



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 22, 2020

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

Attention: Jessica Floyd

Dear Ms. Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 20-14, which was filed in this office on May 22, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 20-14

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

WHEREAS, Mattamy Tampa/Sarasota, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Parkview at Long lake Ranch Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

WHEREAS, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Parkview at Long Lake Ranch Community Development District (the "Petition") are true and correct; and

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

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

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

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

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

WHEREAS, the Board of County Commissioners, on May 19, 2020, held a virtual adoption public hearing, with a quorum attending and voting through Communications Media Technology, on the Petition with due public notice provided prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, BE IT ORDAINED, in virtual session with a quorum attending and voting through Communications Media Technology, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2018), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Long Lake Ranch Master Planned Unit Development Rezoning Petition No. 7397 (“MPUD Conditions of Approval”), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

d. The District shall have the authority to fund, construct and maintain improvements outside its boundaries for the obligation(s) set forth in the MPUD Conditions of Approval, 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 Parkview at Long Lake Ranch Community Development District and the County.

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

b. The District may exercise the statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (c), (d) and (f), Florida Statutes.

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

SECTION 8. MISCELLANEOUS PROVISIONS

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

b. The County, at its option, may adopt a non-emergency ordinance providing a plan for the transfer of a specific community development service from the District to the County.

The plan shall provide the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

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

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

d. The Petition to Establish the Parkview at Long Lake Ranch Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

ADOPTED this 19th day of May, 2020.

[Signatures appear on the next page.]



BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

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

BY: *[Signature]*
MIKE MOORE, CHAIRMAN

APPROVED
IN SESSION

MAY 19 2020

PASCO COUNTY
BCC

PETITION BY

MATTAMY TAMPA/SARASOTA, LLC

FOR THE
ESTABLISHMENT OF THE

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

IN

PASCO COUNTY, FLORIDA

NOVEMBER 15, 2019

PETITION FOR ESTABLISHMENT OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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| TAB C | Petition for Establishment of the Parkview at Long Lake Ranch Community Development District |

A

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

APPLICATION FORM

I. APPLICANT: Mattamy Tampa/Sarasota, LLC
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 4107 Crescent Park Drive
CITY Riverview STATE Florida ZIP 33578-3030
PHONE (813) 580-7303

PROPERTY OWNER(S): Mattamy Tampa/Sarasota, LLC
ADDRESS: 4107 Crescent Park Drive
CITY Riverview STATE Florida ZIP 33578-3030
PHONE (813) 580-7303 FAX()

REPRESENTATIVE: Kami Corbett, c/o Hill Ward Henderson (Contact Person)
ADDRESS: 101 East Kennedy Blvd., Suite 3700
CITY TAMPA STATE FL ZIP 33602
PHONE (813) 221-3900 FAX ()

II. Current Use of Property: Agriculture
Current zoning of property MPUD Master Planned Unit Development-Long Lake Ranch
Current future land use designation of property: Retail/Office/Residential
Current Number and Types of Units to be assessed by this CDD
368 Single Family Residential (232 TH and 136 SFD)
Name of MPUD or Development ~~Parkview at Lakewood Ranch~~ Long Lake Ranch

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

BY: [Signature]
Signature of the Applicant/ (Petitioner)

Matt O'Brien
Type or Print Name Legibly

V. PDD Zoning & Intake
Date Stamp

VI. OFFICIAL COMMENTS
Is this application accompanied by other applications? _____
If so, what are the application numbers?

Other Comments:

B

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

PROPOSED DISTRICT NAME: Parkview at Long Lake Ranch Comm. Dev. District **DATE:** 11/15/2019

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

PARCEL ID NO(S). (from Property Appraiser's Records): 27-26-18-0000-00700-0000, 27-26-18-0000-00700-0010, 27-26-18-0000-00700-0020

DEVELOPER'S NAME: Mattamy Tampa/Sarasota, LLC

LOCATION: Generally located south of State Road 54, east of Sunlake Blvd., and north of Long Lake Ranch subdivision

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

ZONING DISTRICT(S): Long Lake Ranch MPUD (PDD19-7397) May 21, 2019

ACREAGE: 127.696 +/-

NUMBER OF UNITS/SIZE: approximately 368 Single Family Residential (232 TH and 136 SFD)

TYPE OF UNIT(S): Single Family residential dwelling units

PRESENT LAND USE: Vacant/Agricultural

HURRICANE EVACUATION ZONE: N/A

Development of Regional Impact (DRI):
Is this project part of a DRI? Yes No
DRI No.:

Original DRI Approval Date: Should be noted that DRI status was terminated and rescinded by Pasco County. It was DRI 247

DRI Build-Out Date:

MPUD Master Planned Unit Development:
Is this project part of an MPUD? Yes No
MPUD No.: 6171
MPUD Name: Long Lake Ranch MPUD Parcel C
Original MPUD Approval Date: 6/8/2004

SUBMITTAL:


1. Completed Application Form
2. Four (4) copies of the Petition
3. One (1) CD of the Petition.
4. Overlay map of the CDD with respect to the master plan (DRI or MPUD) if applicable.
5. An Interlocal Agreement

NOTE: Only required for offsite improvements that are not covered by an approved Development Order pursuant to Sections 380.06 or 380.061, Florida Statutes.

6. Filing Fee \$15,025 New CDD \$7,525 Amendment to CDD.
7. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.
8. Map matching Metes and Bounds Description.
9. Map Showing Future land Use Classification for CDD and Surrounding Area
10. Deed (s)
11. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(13), the written consent by such governmental entity.
12. The names of five persons designated to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.
13. The proposed name of the district.
14. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
15. Proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.
16. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.
17. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Name of Individual Completing this Application: Matt O'Brien
(please print)

I, Matt O'Brien, certify that I have checked the submittal application for content completeness.


Signature

Reviewed By: _____

Date Accepted: _____

Date Rejected: _____

None Referenced - Information was not provided by applicant.

- Information provided is adequate for content.

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

C

**PETITION FOR ESTABLISHMENT OF THE PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

PETITION FOR ESTABLISHMENT OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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Exhibit 1A	Legal description of the Parkview at Long Lake Ranch Community Development District
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Exhibit 2B	Warranty deeds for the real property to be included in the Parkview at Long Lake Ranch Community Development District
Exhibit 3	Maps of the Parkview at Long Lake Ranch Community Development District showing current major trunk water mains and sewer interceptors and outfalls
Exhibit 4A	Estimated infrastructure construction timetable
Exhibit 4B	Construction cost estimates
Exhibit 5A	Future land use map
Exhibit 5B	Overlay map of District and MPUD boundaries
Exhibit 6	Statement of Estimated Regulatory Costs
Exhibit 7	Proposed ordinance

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

IN RE: AN ORDINANCE TO ESTABLISH)
 THE PARKVIEW AT LONG LAKE RANCH)
 COMMUNITY DEVELOPMENT DISTRICT)

PETITION

Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company (the "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 (the "Act") to adopt an ordinance establishing a Community Development District (the "District") on the property described herein. In support of the Petition, Petitioner states:

1. The proposed District is located entirely within the boundaries of unincorporated Pasco County, Florida and covers approximately 127.696 +/- acres of land. Exhibit 1A provides the legal description of the external boundaries of the District. As illustrated in Exhibit 1B, the real property within the boundaries of the proposed District is generally located south of State Road 54, east of Sunlake Blvd., and north of Long Lake Ranch subdivision. There is no real property within the proposed external boundaries of the District that is excluded from the District.

2. Attached to this Petition as Exhibit 2A and made a part hereof are the written consent forms to the establishment of the District by the owners of 100% of the real property to be included in the District. Exhibit 2B contains the warranty deeds for the real property to be included in the District.

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

- | | |
|--|--|
| 1. Matt O'Brien
4107 Crescent Park Drive
Riverview, Florida 33578-3030 | 2. Mac McCraw
4107 Crescent Park Drive
Riverview, Florida 33578-3030 |
| 3. Timothy Murray
4107 Crescent Park Drive
Riverview, Florida 33578-3030 | 4. Jacob Egan
4107 Crescent Park Drive
Riverview, Florida 33578-3030 |
| 5. Suzi Greene
4107 Crescent Park Drive
Riverview, Florida 33578-3030 | |

All of the initial supervisors are residents of the State of Florida and citizens of the United States of America.

4. The proposed name of the District to be established is the Parkview at Long Lake Ranch Community Development District (the "District").

5. Exhibit 3 is the map of the District showing existing major trunk water mains and sewer interceptors and outfalls.

6. The proposed timetable for the construction of the proposed improvements is shown in Exhibit 4A. The estimated cost of constructing the proposed public improvements is shown in Exhibit 4B. The information presented in both exhibits are good faith estimates and are not binding on the Petitioner or the District and are subject to change.

7. The proposed future general distribution, location, and extent of the public and private land uses within the District, as designated on the current Pasco County Future Land Use Map is also attached hereto and incorporated with this Petition as Exhibit 5A. The land within the proposed District is anticipated to be developed with a total of approximately 368 Single Family residential dwelling units, although development plans are preliminary and subject to change. The Petitioner intends that the District will finance surface water management, potable water, sanitary sewer, reclaimed water, irrigation/landscape/hardscape, and roadway improvements (collectively, the "Public Improvements"). Upon completion, potable water, sanitary sewer, and reclaimed water will be dedicated to Pasco County for ownership, operation and maintenance. The overlay map of the boundaries of the District and the Long Lake Ranch MPUD is also attached hereto and incorporated with this Petition as Exhibit 5B.

8. Exhibit 6 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

9. Exhibit 7 is a proposed form of ordinance to establish the Parkview at Long Lake Ranch Community Development District.

10. Copies of all correspondence and official notices should be sent to: (1) Kami Corbett, c/o Hill Ward and Henderson, 101 Kennedy Blvd., Suite 3700, Tampa, FL 33602, Ph. (813) 221-3900; and also, (2) Craig A. Wrathell, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, Ph. (561) 571-0010.

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

(a) Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective Pasco County Comprehensive Plan, as amended or any applicable elements or portions of the state comprehensive plan.

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

(c) The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

(d) The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a governmental entity responsible for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, (ii) the Act authorizes a community development district to acquire infrastructure improvements previously constructed by qualified developers within the District or allows for a community development district to, in the first instance, construct such infrastructure improvements, (iii) the timing for the establishment of the proposed District and the issuance of special assessment bonds is compatible with the timing for the construction and acquisition of such infrastructure improvements which results in direct benefit to the landowners within the District, (iv) establishment of a community development district in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources as well as providing the opportunity for new growth to pay for itself, and (v) establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of many of the District services and facilities.

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

12. The Petitioner undertakes on behalf of the District that the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009 and Section 190.048, Florida Statutes, as amended.

[Remainder of page intentionally left blank]

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

Hold a public hearing as required by Section 190.005(2)(b), Florida Statutes to consider the establishment of the Parkview at Long Lake Ranch Community Development District;

Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Parkview at Long Lake Ranch Community Development District;

Respectfully submitted this 15th day of November, 2019

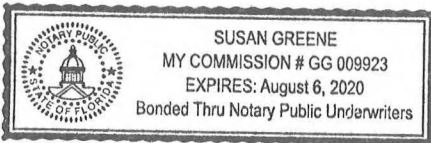
Mattamy Tampa/Sarasota, LLC,
a Delaware Limited Liability Company


By:


Matt O'Brien as its Assistant Vice President

Subscribed and sworn to before me this 15th day of November, 2019 by Matt O'Brien, an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: 

Print Name: Susan Greene

Notary Public, State of Florida

My Commission Expires: Aug. 6, 2020

AFFIDAVIT OF PETITIONER

STATE OF FLORIDA)
HILLSBOROUGH COUNTY)


On this 15th day of November, 2019, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Matt O'Brien, who, after being duly sworn, deposes and says:

1. Affiant, Matt O'Brien, an individual, is an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company;
2. Affiant, hereby swears and affirms as individual and as an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, that all information contained in the petition to establish the Parkview at Long Lake Ranch Community Development District is true and correct to the best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

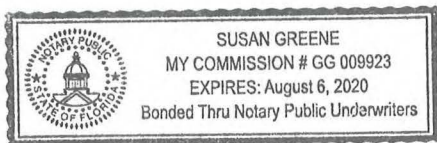
Mattamy Tampa/Sarasota, LLC,
a Delaware Limited Liability Company

By:


Matt O'Brien as its Assistant Vice President

Subscribed and sworn to before me this 15th day of November, 2019 by Matt O'Brien, an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]



Notary: 

Print Name: Susan Greene

Notary Public, State of Florida

My Commission Expires: Aug 6, 2020

EXHIBIT 1A

LEGAL DESCRIPTION OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

[LEGAL TAKEN FROM SURVEY PREPARED BY GEOPOINT DATE 7/1/18]

LONG LAKE RANCH RESIDENTIAL ("PARCEL C")

DESCRIPTION: A parcel of land lying in Section 27, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 27, run thence along the South boundary of said Southwest 1/4 of Section 27, N.89°33'52"W., 326.45 feet to a point on a curve, said point also being the Easterlymost corner of LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, according to the plat thereof, as recorded in Plat Book 71, Pages 60 through 67 inclusive, of the Public Records of Pasco County,

Florida; thence along the Easterly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, the following four (4) courses: 1) Northwesterly, 333.64 feet along the arc of a curve to the left having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing N.40°18'30"W., 332.84 feet) to a point on a curve, said point also being the POINT OF BEGINNING; 2) Northwesterly, 440.74 feet along the arc of a curve to the right having a radius of 367.98 feet and a central angle of 68° 37'28" (chord bearing N.43° 13'23"W., 414.86 feet) to a point on a curve; 3) Northerly,

500.25 feet along the arc of a curve to the right having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing N.09° 26'46"E., 480.79 feet);

4) N.52° 42'19"W., 493.98 feet to a point on a curve, said point also being the Northerlymost corner of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B; thence along the Northerly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, Westerly, 1500.27 feet along the arc of a curve to the right having a radius of 4101.00 feet and a central angle of 20°57'38" (chord bearing S.69°42'39"W., 1491.91 feet); thence N.09°15'00"W., 131.95 feet to a point of curvature; thence Northerly, 242.39 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 07°05'08" (chord bearing N.05°42'26"W., 242.24 feet) to a point of tangency; thence N.02° 09'52"W.,

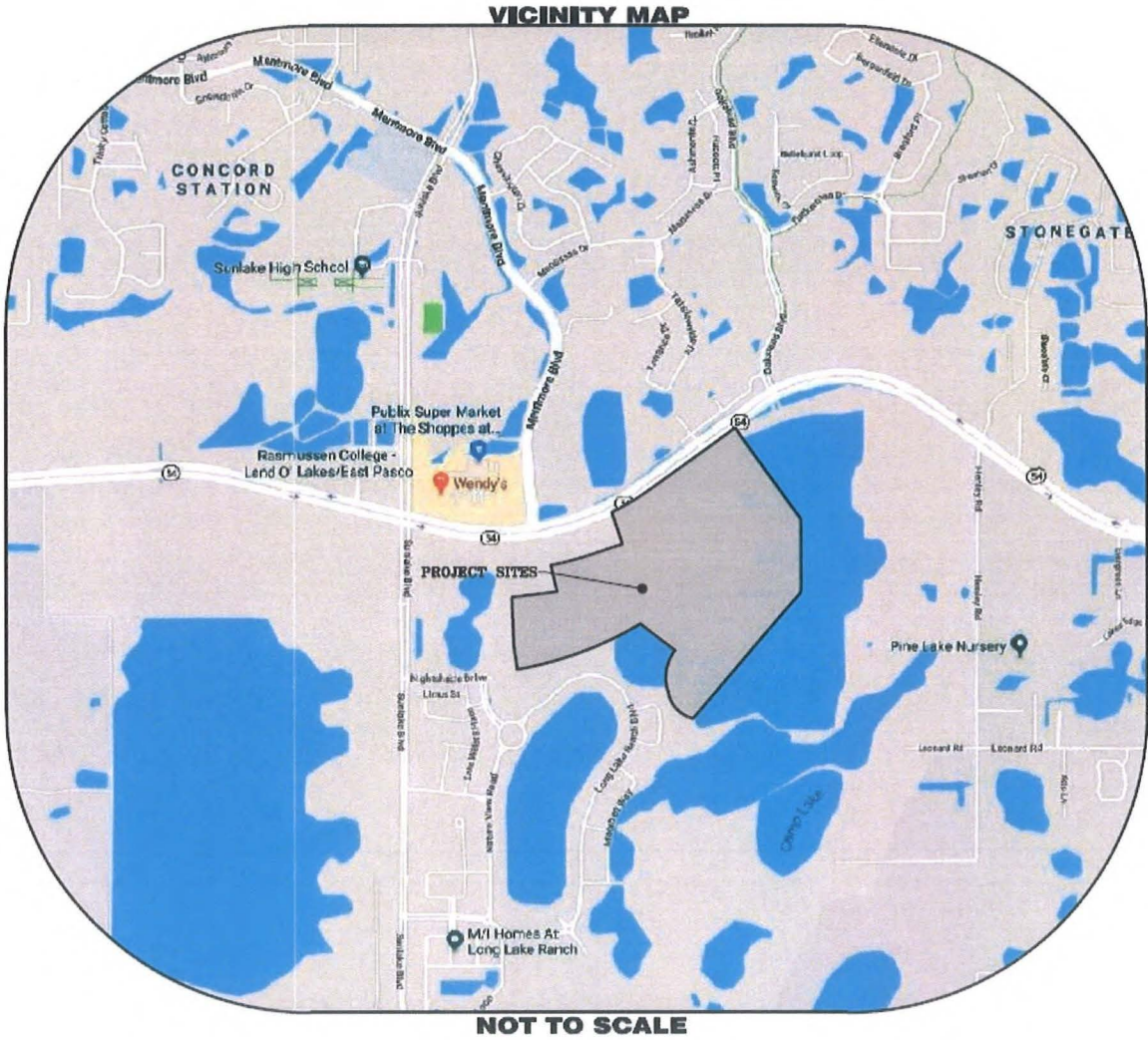
750.47 feet to a point of curvature; thence Northeasterly, 15.56 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°08'43" (chord bearing N.42°24'30"E., 14.04 feet) to a point of reverse curvature; thence Easterly, 976.91 feet along the arc of a curve to the left having a radius of 3345.46 feet and a central angle of 16°43'52" (chord bearing N.78°36'56"E., 973.45 feet) to a point of tangency; thence N.70°15'00"E., 37.50 feet to a point on a curve; thence Easterly, 173.38 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 18° 55'18" (chord bearing N.79°42'39"E., 172.59 feet) to a point of tangency; thence N.70° 15'00"E., 109.75 feet; thence S.19°45'00"E., 35.50 feet; thence

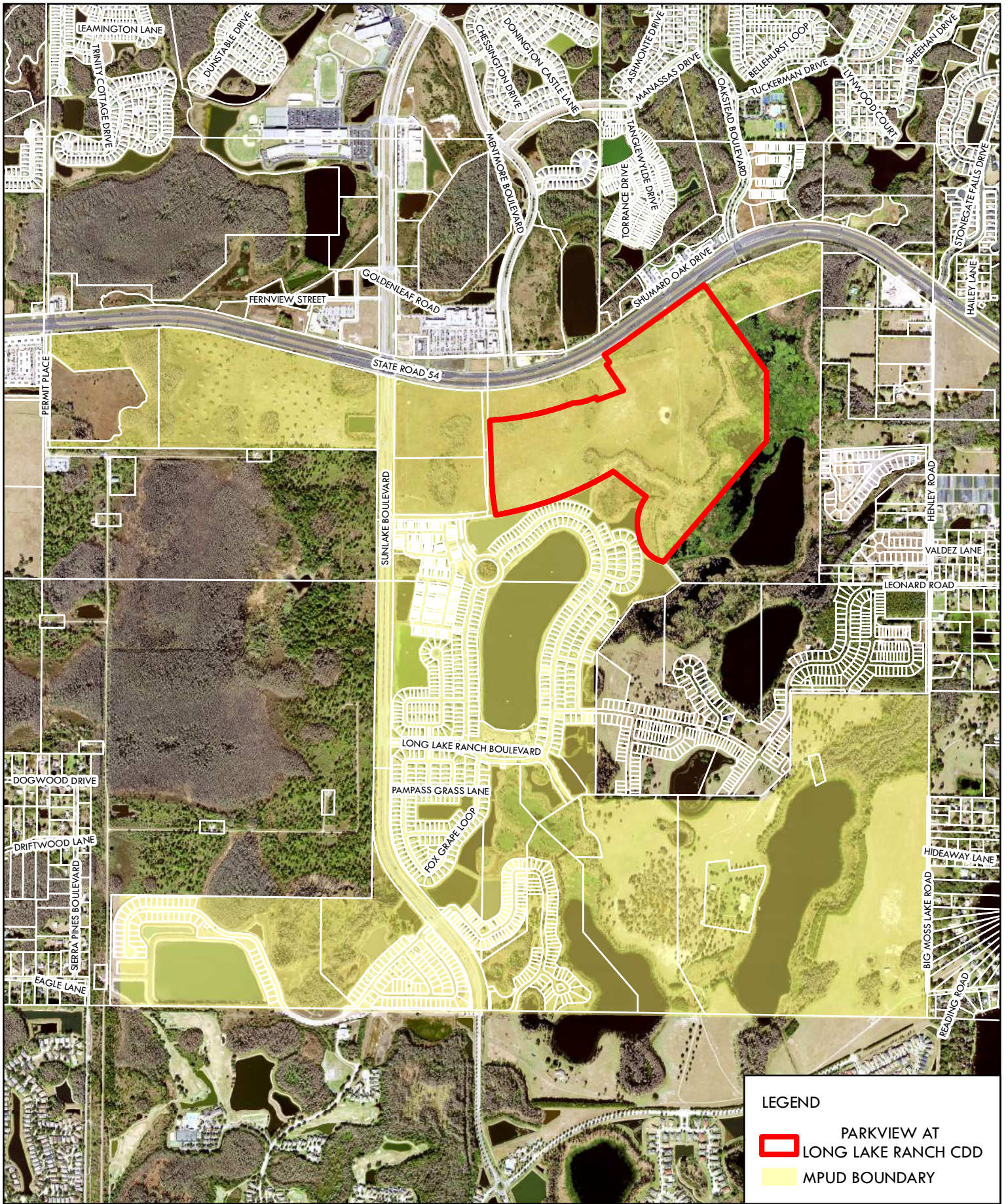
N.70° 15'00"E., 329.97 feet; thence N.33° 26'00"W., 370.38 feet; thence N.54°23'55"E., 50.00 feet; thence N.35° 36'05"W., 106.97 feet to a point on a curve on the Southerly boundary of the right-of-way for STATE ROAD No. 54, per Florida Department of Transportation Right-of-way Map State Project

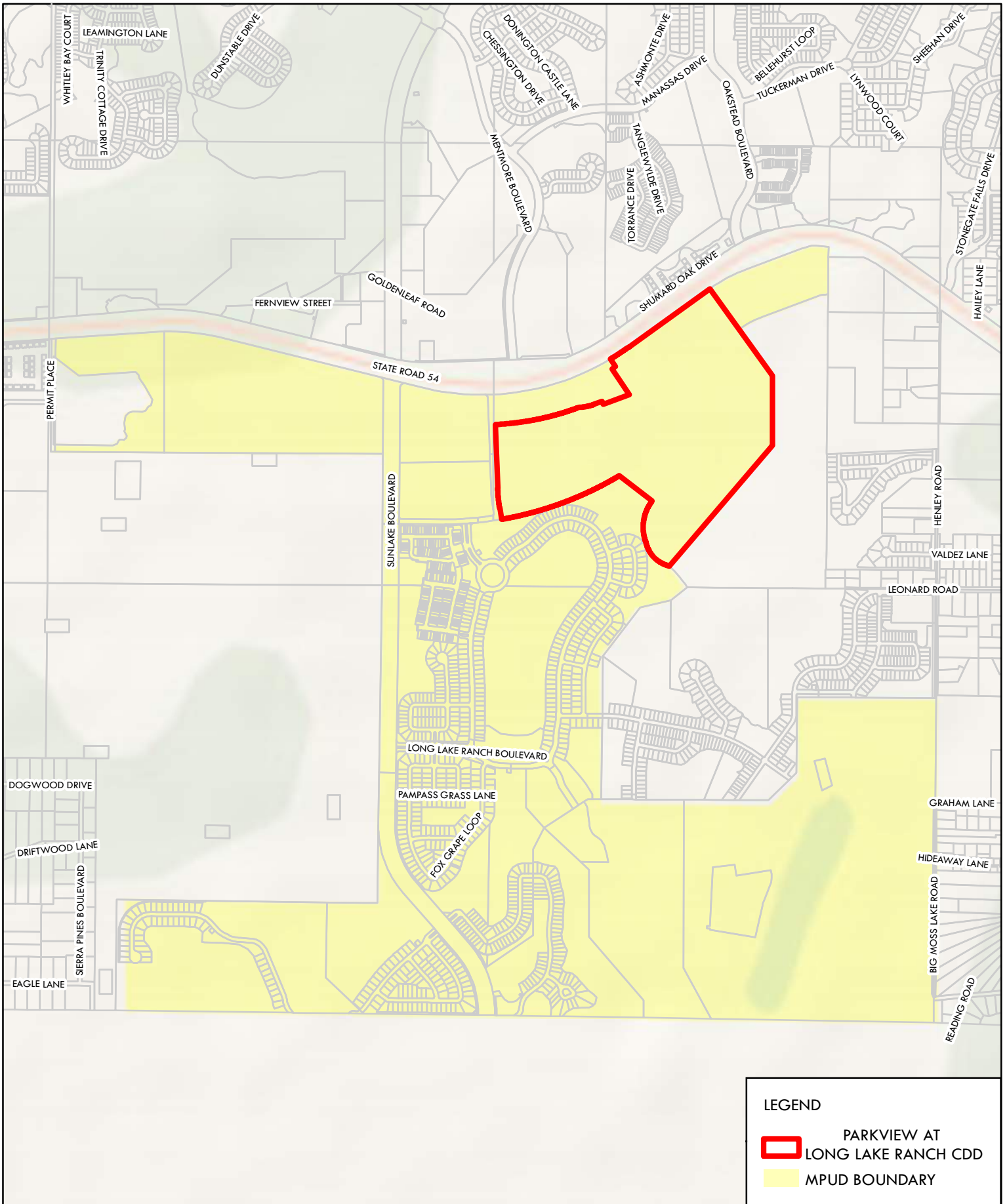
14570-2521, thence along said Southerly boundary of the right-of-way for STATE ROAD No. 54, the following three (3) courses: 1) Northeasterly, 229.57 feet along the arc of a curve to the left having a radius of 2989.46 feet and a central angle of 04°24'00" (chord bearing N.56°53'15"E., 229.52 feet) to a point on a curve; 2) Northeasterly, 32.23 feet along the arc of a curve to the left having a radius of 1195.93 feet and a central angle of 01°32'38" (chord bearing N.55°05'04"E., 32.22 feet) to a point of tangency; 3) N.54°18'45"E., 1192.08 feet; thence S.35°41'15"E., 1275.73 feet; thence SOUTH, 830.27 feet; thence S.40°30'00"W., 1892.33 feet to the POINT OF BEGINNING. Containing 127.696 acres, more or less.

EXHIBIT 1B

LOCATION MAP OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT







LEGEND

- PARKVIEW AT LONG LAKE RANCH CDD
- MPUD BOUNDARY



EXHIBIT 2A

**CONSENT OF LANDOWNERS
TO THE ESTABLISHMENT OF
THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

The land described in Exhibit 1 to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Parkview at Long Lake Ranch Community Development District. Such land is depicted graphically in Exhibit 1 to this Petition and the specific parcels to be included within the boundaries of the proposed Parkview at Long Lake Ranch Community Development District are as follows:

Parcel Number	OWNER	MAILING ADDRESS
27-26-18-0000-00700-0000	Mattamy Tampa/Sarasota, LLC	4107 Crescent Park Drive Riverview, Florida 33578-3030
27-26-18-0000-00700-0010	Mattamy Tampa/Sarasota, LLC	4107 Crescent Park Drive Riverview, Florida 33578-3030
27-26-18-0000-00700-0020	Mattamy Tampa/Sarasota, LLC	4107 Crescent Park Drive Riverview, Florida 33578-3030

**AFFIDAVIT OF OWNERSHIP AND CONSENT
TO THE ESTABLISHMENT OF
PARKVIEW AT LONG LAKE RANCHCOMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
HILLSBOROUGH COUNTY)

On this 15th day of November, 2019 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Matt O'Brien, who, after being duly sworn, depose and say:

1. Affiant, Matt O'Brien, an individual, is an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company.
2. Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: 27-26-18-0000-00700-0000, 27-26-18-0000-00700-0010, 27-26-18-0000-00700-0020.
3. Affiants, Matt O'Brien, hereby represent that he has full authority to execute all documents and instruments on behalf of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Parkview at Long Lake Ranch Community Development District (the "Proposed CDD").
4. The Property described above represents all of the real property to be included in the proposed CDD.
5. Affiant, Matt O'Brien, on behalf of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, as the sole owners of the Property in the capacity described above, hereby consent to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

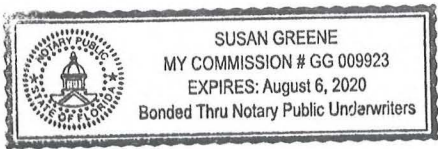
Mattamy Tampa/Sarasota, LLC,
a Delaware Limited Liability Company

By:


Matt O'Brien as its Assistant Vice President

Subscribed and sworn to before me this 15th day of November, 2019 by Matt O'Brien, an Assistant Vice President of Mattamy Tampa/Sarasota, LLC, a Delaware Limited Liability Company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]




Notary: 
Print Name: Susan Greene
Notary Public, State of Florida
My Commission Expires: Aug. 6, 2020

EXHIBIT 2B

**WARRANTY DEEDS FOR THE REAL PROPERTY TO BE INCLUDED IN THE
PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Consideration Paid: \$6,000,000.00
Documentary Transfer Taxes: \$42,000.00

Prepared by:
Donna J. Feldman, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

After recording, return to:
Mattamy Homes Title Agency, LLC
4901 Vineland Road, Suite 450
Orlando, Florida 32811

Parcel No: 27-26-18-0000-00700-0010
and 27-26-18-0000-00700-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 15th day of November, 2019, by ROY NICHOLAS GERACI, III, whose mailing address is Post Office Box 270607, Tampa, Florida 33688, and LOUIS GERACI, LLLP, a Florida limited liability limited partnership, for itself and as successor by merger to L N Geraci Partnership, LLLP, a Florida limited liability limited partnership, whose mailing address is 2702 Wilson Circle, Lutz, Florida 33548 (collectively, the “**Grantor**”), and MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company, whose mailing address is 4107 Crescent Park Drive, Riverview, Florida 33578 (“**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida (“**Property**”):

That certain real property which is more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining.

Grantor warrants that the Property is not Grantor’s homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida, because neither Grantor, nor any dependents of Grantor, reside on the Property or upon any real property contiguous thereto.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), without intent to reimpose same.

And subject to the Permitted Exceptions, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures begin on following page.]

[Signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

[Signature]
Signature of Witness #1

[Signature]
ROY NICHOLAS GERACI, III

Aimee E. Jones
Typed/Printed Name of Witness #1

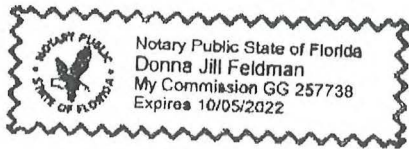
[Signature]
Signature of Witness #2

Donna J. Feldman
Typed/Printed Name of Witness #2

STATE OF FLORIDA

COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of November, 2019, by ROY NICHOLAS GERACI, III (CHECK ONE) / / who is personally known to me or /___/ who has produced a _____ as identification.



[Signature]
Notary Public, State of Florida
Printed name: _____
My Commission Expires: _____

[Signatures continue on following page.]

[Signature page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

[Signature]
Signature of Witness #1

Kelly Dobsha
Typed/Printed Name of Witness #1

Catherine A. Bader
Signature of Witness #2

Catherine A. Bader
Typed/Printed Name of Witness #2

GRANTOR:

LOUIS GERACI, LLLP,
a Florida limited liability limited partnership

By: N. Geraci & Co., Inc.,
a Florida corporation

Its: General Partner

By: [Signature]
Peter Adkins Geraci, President

STATE OF FLORIDA

COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of November, 2019, by Peter Adkins Geraci, as President of N. Geraci & Co., Inc., a Florida corporation, the General Partner of Louis Geraci, LLLP, a Florida limited liability limited partnership, on behalf of the partnership, (CHECK ONE) / / who is personally known to me or / / who has produced a _____ as identification.

[Signature]
Notary Public, State of Florida
Printed name: Kelly Dobsha
My Commission Expires: 8-10-23

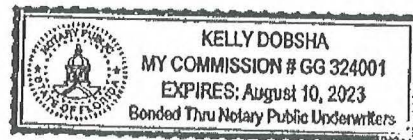


EXHIBIT A

Legal Description of Property

DESCRIPTION: A parcel of land lying in Section 27, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 27, run thence along the South boundary of said Southwest 1/4 of Section 27, N.89°33'52"W., 326.45 feet to a point on a curve, said point also being the Easterlymost corner of LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, according to the plat thereof, as recorded in Plat Book 71, Pages 60 through 67 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, the following four (4) courses: 1) Northwesterly, 333.64 feet along the arc of a curve to the left having a radius of 1393.27 feet and a central angle of 13°43'13" (chord bearing N.40°18'30"W., 332.84 feet) to a point on a curve, said point also being the **POINT OF BEGINNING**; 2) Northwesterly, 440.74 feet along the arc of a curve to the right having a radius of 367.98 feet and a central angle of 68°37'28" (chord bearing N.43°13'23"W., 414.86 feet) to a point on a curve; 3) Northerly, 500.25 feet along the arc of a curve to the right having a radius of 514.61 feet and a central angle of 55°41'50" (chord bearing N.09°26'46"E., 480.79 feet); 4) N.52°42'19"W., 493.98 feet to a point on a curve, said point also being the Northerlymost corner of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B; thence along the Northerly boundary of said LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B, Westerly, 1500.27 feet along the arc of a curve to the right having a radius of 4101.00 feet and a central angle of 20°57'38" (chord bearing S.69°42'39"W., 1491.91 feet), thence N.09°15'00"W., 131.95 feet to a point of curvature, thence Northerly, 242.39 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 07°05'08" (chord bearing N.05°42'26"W., 242.24 feet) to a point of tangency; thence N.02°09'52"W., 750.47 feet to a point of curvature; thence Northeasterly, 15.56 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°08'43" (chord bearing N.42°24'30"E., 14.04 feet) to a point of reverse curvature; thence Easterly, 976.91 feet along the arc of a curve to the left having a radius of 3345.46 feet and a central angle of 16°43'52" (chord bearing N.78°36'56"E., 973.45 feet) to a point of tangency; thence N.70°15'00"E., 37.50 feet to a point on a curve, thence Easterly, 173.38 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 18°55'18" (chord bearing N.79°42'39"E., 172.59 feet) to a point of tangency; thence N.70°15'00"E., 109.75 feet; thence S.19°45'00"E., 35.50 feet; thence N.70°15'00"E., 329.97 feet; thence N.33°26'00"W., 370.38 feet; thence N.54°23'55"E., 50.00 feet; thence N.35°36'05"W., 106.97 feet to a point on a curve on the Southerly boundary of the right-of-way for STATE ROAD No. 54, per Florida Department of Transportation Right-of-way Map State Project 14570-2521; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 54, the following three (3) courses: 1) Northeasterly, 229.57 feet along the arc of a curve to the left having a radius of 2989.46 feet and a central angle of 04°24'00" (chord bearing N.56°53'15"E., 229.52 feet) to a point on a curve, 2) Northeasterly, 32.23 feet along the arc of a curve to the left having a radius of 1195.93 feet and a central angle of 01°32'38" (chord bearing N.55°05'04"E., 32.22 feet) to a point of tangency; 3) N.54°18'45"E., 1192.08 feet; thence S.35°41'15"E., 1275.73 feet; thence S.00°00'00"E., 830.27 feet; thence S.40°30'00"W., 1892.33 feet to the **POINT OF BEGINNING**.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Easement to Florida Power Corporation recorded in O.R. Book 878, Page 1024.
3. Distribution Easement recorded in O.R. Book 1174, Page 1059, as affected by Partial Release recorded in O.R. Book 9539, Page 2618.
4. Density Allocation and Assignment Agreement, recorded in O.R. Book 6847 Page 791, as amended by instrument recorded in O.R. Book 8118, Page 1987 and Density Re-Assignment recorded in O.R. Book 9644, Page 429, as further affected by Assignment of Density Entitlements recorded concurrently herewith.
5. Amended and Restated Development Agreement recorded in O.R. Book 8447, Page 864 and rerecorded in O.R. Book 8473, Page 627 as amended in O.R. Book 9058 Page 647.
6. Declaration of Restrictive Covenant recorded in O.R. Book 8119, Page 231.
7. Drainage Easement Agreement recorded in O.R. Book 8845, Page 2807, as amended by Amendment recorded in O.R. Book 9269, Page 1940.
8. Oil, gas, mineral, or other reservations set forth in deed recorded in Deed Book 165, Page 447, as affected by Mineral Royalty Deed recorded in O.R. Book 38, Page 88.
9. Declaration of Stormwater Drainage, Discharge, Conveyance and Outfall Easement recorded in O.R. Book 9880, Page 1500.
10. Declaration of Stormwater Drainage, Connection and Outfall Easement recorded in O.R. Book 9880, Page 1520.
11. Declaration of Sanitary Sewer Connection Easement recorded in O.R. Book 9942, Page 304.
12. Temporary Construction, Mass Grading, Utility and Access Easement Agreement recorded concurrently herewith.
13. Drainage Easement Agreement (Shared Stormwater Pond), recorded concurrently herewith.

EXHIBIT 3

**MAPS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT SHOWING CURRENT MAJOR TRUNK WATER MAINS
AND SEWER INTERCEPTORS AND OUTFALLS**

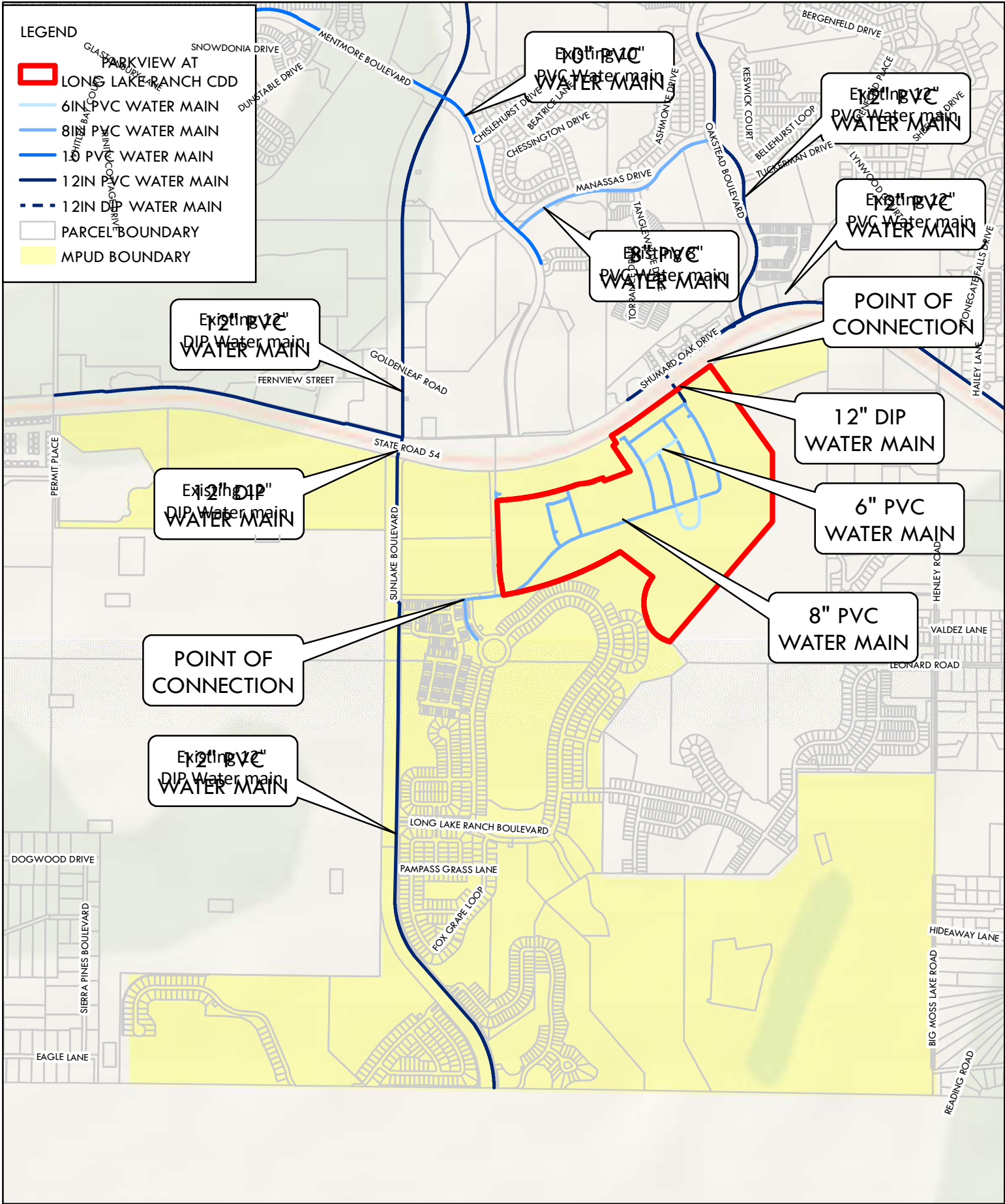


EXHIBIT 4A

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIMETABLE

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Improvement Category	Start Date	Completion Date
Earthwork	12/2018	06/2019
Storm Water Management	02/2019	08/2021
Off-Site Storm Water Management ¹	02/2020	06/2020
Water	11/2019	08/2021
Off-Site Water ²	12/2019	06/2020
Reclaimed Water/Irrigation	11/2019	08/2021
Offsite Reclaimed ³	01/2019	06/2020
Sewer	11/2019	08/2022
Off-Site Force Main and Lift Station ⁴	12/2019	06/2020
Roads	01/2020	08/2022
Off-Site Roads ⁵	01/2020	04/2020
FDOT Turn Lanes	01/2019	06/2020
Landscaping/Hardscaping	04/2020	04/2021
Amenity	06/2020	06/2021

Please note that the off-site improvements are required as part of development plan approved by Pasco County, FDOT, and SWFWMD. The attached map shows all of the off-site improvements.

¹ The off-site storm water management improvements are necessary due to the FDOT turn lanes.

² The off-site water improvements are the Jack and Bore and costs related to connecting the water necessary to service the development within the proposed District.

³ The off-site reclaimed improvements are the meter backflow assemblage necessary to service the development within the proposed District.

⁴ The off-site force main and lift station improvements are necessary to service the development within the proposed District.

⁵ The off-site roads improvements are the improvement to the Grand Parkview Blvd.

EXHIBIT 4B

CONSTRUCTION COST ESTIMATES

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Improvement Category	Total Cost
Earthwork	\$2,195,073
Storm Water Management	\$1,478,284
Off-Site Storm Water Management ¹	\$199,584
Water	\$488,316
Off-Site Water ²	\$288,627
Reclaimed Water/Irrigation	\$353,190
Offsite Reclaimed ³	\$32,550
Sewer	\$635,349
Off-Site Force Main and Lift Station ⁴	\$364,400
Roads	\$1,579,909
Off-Site Roads ⁵	\$556,600
FDOT Turn Lanes	\$1,081,827
Landscaping/Hardscaping	\$2,328,940
Amenity	\$2,547,341
Total	\$14,070,030

Please note that the off-site improvements are required as part of development plan approved by Pasco County, FDOT, and SWFWMD. The attached map shows all of the off-site improvements.

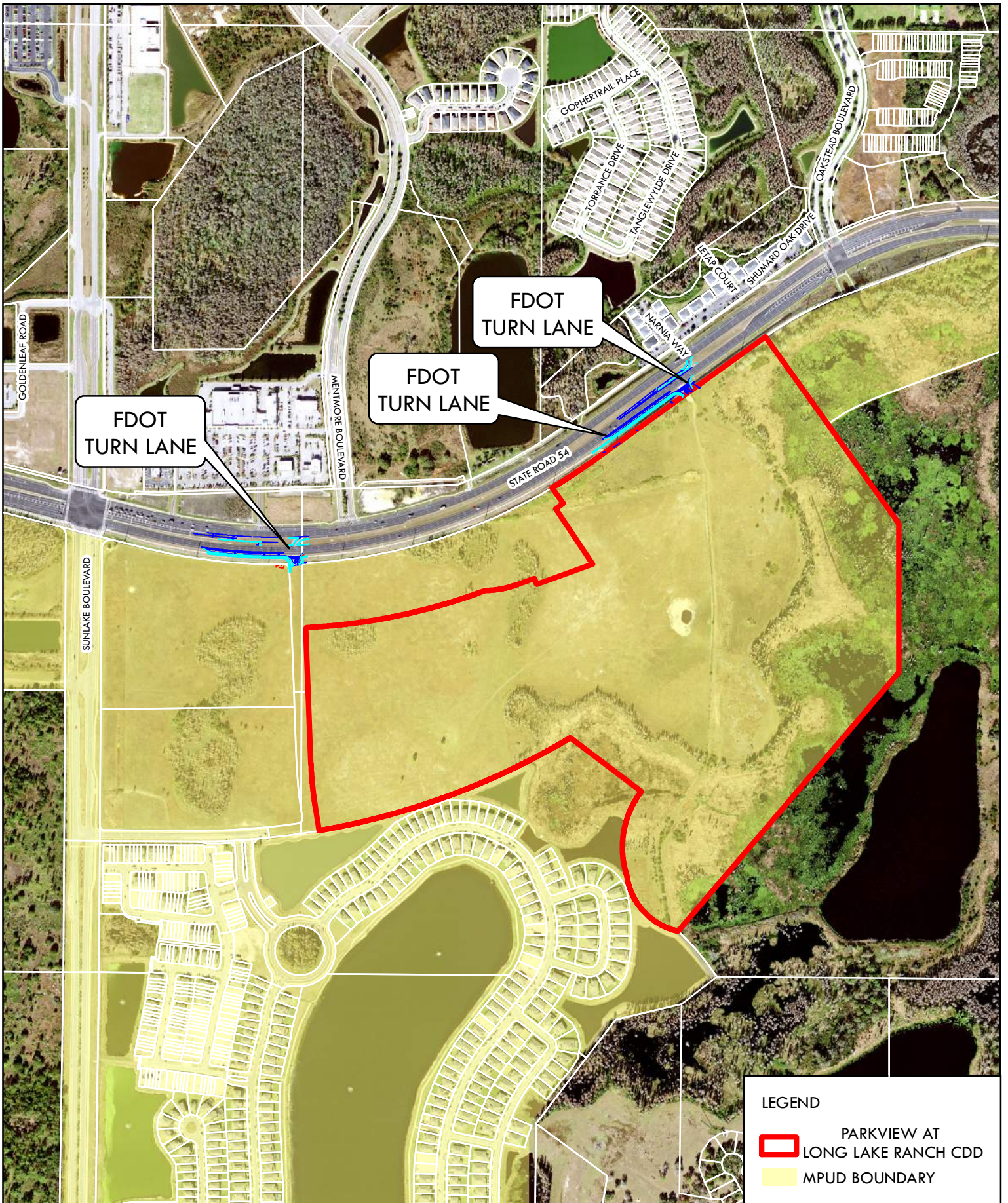
¹ The off-site storm water management improvements are necessary due to the FDOT turn lanes.

² The off-site water improvements are the Jack and Bore and costs related to connecting the water necessary to service the development within the proposed District.

³ The off-site reclaimed improvements are the meter backflow assemblage necessary to service the development within the proposed District.

⁴ The off-site force main and lift station improvements are necessary to service the development within the proposed District.

⁵ The off-site roads improvements are the improvement to the Grand Parkview Blvd.



LEGEND

- PARKVIEW AT LONG LAKE RANCH CDD
- MPUD BOUNDARY

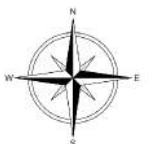
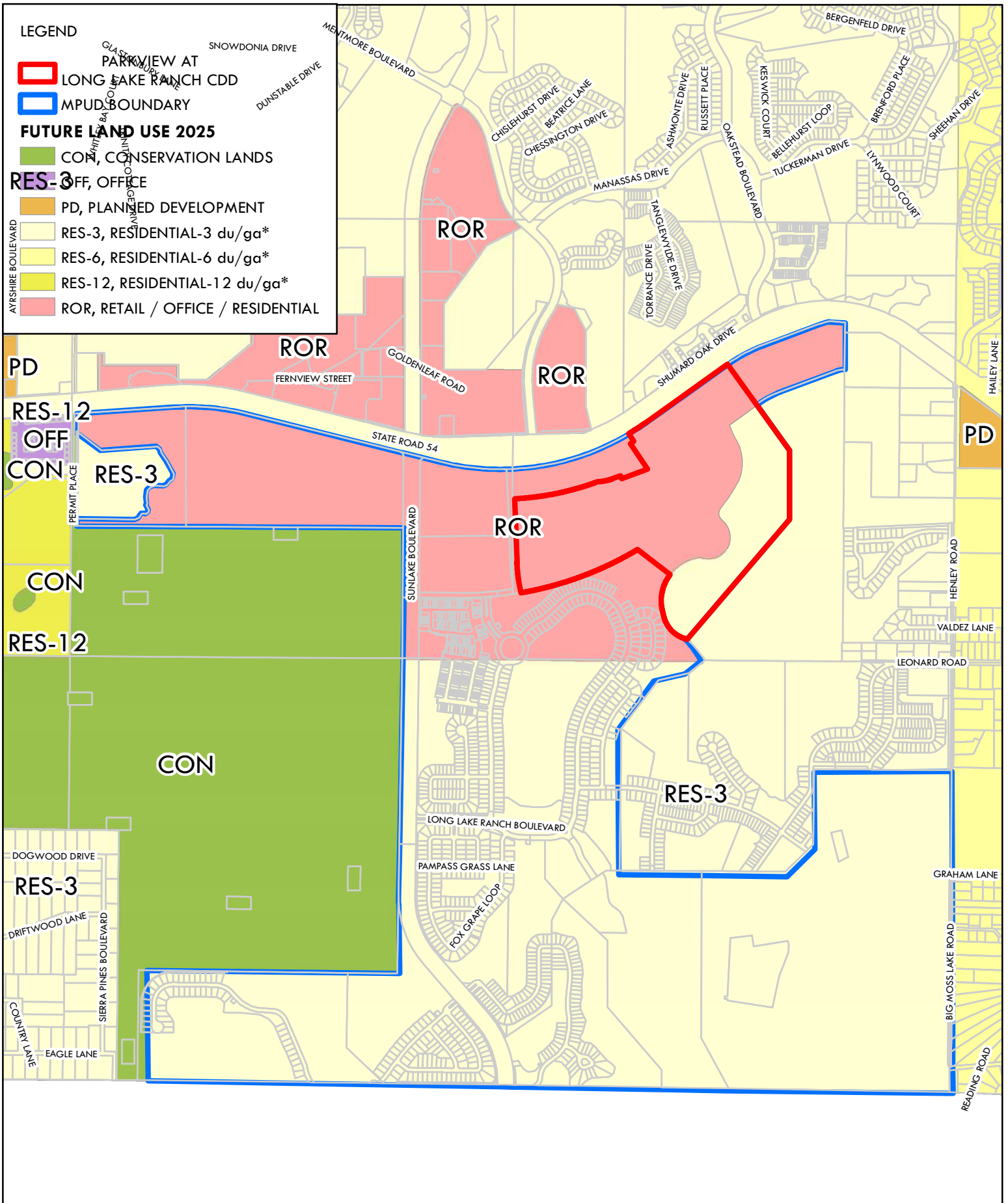


EXHIBIT 5A

FUTURE LAND USE MAP

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



LEGEND

- LONG LAKE RANCH CDD
- MPUD BOUNDARY

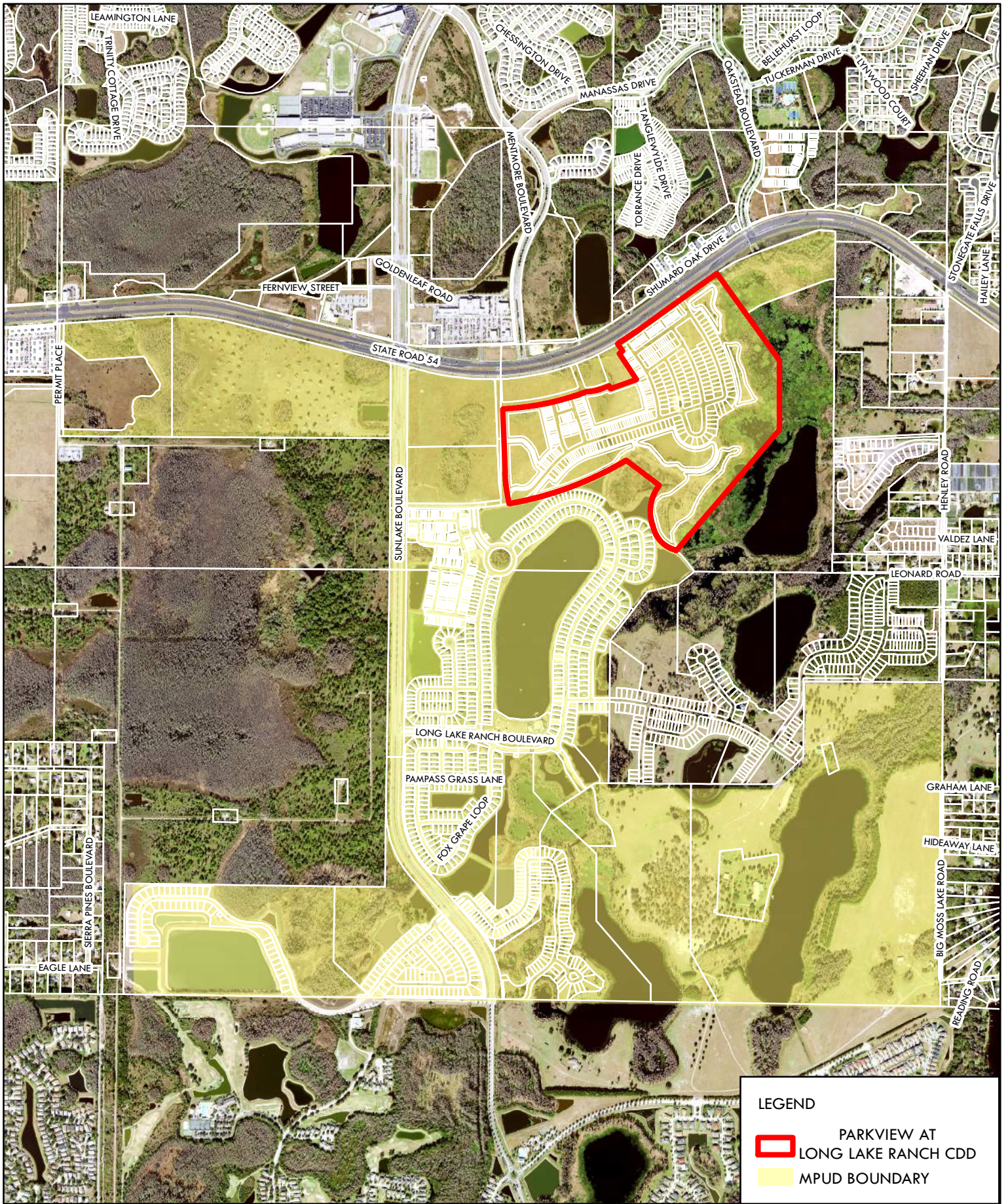
FUTURE LAND USE 2025

- CON, CONSERVATION LANDS
- RES-3, OFF, OFFICE
- PD, PLANNED DEVELOPMENT
- RES-3, RESIDENTIAL-3 du/ga*
- RES-6, RESIDENTIAL-6 du/ga*
- RES-12, RESIDENTIAL-12 du/ga*
- ROR, RETAIL / OFFICE / RESIDENTIAL



EXHIBIT 5B

**OVERLAY MAP OF PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT AND LONG LAKE RANCH MPUD BOUNDARIES**



LEGEND

- PARKVIEW AT LONG LAKE RANCH CDD
- MPUD BOUNDARY



EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

March 16, 2020



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.whassociates.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 Parkview at Long Lake Ranch Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 127.696 +/- acres of land located within unincorporated Pasco County, Florida (the "County") and is projected to contain approximately 368 Single Family residential dwelling units, which will make up the Parkview at Long Lake Ranch 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 Parkview at Long Lake Ranch Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 368 Single Family residential dwelling units, 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 Parkview at Long Lake Ranch.

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 2010, has a population of 464,697; therefore, it is not defined as a small County for the purposes of this requirement.)
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

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

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

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

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

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 127.696 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 368 Single Family residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will 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 a 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, self-imposed, and as a tradeoff for the service

and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of 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 will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 127.696 +/- acre master planned residential development currently anticipated to contain a total of approximately 368 Single Family residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,288 +/- 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 unincorporated Pasco County, Florida and

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

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the 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 or by the Developer as indicated.

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 \$14,070,030. 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.

Table 1

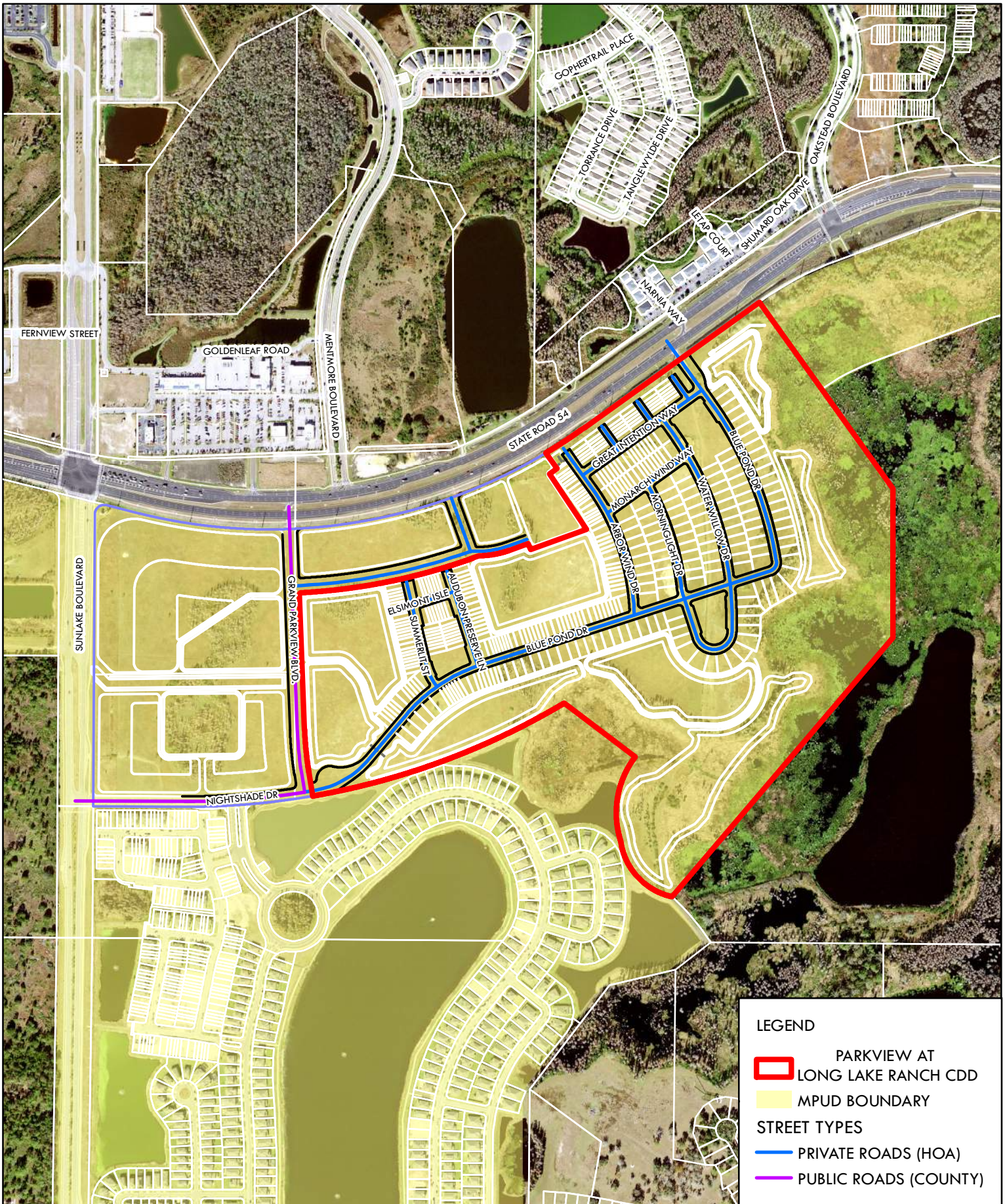
**PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Storm Water Management	CDD	CDD	CDD
Off-Site Storm Water Management	CDD	County	County
Water	CDD	County	County
Off-Site Water	CDD	County	County
Reclaimed Water/Irrigation	CDD	County	County
Offsite Reclaimed	CDD	County	County
Sewer	CDD	County	County
Off-Site Force Main and Lift Station	CDD	County	County
Roads	Developer	HOA/County*	HOA/County*
Off-Site Roads	CDD	County	County
FDOT Turn Lanes	CDD	FDOT	FDOT
Landscaping/Hardscaping	CDD	CDD	CDD
Amenity	CDD	CDD	CDD

* See attached map that denotes which roads (i.e. local/alley) are projected to be the responsibility of the HOA and which (i.e. arterial/collector) are projected to be dedicated to the County

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.

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.



LEGEND

- PARKVIEW AT LONG LAKE RANCH CDD
- MPUD BOUNDARY

STREET TYPES

- PRIVATE ROADS (HOA)
- PUBLIC ROADS (COUNTY)



Table 2

**PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Earthwork	\$2,195,073
Storm Water Management	\$1,478,284
Off-Site Storm Water Management	\$199,584
Water	\$488,316
Off-Site Water	\$288,627
Reclaimed Water/Irrigation	\$353,190
Offsite Reclaimed	\$32,550
Sewer	\$635,349
Off-Site Force Main and Lift Station	\$364,400
Roads	\$1,579,909
Off-Site Roads	\$556,600
FDOT Turn Lanes	\$1,081,827
Landscaping/Hardscaping	\$2,328,940
Amenity	\$2,547,341
Total	\$14,070,030

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 occupants of the lands to be included within the District will receive three major classes of benefits.

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

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently

with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

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

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

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

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

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

Pasco County has a population of 464,697 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

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 Parkview at Long Lake Ranch 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 Parkview at Long Lake Ranch development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Parkview at Long Lake Ranch development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of the Parkview at Long Lake Ranch development 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 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 Parkview at Long Lake Ranch Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUE 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 7

PROPOSED ORDINANCE

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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

WHEREAS, Mattamy Tampa/Sarasota, LLC (the “Petitioner”) has petitioned the Pasco County Board of County Commissioners (the “County”) to adopt an ordinance establishing the boundaries of the Parkview at Long lake Ranch Community Development District (the “District”) pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

WHEREAS, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Parkview at Long Lake Ranch Community Development District (the “Petition”) are true and correct; and

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

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

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

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

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

WHEREAS, the Board of County Commissioners, on May 19, 2020, held a virtual adoption public hearing, with a quorum attending and voting through Communications Media Technology, on the Petition with due public notice provided prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, BE IT ORDAINED, in virtual session with a quorum attending and voting through Communications Media Technology, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2018), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Long Lake Ranch Master Planned Unit Development Rezoning Petition No. 7397 (“MPUD Conditions of Approval”), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

d. The District shall have the authority to fund, construct and maintain improvements outside its boundaries for the obligation(s) set forth in the MPUD Conditions of Approval, 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 Parkview at Long Lake Ranch Community Development District and the County.

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

b. The District may exercise the statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (c), (d) and (f), Florida Statutes.

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

SECTION 8. MISCELLANEOUS PROVISIONS

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

b. The County, at its option, may adopt a non-emergency ordinance providing a plan for the transfer of a specific community development service from the District to the County.

The plan shall provide the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

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

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

d. The Petition to Establish the Parkview at Long Lake Ranch Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

ADOPTED this 19th day of May, 2020.

[Signatures appear on the next page.]

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

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

BY: _____
MIKE MOORE, CHAIRMAN