

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

WHEREAS, Pulte Home Company, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Whispering Pines 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 Whispering Pines Community Development District (the "Petition"), attached hereto and incorporated herein as **Exhibit A**, 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, a duly noticed public hearing on the Petition was held prior to the adoption of this Ordinance establishing the District.

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

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2021), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Pulte Law MPUD and Pulte Zona Law MPUD (the "MPUDs"), 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 and construct improvements outside its boundaries for the obligation(s) set forth in the conditions of approval of the MPUDS established in connection with the offsite intersection improvements without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

e. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.415, Florida Statutes.

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the District and the County.

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

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

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said

property, currently within the District, as described in Exhibit 2 of the Petition, and as the said District might be expanded or contracted.

SECTION 8. MISCELLANEOUS PROVISIONS

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

b. 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.

c. The Petition 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. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.

The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

SECTION 11. EFFECTIVE DATE

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this Ordinance and shall take effect upon filing.

(SEAL)
COUNTY COMMISSIONERS
ORGANIZED
JUNE 2nd
1887
FLORIDA
PASCO COUNTY
KIM VAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: 
KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION

AUG 09 2022

PASCO COUNTY
BCC

PETITION TO ESTABLISH
WHISPERING PINES
COMMUNITY
DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No. 155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

*Updated August 4, 2022

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

I. APPLICANT: PULTE HOME COMPANY, LLC
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 2662 SOUTH FALKENBURG ROAD
CITY RIVERVIEW STATE FLORIDA ZIP 33578
PHONE _____


PROPERTY OWNER(S): PULTE HOME COMPANY, LLC
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 2662 SOUTH FALKENBURG ROAD
CITY RIVERVIEW STATE FLORIDA ZIP 33578
PHONE _____

PROPERTY OWNER(S): ZONA LEE LAW, INC.
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 3739 PERDEW DRIVE
CITY LAND O LAKES STATE FLORIDA ZIP 34638
PHONE _____

REPRESENTATIVE: JERE EARLYWINE, ESQ., KE LAW GROUP, PLLC
(Contact Person:)
ADDRESS: 2016 DELTA BOULEVARD, SUITE 101
CITY TALLAHASSEE STATE FLORIDA ZIP 32303
PHONE _____

II. Current Use of Property: VACANT, PLANTED PINE FOREST
Current zoning of property MPUD
Current future land use designation of property: RESIDENTIAL 6
Current Number and Types of Units to be assessed by this CDD MAXIMUM OF 370
Name of MPUD or Development WHISPERING PINES

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

BY: 
Signature of the Applicant/ (Petitioner)
Type or Print Name Legibly Jeffrey D. Pasa
Date: 3/28/22

<p>V. PDD Zoning & Intake Date Stamp</p>	<p>VI. OFFICIAL COMMENTS</p> <p>Is this application accompanied by other applications? _____</p> <p>If so, what are the application numbers? _____</p> <p>Other Comments: _____</p>
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**PASCO COUNTY
PLANNING AND DEVELOPMENT
CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS (CDD)
CDD < 1000 acres:**

PROPOSED DISTRICT NAME: WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT DATE: _____

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): 23-26-18-0000-00100-0000; 23-26-18-0000-00200-0000

DEVELOPER'S NAME: PULTE HOME COMPANY, LLC

LOCATION: SOUTH OF LAKE PATIENCE ROAD, WEST OF LAND O LAKES BOULEVARD, NORTH OF STATE ROAD 54 AND EAST OF BALLASTONE DRIVE

LAND USE CLASSIFICATION(S): RESIDENTIAL 6

ZONING DISTRICT(S): MPUD

ACREAGE: _____

NUMBER OF UNITS/SIZE: _____

TYPE OF UNIT(S): _____

PRESENT LAND USE: VACANT, PLANTED PINE FOREST

HURRICANE EVACUATION ZONE: NONE

DEVELOPMENT OF REGIONAL IMPACT (DRI):

Is this project part of a DRI? Yes No

DRI No.: N/A

Original DRI Approval Date: N/A

DRI Build-Out Date: N/A

MPUD MASTER PLANNED UNIT DEVELOPMENT:

Is this project part of an MPUD? Yes No

MPUD No.: 7520 AND 7595

MPUD Name: PULTE LAW AND PULTE ZONA LAW

Original MPUD Approval Date: 08/10/21

SUBMITTAL:

X 1. Completed Application Form

N/A 2. Four (4) copies of the Petition

N/A 3. One (1) CD of the Petition.

X 4. Overlay map of the CDD with respect to the master plan (DRI or MPUD) if applicable.

N/A 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.

X 6. Filing Fee X \$15,000 New CDD \$7,500 Amendment to CDD.

- X 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.
- X 8. Map matching Metes and Bounds Description.
- X 9. Map Showing Future land Use Classification for CDD and Surrounding Area
- X 10. Deed (s)
- X 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.
- X 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.
- X 13. The proposed name of the district.
- X 14. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
- X 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.
- X 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.
- X 17. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Name of Individual Completing this Application: Jeffrey Deason (please print)

I, Jeffrey Deason, certify that I have checked the submittal application for content completeness.

[Signature]
 Signature _____

Reviewed By: _____ Date Accepted: _____

Date Rejected: _____

None Referenced - Information was not provided by applicant.
 ✓ - Information provided is adequate for content.
 O - Information must be provided for plan to be determined complete.

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

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Pulte Home Company, LLC ("Petitioner"), hereby petitions the Pasco County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within unincorporated Pasco County, Florida, and covers approximately 159.409 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Lake Patience Road, west of Land O Lakes Boulevard, north of State Road 54 and east of Ballastone Drive. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are approximately 1.22 acres within the internal boundaries of the District that will be excluded from the District ("Excluded Parcel"). The metes and bounds description of the Excluded Parcel is set forth in **Exhibit 3**. The Excluded Parcel is owned by Sharon Ann Law whose last known address is 3739 Perdew Drive, Land O Lakes, Florida 34638. There is no intent on behalf of the District for any District facilities or services to be installed and/or constructed on the Excluded Parcel. Moreover, no special assessments will be imposed on the Excluded Parcel. Excluding the Excluded Parcel from the boundaries of the District will not have an impact on the development of either the District or the Excluded Parcel.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 4**. The folio numbers are as follows: 23-26-18-0000-00100-0000; 23-26-18-0000-00200-0000.

4. MPUD Overlay Map. **Exhibit 5** depicts an overlay map of the District with respect to the MPUD boundary.

5. Deeds of Landowners within the Proposed District. A copy of the warranty deeds for the lands to be included within the proposed District is provided in **Exhibit 6**.

6. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are Brady Lefere, Ray Aponte, Jenna Walters, Kat Diggs and Marc Ferlita. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

7. Name. The proposed name of the District is the Whispering Pines Community Development District.

8. Major Water and Wastewater Facilities. **Exhibit 7** shows the existing major trunk water mains and sewer connections serving the lands within and around the proposed District.

9. District Facilities and Services. **Exhibit 8** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in two (2) phase(s) over an estimated four (4) year period from 2022 – 2026. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Existing and Future Land Uses. The existing use of the lands within the proposed District is agricultural. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 9**. These proposed land uses are consistent with the Pasco County Comprehensive Plan.

11. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

12. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 11 - Authorization of Agent**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

13. This petition to establish the Whispering Pines Community Development District should be granted for the following reasons:

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

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

c. The establishment of the proposed District will prevent the general body of taxpayers in Pasco County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

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

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and, (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

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

RESPECTFULLY SUBMITTED, this 30th day of March, 2022.

KE LAW GROUP, PLLC



Jere Earlywine

Florida Bar No. 155527

jere@kelawgroup.com

KE LAW GROUP, PLLC

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

(850) 528-6152 (telephone)

Attorneys for Petitioner

EXHIBIT 1



WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT PROJECT LOCATION MAP

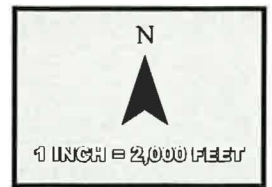


EXHIBIT 2

Description Sketch

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Section 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 23, S.00°42'34"W., a distance of 28.00 feet to the South Maintained Right-of-Way line of LAKE PATIENCE ROAD as recorded in Road Plat Book 3, Pages 4 through 7 of the public records of Pasco County, said point also being the **POINT OF BEGINNING**; thence continue along said East boundary, S.00°42'34"W., a distance of 1315.60 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Northeast 1/4 of Section 23, S.00°47'36"W., a distance of 1332.79 feet to the East 1/4 corner of said Section 23; thence along the South boundary of said Southeast 1/4 of the Northeast 1/4 of Section 23, N.89°49'03"W., a distance of 1312.82 feet to the Southwest corner thereof; thence along the South boundary of the Southwest 1/4 of said Northeast 1/4 of Section 23, N.89°47'36"W., a distance of 1312.19 feet to the Southwest corner thereof; thence along the West boundary of said Southwest 1/4 of the Northeast 1/4 of Section 23, N.00°29'21"E., a distance of 1347.36 feet to the Northwest corner thereof; thence along the West boundary of the Northwest 1/4 of said Northeast 1/4 of Section 23, N.00°29'07"E., a distance of 1322.44 feet to the aforesaid Maintained South Right-of-Way line of LAKE PATIENCE ROAD; thence along said Maintained South Right-of-Way line the following six (6) courses: (1) S.89°31'35"E., a distance of 304.28 feet; (2) S.89°29'06"E., a distance of 439.96 feet; (3) S.11°53'36"W., a distance of 3.79 feet; (4) S.89°22'33"E., a distance of 1158.37 feet; (5) S.89°26'13"E., a distance of 697.34 feet; (6) S.88°47'25"E., a distance of 38.00 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT



A parcel of land described in Official Records Book 3088, page 1038 of the public records of Pasco County, Florida lying in Section 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of Section 23, run thence along the East boundary of the Northeast 1/4 of said Northeast 1/4 of Section 23, N.00°42'34"E., a distance of 153.00 feet; thence S.42°22'34"W., a distance of 959.00 feet; thence Southwesterly, 122.58 feet along the arc of a tangent curve to the right having a radius of 215.00 feet and a central angle of 32°40'00" (chord bearing S.58°42'34"W., 120.93 feet); thence S.75°02'34"W., a distance of 153.64 feet; thence Southwesterly, 159.23 feet along the arc of a tangent curve to the left having a radius of 115.00 feet and a central angle of 79°19'56" (chord bearing S.35°22'36"W., 146.81 feet); thence S.04°17'22"E., a distance of 71.64 feet; thence S.80°06'44"E., a distance of 15.47 feet; to the **POINT OF BEGINNING**; thence S.57°37'25"E., a distance of 170.00 feet; thence S.10°33'53"W., a distance of 315.03 feet; thence N.44°17'26"W., a distance of 260.00 feet; thence N.24°02'34"E., a distance of 235.00 feet to the **POINT OF BEGINNING**.

Containing 159.409 acres, more or less.

Surveyor's Notes:

- 1) Bearings shown hereon are based on the East boundary of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, having an assumed bearing of S.00°42'34"W.
- 2) I do hereby certify that this Sketch & Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 3) See sheet two for overall sketch, see sheet three of line and curve table.

PROJECT: Lake Patience		Prepared For: Pulte Home Company, LLC	
PHASE: Whispering Pines CDD			Digitally signed by Charlie Arnett, PSM Date: 2022.03.18 15:48:11 -04'00'
DRAWN: CMA	DATE: 03/18/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884			

Description Sketch

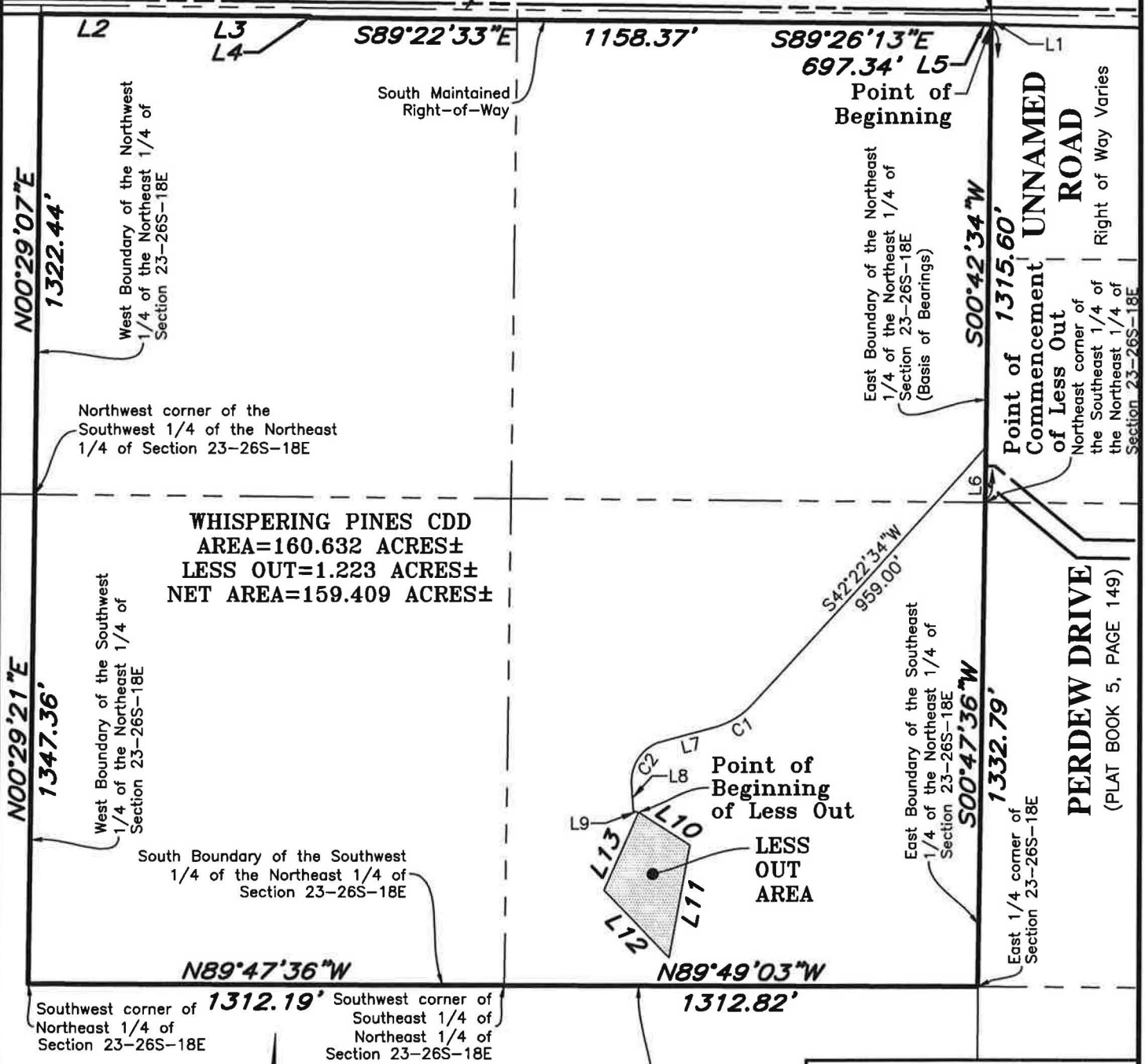
(Not A Survey)

LAKE PATIENCE ROAD

Maintained Right-of-Way Varies
(Road Plat Book 3, Pages 4-7)

North Line of Northeast 1/4
of Section 23-26S-18E

Point of
Commencement
Northeast corner
Section 23-26S-18E



WHISPERING PINES CDD
AREA=160.632 ACRES±
LESS OUT=1.223 ACRES±
NET AREA=159.409 ACRES±

Point of
Commencement
of Less Out
Northeast corner of
the Southeast 1/4 of
the Northeast 1/4 of
Section 23-26S-18E

PERDEW DRIVE
(PLAT BOOK 5, PAGE 149)

0 200 400
SCALE: 1" = 400'



See sheet 1 for Description, Notes
and Certification
See sheet 3 for Line and Curve Tables

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°42'34" W	28.00'
L2	S 89°31'35" E	304.28'
L3	S 89°29'06" E	439.96'
L4	S 11°53'36" W	3.79'
L5	S 88°47'25" E	38.00'
L6	N 00°42'34" E	153.00'
L7	S 75°02'34" W	153.64'
L8	S 04°17'22" E	71.64'
L9	S 80°06'44" E	15.47'
L10	S 57°37'25" E	170.00'
L11	S 10°33'53" W	315.03'
L12	N 44°17'26" W	260.00'
L13	N 24°02'34" E	235.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	215.00'	32°40'00"	122.58'	120.93'	S 58°42'34" W
C2	115.00'	79°19'56"	159.23'	146.81'	S 35°22'36" W

*See sheet 1 for Description, Notes
and Certification
See sheet 2 for Overall Sketch*

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



EXHIBIT 3

Description Sketch

(Not A Survey)

DESCRIPTION:



A parcel of land described in Official Records Book 3088, page 1038 of the public records of Pasco County, Florida lying in Section 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of Section 23, run thence along the East boundary of the Northeast 1/4 of said Northeast 1/4 of Section 23, N.00°42'34"E., a distance of 153.00 feet; thence S.42°22'34"W., a distance of 959.00 feet; thence Southwesterly, 122.58 feet along the arc of a tangent curve to the right having a radius of 215.00 feet and a central angle of 32°40'00" (chord bearing S.58°42'34"W., 120.93 feet); thence S.75°02'34"W., a distance of 153.64 feet; thence Southwesterly, 159.23 feet along the arc of a tangent curve to the left having a radius of 115.00 feet and a central angle of 79°19'56" (chord bearing S.35°22'36"W., 146.81 feet); thence S.04°17'22"E., a distance of 71.64 feet; thence S.80°06'44"E., a distance of 15.47 feet; to the **POINT OF BEGINNING**; thence S.57°37'25"E., a distance of 170.00 feet; thence S.10°33'53"W., a distance of 315.03 feet; thence N.44°17'26"W., a distance of 260.00 feet; thence N.24°02'34"E., a distance of 235.00 feet to the **POINT OF BEGINNING**.

Containing 1.223 acres, more or less.

Surveyor's Notes:

- 1) Bearings shown hereon are based on the East boundary of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, having an assumed bearing of N.00°42'34"E.
- 2) I do hereby certify that this Sketch & Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 3) See sheet two for overall sketch, see sheet three of line and curve table.

PROJECT: Lake Patience		Prepared For: Pulte Home Company, LLC	
PHASE: Whispering Pines Less Out Area-CDD			Digitally signed by Charlie Arnett, PSM Date: 2022.03.21 12:24:13 -04'00'
DRAWN: CMA	DATE: 03/21/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
Charles M. Arnett			
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884			

Description Sketch

(Not A Survey)

LAKE PATIENCE ROAD

Maintained Right-of-Way Varies
(Road Plat Book 3, Pages 4-7)

North Line of Northeast 1/4
of Section 23-26S-18E

Northeast corner
Section 23-26S-18E

South Maintained
Right-of-Way

East Boundary of the Northeast
1/4 of the Northeast 1/4 of
Section 23-26S-18E
(Basis of Bearings)
N0°42'34"E

**UNNAMED
ROAD**
Right of Way Varies

West Boundary of the Northwest
1/4 of the Northeast 1/4 of
Section 23-26S-18E

Northwest corner of the
Southwest 1/4 of the Northeast
1/4 of Section 23-26S-18E

**Point of
Commencement
of Less Out**
Northeast corner of
the Southeast 1/4 of
the Northeast 1/4 of
Section 23-26S-18E

West Boundary of the Southwest
1/4 of the Northeast 1/4 of
Section 23-26S-18E

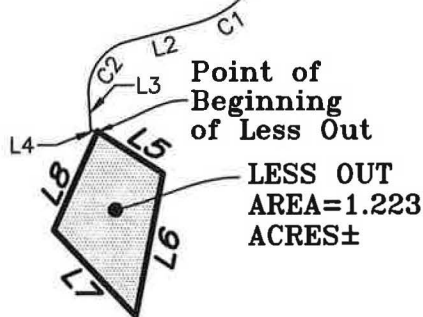
South Boundary of the Southwest
1/4 of the Northeast 1/4 of
Section 23-26S-18E

S42°22'34"W
959.00'

East Boundary of the Southeast
1/4 of the Northeast 1/4 of
Section 23-26S-18E

PERDEW DRIVE
(PLAT BOOK 5, PAGE 149)

East 1/4 corner of
Section 23-26S-18E



**Point of
Beginning
of Less Out**

**LESS OUT
AREA = 1.223
ACRES ±**

Southwest corner of
Northeast 1/4 of
Section 23-26S-18E

Southwest corner of
Southeast 1/4 of
Northeast 1/4 of
Section 23-26S-18E

South Boundary of the
Southeast 1/4 of the Northeast
1/4 of Section 23-26S-18E



SCALE: 1" = 400'

See sheet 1 for Description, Notes
and Certification
See sheet 3 for Line and Curve Tables

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°42'34" E	153.00'
L2	S 75°02'34" W	153.64'
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L4	S 80°06'44" E	15.47'
L5	S 57°37'25" E	170.00'
L6	S 10°33'53" W	315.03'
L7	N 44°17'26" W	260.00'
L8	N 24°02'34" E	235.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
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C2	115.00'	79°19'56"	159.23'	146.81'	S 35°22'36" W

*See sheet 1 for Description, Notes
and Certification
See sheet 2 for Overall Sketch*

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



EXHIBIT 4

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]**

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

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

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

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

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

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]

Executed this 24 day of March, 2022.

Witnessed:

PULTE HOME COMPANY, LLC
LANDOWNER

Danielle Fabbi
Print Name: Danielle Fabbi

Jeffrey Deason
BY: Jeffrey Deason
ITS: Vice President

Katarina Diggs
Print Name: Katarina Diggs

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2022, by Jeffrey Deason, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Katarina Diggs
NOTARY PUBLIC, STATE OF Florida

Name: Katarina Diggs
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]

Exhibit A:
Legal Description

The North 1/2 of the Northeast 1/4 of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, less Right of Way of Lake Patience Road, as recorded in Road Book 3, Pages 4 through 7, Public Records of Pasco County, Florida.

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]**

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

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

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

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

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

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]

Executed this 10th day of March, 2022

Witnessed:

Zona Lee Law, Inc.
LANDOWNER

[Signature]
Print Name: Scott W. Fitzpatrick

Sharon A. Law
BY: Sharon A. Law
ITS: President

[Signature]
Print Name: Deric Raymond

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of March, 2022, by Sharon A. Law, *, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification. * as President of Zona Lee Law, Inc.



[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Scott W. Fitzpatrick
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Whispering Pines Community Development District]

Exhibit A:
Legal Description

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Three (23), Township Twenty-six (26) South, Range Eighteen (18) East, in Pasco County, Florida.

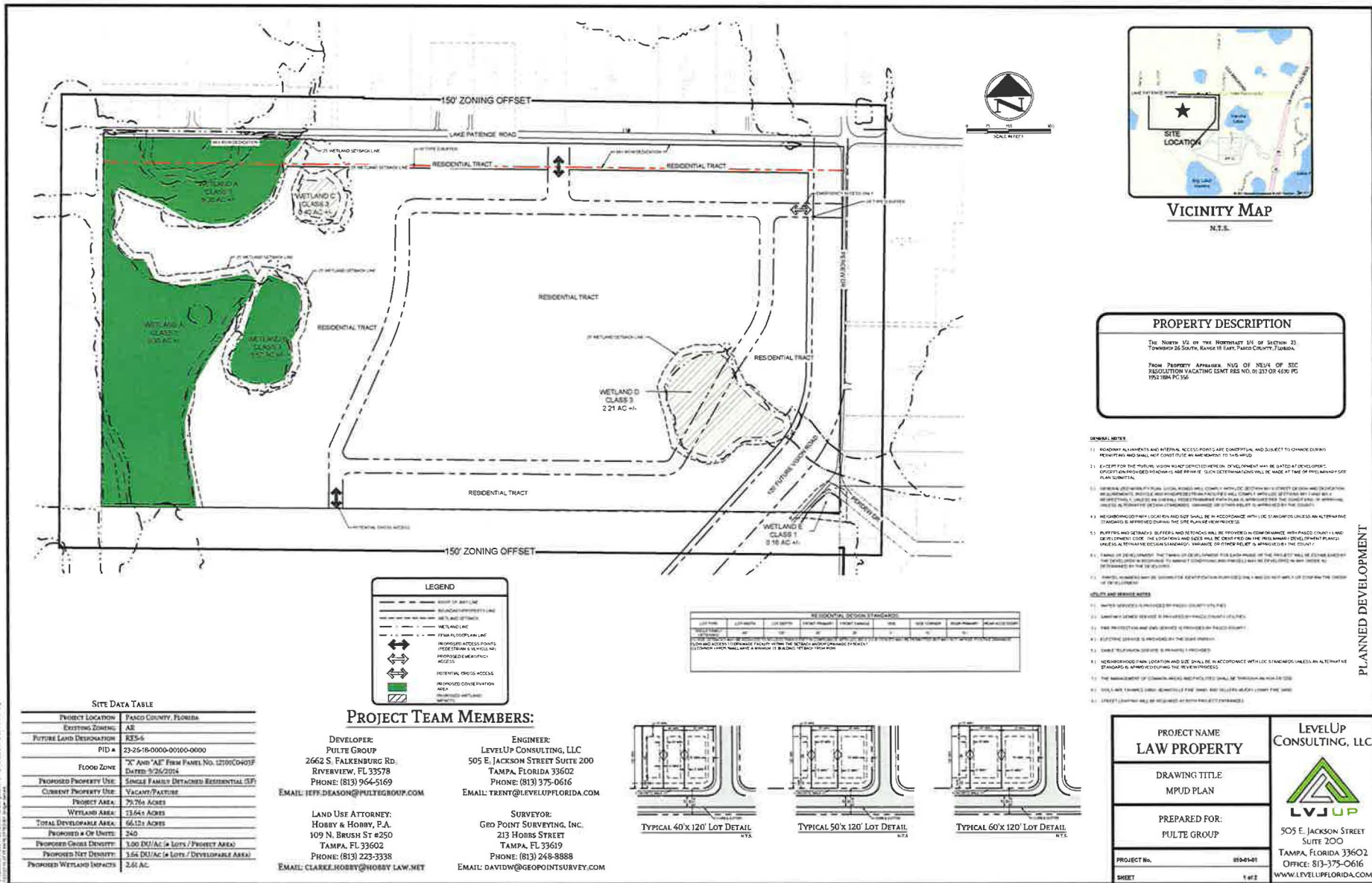
AND

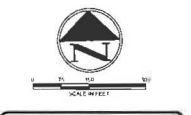
The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-Three (23), Township Twenty-six (26) South, Range Eighteen (18) East, subject to all public roads or highways, over, through and across said land or any part thereof, in Pasco County, Florida.

AND

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-Three (23), Township Twenty-six (26) South, Range Eighteen (18) East, in Pasco County, Florida.

EXHIBIT 5





VICINITY MAP
N.T.S.

PROJECT TEAM

MEMBERS:
DEVELOPER:
 PULTE GROUP
 2662 S. FALKENBURG RD.
 RIVERVIEW, FL 33578
 PHONE: (813) 964-5169
 EMAIL: JEFF.DEASON@PULTEGROUP.COM

LAND USE ATTORNEY:
 HOBBY & HOBBY, P.A.
 109 N. BRUSH ST #250
 TAMPA, FL 33602
 PHONE: (813) 223-3938
 EMAIL: CLARKC.HOBBY@HOBBY.LAW.NET

SURVEYOR:
 GEOPOINT SURVEYING, INC.
 213 HOBBS STREET
 TAMPA, FL 33619
 PHONE: (813) 249-8888
 EMAIL: DAVIDW@GEOPOINTSURVEY.COM

ENGINEER:
 LEVELUP CONSULTING, LLC
 505 E. JACKSON STREET SUITE 200
 TAMPA, FLORIDA 33602
 PHONE: (813) 375-0616
 EMAIL: TRENT@LEVELUPFLORIDA.COM

PROPERTY DESCRIPTION

The Northwest Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Three (23), Township Twenty-six (26) South, Range Eighteen (18) East, in Pasco County, Florida.
 AND
 The West 1/2 of the Northeast Quarter (NE 1/4) of Section Twenty-Three (23), Township Twenty-six (26) South, Range Eighteen (18) East, in Pasco County, Florida, LESS AND EXCEPT that part of land conveyed in Warranty Deed recorded in O.R. Book 1884, Page 356, O.R. Book 3056, Page 1036 and O.R. Book 10032, Page 1131, Pasco County, Florida.

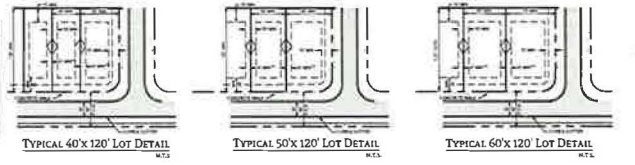
- GENERAL NOTES:**
1. PROPERTY ALIENATIONS AND INTERESTS, ACCESS RIGHTS AND SUBJECT TO CHANGE ENHANCING PERMITTING AND SHALL NOT CONSTITUTE AN ENCUMBRANCE TO THE LAND.
 2. EXCEPT FOR THE UTILITY LOCATIONS IDENTIFIED HEREON DEVELOPMENT SHALL BE LIMITED TO DEVELOPMENT LOCATIONS PROVIDED BY PASCO COUNTY PRIVATE. SUCH DETERMINATIONS SHALL BE MADE AT THE DISCRETION OF THE DEVELOPER.
 3. SETBACKS, DISTANCES FROM ADJACENT PROPERTIES, LOTS, AND UTILITIES SHALL BE MEASURED TO THE CENTERLINE OF THE PROPERTY, UNLESS OTHERWISE SPECIFIED. THE MEASUREMENT SHALL BE MADE TO THE CENTERLINE OF THE PROPERTY, UNLESS OTHERWISE SPECIFIED.
 4. NEIGHBORHOOD (PARKING) AREAS AND OPEN SPACES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SHALL BE RECONSTRUCTED AND FINISHED IN ACCORDANCE WITH PASCO COUNTY AND DEVELOPER'S DESIGN. THE LOCATING AND SIZES SHALL BE DETERMINED BY THE PROPERTY DEVELOPER AND SHALL BE SUBJECT TO PASCO COUNTY APPROVAL.
 5. ALL UTILITIES AND SERVICES (WATER AND SEWER) SHALL BE PROVIDED BY PASCO COUNTY AND DEVELOPER'S DESIGN. THE LOCATING AND SIZES SHALL BE DETERMINED BY THE PROPERTY DEVELOPER AND SHALL BE SUBJECT TO PASCO COUNTY APPROVAL. PASCO COUNTY SHALL BE NOTIFIED OF ANY CHANGES TO THE UTILITIES AND SERVICES IN WRITING AT LEAST 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 6. THE NAME OF DEVELOPMENT AND SUBDIVISION OF THE PROJECT SHALL BE ESTABLISHED BY THE DEVELOPER IN ACCORDANCE WITH PASCO COUNTY AND DEVELOPER'S DESIGN. THE NAME SHALL BE SUBMITTED TO PASCO COUNTY FOR APPROVAL.
 7. PROJECT OWNERS MAY BE SUBJECT TO OTHER REGULATIONS (SUCH AS HISTORIC LANDMARKS) THAT MAY APPLY TO THE PROPERTY OR DEVELOPMENT.
 8. CHANGES IN LANDLINE IMPACTS ARE NOT PROVIDED. IF A WETLAND VIOLATION IS REQUIRED, IT WILL CONSTITUTE A VIOLATION OF THE DEVELOPMENT PERMITS AND THE REGULATIONS OF THE WETLANDS AND WETLANDS USE ACT. THE SIZE OF THE WETLANDS AND WETLANDS USE ACT SHALL BE DETERMINED BY THE PROPERTY DEVELOPER AND SHALL BE SUBJECT TO PASCO COUNTY APPROVAL. THE REGULATIONS OF THE WETLANDS AND WETLANDS USE ACT SHALL BE BASED ON THE LATEST AVAILABLE ASSESSMENT METHOD (SUCH AS THE 2001 ASSESSMENT METHOD).

- UTILITIES AND SERVICES:**
1. WATER, SEWER, GAS, AND OTHER UTILITIES SHALL BE PROVIDED AS SHOWN ON PASCO COUNTY'S UTILITIES MAP.
 2. THE PROPERTY OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM PASCO COUNTY.
 3. ALL UTILITIES SHALL BE INSTALLED AS SHOWN ON THE UTILITIES MAP.
 4. THE RESPONSIBILITY OF OBTAINING AND INSTALLING UTILITIES SHALL BE THE PROPERTY OWNER'S.
 5. WELLS AND SINKHOLE SANDS SHALL BE INSTALLED AS SHOWN ON THE UTILITIES MAP AND SHALL BE SUBJECT TO PASCO COUNTY APPROVAL.
 6. STREET LIGHTS SHALL BE PROVIDED AS SHOWN ON THE UTILITIES MAP.

RESIDENTIAL DESIGN STANDARDS

LOT TYPE	LOT WIDTH	LOT DEPTH	FRONT PRIMARY	FRONT GARAGE	SIDE	SIDE CORNER	REAR PRIMARY	REAR ACCESSORY	MAXIMUM HEIGHT
SINGLE FAMILY DETACHED	40'	120'	20'	20'	5'-0"	15'-0"	15'	5'	35'

(1) SIDE SETBACKS MAY BE REDUCED TO NO LESS THAN 2 FEET SUBJECT TO COMPLIANCE WITH LDC 902 X 2 X 5. FENCES MAY BE PERMITTED BUT MAY NOT IMPEDE POSITIVE DRAINAGE FLOW AND ACCESS TO DRAINAGE FACILITY WITHIN THE SETBACK AND/OR DRAINAGE EASEMENT.
 (2) CORNER YARDS SHALL HAVE A MINIMUM 15' BUILDING SETBACK FROM ROW.



SITE DATA TABLE

PROJECT LOCATION	PASCO COUNTY, FLORIDA
EXISTING ZONING	AR
FUTURE LAND DESIGNATION	RES-6
PID #	23-26-18-0000-00200-0000
FLOOD ZONE	'X' AND 'AE' FIRM PANEL NO. 1210HC0403F DATED: 9/26/2014
PROPOSED PROPERTY USE	SINGLE FAMILY DETACHED RESIDENTIAL (SF)
CURRENT PROPERTY USE	VACANT/WOODED
PROJECT AREA:	± 79,648 AC.
PRE-DEVELOPMENT WETLAND AREA:	± 35,035 AC.*
POST-DEVELOPMENT WETLAND AREA:	± 35,035 AC.* PLEASE SEE GENERAL NOTE R)
TOTAL DEVELOPABLE AREA:	± 44,613 AC.
PROPOSED # OF UNITS:	130
PROPOSED GROSS DENSITY:	1.63 DU/AC (# LOTS / PROJECT AREA)
PROPOSED NET DENSITY:	2.91 DU/AC (# LOTS / DEVELOPABLE AREA)

LEGEND TO DIMENSIONS

LEGEND TO DIMENSIONS

SYMBOL	DESCRIPTION
(Symbol)	1. 150' ZONING OFFSET
(Symbol)	2. 150' ZONING OFFSET
(Symbol)	3. 150' ZONING OFFSET
(Symbol)	4. 150' ZONING OFFSET
(Symbol)	5. 150' ZONING OFFSET
(Symbol)	6. 150' ZONING OFFSET
(Symbol)	7. 150' ZONING OFFSET
(Symbol)	8. 150' ZONING OFFSET
(Symbol)	9. 150' ZONING OFFSET
(Symbol)	10. 150' ZONING OFFSET
(Symbol)	11. 150' ZONING OFFSET
(Symbol)	12. 150' ZONING OFFSET
(Symbol)	13. 150' ZONING OFFSET
(Symbol)	14. 150' ZONING OFFSET
(Symbol)	15. 150' ZONING OFFSET
(Symbol)	16. 150' ZONING OFFSET
(Symbol)	17. 150' ZONING OFFSET
(Symbol)	18. 150' ZONING OFFSET
(Symbol)	19. 150' ZONING OFFSET
(Symbol)	20. 150' ZONING OFFSET
(Symbol)	21. 150' ZONING OFFSET
(Symbol)	22. 150' ZONING OFFSET
(Symbol)	23. 150' ZONING OFFSET
(Symbol)	24. 150' ZONING OFFSET
(Symbol)	25. 150' ZONING OFFSET
(Symbol)	26. 150' ZONING OFFSET
(Symbol)	27. 150' ZONING OFFSET
(Symbol)	28. 150' ZONING OFFSET
(Symbol)	29. 150' ZONING OFFSET
(Symbol)	30. 150' ZONING OFFSET
(Symbol)	31. 150' ZONING OFFSET
(Symbol)	32. 150' ZONING OFFSET
(Symbol)	33. 150' ZONING OFFSET
(Symbol)	34. 150' ZONING OFFSET
(Symbol)	35. 150' ZONING OFFSET
(Symbol)	36. 150' ZONING OFFSET
(Symbol)	37. 150' ZONING OFFSET
(Symbol)	38. 150' ZONING OFFSET
(Symbol)	39. 150' ZONING OFFSET
(Symbol)	40. 150' ZONING OFFSET
(Symbol)	41. 150' ZONING OFFSET
(Symbol)	42. 150' ZONING OFFSET
(Symbol)	43. 150' ZONING OFFSET
(Symbol)	44. 150' ZONING OFFSET
(Symbol)	45. 150' ZONING OFFSET
(Symbol)	46. 150' ZONING OFFSET
(Symbol)	47. 150' ZONING OFFSET
(Symbol)	48. 150' ZONING OFFSET
(Symbol)	49. 150' ZONING OFFSET
(Symbol)	50. 150' ZONING OFFSET

PROJECT NAME:
PULTE ZONA LAW MPUD

DRAWING TITLE:
MPUD PLAN

PREPARED FOR:
PULTE GROUP

PROJECT No.: 999-01
SHEET: 1 of 8

LEVELUP CONSULTING, LLC

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

EXHIBIT 6

This Instrument by:
J. Thomas Conroy, III
Conroy, Conroy & Durant, P.A.
2210 Vanderbilt Beach Rd #1201
Naples, FL 34109

Parcel ID: 23-26-18-0000-00100-0000
Consideration: \$7,100,000.00

Special Warranty Deed

This Special Warranty Deed is made this **9th day of March, 2022**, Between **Curtis L. Law, Inc., a Florida corporation**, ("Grantor") of **3812 Perdew Drive, Land O' Lakes, FL 34638**, and **Pulte Home Company, LLC, a Michigan limited liability company**, ("Grantee") of **2662 South Falkenburg Road, Riverview, FL 33578**.

WITNESSETH that the Grantor, for and in consideration of the sum of **TENDOLLARS (\$10.00)**, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all right, title, and interest in and to the following described land, situate, lying and being in the County of Pasco, State of Florida, to wit:

The North 1/2 of the Northeast 1/4 of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, less Right of Way of Lake Patience Road, as recorded in Road Book 3, Pages 4 through 7, Public Records of Pasco County, Florida.

SUBJECT TO general real estate taxes and special assessments for the year of Closing and subsequent years not due and payable, covenants, conditions, easements, dedications, rights-of-way and matters of record as set forth on the attached Exhibit "A" attached hereto and made a part hereof.

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

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

SEE SIGNATURE ON THE FOLLOWING PAGE

And the Grantor hereby specially warrants the title to the property described herein and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

Curtis L. Law, Inc., a Florida corporation

By: Curtis L. Law Jr.
Curtis L. Law, Jr., its President

[Signature]
Witness #1 sign above

DAVID YOUNG
Witness #1 print name above

[Signature]
Witness #2 sign above

Deborah A. Lynch
Witness #2 print name above

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 8 day of **March, 2022**, by **Curtis L. Law Jr., as President of Curtis L. Law, Inc., a Florida corporation**, on behalf of the corporation, who is [] personally known to me or who [] have produced _____ as identification.

[Notary Seal]

[Signature]
Signature
My Commission Expires: 3/17/2025

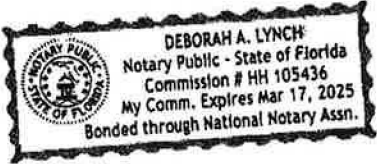


EXHIBIT "A"

1. Easement to Duke Energy Florida LLC recorded in Official Records Book 9300 page 1723, Public Records of Pasco County, Florida.
2. Rights of adjoining lands to the south as to easement over and across land insured herein to public road right-of-way as further established/described in Deed recorded in Official Records Book 3088, page 1038, Public Records of Pasco County, Florida.

REC 10.00
ST 45
SUR _____
INT _____
TOT 10.45

This Instrument Was Prepared By:
Samuel B. Dolcimascolo of
R Fowler, White, Gillen, Boggs Villareal & Banker, P.A.
P. O. Box 1438 Tampa, Florida 33601

FEE SIMPLE DEED

THIS INDENTURE, made this 1st day of January, 19 82,
between ZONA LEE LAW, individually, and CURTIS L. LAW and H. PAULINE
FERRELL, as Personal Representatives of the Estate of William Curtis
Law, Deceased, of the County of Pasco, State of Florida (hereinafter
referred to as "Grantors") and ZONA LEE LAW, INC., a Florida corporation
(hereinafter referred to as "Grantee"), whose post office address is
Route 1, Box 101, Land O' Lakes, Florida 33539.

W I T N E S S E T H:

That Grantors, for and in consideration of the sum of Ten Dollars
(\$10.00) and other valuable considerations to Grantors in hand paid by
Grantee, the receipt of which is hereby acknowledged, have granted,
bargained, sold, conveyed and confirmed, and by these presents do grant,
bargain, sell, convey and confirm unto the Grantee, and to the Grantee's
heirs, administrators or executors, successors and assigns forever, all
of that land situate, lying and being in Pasco County, Florida, legally
described as follows:

The Northeast Quarter (NE 1/4) of the Northwest Quarter
(NW 1/4) of Section Twenty-Three (23), Township Twenty-six (26)
South, Range Eighteen (18) East, in Pasco County,
Florida.

AND

The West Half (W 1/2) of the Northeast Quarter (NE 1/4)
of Section Twenty-Three (23), Township Twenty-six (26)
South, Range Eighteen (18) East, subject to all public
roads or highways, over, through and across said land
or any part thereof, in Pasco County, Florida.

AND

The East Half (E 1/2) of the Northeast Quarter (NE 1/4)
of Section Twenty-Three (23), Township Twenty-six (26)
South, Range Eighteen (18) East, in Pasco County,
Florida.

Subject to taxes and assessments for the year 1982, covenants,
easements and restrictions of record.

Together with all and singular, the tenements, hereditaments and
appurtenances thereunto belonging or appertaining; and every right,
title or interest, legal or equitable, of the Grantors of, in and to the
same.

Documentary Tax Pd. \$ 45
\$ _____ Intangible Tax Pd.
Jed Pittman, Clerk, Pasco County
By J. Sallouf, KC Deputy Clerk

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000000000 10.45 CK

O.R. 1169 PG 1837

885898

FILED FOR RECORD
CLERK OF PASCO COUNTY FLA
JAN 22 5 55 PM '82

TO HAVE AND TO HOLD the same unto Grantee, its heirs, administrators or executors, successors and assigns, to their proper use, benefits and behoof forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Shelli Ann Law Zona Lee Law
Maxine M. Law ZONA LEE LAW
Shelli Ann Law Curtis L. Law
Maxine M. Law CURTIS L. LAW, as Personal
Representative of the Estate
of William Curtis Law; Deceased
Shelli Ann Law H. Pauline Ferrell
Maxine M. Law H. PAULINE FERRELL, as Personal
Representative of the Estate
of William Curtis Law; Deceased

STATE OF FLORIDA

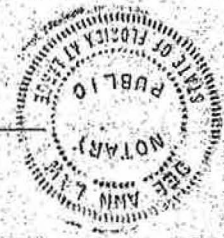
COUNTY OF Pasco

BEFORE ME, the undersigned authority, on this 1st day of January, 19 82, personally appeared ZONA LEE LAW, individually, to me well known to be the person described in and who signed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Shelli Ann Law
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 26, 1984



Florida Notary Public Insurance Fund

7-26-84

O. R. 1169 PG 1838

STATE OF FLORIDA

COUNTY OF Pasco

BEFORE ME, the undersigned authority, on this 1st day of January, 1982, personally appeared CURTIS L. LAW, as Personal Representative of the Estate of William Curtis Law, Deceased, to me well known to be the person described in and who signed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Blue Ann Law
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 26, 1984



7-26-84

STATE OF FLORIDA

COUNTY OF PASCO

BEFORE ME, the undersigned authority, on this 1st day of January, 1982, personally appeared H. PAULINE FERRELL, as Personal Representative of the Estate of William Curtis Law, Deceased, to me well known to be the person described in and who signed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Blue Ann Law
Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires July 26, 1984



7-26-84

O.R. 1169 PG 1839

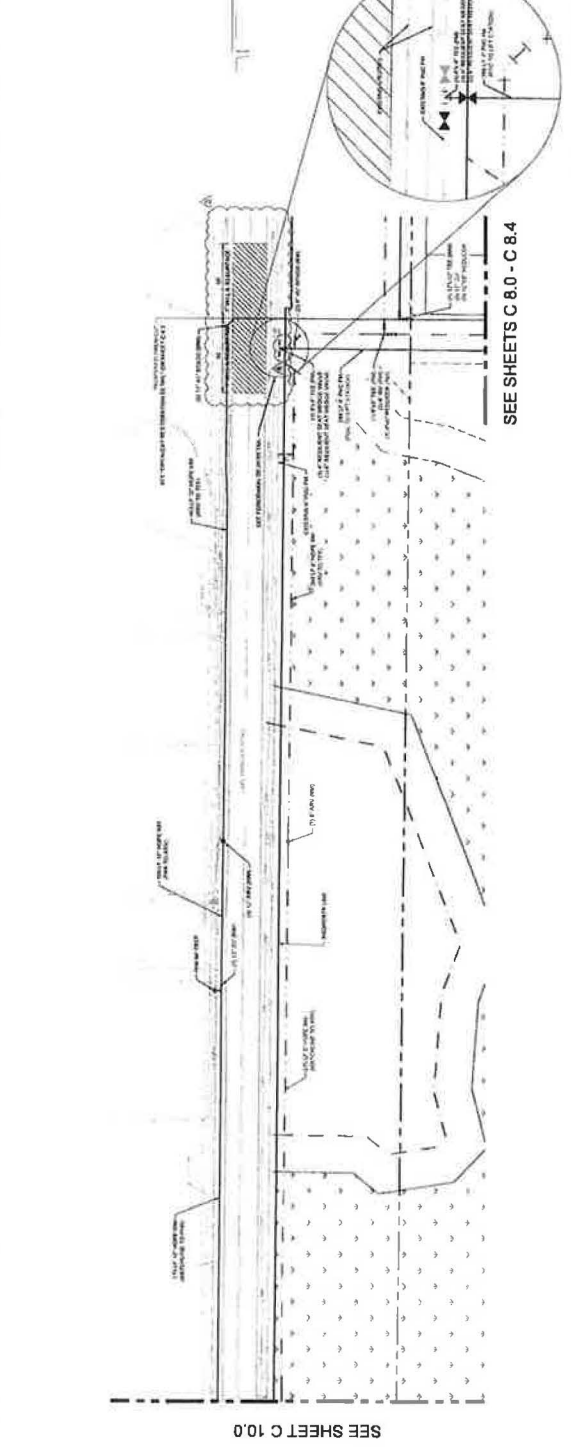
EXHIBIT 7



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/2024
2	REVISED PER COMMENTS FROM THE CITY OF TAMPA	09/10/2024
3	REVISED PER COMMENTS FROM THE CITY OF TAMPA	09/20/2024
4	REVISED PER COMMENTS FROM THE CITY OF TAMPA	10/10/2024
5	REVISED PER COMMENTS FROM THE CITY OF TAMPA	10/20/2024
6	REVISED PER COMMENTS FROM THE CITY OF TAMPA	11/05/2024
7	REVISED PER COMMENTS FROM THE CITY OF TAMPA	11/15/2024
8	REVISED PER COMMENTS FROM THE CITY OF TAMPA	11/25/2024
9	REVISED PER COMMENTS FROM THE CITY OF TAMPA	12/05/2024
10	REVISED PER COMMENTS FROM THE CITY OF TAMPA	12/15/2024
11	REVISED PER COMMENTS FROM THE CITY OF TAMPA	12/25/2024
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16	REVISED PER COMMENTS FROM THE CITY OF TAMPA	02/15/2025
17	REVISED PER COMMENTS FROM THE CITY OF TAMPA	02/25/2025
18	REVISED PER COMMENTS FROM THE CITY OF TAMPA	03/05/2025
19	REVISED PER COMMENTS FROM THE CITY OF TAMPA	03/15/2025
20	REVISED PER COMMENTS FROM THE CITY OF TAMPA	03/25/2025

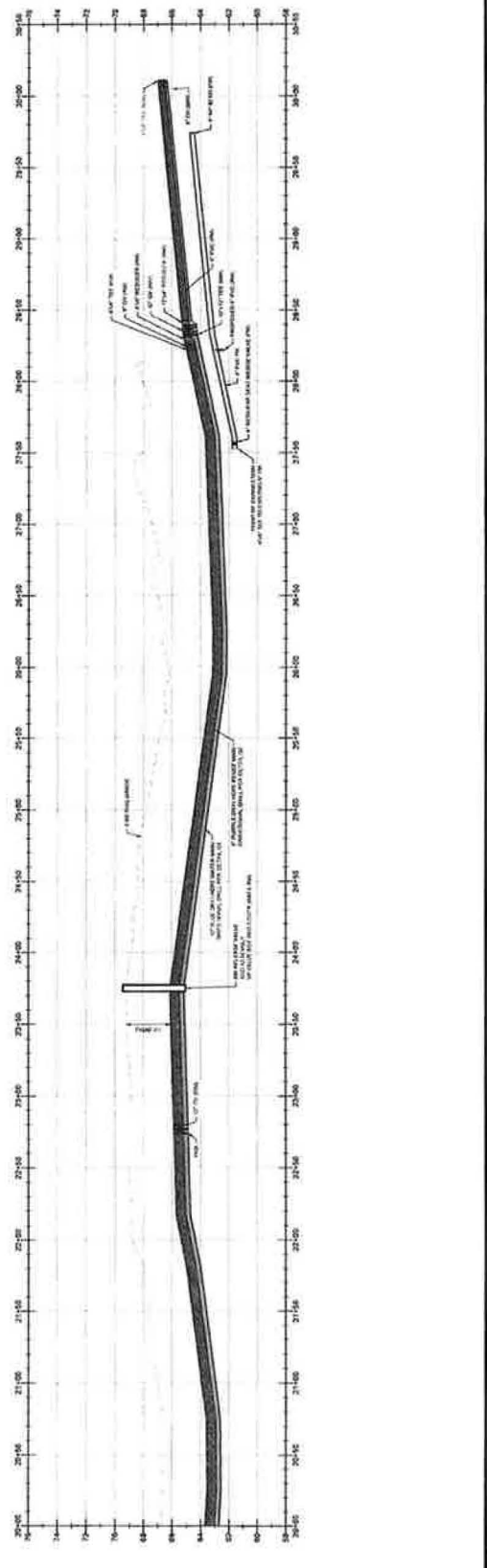
LEGEND

SYMBOL / FEATURE	SANITARY SEWER
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PROPOSED FORCE MAIN CONNECTION DETAIL

SCALE: AS SHOWN



SCALE: AS SHOWN

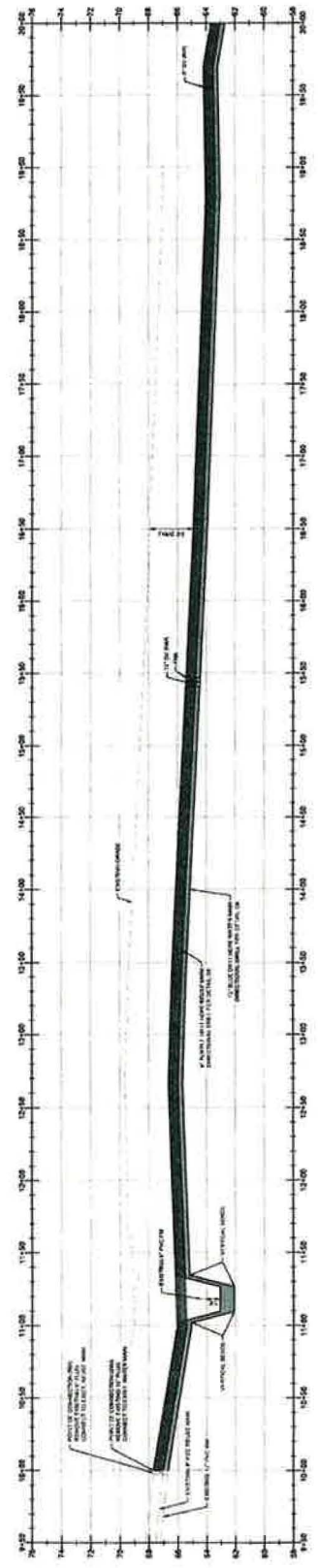
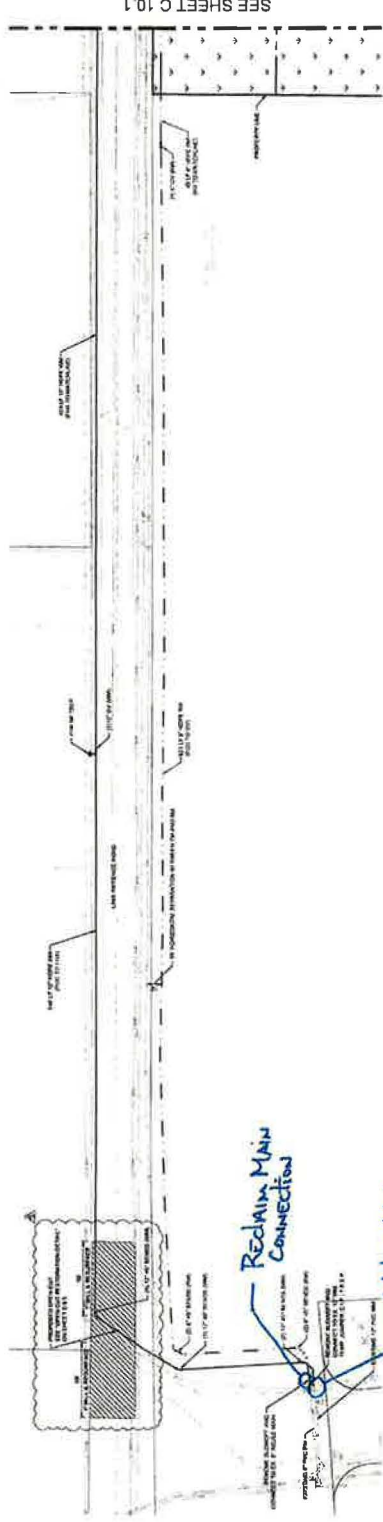


NO.	DESCRIPTION	DATE
01	CONSTRUCTION PLAN SHEETS	01/15/2023
02	CONSTRUCTION PLAN SHEETS	01/15/2023
03	CONSTRUCTION PLAN SHEETS	01/15/2023
04	CONSTRUCTION PLAN SHEETS	01/15/2023
05	CONSTRUCTION PLAN SHEETS	01/15/2023



LEGEND

WATER / REUSE	
1	WATER MAIN
2	REUSE MAIN
3	REUSE MAIN (TEMPORARY)
4	REUSE MAIN (EXISTING)
5	REUSE MAIN (NEW)
6	REUSE MAIN (EXISTING)
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99	REUSE MAIN (NEW)
100	REUSE MAIN (EXISTING)



As shown on this sheet, the proposed improvements are subject to the approval of the local authority having jurisdiction. The user of this sheet is advised that the user shall be responsible for obtaining all necessary permits and approvals.

EXHIBIT 8

PROPOSED FACILITIES & ESTIMATED COSTS CHART				
Improvement	Estimated Cost	Construction Entity	Final Owner	Maintenance Entity
Stormwater Management System	\$1,614,675	Developer / CDD	CDD	CDD
Roadways*	\$1,634,398	Developer / CDD	CDD	CDD
Water & Wastewater Systems**	\$3,349,430	Developer / CDD	County	County
Undergrounding of Conduit	\$196,080	Developer / CDD	CDD	CDD
Hardscaping, Landscape, Irrigation	\$2,014,160	Developer	HOA	HOA
Amenities	\$2,747,200	Developer	HOA	HOA
Offsite Improvements	\$3,034,371	Developer / CDD	County	County
Professional Services	\$1,561,432	N/A	N/A	N/A
10% Contingency	\$1,615,175	N/A	N/A	N/A
TOTAL	\$17,766,921			

*The District (or an HOA) will be responsible for the operation and maintenance of sidewalks within rights-of-way located within the boundaries of the District pursuant to Pasco County requirements.

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

***The developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the CDD.

EXHIBIT 9



WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT FUTURE LAND USE MAP



EXHIBIT 10

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

March 25, 2022



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 Whispering Pines 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 159.409 +/- acres of land located within Pasco County, Florida (the "County") and is projected to contain approximately 329 residential dwelling units, which will make up the Whispering Pines development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

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

1.2 Overview of the Whispering Pines 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 329 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

- (a) An economic analysis showing whether the rule directly or indirectly:
 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons

doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

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

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

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

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

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

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

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

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 159.409 +/- 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 329 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 ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

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

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

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

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

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

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

a. The State of Florida

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

b. Pasco County, Florida

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

c. Current Property Owners

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

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 159.409 +/- acre master planned residential development currently anticipated to contain a total of approximately 329 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 1,152 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

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

The County is establishing the District by ordinance in accordance with the Act and, therefore, there

is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

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

Pasco County, Florida

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

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

4.2 Impact on State and Local Revenues

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

subsidies are required or expected.

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

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

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

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$17,766,921. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

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

Table 1
WHISPERING PINES COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	Developer/CDD	CDD	CDD
Roadways	Developer/CDD	CDD	CDD
Water & Wastewater Systems	Developer/CDD	County	County
Undergrounding of Conduit	Developer/CDD	CDD	CDD
Hardscaping, Landscape, Irrigation	Developer	HOA	HOA
Amenities	Developer	HOA	HOA
Offsite Improvements	Developer/CDD	County	County

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.

Table 2

**WHISPERING PINES COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management System	\$1,614,675
Roadways*	\$1,634,398
Water & Wastewater Systems**	\$3,349,430
Undergrounding of Conduit	\$196,080
Hardscaping, Landscape, Irrigation	\$2,014,160
Amenities	\$2,747,200
Offsite Improvements	\$3,034,371
Professional Services	\$1,561,432
10% Contingency	\$1,615,175
Infrastructure Cost Total	\$17,766,921

*The District will be responsible for the operation and maintenance of sidewalks within non-County rights-of-way located within the boundaries of the District pursuant to Pasco County requirements.

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

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 counties, 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 CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

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

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

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

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

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

7.0 Any additional useful information.

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

In relation to the question of whether the proposed Whispering Pines 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 Whispering Pines 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 Whispering Pines 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 City responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Whispering Pines development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

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

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

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

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Whispering Pines 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 11

AUTHORIZATION OF AGENT


This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner, **Pulte Home Company, LLC**, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Pasco County, Florida, to Establish the Whispering Pines Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

 
Print Name: Nicole Tumminia


Print Name: Shannon Hess

**PULTE HOME COMPANY, LLC
PETITIONER**


By: Jeffrey Deason
Its: Vice President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of February, 2022, by Jeffrey Deason, as vice President of Pulte Home Company LLC, on its behalf. He [] is personally known to me or [] produced _____ as identification.




Notary Public, State of Florida



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 12, 2022

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: Shannon Egbert

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 22-41, which was filed in this office on August 12, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

STATE OF FLORIDA DEPARTMENT OF STATE

I, CORD WARD, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Pasco County Ordinance No. 22-41, The Whispering Pines CDD, which was filed in this office on August 12, 2022, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
15th day of August, A.D., 2022.**




Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.