

AN ORDINANCE ESTABLISHING KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MU Landco Liquidating Company, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of KD52 Community Development District No. 1 (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 KD52 Community Development District No. 1 (the "Petition") true and correct; and

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

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

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

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

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

WHEREAS, the County, on February 25, 2025, held an adoption public hearing on the Petition with duly provided public hearing prior to the adoption of this Ordinance establishing the District.

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

SECTION 1. AUTHORITY

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

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the KD52 MPUD, as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

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

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

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

b. The District shall fully disclose information concerning the financing

and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the District and the County.

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

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

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

SECTION 8. MISCELLANEOUS PROVISIONS

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

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

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

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

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

d. The Petition to Establish the KD52 Community Development District No. 1 is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

DONE AND ADOPTED by the Board of County Commissioners of Pasco County with a quorum present and voting this 25th day of February 2025.

(SEAL)

ATTEST
OF PASCO COUNTY, FLORIDA
JUNE 2nd
1887
Nikki Alvarez-Sowles, Esq.
By: BCC 02/25/2025 PDE25-0071
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS

By: *Kathryn Starkey*
KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION
FEB 25 2025
PASCO COUNTY
BCC

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

**PETITION TO ESTABLISH KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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

1. Location and Size. The proposed District is located entirely within Pasco County, Florida (“County”). **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 441.984 acres of land, and is located in Pasco County, Florida, north of State Road 52 and west of Interstate 75. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

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

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

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

Name: Taliaferro (Tolly) Thompson Krusen
Address: 1414 W. Swann Avenue, Tampa, FL 33606

Name: Howard Lane Gardner
Address: 11512 Lake Mead Avenue, Suite 603, Jacksonville, FL 32256

Name: Travis Loxton
Address: 611 W. Bay Street, Tampa, FL 33606

Name: Laura Lindsey
Address: PO Box 1945, Oldsmar, FL 34677

Name: Matthew Stephens Josey
Address: 3408 W. Palmira Ave, Tampa, FL 33606

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

5. Name. The proposed name of the District is KD52 Community Development District No. 1.

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the Pasco County Comprehensive Plan.

7. Major Water and Wastewater Facilities and Outfalls. **Exhibit 5** shows the existing major trunk water mains and wastewater interceptors within the currently undeveloped lands to be included within the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 6**. At present, these improvements are estimated to be made, constructed and installed over the time period from 2025 through 2029. Actual construction timetables and

expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

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

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

Jonathan T. Johnson
Jonathan.Johnson@kutakrock.com
Kutak Rock LLP
107 West Collage Avenue
Tallahassee, Florida 32301

11. This petition to establish KD52 Community Development District No. 1 should be granted for the following reasons:

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

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

c. The establishment of the District will prevent the general body of taxpayers in the Pasco County from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The

District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

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

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Sections 190.012(2)(a) and (d), *Florida Statutes*, and
- d. grant such other relief as appropriate.

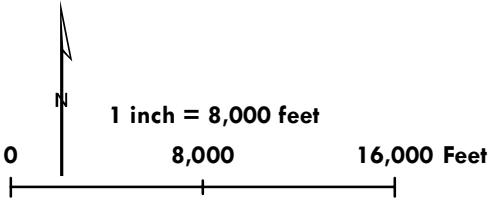
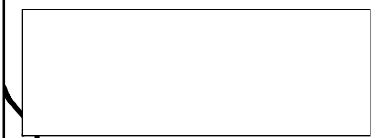
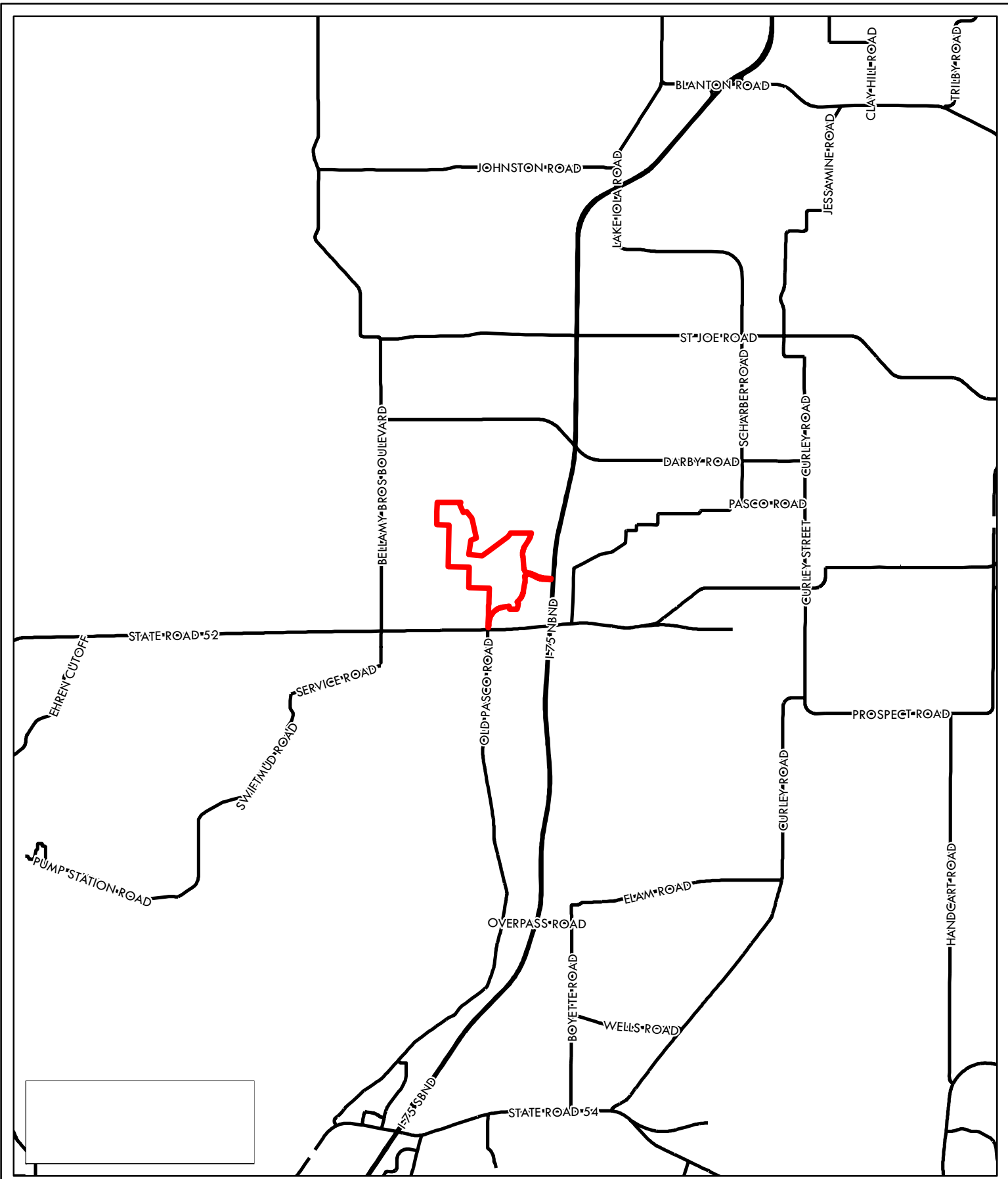
RESPECTFULLY SUBMITTED, this 23rd day of October, 2024.

KUTAK ROCK LLP



Jonathan T. Johnson
Jonathan.Johnson@kutakrock.com
Florida Bar No. 986460
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner

EXHIBIT 1

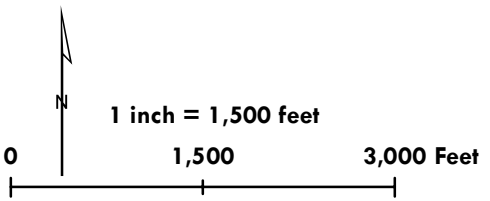
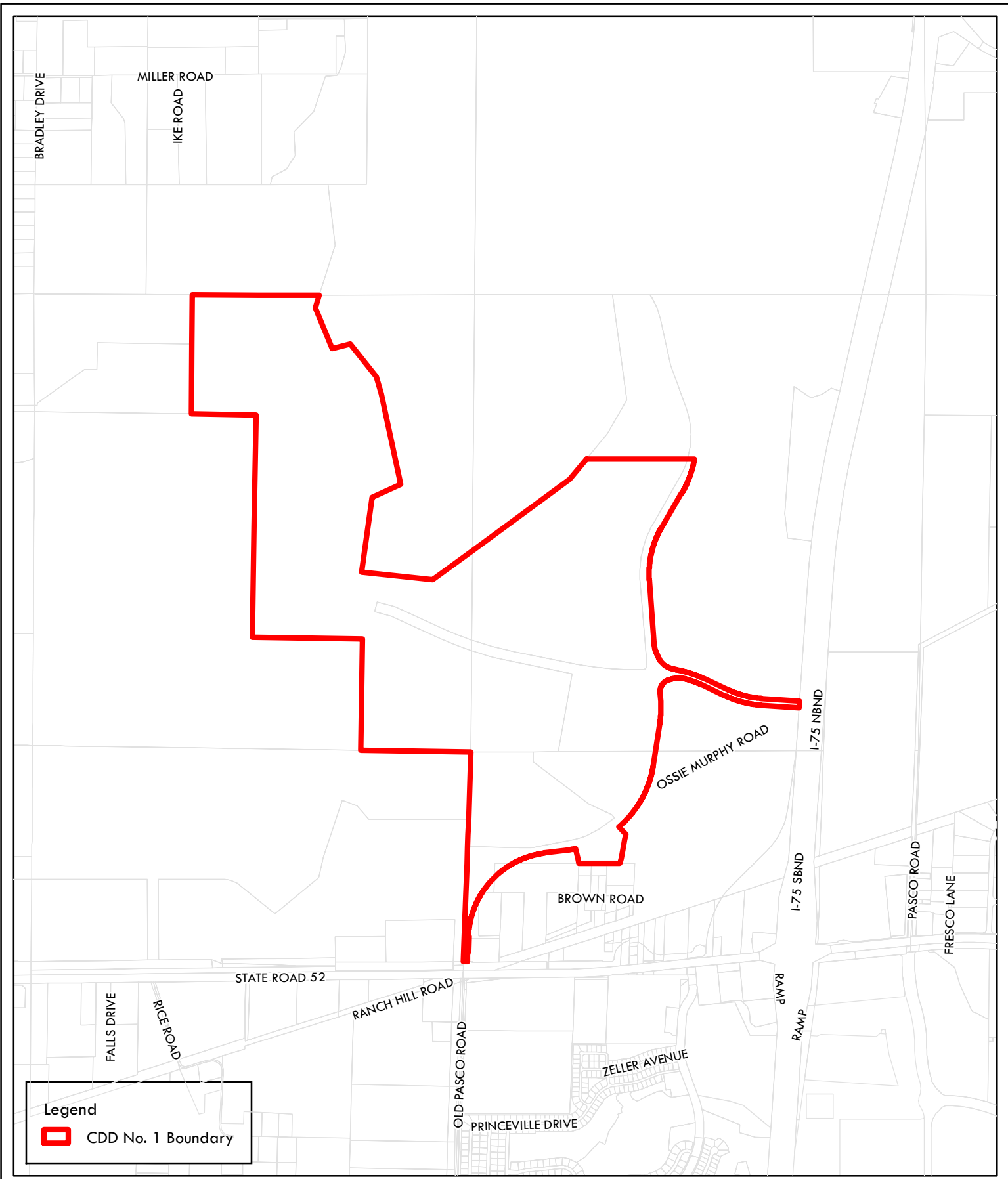


KD52 CDD No. 1

Vicinity Map

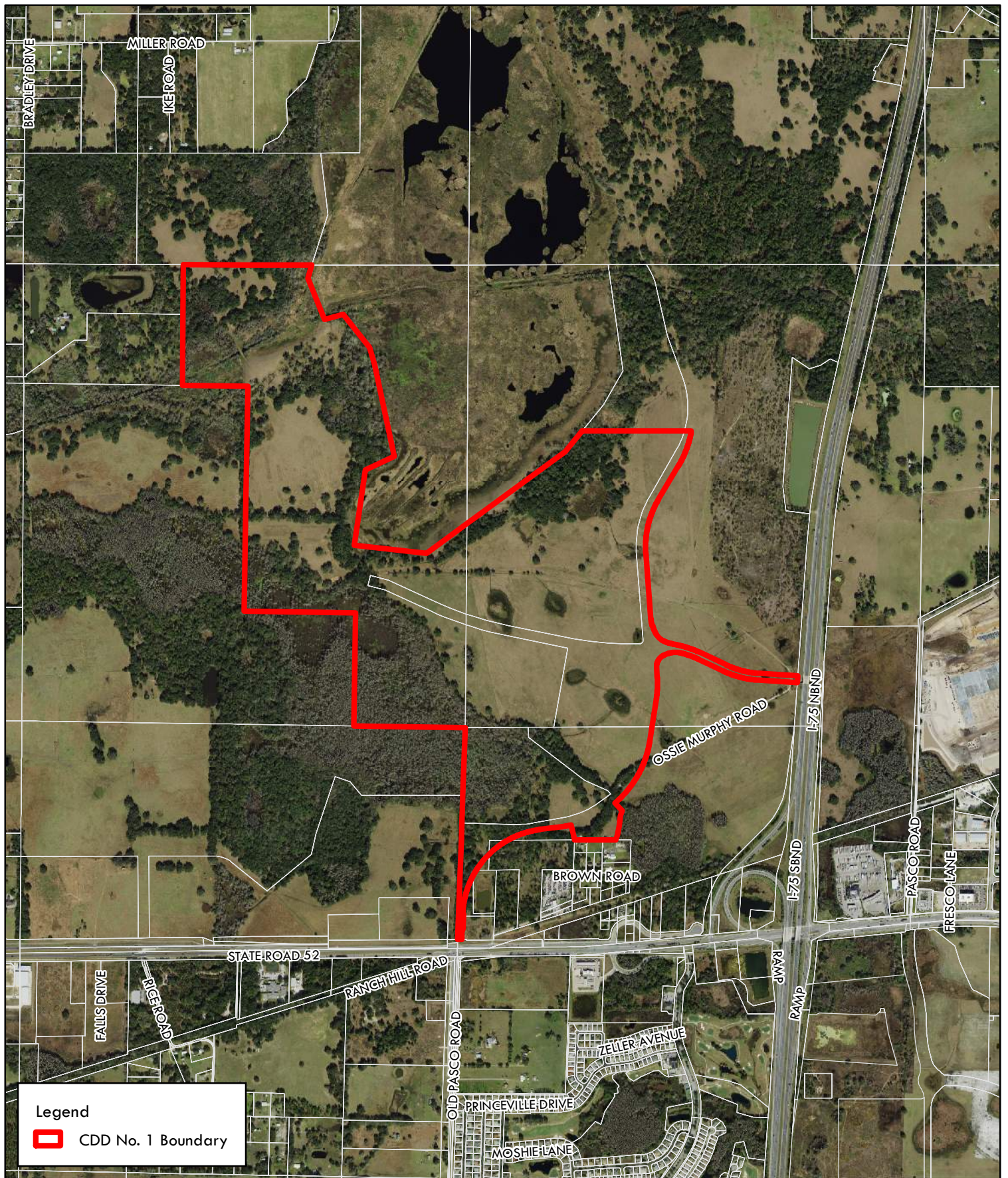


Clearview
LAND DESIGN, P.L.
3010 W. Azelee Street Suite 150
Tampa, Florida 33609 (813) 223-3919




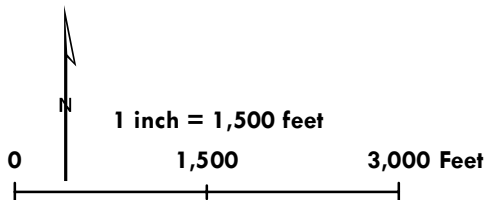
KD52 CDD No. 1
Boundary Map

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



Legend

 CDD No. 1 Boundary



KD52 CDD No. 1

Aerial Map



Clearview
LAND DESIGN, P.L.

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

EXHIBIT 2

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 8-21-2024, RBG
2022-58A	1168	5, 6, 8	25S	20E	



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA

8-23-2024

JARED T. PACENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 RBC



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED TORATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA
8-23-2024

THIS IS NOT A FIELD SURVEY

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER: KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES REVISION 1: 8-21-2024-PBG
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF FLORIDA

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

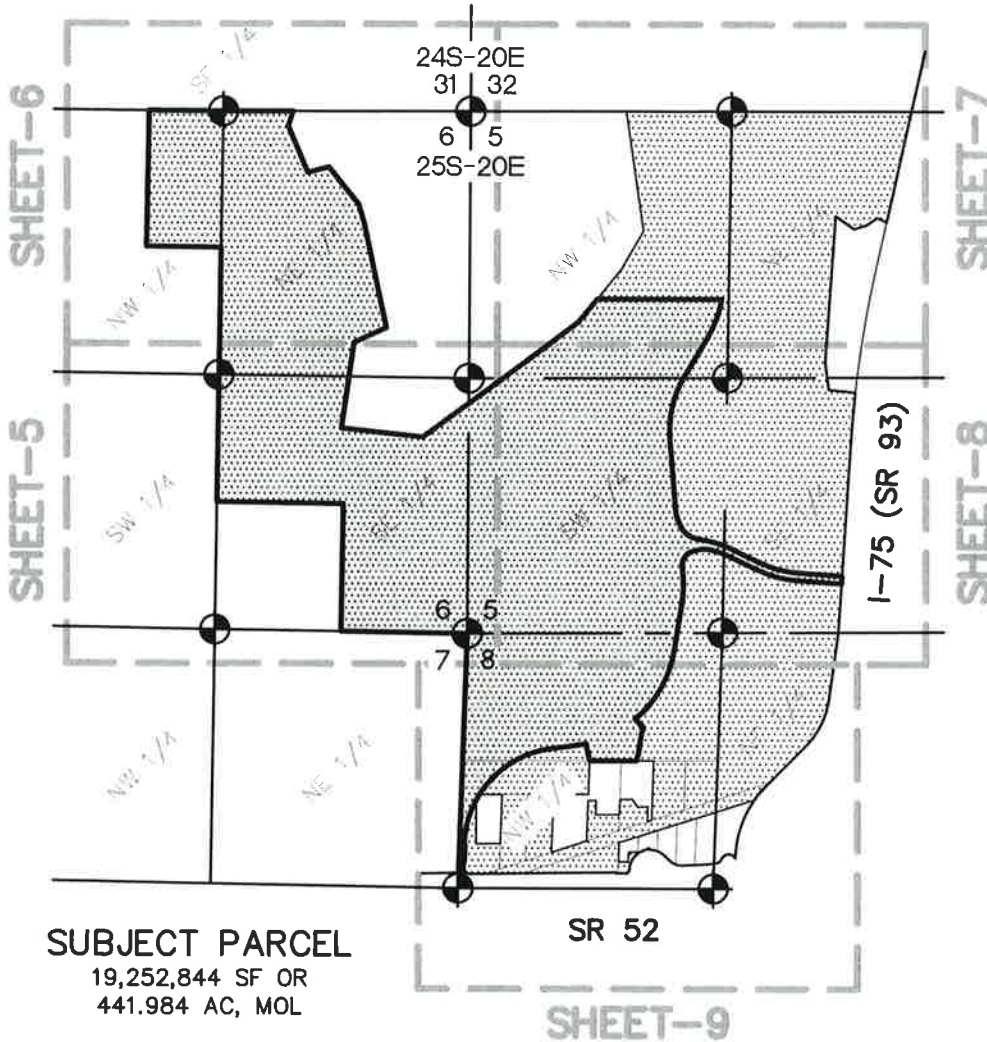
8-23-2024

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



SUBJECT PARCEL
19,252,844 SF OR
441.984 AC, MOL

SR 52

LEGEND: (FOR ALL SHEETS)

- AC = ACRES
- COR = CORNER
- EXT = EXTENSION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MOL = MORE OR LESS
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S'LY = SOUTHERLY
- W'LY = WESTERLY

- = SUBJECT PARCEL (CDD PARCEL)
- = MPUD PARCEL

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PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: 1"=2000'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR KEY MAP AND LEGEND
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PPG
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STATE OF



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LICENSE NUMBER LS 6971
STATE OF FLORIDA

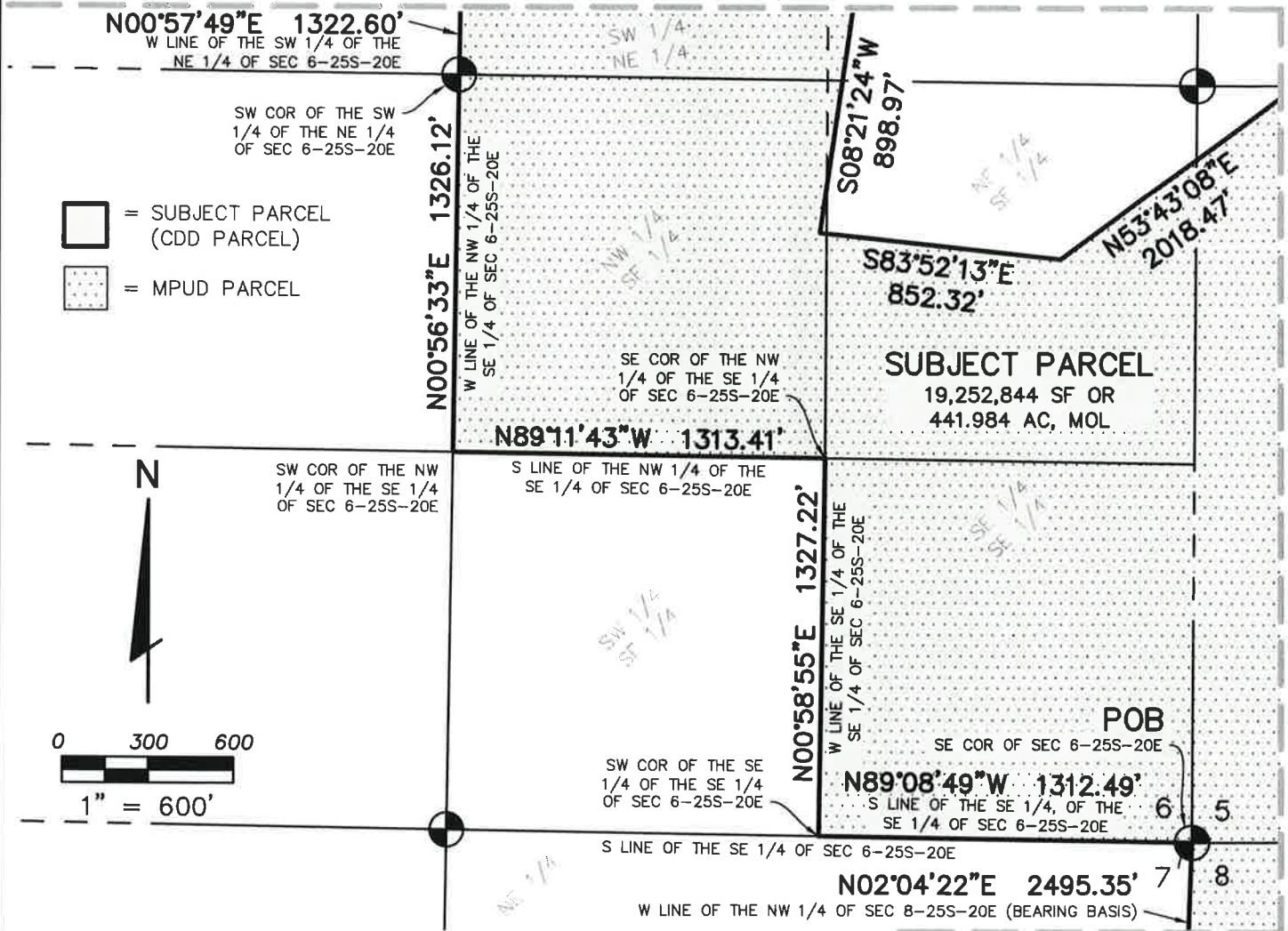
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 6



MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 9

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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBO

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STATE OF FLORIDA



8-23-2024

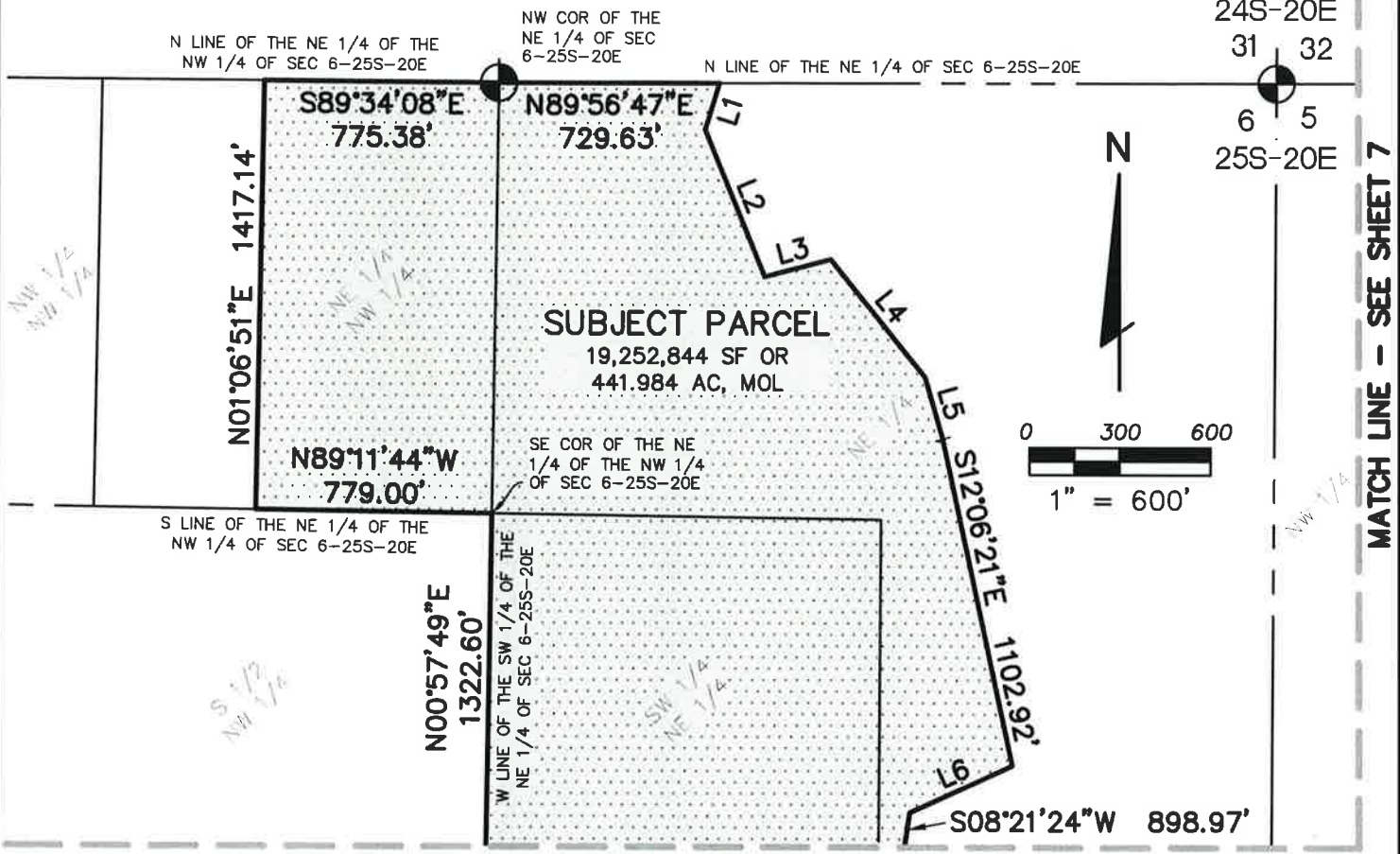
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

-  = SUBJECT PARCEL (CDD PARCEL)
-  = MPUD PARCEL



MATCH LINE - SEE SHEET 5

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PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBG



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LICENSE NUMBER LS 6971
STATE OF FLORIDA



8-23-2024

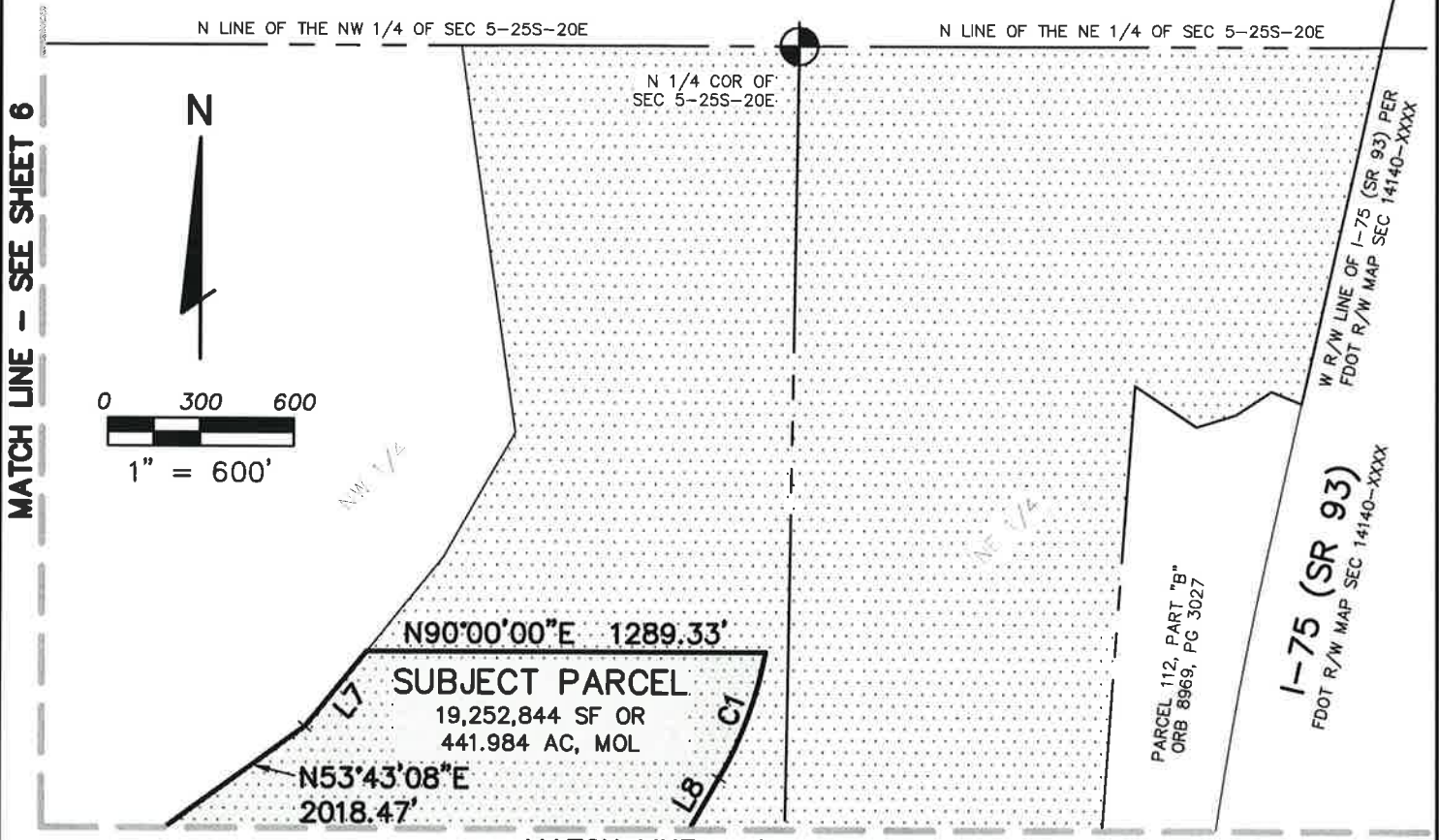
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

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-  = MPUD PARCEL



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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCD: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY, MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024, RBG



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6971
 STATE OF FLORIDA

8-23-2024

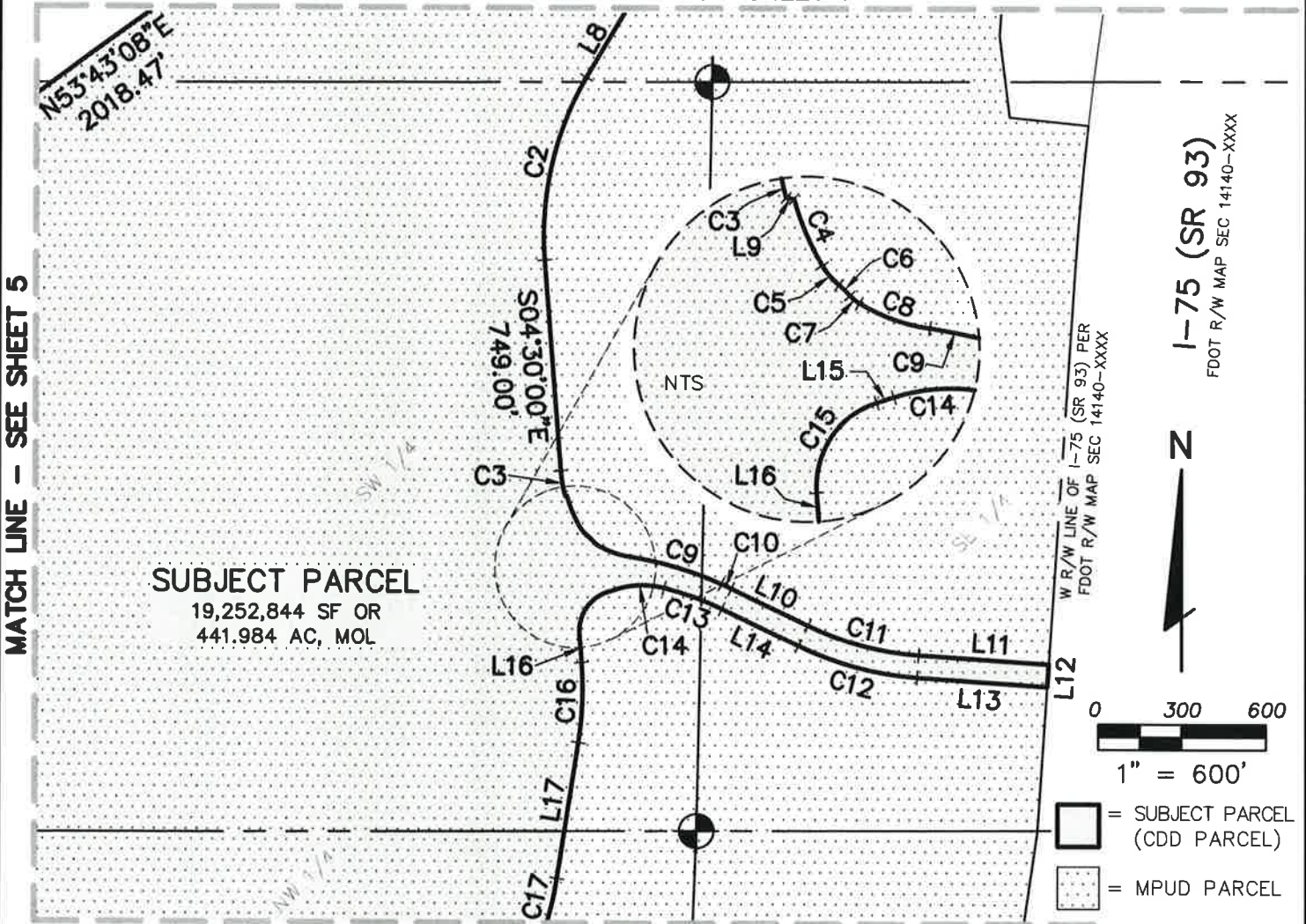
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 7



NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC. PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR KEY MAP AND LEGEND
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PBC



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LICENSE NUMBER LS 6971
STATE OF FLORIDA

8-23-2024

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°34'53"W	160.67'
L2	S22°21'26"E	524.19'
L3	N75°16'46"E	226.35'
L4	S38°20'27"E	497.57'
L5	S16°03'01"E	211.58'
L6	S65°24'42"W	373.63'
L7	N39°21'50"E	314.81'
L8	S30°30'00"W	460.36'
L9	S80°32'04"E	6.63'
L10	S64°30'00"E	302.99'
L11	S86°04'23"E	459.34'
L12	S03°54'41"W	80.00'
L13	N86°04'23"W	459.36'
L14	N64°30'00"W	302.99'
L15	S72°00'00"W	30.26'
L16	S04°30'00"E	100.34'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S09°00'00"W	488.00'
L18	S44°10'02"E	103.31'
L19	S41°27'20"E	22.04'
L20	S18°15'20"W	60.63'
L21	S09°19'49"W	119.58'
L22	S08°49'59"W	109.27'
L23	S19°29'37"W	56.19'
L24	S09°43'34"W	8.48'
L25	S89°57'31"W	486.54'
L26	N12°45'17"W	181.98'
L27	S82°46'39"W	254.87'
L28	S41°58'44"E	15.75'
L29	S02°00'41"W	167.17'
L30	S14°13'04"W	50.48'
L31	S00°16'45"E	83.49'
L32	S89°20'40"W	50.83'

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PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 P.B.C.



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STATE OF FLORIDA

8-23-2024

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	1240.00'	435.90'	433.66'	S20°25'45"W	020°08'29"	N79°38'29"W
C2	1106.00'	675.62'	665.16'	S13°00'00"W	035°00'00"	-
C3	471.00'	91.16'	91.01'	S10°02'40"E	011°05'20"	-
C4	465.00'	120.73'	120.39'	S23°22'22"E	014°52'32"	N74°03'54"E
C5	115.00'	42.81'	42.56'	S41°28'28"E	021°19'38"	-
C6	138.00'	25.78'	25.74'	S46°47'12"E	010°42'10"	-
C7	65.00'	20.37'	20.28'	S50°24'39"E	017°57'04"	-
C8	315.00'	125.70'	124.87'	S70°49'06"E	022°51'49"	-
C9	1245.37'	333.03'	332.04'	S73°17'36"E	015°19'18"	S09°02'45"W
C10	1200.00'	39.54'	39.53'	S65°26'38"E	001°53'16"	S23°36'44"W
C11	1092.00'	411.16'	408.74'	S75°17'12"E	021°34'23"	-
C12	1172.00'	441.28'	438.68'	N75°17'12"W	021°34'23"	-
C13	1120.00'	215.55'	215.22'	N70°00'49"W	011°01'37"	-
C14	306.00'	173.43'	171.12'	S88°14'11"W	032°28'23"	-
C15	146.00'	194.94'	180.78'	S33°45'00"W	076°30'00"	-
C16	1208.00'	284.84'	284.18'	S02°15'18"W	013°30'35"	-
C17	1208.00'	855.56'	837.79'	S29°17'23"W	040°34'46"	-
C18	1206.93'	117.74'	117.69'	S80°01'15"W	005°35'21"	N12°46'25"W
C19	1038.00'	1451.87'	1336.38'	S42°42'26"W	080°08'27"	-

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

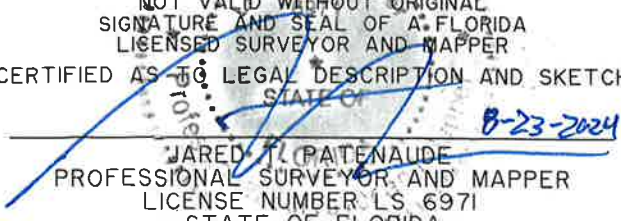
SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCD: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBG



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

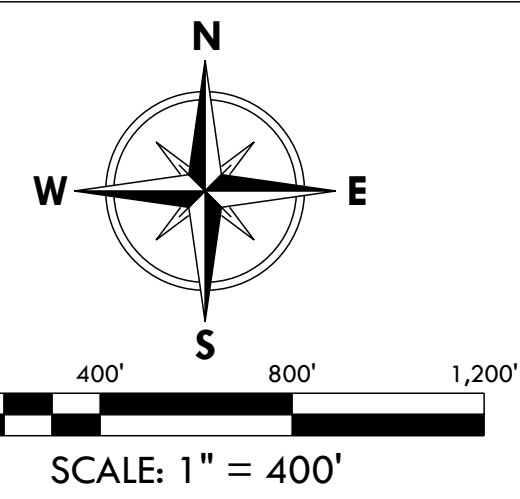
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

8-23-2024



DEVELOPMENT SUMMARY		
SUBCATEGORY	LAND USE (1)	S.F./DU
CORPORATE CENTER (2)		
	Commercial	155,000 s.f.
	Light Industrial	250,000 s.f.
	Warehouse	250,000 s.f.
	Multifamily	500 units
	Office	250,000 sq. ft.
	Townhouse	150 units
	Hotel	250 rooms
	Total Acreage	153
INTERSTATE EMPLOYMENT AND MIXED USE		
	Commercial	35,000
	Warehouse	2,500,000
	Office	250,000
	Total Acreage	248
MULTIFAMILY		
	Multifamily	1,050
	Total Acreage	64
SINGLE FAMILY		
	Single Family	600
	Total Acreage	293
SINGLE FAMILY ESTATE		
	Single Family	27
	Total Acreage	27
	Grand Total	785

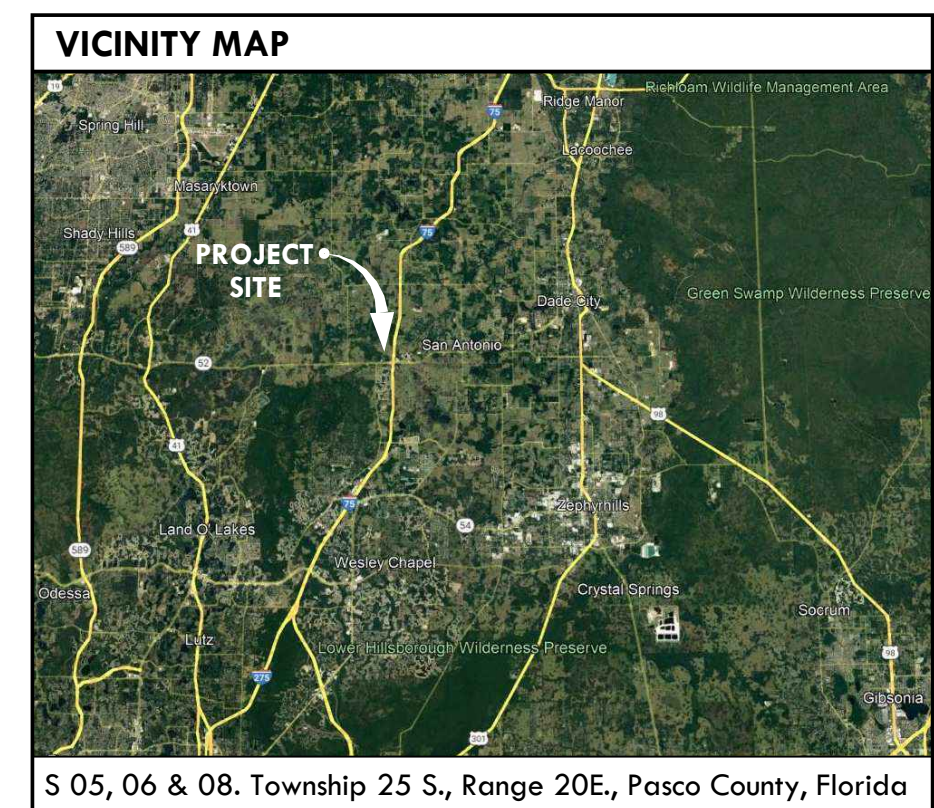
(1) Maximum Residential Densities for each corresponding subcategory are as follows: Corporate Center- 32 du/ga; Multifamily- 24 du/ga; Single Family- 3 du/ga; Single Family Estate- 1 du/ga
 (2) Corporate Center acreage and entitlements shall include parcels with Mixed Use (MU) FLU designation.

- NOTES**
- THE TIMING OF DEVELOPMENT OF SPECIFIC LAND USES AND DEVELOPMENT PARCELS MAY PROCEED IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER. THERE IS NO REQUIRED GEOGRAPHIC PHASING FOR THE PROJECT. THE DEVELOPMENT PARCELS SHOWN ON THE MASTER PLAN DO NOT IMPLY OR REQUIRE PHASING OF ANY TYPE.
 - THERE ARE NO CRITICAL LINKAGES OR WELLHEAD PROTECTION AREAS ON OR WITHIN 1000' OF THE PROPERTY.
 - WATER AND WASTEWATER UTILITIES WILL BE PROVIDED BY PASCO COUNTY UTILITIES. THERE IS AN EXISTING 36" RECLAIMED WATER MAIN, 12" WATER MAIN, AND 8" FORCE MAIN LOCATED ON THE SOUTH SIDE OF STATE ROAD 52.
 - THE DEVELOPER SHALL ESTABLISH LEGAL ENTITIES SUCH AS HOMEOWNERS' ASSOCIATIONS, PROPERTY OWNERS' ASSOCIATIONS, AND/OR COMMUNITY DEVELOPMENT DISTRICTS (CDD) FOR THE MAINTENANCE OF COMMON AREAS WITHIN THE PROPERTY. COMMON AREAS LOCATED ENTIRELY WITHIN MULTIFAMILY, NON-RESIDENTIAL OR MIXED-USE PARCELS WITHIN THE MPUD MAY BE MAINTAINED BY THE APPLICABLE LANDOWNER. SEE CONDITIONS OF APPROVAL FOR CONDITIONS REGULATING THE SAME.
 - PENDING DEVELOPMENT, INTERIM SILVICULTURAL AND/OR AGRICULTURAL ACTIVITIES SHALL BE ALLOWED TO OCCUR ON THE PROPERTY UNTIL THE UNDERLYING PORTION OF THE PROPERTY IS DEVELOPED.
 - SPECIFIC REVIEW AND APPROVAL OF NEIGHBORHOOD PARKS WILL BE CONDUCTED AT EACH PDP/PSP REVIEW.
 - THE VEHICULAR ACCESS POINTS AND ROADWAYS SHOWN ON THE MASTER PLAN ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS OF EACH ACCESS POINT AND ROADWAYS SHALL BE DETERMINED AT TIME OF REVIEW WITH THE CORRESPONDING PDP/PSP WITHOUT REQUIRING AN AMENDMENT TO THE MPUD.
 - OVERALL PROJECT PERIMETER BUFFERS SHALL BE IN ACCORDANCE WITH PASCO LDC. INTERIOR BUFFERS SHALL NOT BE REQUIRED IN THE INTERSTATE EMPLOYMENT AND MIXED USE AND CORPORATE CENTER PARCELS.
 - POST-DEVELOPMENT WETLAND ACREAGES AND CATEGORIES IDENTIFIED ON THE MASTER PLAN AND DATA TABLE ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND ROAD CROSSINGS. FORMAL WETLAND DELINEATION WAS APPROVED BY SWFWMD ON SEPTEMBER 5, 2023 (PERMIT NO. 869576/42047110.000)
 - ROADWAY CIRCULATION SUBJECT CHANGE BASED ON FINAL WETLAND AND OTHER SURVEYS, PERMITTING, AND FINAL SITE ENGINEERING.
 - SITE DATA TABLE ESTIMATES ARE BASED UPON CONCEPTUAL PLANS ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.
 - PERMITTED LAND USES ARE SUBJECT TO USES PERMITTED BY EACH APPLICABLE SUBCATEGORY, WHICH MATCHES THE SUBCATEGORY OF THE APPLICABLE PORTIONS OF THE GATEWAY HUB (FLUC). LAND USE EXCHANGES WILL BE SUBJECT TO THE LAND USE EQUIVALENCY MATRIX (LUEM) AND MPUD CONDITIONS OF APPROVAL. LUEM EXCHANGES SHALL NOT CONSTITUTE AN AMENDMENT TO THE MPUD AND SHALL BE APPROVED ADMINISTRATIVELY BY THE COUNTY ADMINISTRATOR OR DESIGNEE.

LEGEND

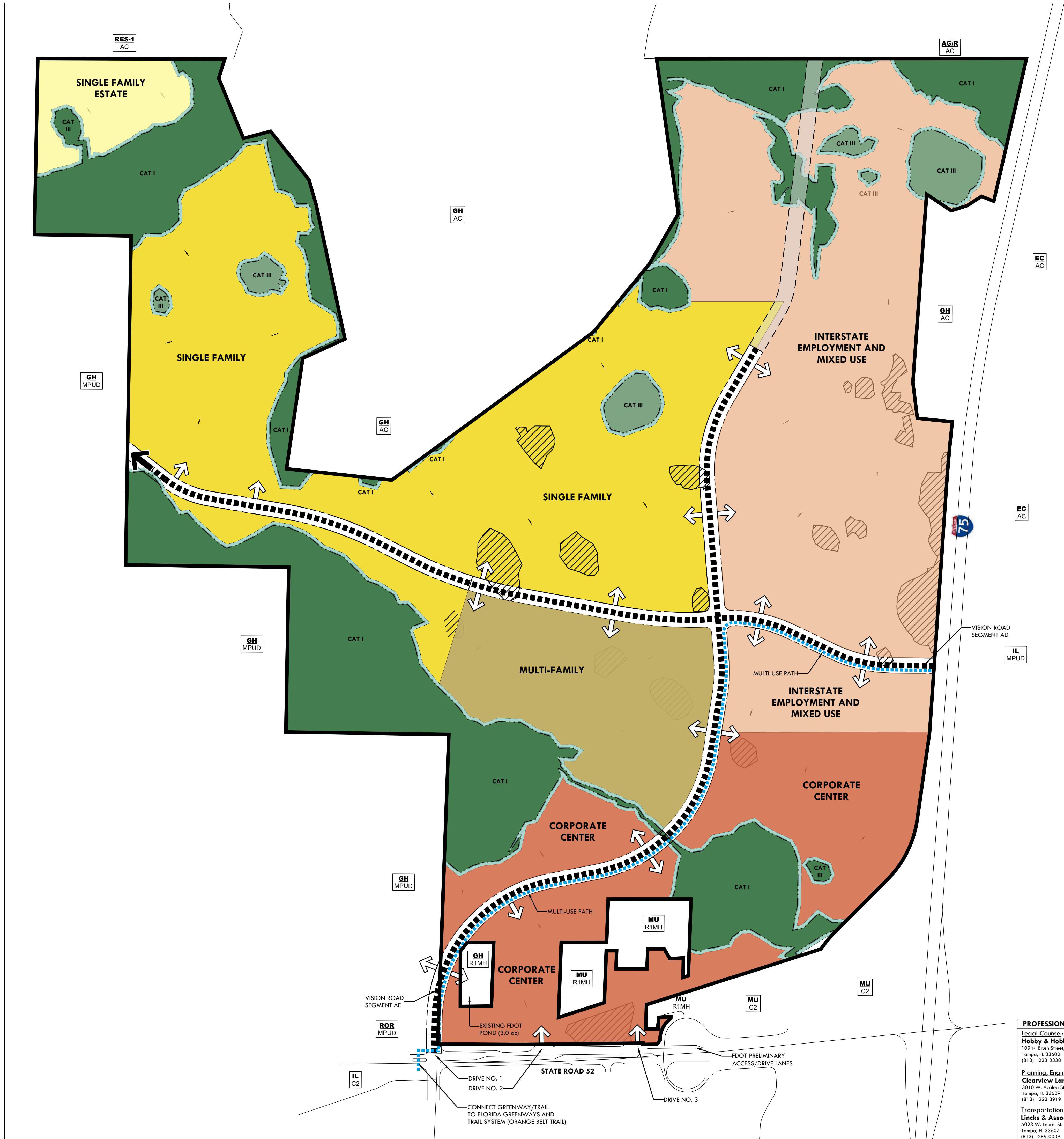
- MPUD BOUNDARY
- PROPOSED VISION ROAD
- ORANGE BELT TRAIL (SEE CONDITIONS OF APPROVAL)
- ROW DEDICATION ONLY
- WETLANDS (CLASS I)
- WETLANDS (CLASS III)
- PRELIMINARY WETLAND IMPACTS
- 25' WETLAND BUFFER
- SINGLE FAMILY ESTATE
- SINGLE FAMILY
- MULTI FAMILY
- INTERSTATE EMPLOYMENT AND MIXED USE
- CORPORATE CENTER
- EXTERNAL ACCESS POINT
- INTERNAL ACCESS POINT
- EXISTING DRAINAGE FLOW DIRECTION
- ADJ. FUTURE LAND USE ADJ. ZONING

NOTES:
ALL ACCESS POINTS AND MULTI-USE PATH ALIGNMENTS ARE SHOWN FOR GRAPHICAL CLARITY AND RE SUBJECT FOR MODIFICATION BASED ON FINAL ENGINEERING.



SITE DATA TABLE

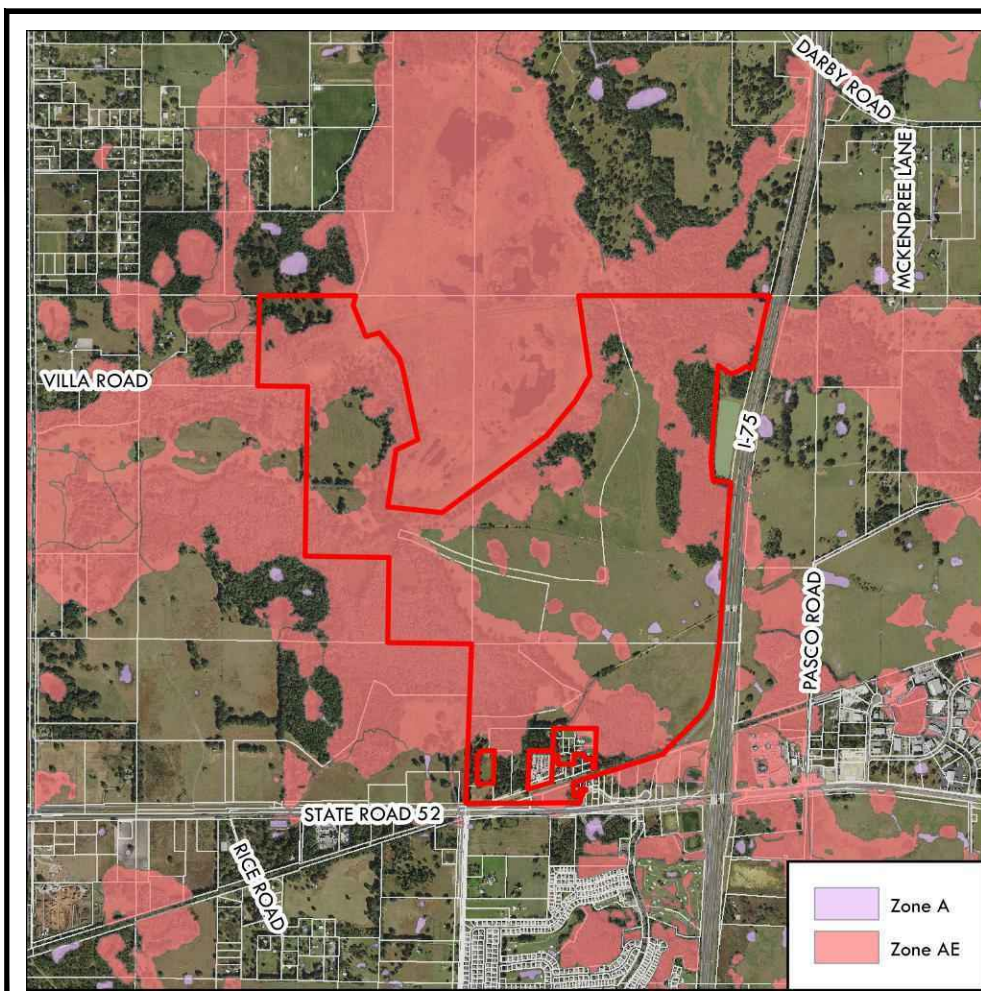
Gross Acres	785
Upland Acres (Post-Development)	617.85
Wetlands (Post Development)	167.15
Wetlands (Pre-Development)	192.72
Category I	153.26
Category II	0
Category III	39.46
Existing Zoning	AC, R1MH, C2
Proposed Zoning	MPUD
Existing Future Land Use	Gateway Hub, Mixed Use



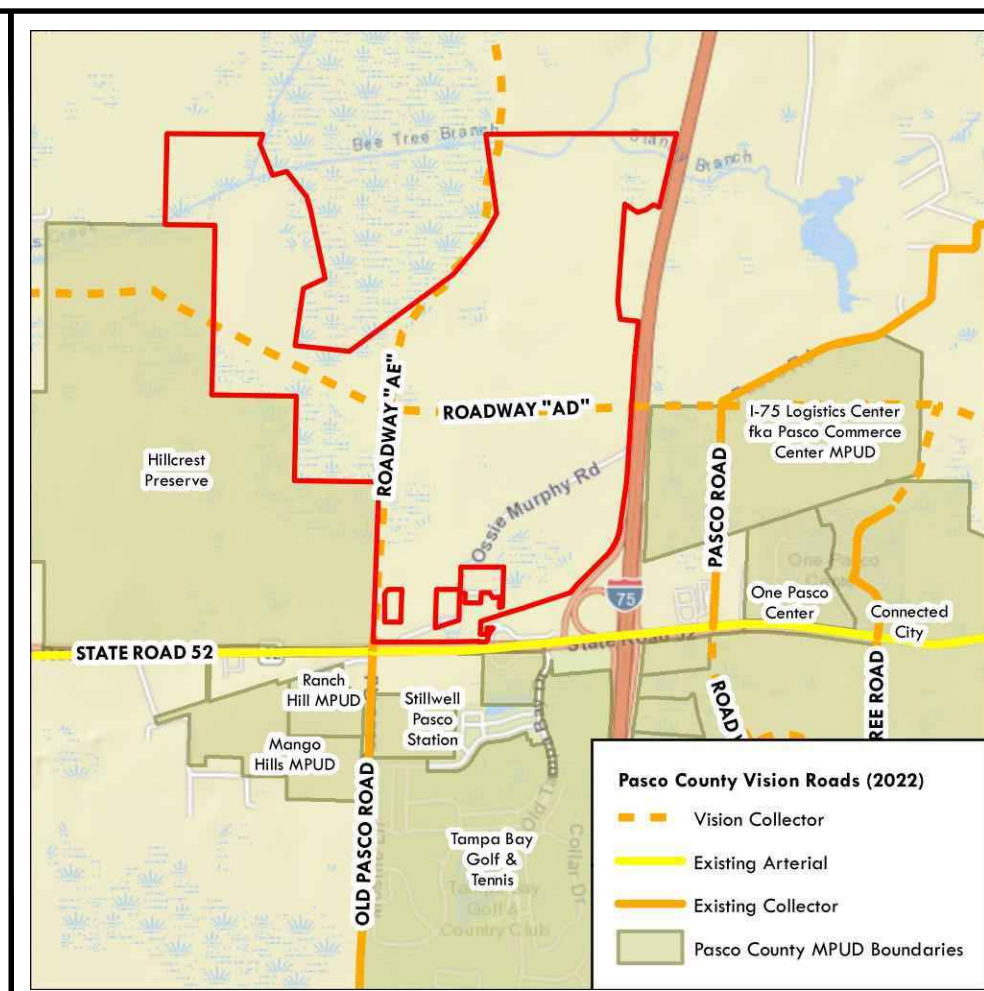
**MASTER DEVELOPMENT PLAN
 KD52 MPUD
 Pasco County, Florida
 Rezoning Petition No: 7712**

<p>PROFESSIONAL TEAM</p> <p>Legal Counsel: Hobby & Hobby, P.A. 109 N. Brash Street, Suite 230 Tampa, FL 33602 (813) 223-3338</p> <p>Planning, Engineering: Clearview Land Design, P.L.L.C. 3010 W. Azalea St., Suite 150 Tampa, FL 33609 (813) 223-3919</p> <p>Transportation Engineer: Lincks & Associates 5023 W. Laurel St. Tampa, FL 33607 (813) 289-0039</p>	<p>Property Owners: MU LandCo Liquidating Company, LLC SF LandCo Liquidating Company, LLC 11512 Lake Mead Avenue, Suite 603 Jacksonville, FL 32256</p> <p>Environmental: Harner Environmental Professional, Inc. 4252 Hay Road Lutz, FL 33559 (813) 907-9500</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SUBMITTAL</td> <td>02.14.23</td> </tr> <tr> <td>REVISED PLAN</td> <td>09.29.23</td> </tr> <tr> <td>RESUBMITTAL</td> <td>10.24.23</td> </tr> </tbody> </table>	DESCRIPTION	DATE	SUBMITTAL	02.14.23	REVISED PLAN	09.29.23	RESUBMITTAL	10.24.23	<p>PREPARED FOR:</p> <p align="center">Hines</p> <p>11512 Lake Mead Avenue Suite 603 Jacksonville, FL 32256</p>	<p>PREPARED BY:</p> <p align="center">Clearview LAND DESIGN, P.L.L.C.</p> <p>Registered Business Number: RY28858 3010 W Azeele Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3919</p>
		DESCRIPTION	DATE									
SUBMITTAL	02.14.23											
REVISED PLAN	09.29.23											
RESUBMITTAL	10.24.23											
<p>DRAWN: GIRALDO JOB NO.: S52-KD-001</p>		<p>CHECKED: LOVE DATE: 02/14/2023 FILE: MPUD.dwg</p>										

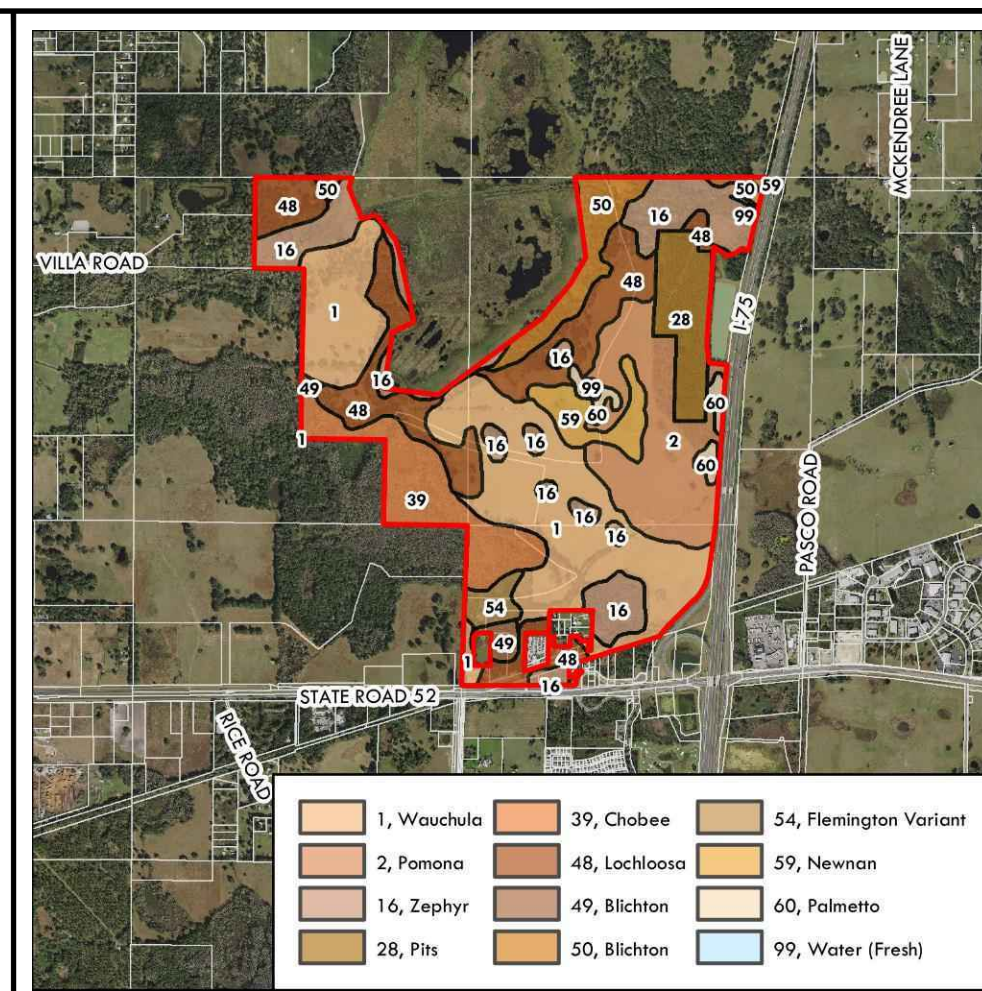
SHEET 1 OF 2



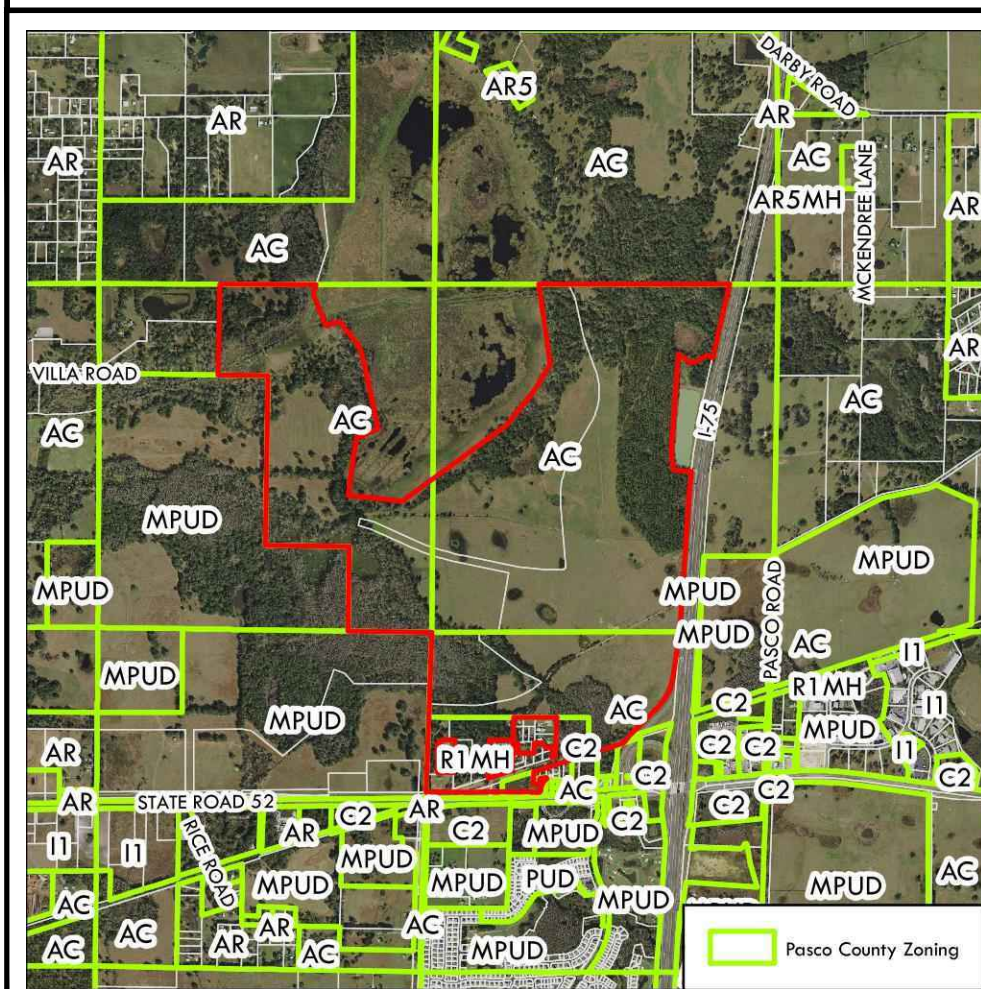
FEMA MAP Source: Pasco County



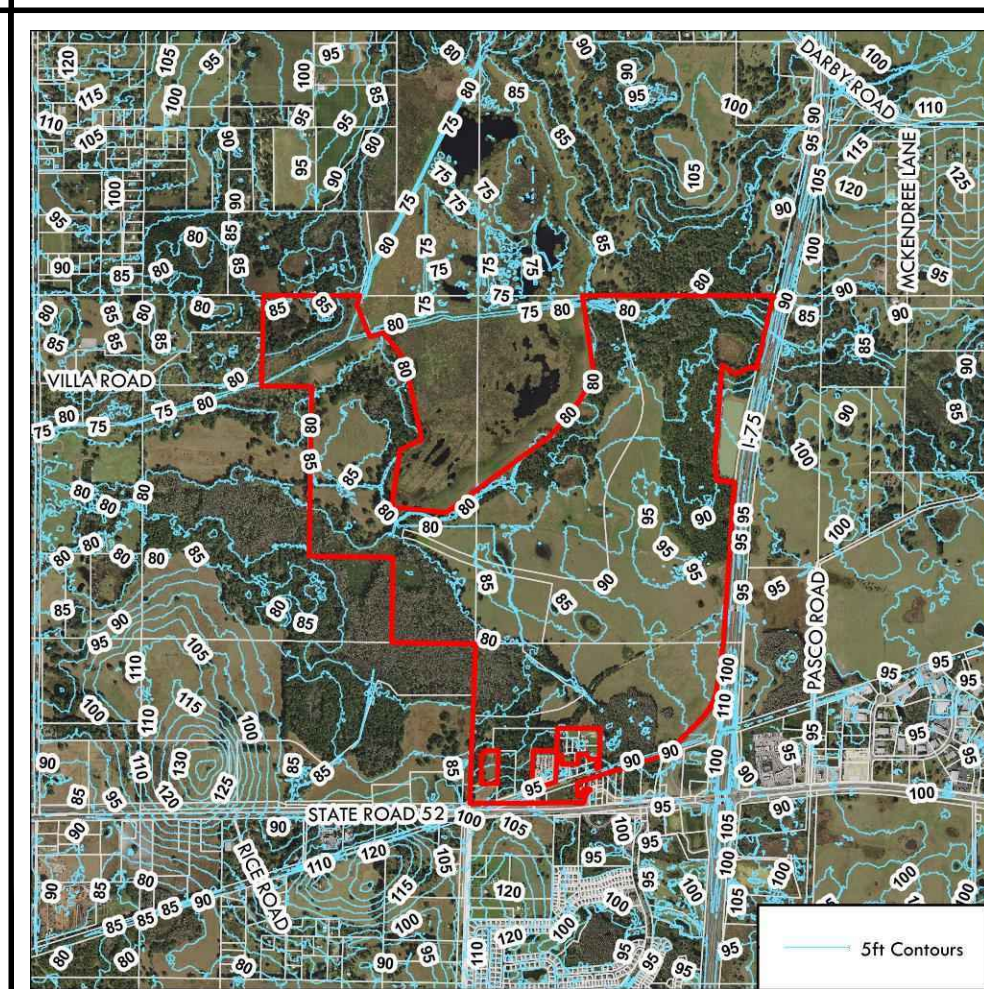
MAJOR PROJECTS & EXISTING / PROPOSED VISION ROADS



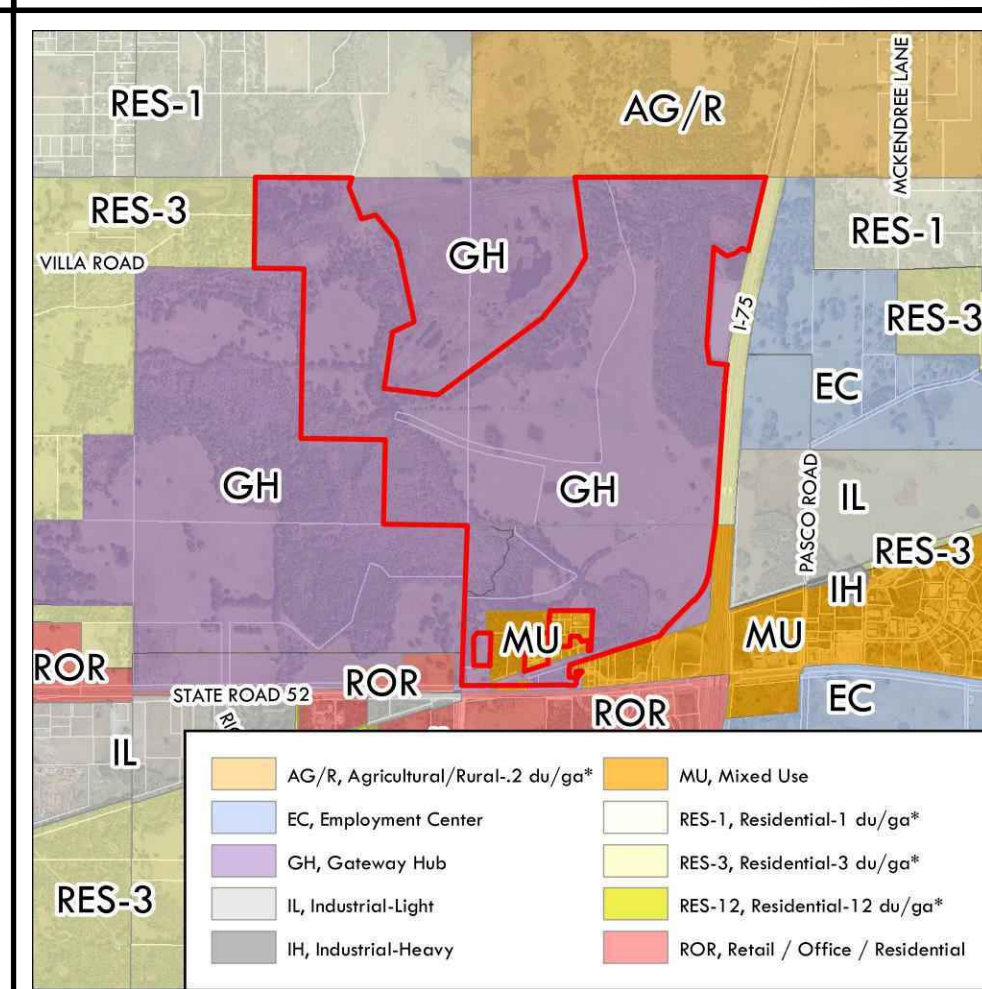
SOILS MAP Source: NRCS / Pasco County



EXISTING ZONING MAP Source: Pasco County



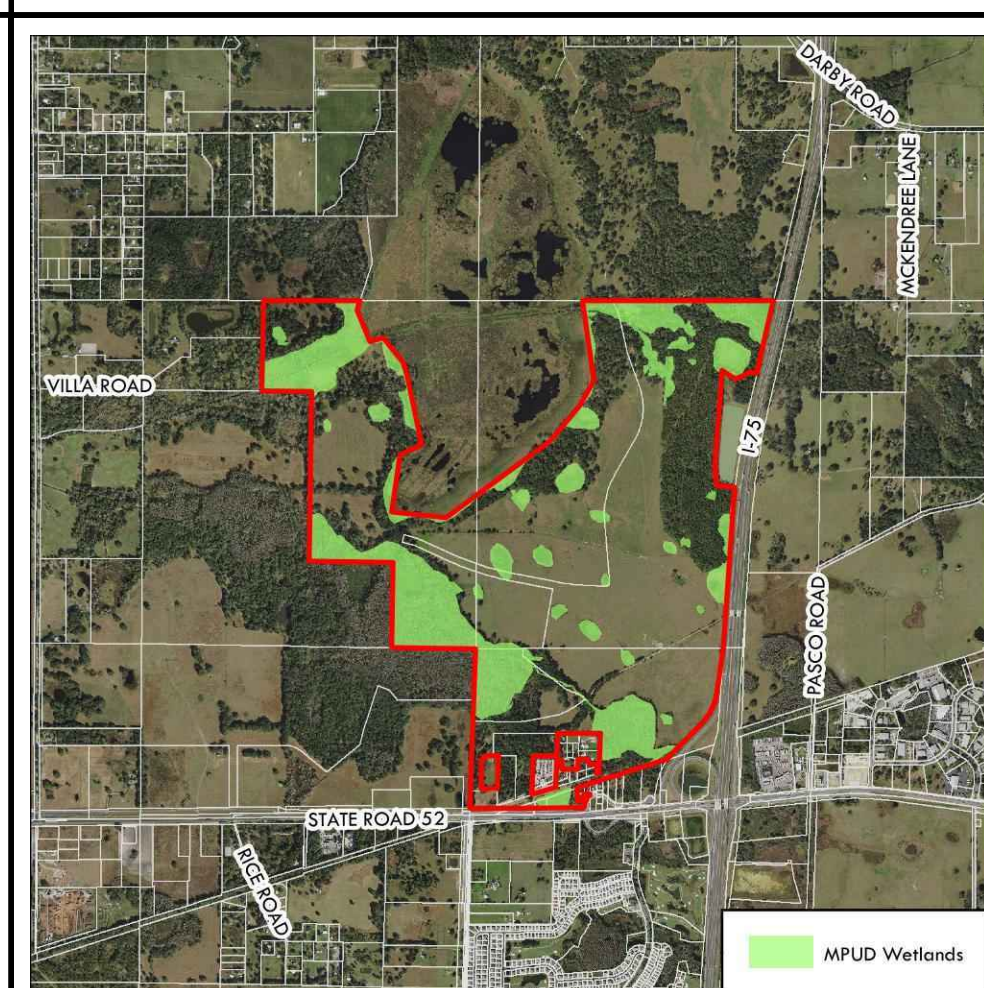
5' FT CONTOUR MAP Source: Pasco Lidar



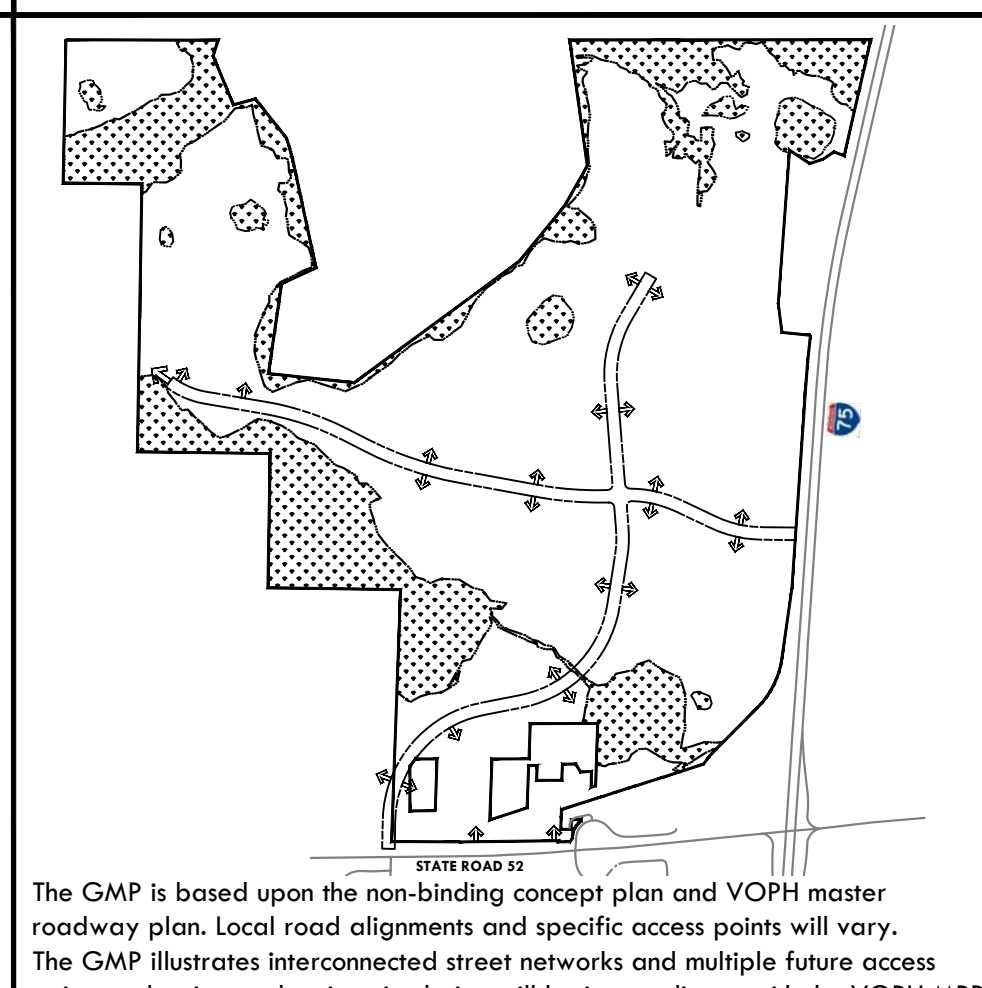
EXISTING FUTURE LAND USE MAP Source: Pasco County



PARCEL ID MAP Source: Pasco County POA



WETLANDS MAP Source: Approved SWFWMD



GENERALIZED MOBILITY PLAN

NON-RESIDENTIAL DIMENSIONAL STANDARDS								
PRODUCT TYPE	LOT SIZE	MINIMUM					MAXIMUM	
		FRONT SETBACK (1)	SIDE YARD WHEN ADJOINING RESIDENTIAL	SIDE YARD WHEN ADJOINING NON-RESIDENTIAL	REAR YARD WHEN ADJOINING RESIDENTIAL	REAR YARD WHEN ADJOINING NON-RESIDENTIAL	LOT COVERAGE	BUILDING HEIGHT
NON-RESIDENTIAL & VERTICALLY MIXED USE (INCLUDING RESIDENTIAL)	N/A	10'	30'	0'	30'	0'	100%	N/A

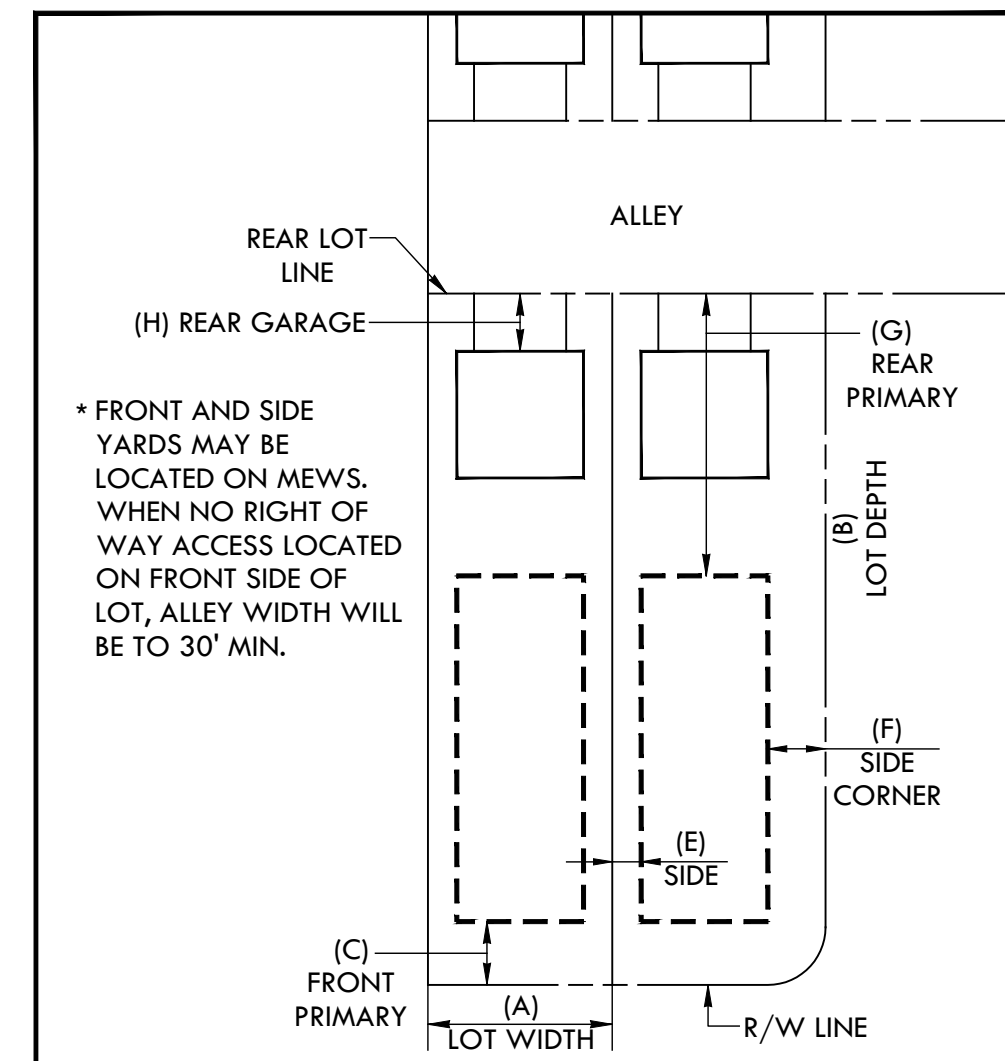
NOTES:

- Minimum Front Setback shall be 20 feet from right-of-way (or back of curb if private road).
- Balconies, porches, stoops, roof overhangs may encroach upon front and corner lot side setback, and balconies and roof overhangs may encroach upon rear setback, but in no case shall extend over the property/parcel boundary.

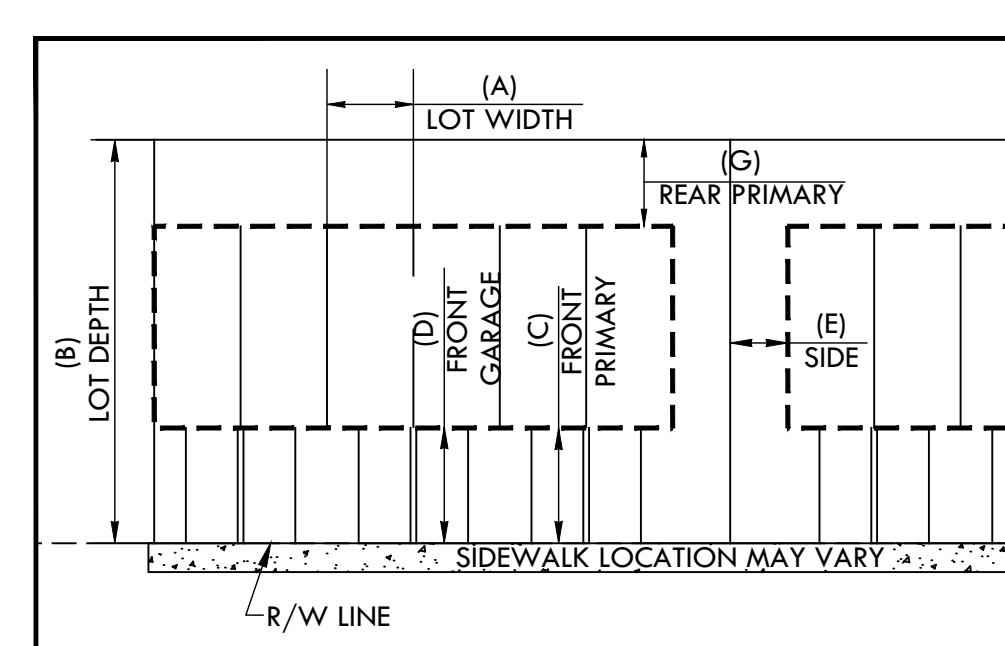
RESIDENTIAL DIMENSIONAL STANDARDS						
LOT TYPE	MIN. LOT SIZE		FRONT LOADED			
	WIDTH (A)	DEPTH (B)	FRONT (C)	SIDE (E) (2)	REAR (G)	CORNER (F)
SF TOWNHOME	15'	60'	15'	0'/7.5'	10'	15'
SF VILLA	25'	60'	15'	0'/7.5'	10'	15'
SF DETACHED (1)	45'	110'	15'	7.5'	10'	15'
MULTI-FAMILY	40'	90'	15'	5'	10'	15'

REAR LOADED						
LOT TYPE	MIN. LOT SIZE		PRIMARY UNIT SETBACK			
	WIDTH (A)	DEPTH (B)	FRONT (C)	SIDE (E) (2)	REAR (G)	CORNER (F)
SF TOWNHOME	15'	60'	10'	0'/7.5'	10'	15'
SF VILLA	25'	60'	10'	0'/5'	10'	15'
SF DETACHED (1)	30'	90'	10'	5'	10'	15'
MULTI-FAMILY	40'	90'	10'	5'	10'	15'

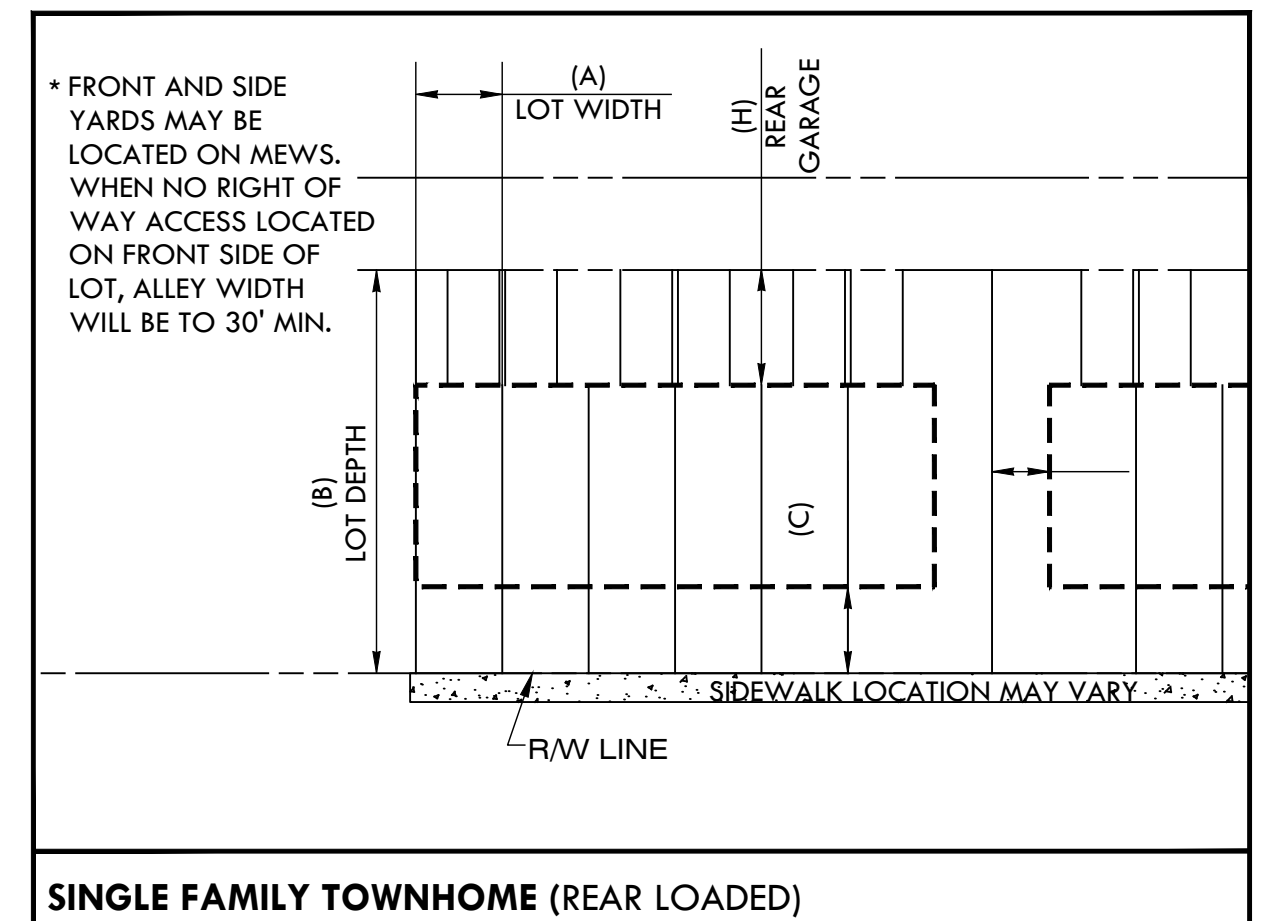
- NOTES:**
- For Single Family Estate Subcategory – LDC Section 515 R-2 Low Density Residential District standards apply.
 - 0' Feet for Interior Property Lines.
 - Single Family Detached Lots: 7.5' side setback required for all front loaded single family lots with a width less than 50'. For larger width lots and rear loaded product, side setbacks may be reduced to no less than 5 feet in compliance with LDC 902.2.K.2.b. Fences may be permitted but may not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.
 - Garage setbacks on rear loaded lots will be measured from the edge of the alley right-of-way.
 - A 10' minimum front setback from any property line when oriented towards the street or 0' setback when oriented toward greenway/mew & 20' for all other setbacks.
 - Balconies, porches, stoops, and roof overhangs may encroach upon front setback and corner lot side setback. Balconies and roof overhangs may encroach upon the rear setback. In no case shall any encroachments extend over the property/parcel boundary.
 - There shall be no maximum height.



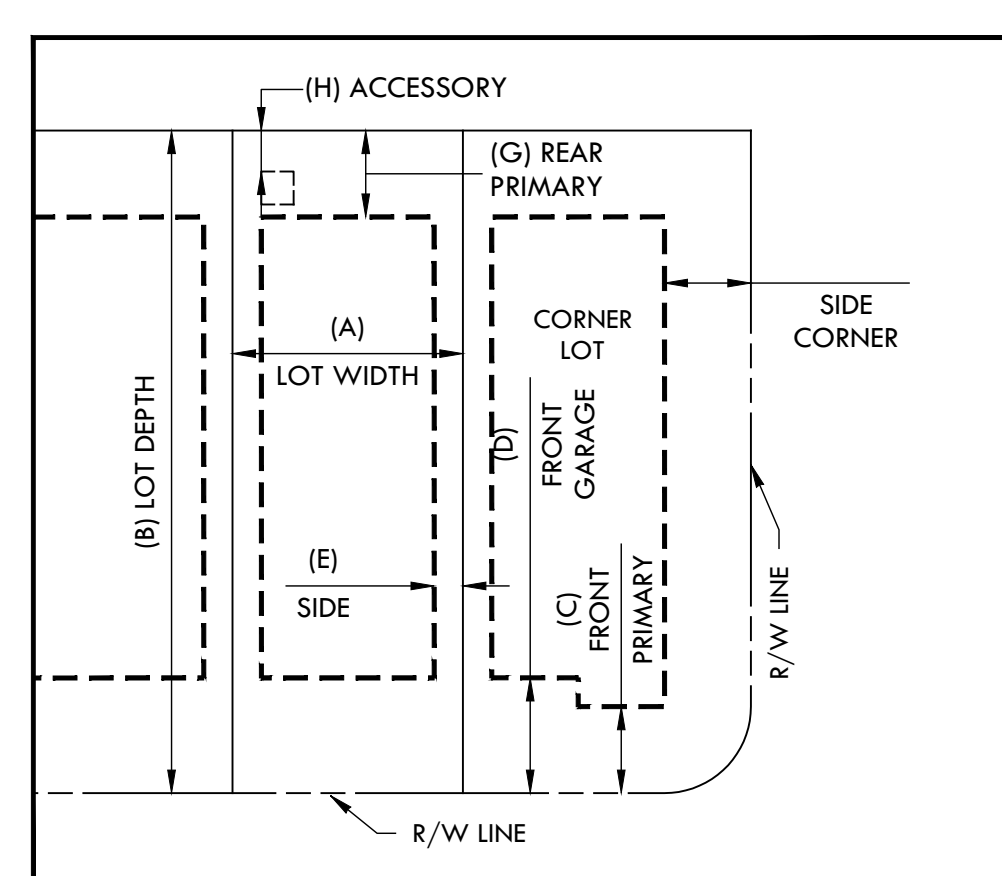
SINGLE FAMILY DETACHED (REAR LOADED LOT DETAIL)



SINGLE FAMILY TOWNHOME (FRONT LOADED)



SINGLE FAMILY TOWNHOME (REAR LOADED)



SINGLE FAMILY DETACHED (FRONT LOADED LOT DETAIL)

PROFESSIONAL TEAM

Legal Counsel:
Hobby & Hobby, P.A.
 109 N. South Street, Suite 230
 Tampa, FL 33602
 (813) 223-3338

Planning, Engineering:
Clearview Land Design, P.L.L.C.
 3010 W. Azalea St., Suite 150
 Tampa, FL 33609
 (813) 223-3919

Transportation Engineer:
Link & Associates
 5023 W. Laurel St.
 Tampa, FL 33607
 (813) 288-0039

Property Owners:
MU LandCo Liquidating Company, LLC
SF LandCo Liquidating Company, LLC
 11512 Lake Mead Avenue, Suite 603
 Jacksonville, FL 32256

Environmental:
Harner Environmental Professional, Inc.
 4252 Hay Road
 Lutz, FL 33559
 (813) 907-9500

DESCRIPTION
SUBMITTAL
REVISED PLAN
RESUBMITTAL

Hines

Clearview LAND DESIGN, P.L.L.C.

EXHIBIT 3

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

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

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

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

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

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

[signatures on following page]

Executed this 7th day of October, 2024.

WITNESSES:



Name: Kellie Hines
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256



Name: April Day-Wolff
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256

MU LANDCO LIQUIDATING COMPANY, LLC,
a Delaware limited liability company

By: MU SR52 LLC, its sole member

By: Hines MU SR52 MM LLC, its managing member

By: Hines MU SR52 Associates LP, its sole member

By: Hines Interests Limited Partnership, its general partner



Name: Lane Gardner
Title: Senior Managing Director

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of October, 2024, by Lane Gardner, as Senior Managing Director of MU LANDCO LIQUIDATING COMPANY LLC, who is personally known to me or produced _____ as identification.





(Official Notary Signature & Seal)

Print Name: Kellie M. Hines
Notary Public, State of Florida

Exhibit A: Property Description

Executed this 7th day of October, 2024.

WITNESSES:


Name: Kellie Hines
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256


Name: Gilbert Wong
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256

SF LANDCO LIQUIDATING COMPANY, LLC, a
Delaware limited liability company

By: SF SR52 LLC, its sole member

By: Hines SF SR52 MM LLC, its managing
member

By: Hines SF SR52 Associates LP, its sole
member

By: Hines Interests Limited Partnership, its
general partner


Name: Lane Gardner
Title: Senior Managing Director

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of October, 2024, by Lane Gardner, as Senior Managing Director of SF LANDCO LIQUIDATING COMPANY LLC, who is personally known to me or produced _____ as identification.




(Official Notary Signature & Seal)

Print Name: Kellie M. Hines
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land lying in Sections 5, 6 and 8, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N89°08'49"W, along the South line of the Southeast 1/4, of the Southeast 1/4 of said Section 6, for 1,312.49 feet, to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence N00°58'55"E, along the West line of said Southeast 1/4, of the Southeast 1/4 of Section 6, for 1,327.22 feet, to the Southeast corner of the Northwest 1/4 of said Southeast 1/4 of Section 6; thence N89°11'43"W, along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,313.41 feet, to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 6; thence N00°56'33"E, along the West line of said Northwest 1/4 of the Southeast 1/4 of Section 6, for 1,326.12 feet, to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence N00°57'49"E, along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 6, for 1,322.60 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence N89°11'44"W, along the South line of said Northeast 1/4 of the Northwest 1/4 of Section 6, for 779.00 feet; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, N01°06'51"E, for 1,417.14 feet, to the point of intersection with the North line of said Northeast 1/4 of the Northwest 1/4 of Section 6; thence S89°34'08"E, along said North line of the Northeast 1/4 of the Northwest 1/4 of Section 6, for 775.38 feet, to the Northwest corner of said Northeast 1/4 of Section 6; thence N89°56'47"E, along the North line of said Northeast 1/4 of Section 6, for 729.63 feet; thence leaving said North line of the Northeast 1/4 of Section 6, S17°34'53"W, for 160.67 feet; thence S22°21'26"E, for 524.19 feet; thence N75°16'46"E, for 226.35 feet; thence S38°20'27"E, for 497.57 feet; thence S16°03'01"E, for 211.58 feet; thence S12°06'21"E, for 1,102.92 feet; thence S65°24'42"W, for 373.63 feet; thence S08°21'24"W, for 898.97 feet; thence S83°52'13"E, for 852.32 feet; thence N53°43'08"E, for 2,018.47 feet; thence N39°21'50"E, for 314.81 feet; thence N90°00'00"E, for 1,289.33 feet, to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N79°38'29"W, having a radius of 1,240.00 feet, a central angle of 20°08'29", an arc length of 435.90 feet, and a chord bearing S20°25'45"W, for 433.66 feet, to the point of tangent; thence S30°30'00"W, for 460.36 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 1,106.00 feet, a central angle of 35°00'00", an arc length of 675.62 feet, and a chord bearing S13°00'00"W, for 665.16 feet, to the point of tangent; thence S04°30'00"E, for 749.00 feet, to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 471.00 feet, a central angle of 11°05'20", an arc length of 91.16 feet, and a chord bearing S10°02'40"E, for 91.01 feet, to the point of intersection with a non-tangent line; thence S80°32'04"E, for 6.63 feet, to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N74°03'54"E, having a radius of 465.00 feet, a central angle of 14°52'32", an arc length of 120.73 feet, and a chord bearing S23°22'22"E, for 120.39 feet, to the point of compound curvature of a curve concave

[CONTINUED ON SHEET 2]

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 8-21-2024, RBG
2022-58A	1168	5, 6, 8	25S	20E	



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
8-23-2024
JARED T. PACENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 1]

Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 115.00 feet, a central angle of 21°19'38", an arc length of 42.81 feet, and a chord bearing S41°28'28"E, for 42.56 feet, to the point of reverse curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 138.00 feet, a central angle of 10°42'10", an arc length of 25.78 feet, and a chord bearing S46°47'12"E, for 25.74 feet, to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 65.00 feet, a central angle of 17°57'04", an arc length of 20.37 feet, and a chord bearing S50°24'39"E, for 20.28 feet, to the point of compound curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 315.00 feet, a central angle of 22°51'49", an arc length of 125.70 feet, and a chord bearing S70°49'06"E, for 124.87 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, with a radial bearing of S09°02'45"W, having a radius of 1,245.37 feet, a central angle of 15°19'18", an arc length of 333.03 feet, and a chord bearing S73°17'36"E, for 332.04 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S23°36'44"W, having a radius of 1,200.00 feet, a central angle of 01°53'16", an arc length of 39.54 feet, and a chord bearing S65°26'38"E, for 39.53 feet, to the point of tangent; thence S64°30'00"E, for 302.99 feet, to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 1,092.00 feet, a central angle of 21°34'23", an arc length of 411.16 feet, and a chord bearing S75°17'12"E, for 408.74 feet, to the point of tangent; thence S86°04'23"E, for 459.34 feet, to the point of intersection with the West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), according to Florida Department of Transportation (FDOT) Right-of-Way map Section 14140-XXXX; thence S03°54'41"W, along said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), for 80.00 feet; thence leaving said West Right-of-Way line of INTERSTATE 75 (STATE ROAD 93), N86°04'23"W, for 459.36 feet, to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 1,172.00 feet, a central angle of 21°34'23", an arc length of 441.28 feet, and a chord bearing N75°17'12"W, for 438.68 feet, to the point of tangent; thence N64°30'00"W, for 302.99 feet, to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 1,120.00 feet, a central angle of 11°01'37", an arc length of 215.55 feet, and a chord bearing N70°00'49"W, for 215.22 feet, to the point of compound curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 306.00 feet, a central angle of 32°28'23", an arc length of 173.43 feet, and a chord bearing S88°14'11"W, for 171.12 feet, to the point of tangent; thence S72°00'00"W, for 30.26 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 146.00 feet, a central angle of 76°30'00", an arc length of 194.94 feet, and a chord bearing S33°45'00"W, for 180.78 feet, to the point of tangent; thence S04°30'00"E, for 100.34 feet, to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 1,208.00 feet, a central angle of 13°30'35", an arc length of 284.84 feet, and a chord bearing S02°15'18"W, for 284.18 feet, to the point of intersection with a non-tangent line; thence S09°00'00"W, for 488.00 feet, to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1,208.00 feet, a

[CONTINUED ON SHEET 3]

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 RBC



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED TORATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA
8-23-2024

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

[CONTINUED FROM SHEET 2]

central angle of 40°34'46", an arc length of 855.56 feet, and a chord bearing S29°17'23"W, for 837.79 feet, to the point of intersection with a non-tangent line; thence S44°10'02"E, for 103.31 feet; thence S41°27'20"E, for 22.04 feet; thence S18°15'20"W, for 60.63 feet; thence S09°19'49"W, for 119.58 feet; thence S08°49'59"W, for 109.27 feet; thence S19°29'37"W, for 56.19 feet; thence S09°43'34"W, for 8.48 feet, to the point of intersection with the North line of the plat of GASQUE'S SUBDIVISION, as recorded in Plat Book 2, Page 19, of the Public Records of Pasco County, Florida, same being the point of intersection with the North line of LOT C, according to said plat of GASQUE'S SUBDIVISION; thence S89°57'31"W, along the North line of said LOT C and the North line of LOT D, according to said plat of GASQUE'S SUBDIVISION, respectively, for 486.54 feet, to the Northwest corner of said LOT D; thence leaving said North line of the plat of GASQUE'S SUBDIVISION, N12°45'17"W, for 181.98 feet, to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N12°46'25"W, having a radius of 1,206.93 feet, a central angle of 05°35'21", an arc length of 117.74 feet, and a chord bearing S80°01'15"W, for 117.69 feet, to the point of intersection with a non-tangent line; thence S82°46'39"W, for 254.87 feet, to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1,038.00 feet, a central angle of 80°08'27", an arc length of 1,451.87 feet, and a chord bearing S42°42'26"W, for 1,336.38 feet, to the point of intersection with a non-tangent line; thence S41°58'44"E, for 15.75 feet; thence S02°00'41"W, for 167.17 feet; thence S14°13'04"W, for 50.48 feet; thence S00°16'45"E, for 83.49 feet, to the point of intersection with the North Right-of-Way line of STATE ROAD 52, according to said FDOT Right-of-Way map, Section 14140-XXXX; thence S89°20'40"W, along said North Right-of-Way line of STATE ROAD 52, for 50.83 feet, to the point of intersection with the West line of the Northwest 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence leaving said North Right-of-Way line of STATE ROAD 52, N02°04'22"E, along said West line of Northwest 1/4 of Section 8 (being the basis of bearings for this legal description), for 2,495.35 feet, to the POINT OF BEGINNING.

Containing 19,252,844 square feet or 441.984 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC, PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER: KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: NONE	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES REVISION 1: 8-21-2024-PBG
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH STATE OF FLORIDA

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

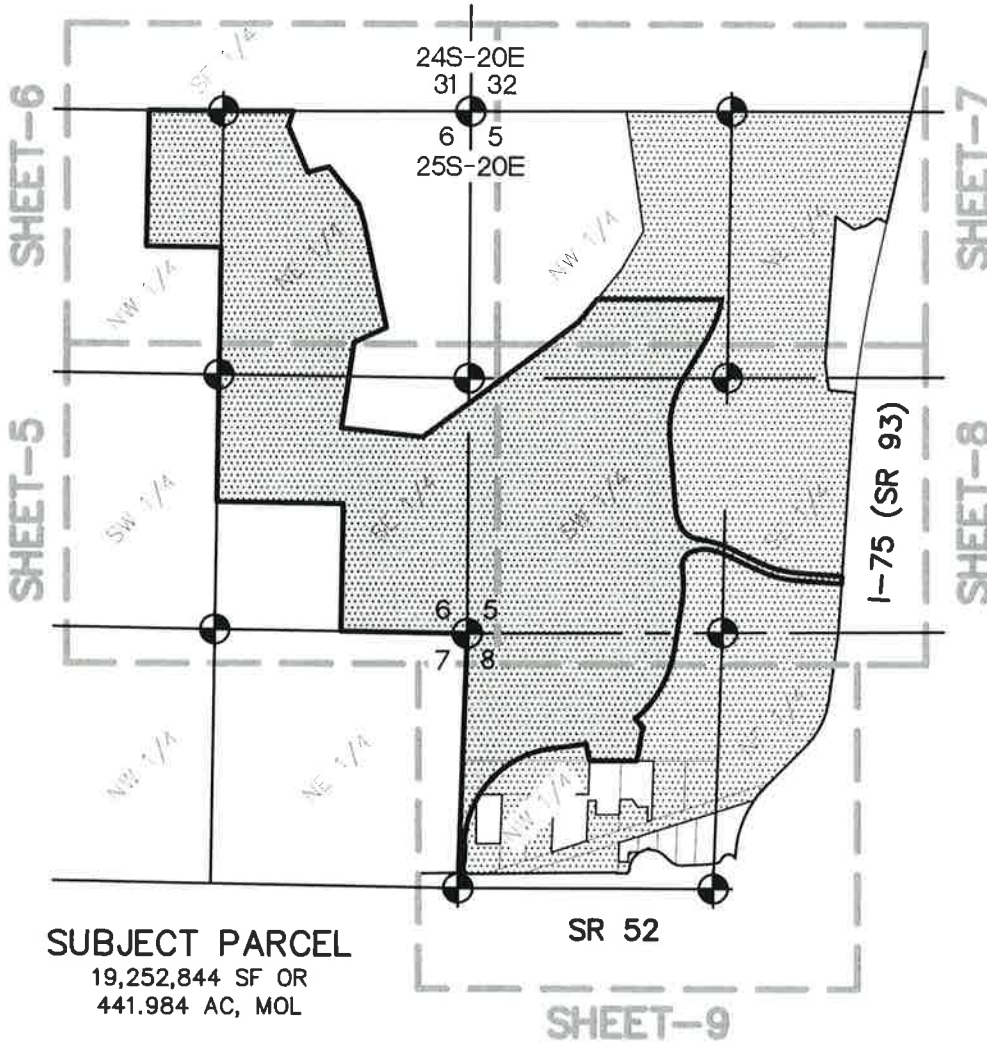
8-23-2024

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



SUBJECT PARCEL
19,252,844 SF OR
441.984 AC, MOL

SR 52

LEGEND: (FOR ALL SHEETS)

- AC = ACRES
- COR = CORNER
- EXT = EXTENSION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MOL = MORE OR LESS
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S'LY = SOUTHERLY
- W'LY = WESTERLY

- = SUBJECT PARCEL (CDD PARCEL)
- = MPUD PARCEL

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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=2000'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR KEY MAP AND LEGEND
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PPG

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STATE OF

Jared T. Patenaude
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

6-23-2024

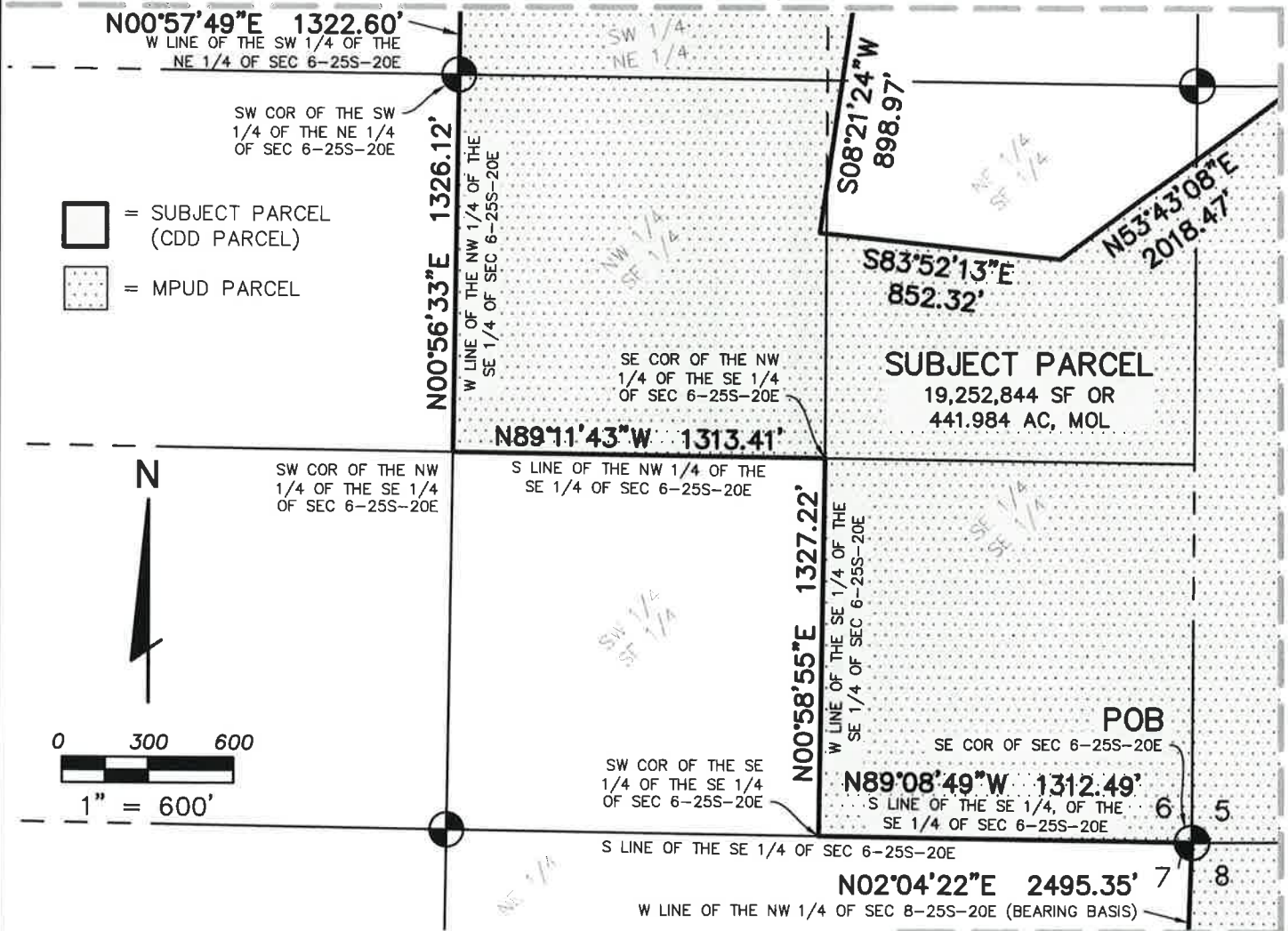
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 6



MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 9

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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBO

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LICENSE NUMBER LS 6971
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8-23-2024

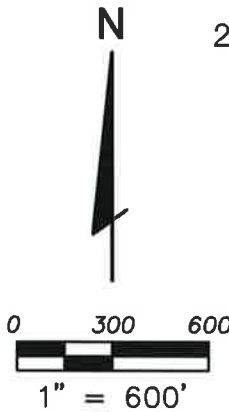
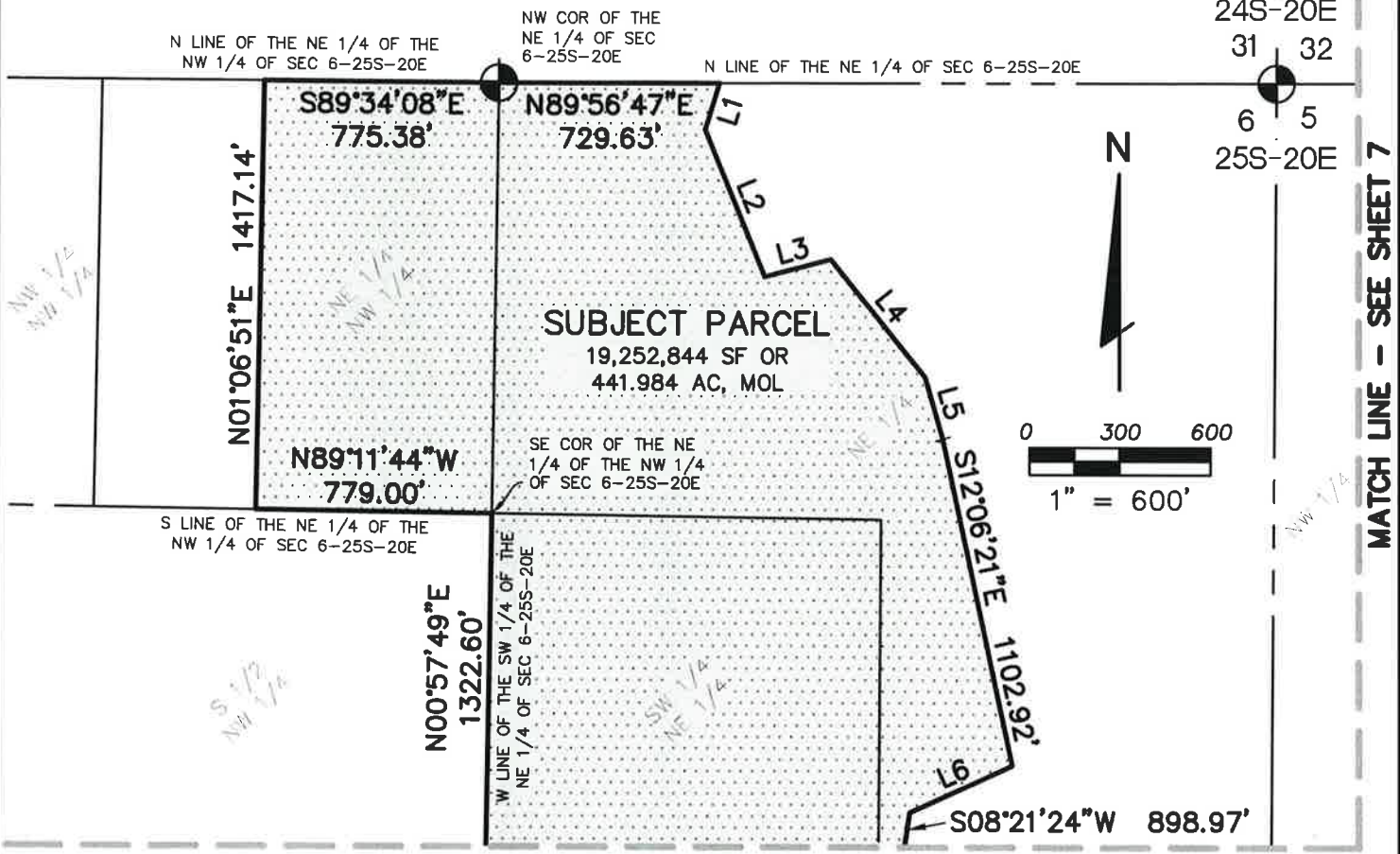
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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

-  = SUBJECT PARCEL (CDD PARCEL)
-  = MPUD PARCEL



MATCH LINE - SEE SHEET 5

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC. PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024 PBG



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PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA



8-23-2024

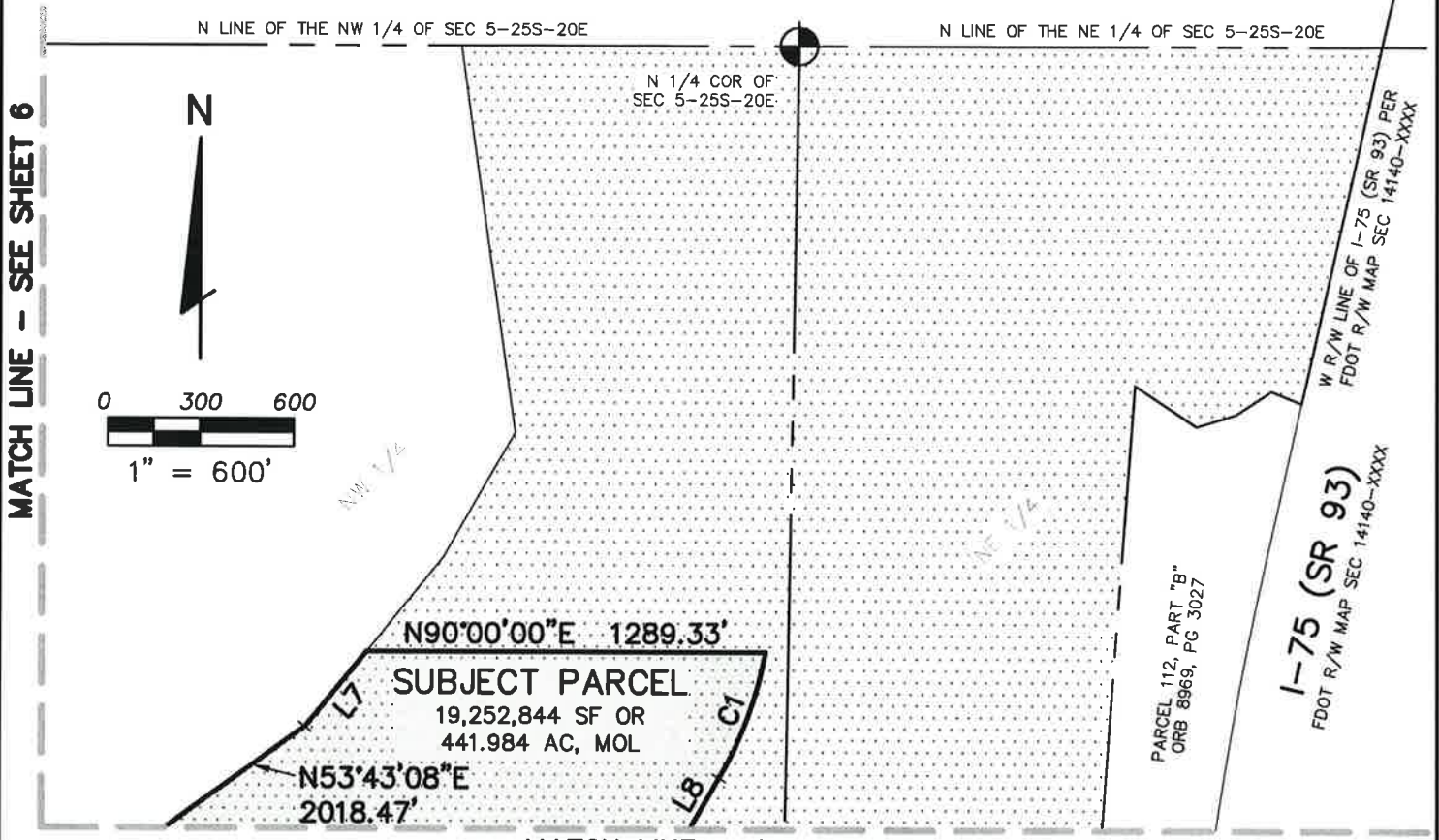
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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCD: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY, MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024, RBG



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 STATE OF FLORIDA

8-23-2024

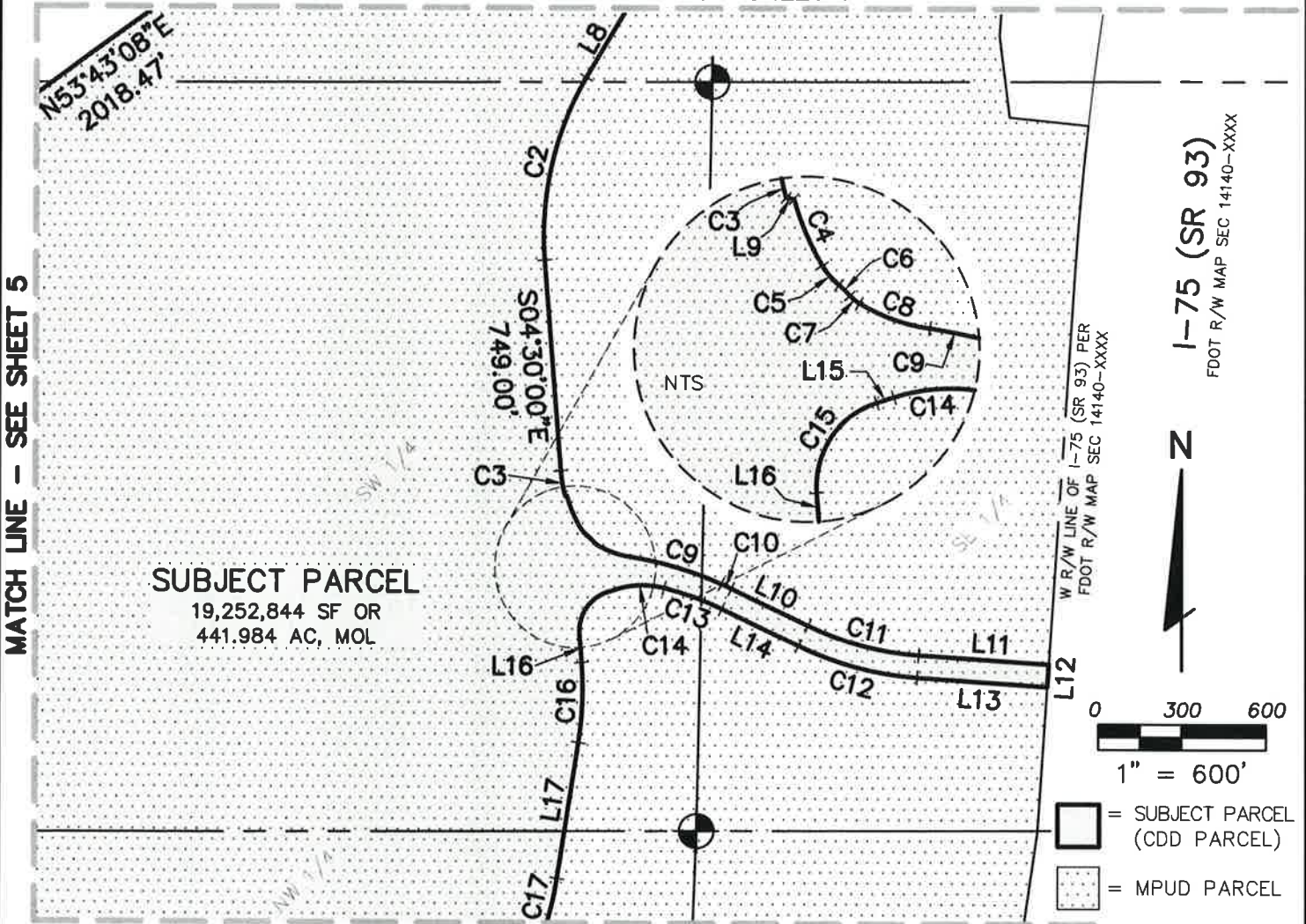
THIS IS NOT A FIELD SURVEY

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

MATCH LINE - SEE SHEET 7



SUBJECT PARCEL

19,252,844 SF OR
441.984 AC, MOL

MATCH LINE - SEE SHEET 9

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY TITLED "HINES ACQUISITIONS LLC. PASCO COUNTY, FLORIDA", PREPARED BY DENNIS J. BENHAM, PROJECT NUMBER, KRUSEN-DOUGLAS, DATED 2-2-2022, WITH A LATEST REVISION DATE OF 9-26-2022 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HINES

SHEET DESCRIPTION:

CDD PARCEL

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR KEY MAP AND LEGEND
SEE SHEET 5-II FOR SKETCH AND TABLES

REVISION 1: 8-21-2024 PBC



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF
JARED T. PATEMAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

8-23-2024

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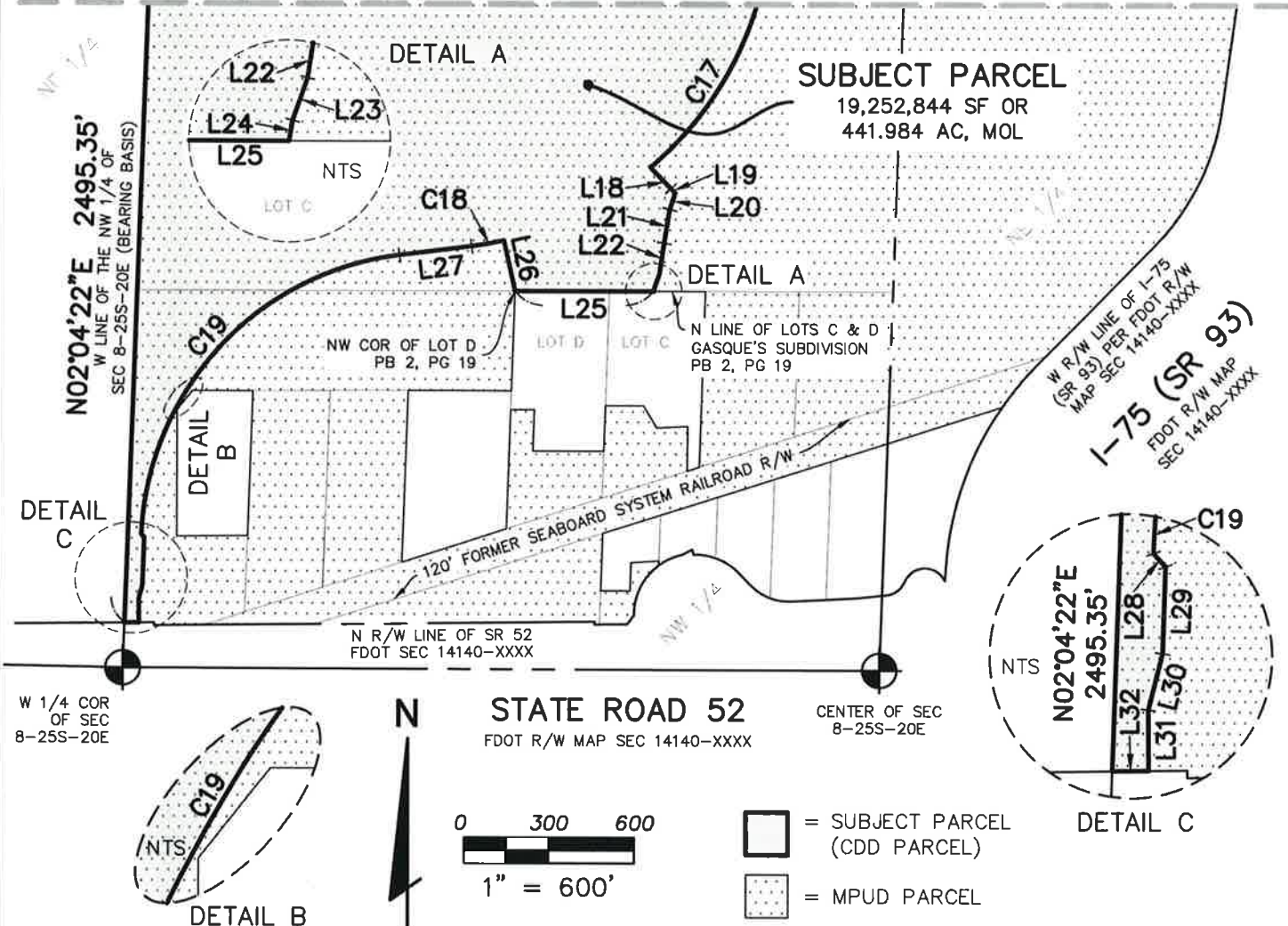
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SEE SHEET 5

MATCH LINE - SEE SHEET 8



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PREPARED FOR: **HINES**

SHEET DESCRIPTION: **CDD PARCEL**

SCALE: 1"=600'	DATE: 2-27-2023	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEET 4 FOR KEY MAP AND LEGEND SEE SHEET 5-II FOR SKETCH AND TABLES
JOB No.: 2022-58A	EPN: 1168	SECTION: 5, 6, 8	TOWNSHIP: 25S	RANGE: 20E	REVISION 1: 8-21-2024, ABC

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°34'53"W	160.67'
L2	S22°21'26"E	524.19'
L3	N75°16'46"E	226.35'
L4	S38°20'27"E	497.57'
L5	S16°03'01"E	211.58'
L6	S65°24'42"W	373.63'
L7	N39°21'50"E	314.81'
L8	S30°30'00"W	460.36'
L9	S80°32'04"E	6.63'
L10	S64°30'00"E	302.99'
L11	S86°04'23"E	459.34'
L12	S03°54'41"W	80.00'
L13	N86°04'23"W	459.36'
L14	N64°30'00"W	302.99'
L15	S72°00'00"W	30.26'
L16	S04°30'00"E	100.34'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S09°00'00"W	488.00'
L18	S44°10'02"E	103.31'
L19	S41°27'20"E	22.04'
L20	S18°15'20"W	60.63'
L21	S09°19'49"W	119.58'
L22	S08°49'59"W	109.27'
L23	S19°29'37"W	56.19'
L24	S09°43'34"W	8.48'
L25	S89°57'31"W	486.54'
L26	N12°45'17"W	181.98'
L27	S82°46'39"W	254.87'
L28	S41°58'44"E	15.75'
L29	S02°00'41"W	167.17'
L30	S14°13'04"W	50.48'
L31	S00°16'45"E	83.49'
L32	S89°20'40"W	50.83'

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8-23-2024

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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	1240.00'	435.90'	433.66'	S20°25'45"W	020°08'29"	N79°38'29"W
C2	1106.00'	675.62'	665.16'	S13°00'00"W	035°00'00"	-
C3	471.00'	91.16'	91.01'	S10°02'40"E	011°05'20"	-
C4	465.00'	120.73'	120.39'	S23°22'22"E	014°52'32"	N74°03'54"E
C5	115.00'	42.81'	42.56'	S41°28'28"E	021°19'38"	-
C6	138.00'	25.78'	25.74'	S46°47'12"E	010°42'10"	-
C7	65.00'	20.37'	20.28'	S50°24'39"E	017°57'04"	-
C8	315.00'	125.70'	124.87'	S70°49'06"E	022°51'49"	-
C9	1245.37'	333.03'	332.04'	S73°17'36"E	015°19'18"	S09°02'45"W
C10	1200.00'	39.54'	39.53'	S65°26'38"E	001°53'16"	S23°36'44"W
C11	1092.00'	411.16'	408.74'	S75°17'12"E	021°34'23"	-
C12	1172.00'	441.28'	438.68'	N75°17'12"W	021°34'23"	-
C13	1120.00'	215.55'	215.22'	N70°00'49"W	011°01'37"	-
C14	306.00'	173.43'	171.12'	S88°14'11"W	032°28'23"	-
C15	146.00'	194.94'	180.78'	S33°45'00"W	076°30'00"	-
C16	1208.00'	284.84'	284.18'	S02°15'18"W	013°30'35"	-
C17	1208.00'	855.56'	837.79'	S29°17'23"W	040°34'46"	-
C18	1206.93'	117.74'	117.69'	S80°01'15"W	005°35'21"	N12°46'25"W
C19	1038.00'	1451.87'	1336.38'	S42°42'26"W	080°08'27"	-

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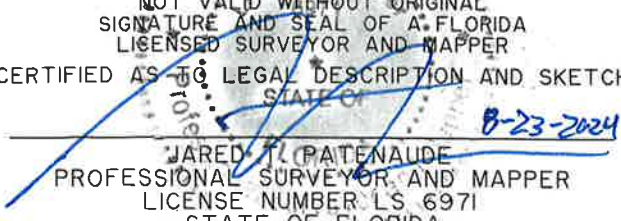
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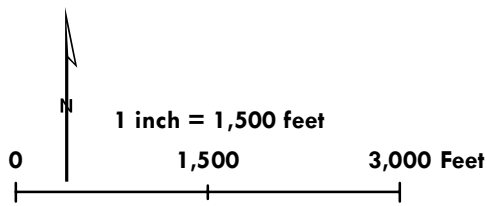
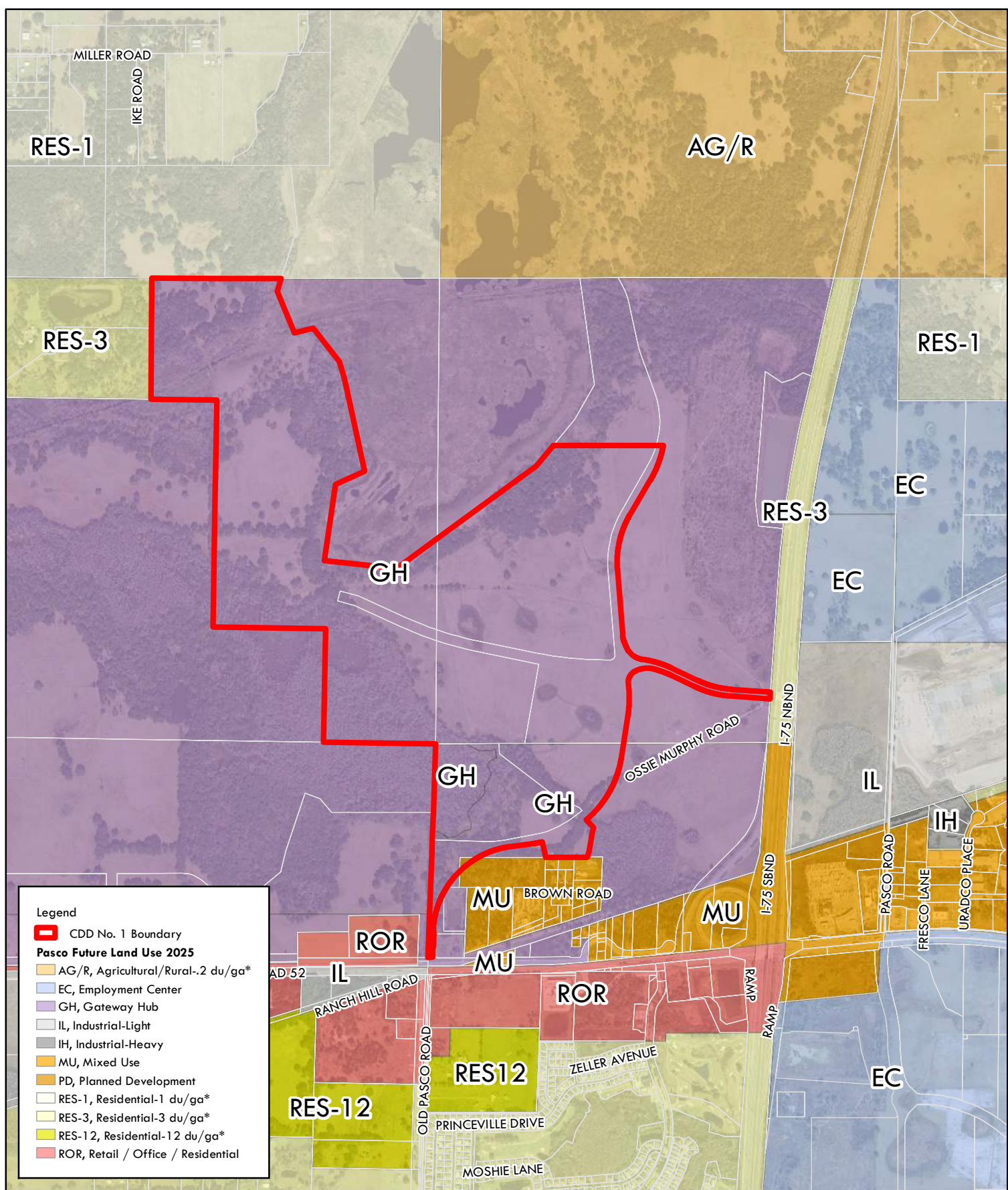
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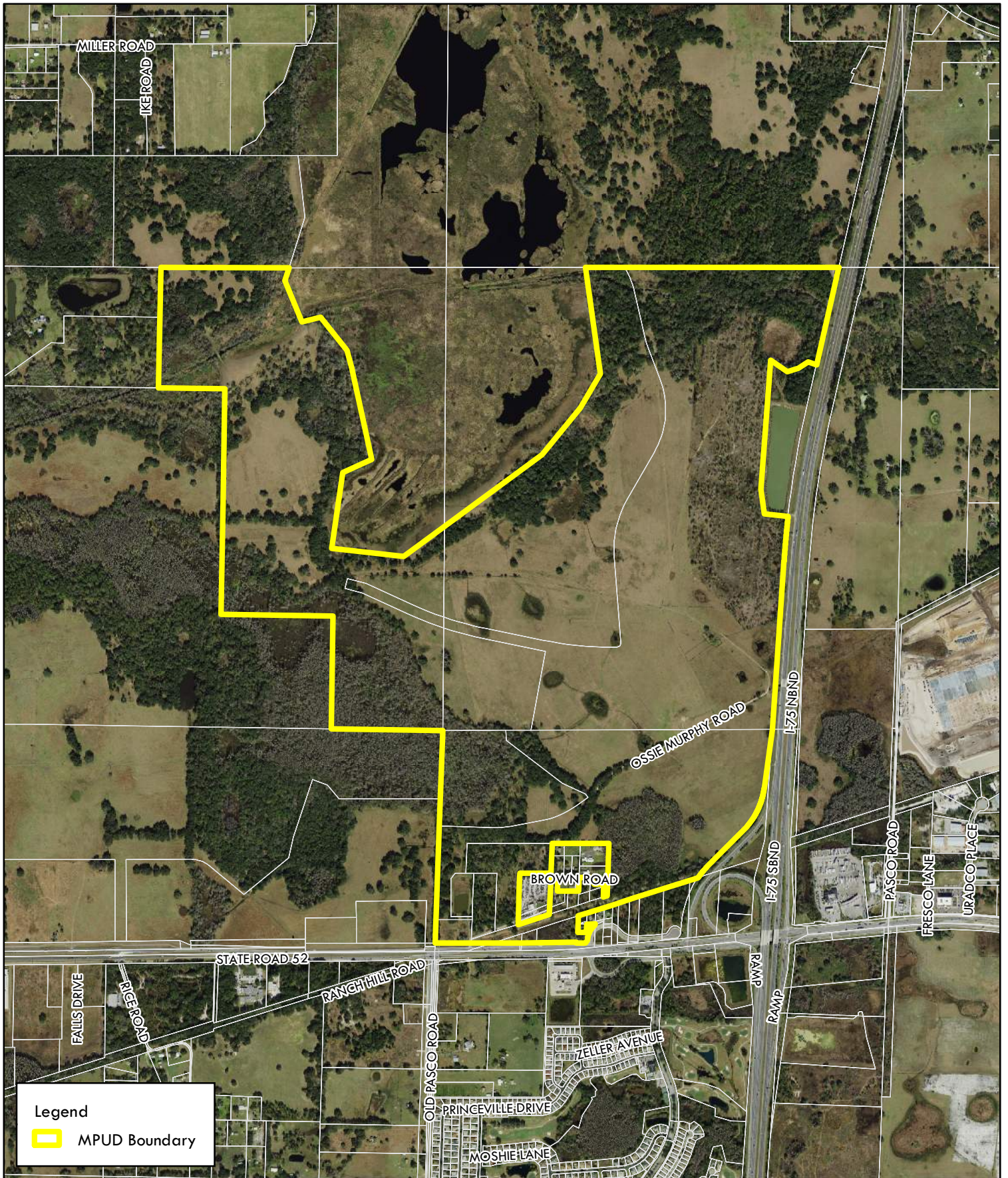
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STATE OF FLORIDA

8-23-2024


EXHIBIT 4

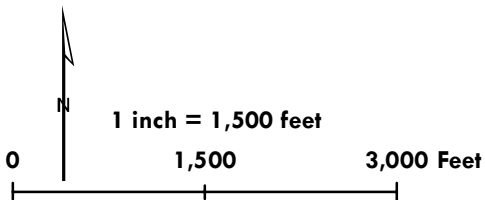


KD52 CDD No. 1
 Future Land Use Map



Legend

 MPUD Boundary

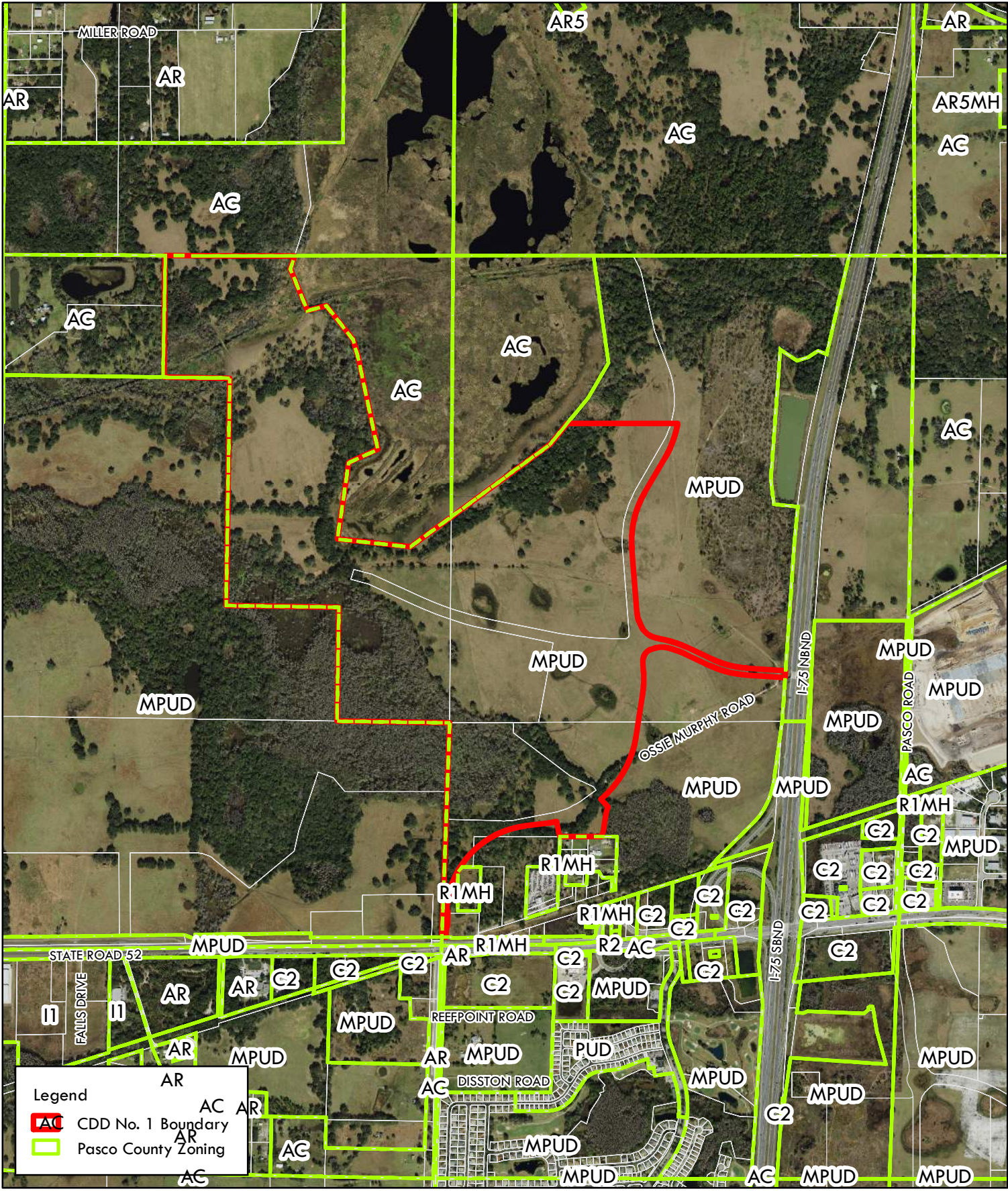


KD52 CDD No. 1
 MPUD Boundary Map



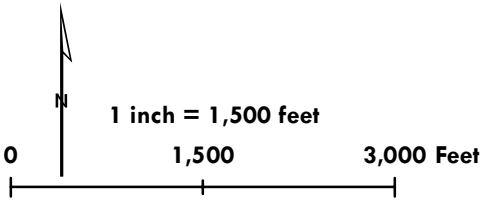
Clearview
 LAND DESIGN, P.L.

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



Legend

- AC CDD No. 1 Boundary
- Pasco County Zoning




KD52 CDD No. 1
Zoning Map



Clearview
 LAND DESIGN, P.L.
 3010 W. Azelee Street Suite 150
 Tampa, Florida 33609 (813) 223-3919

EXHIBIT 5


Legend

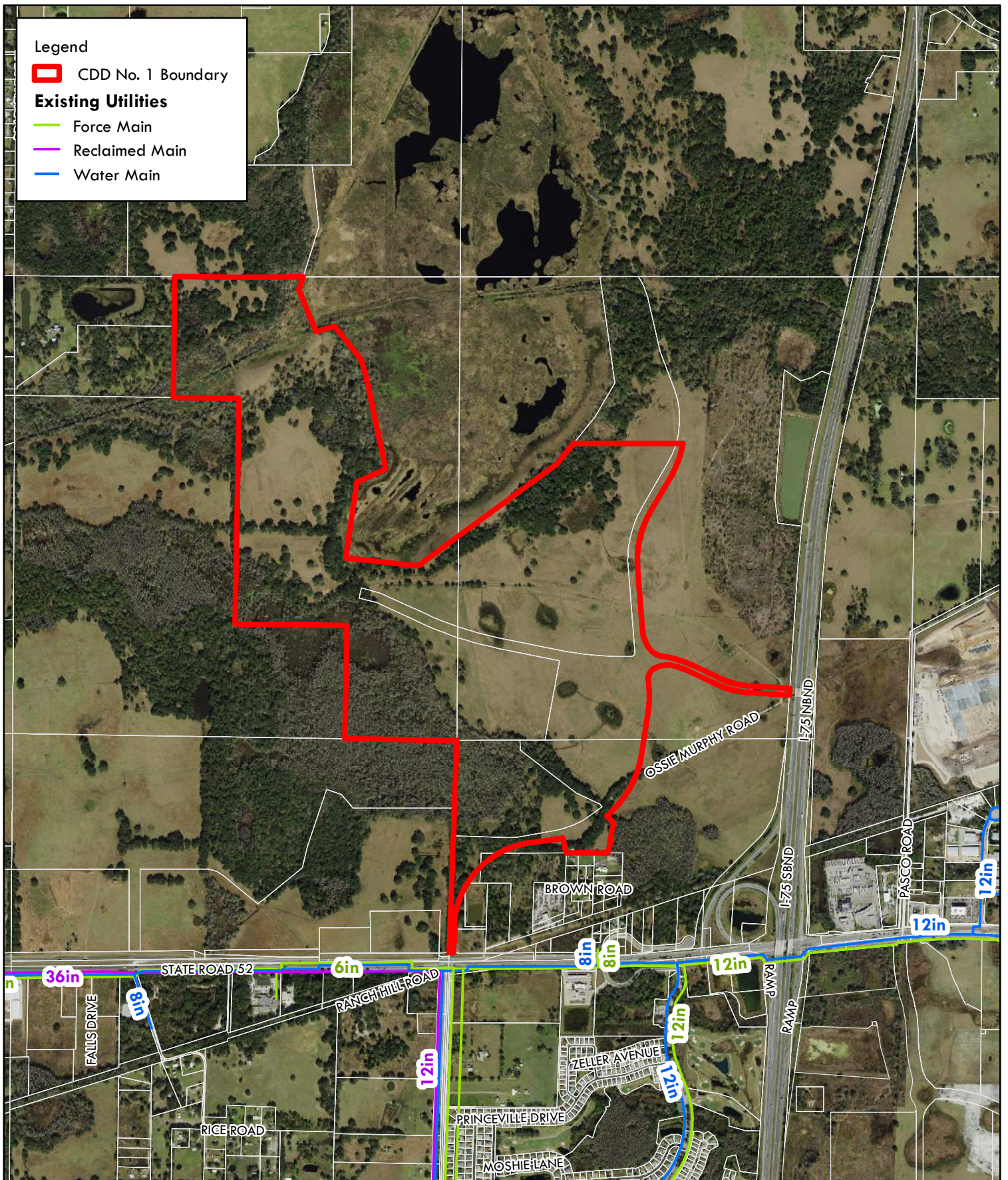
 CDD No. 1 Boundary

Existing Utilities

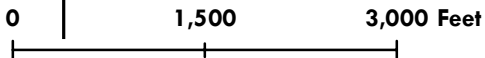
 Force Main

 Reclaimed Main

 Water Main



1 inch = 1,500 feet



KD52 CDD No. 1

Existing Utilities Map



Clearview
LAND DESIGN, P.L.

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

EXHIBIT 6

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below in the table.

Proposed Infrastructure Improvement	Ownership	Maintenance
COLLECTOR ROADWAYS - VISION ROADS	Pasco County ¹	Pasco County ¹
WATER/WASTEWATER, STORMWATER MANAGEMENT, DRAINAGE & EARTHWORK - MASTER INFRASTRUCTURE - VISION ROADS	Pasco County	Pasco County
PARCEL STORMWATER MANAGEMENT, DRAINAGE & EARTHWORK (EXCLUDING LOTS)	CDD / HOA	CDD / HOA
LANDSCAPE, HARDSCAPE & IRRIGATION - MASTER ROADWAYS	CDD / HOA	CDD / HOA
RESIDENTIAL ROADS	CDD / HOA	CDD / HOA
WATER/WASTEWATER - RESIDENTIAL ROADS	Pasco County	Pasco County
LANDSCAPE, HARDSCAPE & IRRIGATION - RESIDENTIAL	CDD / HOA	CDD / HOA
UNDERGROUND UTILITIES - RESIDENTIAL	WREC	WREC
MULTI-FAMILY SPINE ROADWAY	CDD / HOA	CDD / HOA
OFFSITE ROADWAY - SR 52 WIDENING	FDOT	FDOT
OFFSITE ROADWAY - ROAD AD EXTENSION	Pasco County	Pasco County
OFFSITE UTILITIES - OLD PASCO ROAD / SR 52 EXTENSIONS	Pasco County / FDOT	Pasco County / FDOT
OFFSITE UTILITIES - ROAD AD EXTENSION	Pasco County	Pasco County
UNDERGROUND ELECTRICAL - SPINE ROADS	WREC	WREC

(1) The CDD will own and maintain the sidewalks, hardscape, landscape, irrigation and any bike trails, excluding the Orange Belt Trail.

KD52 CDD No. 1
ESTIMATED CAPITAL IMPROVEMENT COSTS

COST CATEGORY	MASTER COSTS	RESIDENTIAL COSTS	PHASE 1 (2025 - 2027)	PHASE 2 (2027-2029)	TOTAL
COLLECTOR ROADWAYS - VISION ROADS	\$3,911,434		\$3,911,434		\$3,911,434
WATER/WASTEWATER - MASTER INFRASTRUCTURE - - VISION ROADS	\$2,742,126		\$2,742,126		\$2,742,126
STORMWATER MANAGEMENT, DRAINAGE & EARTHWORK (EXCLUDING LOTS)	\$5,797,344		\$5,797,344		\$5,797,344
LANDSCAPE, HARDSCAPE & IRRIGATION - MASTER ROADWAYS	\$2,303,000		\$2,303,000		\$2,303,000
RESIDENTIAL ROADS		\$16,500,000	\$11,000,000	\$5,500,000	\$16,500,000
WATER/WASTEWATER - RESIDENTIAL ROADS		\$11,000,000	\$7,330,000	\$3,670,000	\$11,000,000
LANDSCAPE, HARDSCAPE & IRRIGATION - RESIDENTIAL		\$5,000,000	\$3,330,000	\$1,670,000	\$5,000,000
UNDERGROUND UTILITIES - RESIDENTIAL		\$300,000	\$200,000	\$100,000	\$300,000
MULTI-FAMILY SPINE ROADWAY		\$1,000,000	\$1,000,000		\$1,000,000
OFFSITE ROADWAY - SR 52 WIDENING	\$3,525,000		\$3,525,000		\$3,525,000
OFFSITE ROADWAY - ROAD AD EXTENSION	\$1,119,325			\$1,119,325	\$1,119,325
OFFSITE UTILITIES - OLD PASCO ROAD / SR 52 EXTENSIONS	\$8,072,250		\$2,180,800	\$5,891,450	\$8,072,250
OFFSITE UTILITIES - ROAD AD EXTENSION	\$124,033			\$124,033	\$124,033
UNDERGROUND ELECTRICAL - SPINE ROADS	\$94,000		\$70,500	\$23,500	\$94,000
SUBTOTAL	\$27,688,512	\$33,800,000	\$43,390,204	\$18,098,308	\$61,488,512
PERMITTING	\$75,000	\$200,000	\$125,000	\$50,000	\$175,000
PROFESSIONAL SERVICES (10%)	\$2,768,851	\$3,380,000	\$4,339,020	\$1,809,831	\$6,148,851
CONTINGENCY (15%)	\$4,153,277	\$5,070,000	\$6,508,531	\$2,714,746	\$9,223,277
TOTAL	\$34,685,640	\$42,450,000	\$54,362,755	\$22,672,885	\$77,035,640

Notes:

1. The development costs associated with the Orange Belt Trail are included in the "Collector Roadways - Vision Roadways" row in the table above.

EXHIBIT 7

KD52
COMMUNITY DEVELOPMENT DISTRICT
No. 1

Statement
of
Estimated Regulatory Costs

October 18, 2024



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the KD52 Community Development District No. 1 ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 441.9 +/- acres of land located entirely within Pasco County, Florida (the "County") and is projected to contain approximately 1,650 residential dwelling units and 35,000 square feet of commercial space, which will make up the KD52 No. 1 development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.2 Overview of the KD52 Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned mixed-use development currently anticipated to contain a total of approximately 1,650 residential dwelling units and 35,000 square feet of commercial space, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as KD52.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned mixed-use development. The development of the approximately 441.9 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain various public facilities and services serving the land. The provision of District's infrastructure and the subsequent use will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private contractors. Any private developer in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,650 residential dwelling units and 35,000 square feet of commercial space, the construction, sale, and continued use/maintenance of which will involve private firms. The establishment and continued operation of the District is beneficial to the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets,

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

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

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

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

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

The District will incur overall operational costs related to services for public infrastructure maintenance, landscaping, and similar items. In the initial stages of public infrastructure development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special

assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

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

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

a. The State of Florida

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

b. Pasco County

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

c. Current Property Owners

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

d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 441.9 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,650 residential dwelling units and 35,000 square feet of commercial space, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 5,775 +/- and all of these

residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

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

Pasco County, Florida

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

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

4.2 Impact on State and Local Revenues

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

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

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

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

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$77,035,640. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

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

Table 1

**KD52 COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Collector Roadways - Vision Roads	CDD	Pasco County ¹	Pasco County ¹
Water/ Wastewater, Stormwater Management, Drainage & Earthwork - Master Infrastructure - Vision Roads	CDD	Pasco County	Pasco County
Parcel Stormwater Management, Drainage & Earthwork (Excluding Lots)	CDD	CDD / HOA	CDD / HOA
Landscape, Hardscape & Irrigation - Master Roadways	CDD	CDD / HOA	CDD / HOA
Residential Roads	CDD	CDD / HOA	CDD / HOA
Water/ Wastewater - Residential Roads	CDD	Pasco County	Pasco County
Landscape, Hardscape & Irrigation - Residential	CDD	CDD / HOA	CDD / HOA
Underground Utilities - Residential	CDD	WREC	WREC
Multi-family Spine Roadway	CDD	CDD / HOA	CDD / HOA
Offsite Roadway - S.R. 52 Widening	CDD	FDOT	FDOT
Offsite Roadway - Road Ad Extension	CDD	Pasco County	Pasco County
Offsite Utilities - Old Pasco Road / S.R. 52	CDD	Pasco County / FDOT	Pasco County / FDOT
Offsite Utilities - Road Ad Extension	CDD	Pasco County	Pasco County
Underground Electrical - Spine Roads	CDD	WREC	WREC

Table 2

**KD52 COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Collector Roadways - Vision Roads	\$3,911,434.00
Water/ Wastewater - Master Infrastructure - Vision Roads	\$2,742,126.00
Stormwater Management, Drainage & Earthwork (Excluding Lots)	\$5,797,344.00
Landscape, Hardscape & Irrigation - Master Roadways	\$2,303,000.00
Residential Roads	\$16,500,000.00
Water/ Wastewater - Residential Roads	\$11,000,000.00
Landscape, Hardscape & Irrigation - Residential	\$5,000,000.00
Underground Utilities - Residential	\$300,000.00
Multi-family Spine Roadway	\$1,000,000.00
Offsite Roadway - S.R. 52 Widening	\$3,525,000.00
Offsite Roadway - Road Ad Extension	\$1,119,325.00

¹ The CDD will own and maintain sidewalks, hardscape, landscape, irrigation and any bike trails, excluding the Orange Belt Trail.

Offsite Utilities - Old Pasco Road / S.R. 52	\$8,072,250.00
Offsite Utilities - Road Ad Extension	\$124,033.00
Underground Electrical - Spine Roads	\$94,000.00
Permitting	\$175,000
Professional Services (10%)	\$6,148,851.20
Contingency (15%)	\$9,223,276.80
Total	\$77,035,640.00

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

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

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

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

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

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

Second, a CDD is a mechanism for assuring that the public services will be completed in a timely manner. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these future landowners pay for the provision of public facilities, services and improvement.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

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

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

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

Pasco County has a population of 561,891 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the KD52 development will not produce any marginal effects that would be different from those that would have occurred if the KD52 development was developed without a community development district established for it by the County.

7.0 Any additional useful information.

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

In relation to the question of whether the proposed KD52 Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the KD52 development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the users directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity anticipated for the Project is a significant and expensive undertaking.

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

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be

technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

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

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

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

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the KD52 Community Development District No.1.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

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

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan T. Johnson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for MU LANDCO LIQUIDATING COMPANY, LLC with regard to all matters regarding the petition to establish a community development district to the Pasco County Board of County Commissioners, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

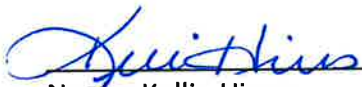
MU LANDCO LIQUIDATING COMPANY, LLC,
a Delaware limited liability company

By: MU SR52 LLC, its sole member

By: Hines MU SR52 MM LLC, its managing member

By: Hines MU SR52 Associates LP, its sole member

By: Hines Interests Limited Partnership, its general partner


Name: Kellie Hines
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256


Name: April Day-Wolff
Address: 11512 Lake Mead Ave, Ste 603
Jacksonville, FL 32256


Name: Lane Gardner
Title: Senior Managing Director

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of October, 2024, by Lane Gardner, as Senior Managing Director of MU LANDCO LIQUIDATING COMPANY, LLC, who is personally known to me or produced _____ as identification.




(Official Notary Signature & Seal)

Print Name: Kellie M. Hines
Notary Public, State of Florida



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 27, 2025

Nikki Alvarez-Sowles, Esq.
County Clerk and Comptroller
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 25-13, which was filed in this office on February 27, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp