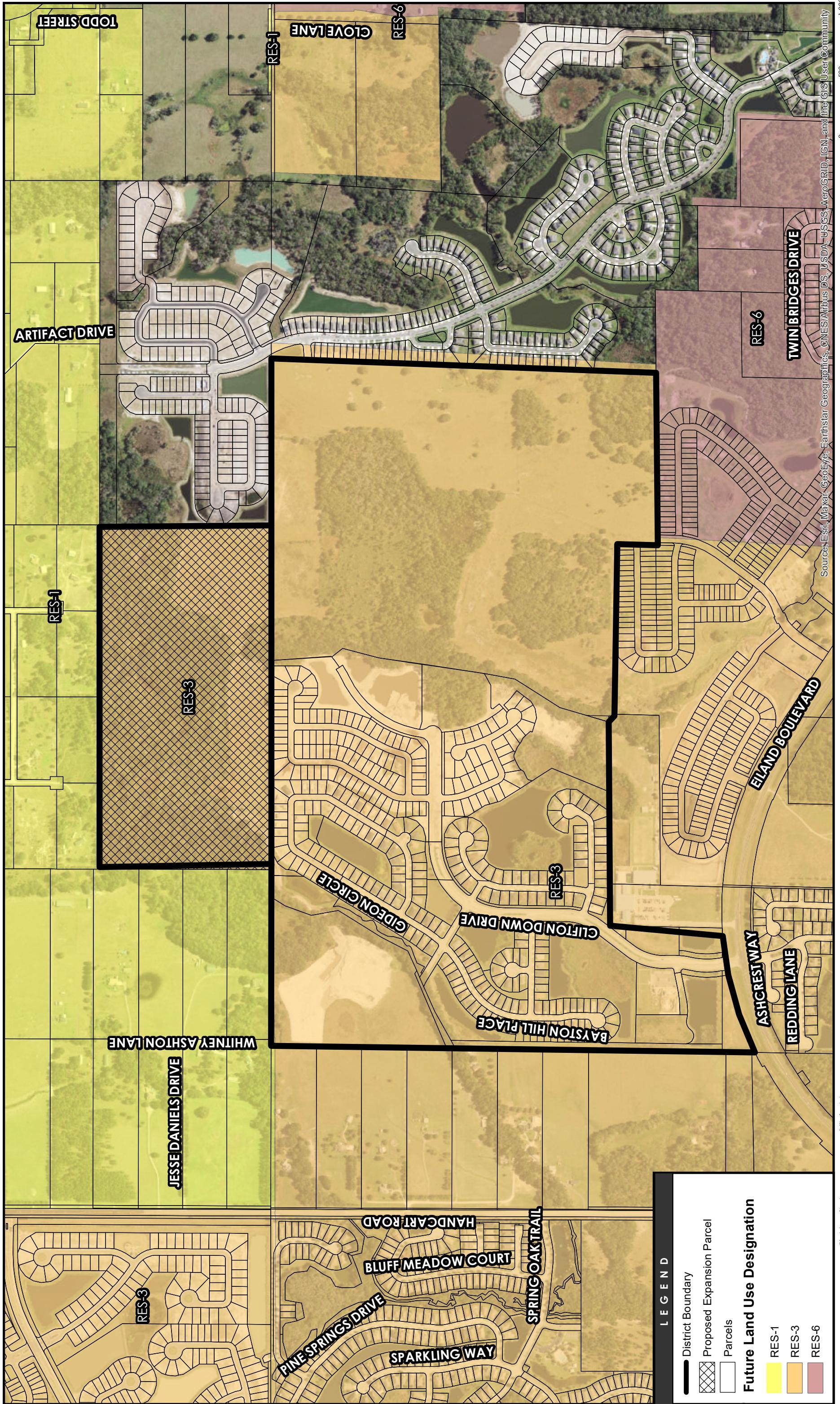
**8.0 In the statement or revised statement, whichever applies, a description of any lower cost regulatory alternative submitted under paragraph (1)(a) in Section 120.541, Florida Statutes, and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There have been no good faith written proposals for lower cost regulatory alternatives submitted to the agency (the County) as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:*

*Governmental Management Services - Central Florida, LLC*  
*April 28, 2022*

## **Exhibit J**





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 26, 2023

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 Popplewell

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 23-05, which was filed in this office on January 26, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra