

PETITION TO ESTABLISH CALDERA 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)

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

**PETITION TO ESTABLISH A
COMMUNITY DEVELOPMENT DISTRICT**

Petitioners, Pulte Home Company, LLC, and Homes by West Bay, LLC (together, "Petitioners"), hereby petitions the Hernando County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (2022), to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioners state:

1. Location and Size. The proposed District is located entirely within Hernando County, Florida, and covers approximately 253.679 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located just west of the Suncoast Parkway South, south of Robinhood Village, north of Powerline Road and east of Weeki Wachee Acres. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioners have 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 (2022). Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. 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, Matt Suggs, Max Law and Caleb Lasher. All of the listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Caldera Community Development District.

6. Major Water and Wastewater Facilities. The existing major trunk water mains and wastewater interceptors within the proposed lands to be included within the District, if any, are reflected in **Exhibit 4**. **Exhibit 4** also demonstrates the planned water, wastewater and drainage plan for the lands to be included within the District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioners presently expect the proposed District to finance, fund, construct, acquire and

install. The estimated costs of construction are also shown in **Exhibit 5**. At present, these improvements are estimated to be made, acquired, constructed and installed in eight (8) phases over an estimated (5) year period from 2023 to 2028. 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.

8. Existing and Future Land Uses. The existing land use 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 6**. These proposed land uses are consistent with the Hernando County Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2022). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioners are authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioners. 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)

11. This petition to establish the Caldera 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 Hernando 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 Hernando County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed 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, Petitioners respectfully request the County Commission of Hernando 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, both as authorized and described by Section 190.012(2), Florida Statutes; and
- d. grant such other relief as may be necessary or appropriate.

[CONTINUED ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 3rd day of January, 2023.

KE LAW GROUP, PLLC



Jere Earlywine

Florida Bar No.155527

jere@kelawgroup.com

KE LAW GROUP, PLLC

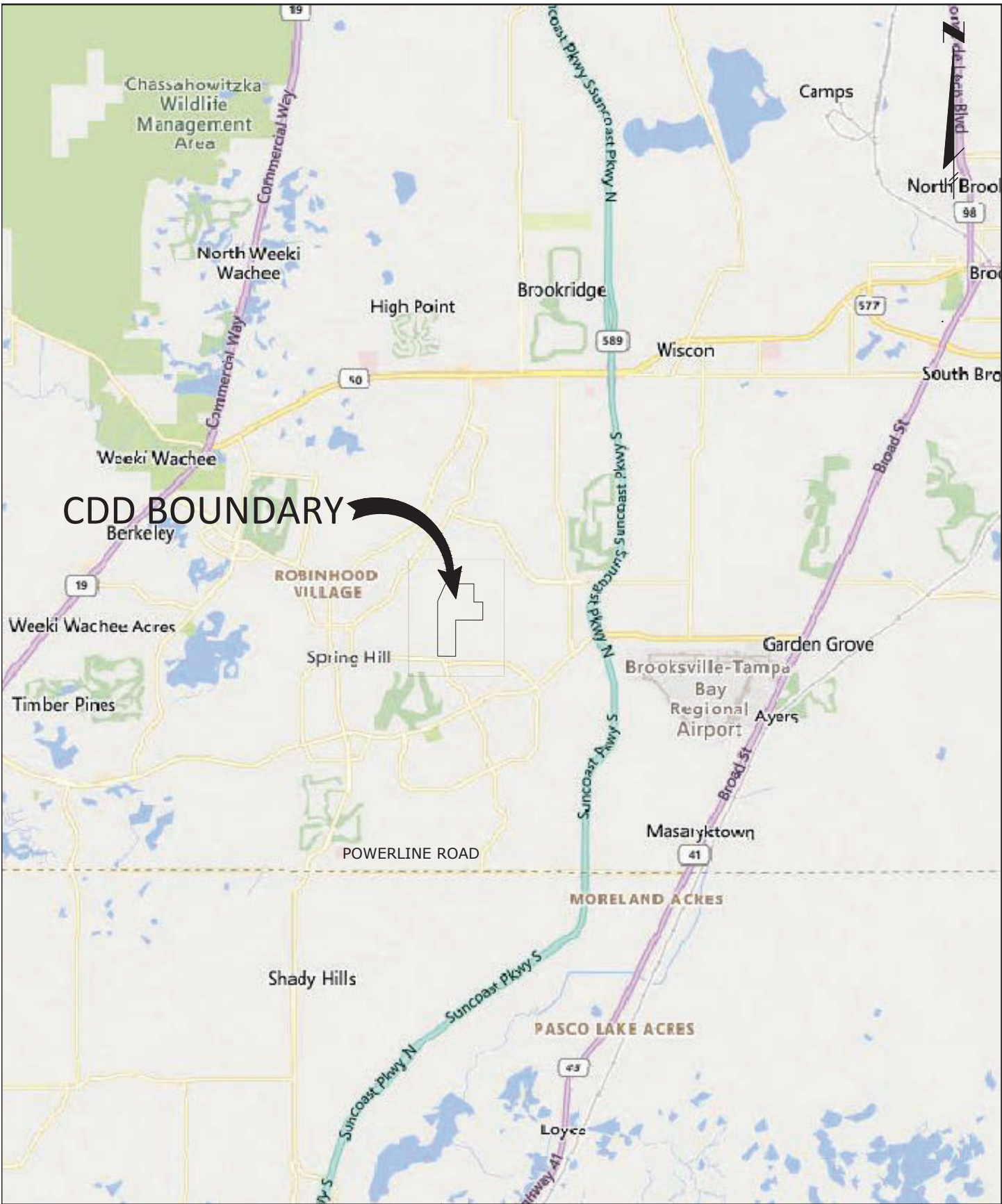
P.O. Box 6386

Tallahassee, Florida 32314

(850) 528-6152 (telephone)

Attorneys for Petitioners

EXHIBIT 1



CDD BOUNDARY



Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

LOCATION MAP

CALDERA CDD
 PULTE HOME COMPANY, LLC

DATE
 10/31/22

21094

EX-1

EXHIBIT 2

LEGAL DESCRIPTION

DESCRIPTION (TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: 21120598, DATED JUNE 30, 2021)

THE LAND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER (NW 1/4) LESS FLORIDA POWER CORPORATION RIGHT-OF-WAY, AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, SAID LANDS BEING IN HERNANDO COUNTY, FLORIDA.

DESCRIPTION (OVERALL PARCEL AS SURVEYED)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 16, N.00°04'55"E., A DISTANCE OF 2645.92 FEET; THENCE N.00°05'28"E., A DISTANCE OF 1378.68 FEET; THENCE LEAVING SAID WEST BOUNDARY OF SECTION 16, N.23°44'23"E., A DISTANCE OF 1395.29 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID NORTH BOUNDARY LINE OF SECTION 16, S.89°38'56"E., A DISTANCE OF 2083.07 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE OF SECTION 16, S.00°01'12"E., A DISTANCE OF 1324.75 FEET; THENCE S.89°45'47"E., A DISTANCE OF 661.42 FEET; THENCE S.00°00'45"E., A DISTANCE OF 1324.50 FEET; THENCE N.89°51'01"W., A DISTANCE OF 660.89 FEET TO A POINT BEING THE CENTER OF SAID SECTION 16; THENCE N.89°50'44"W., A DISTANCE OF 1324.16 FEET; THENCE S.00°01'17"W., A DISTANCE OF 2649.82 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID SOUTH BOUNDARY OF SECTION 16, N.89°40'43"W., A DISTANCE OF 1326.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 253.679 ACRES, MORE OR LESS.



METES AND BOUND DESCRIPTION

CALDERA CDD
PULTE HOME COMPANY, LLC

DATE
10/31/22

21094

EX-2.1

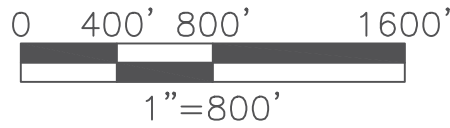
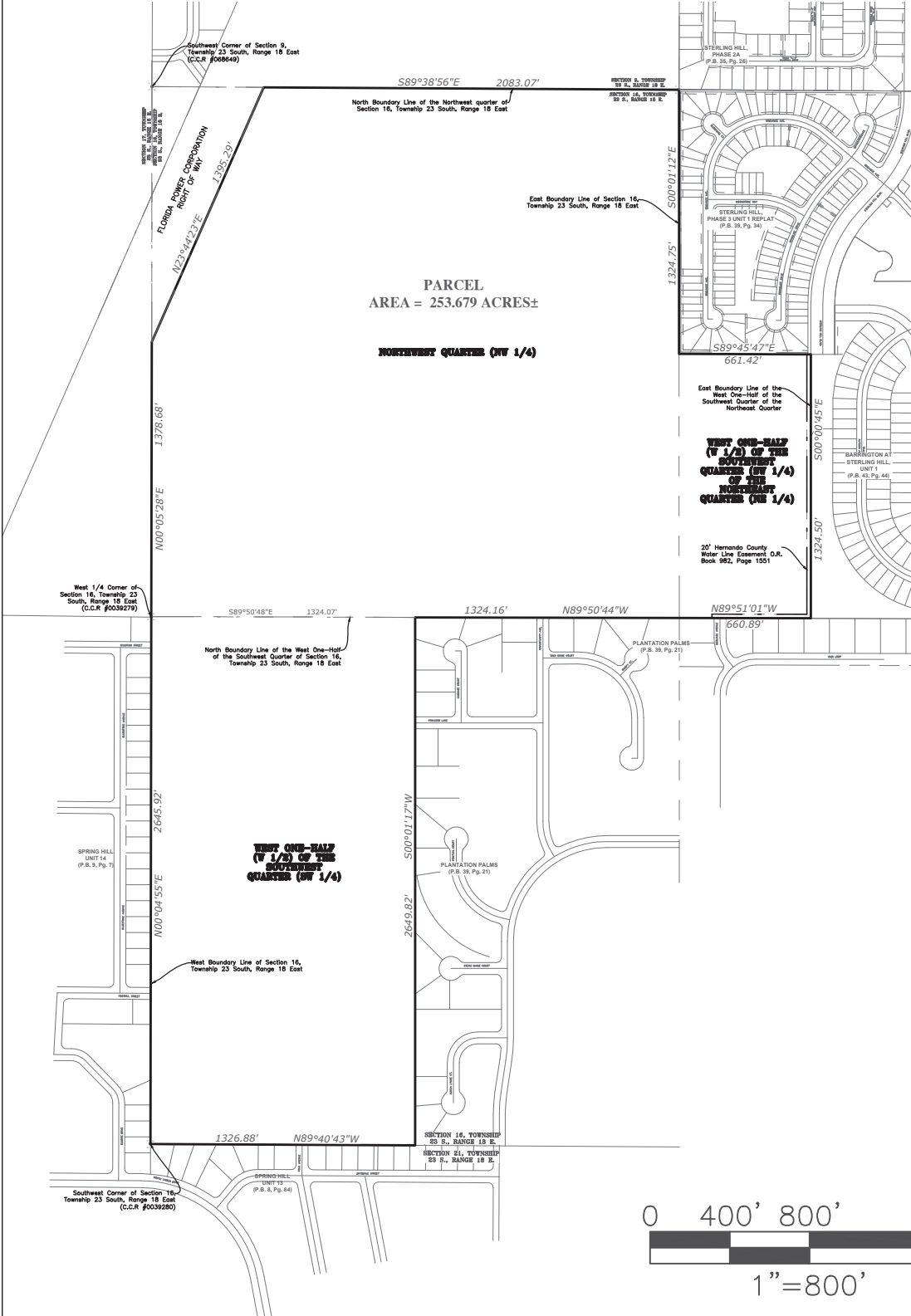
SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
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SURVEYOR'S NOTES:

1. EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 21120598 WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2021, AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
2. THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 209, HAVING A GRID BEARING OF N89°38'55"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
4. THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 50' OR SMALLER.
5. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12053C0307D FOR HERNANDO COUNTY, COMMUNITY NO. 120110, HERNANDO COUNTY, FLORIDA, DATED SEPTEMBER 27, 2013 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)).
8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
9. TITLE TO THE AREA SHOWN HATCHED WAS TRANSFERRED TO HERNANDO COUNTY, FLORIDA BY INSTRUMENT #2021054555, BK. 4029, PG. 958, DATED APRIL 15, 2021. SAID DOCUMENT DOES NOT STATE THE PURPOSE FOR WHICH THE COUNTY ACQUIRED THE LAND, THOUGH THE COUNTY GIS SHOWS IT TO BE THE EXTENSION OF STERLING HILL BLVD., A 120' WIDE PUBLIC RIGHT OF WAY. THE SURVEYED PARCEL IS CONTIGUOUS WITH THE LAND DESCRIBED IN BK. 4029, PG. 958, WITH THE COMMON BOUNDARY LINE BEING WITHOUT GAPS, GORES, OR HIATUSSES.



Coastal engineering associates, inc.

Engineering
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(352) 796-9423 - Fax (352) 799-8359
EB-0000142

METES AND BOUND DESCRIPTION	DATE 10/31/22
	21094
CALDERA CDD PULTE HOME COMPANY, LLC	
EX-2	

EXHIBIT 3

**Consent and Authorization of Landowner
to the Establishment of a Community Development District
[Proposed Caldera 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 petitioner has the right by contract for the establishment of the Community Development District, and Jere Earlywine of KE Law Group, PLLC is hereby authorized to file and prosecute the petition to establish the Community Development District.

This consent may be revoked by the undersigned by email to jere@kelawgroup.com delivered at least 48 hours prior to the adoption of an ordinance establishing the Community Development District. 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 Caldera Community Development District]

Executed this 11 day of November, 2022.

Witnessed:

Putte Home Company, LLC
LANDOWNER

Alex Beaudin
Print Name: Alex Beaudin

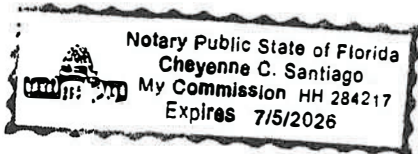
Ray Aponte
BY: RAY APONTE
ITS: Director of Land Development

Nicole Tumminia
Print Name: Nicole Tumminia

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of November 2022, by Ray Aponte, who is the Director of Land Dev. of Putte Home Company and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Cheyenne C. Santiago
NOTARY PUBLIC, STATE OF Florida



Name: Cheyenne C. Santiago
(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 Caldera Community Development District]

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LEGAL DESCRIPTION

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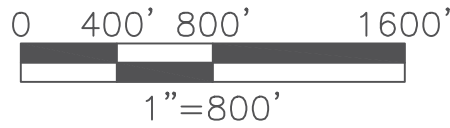
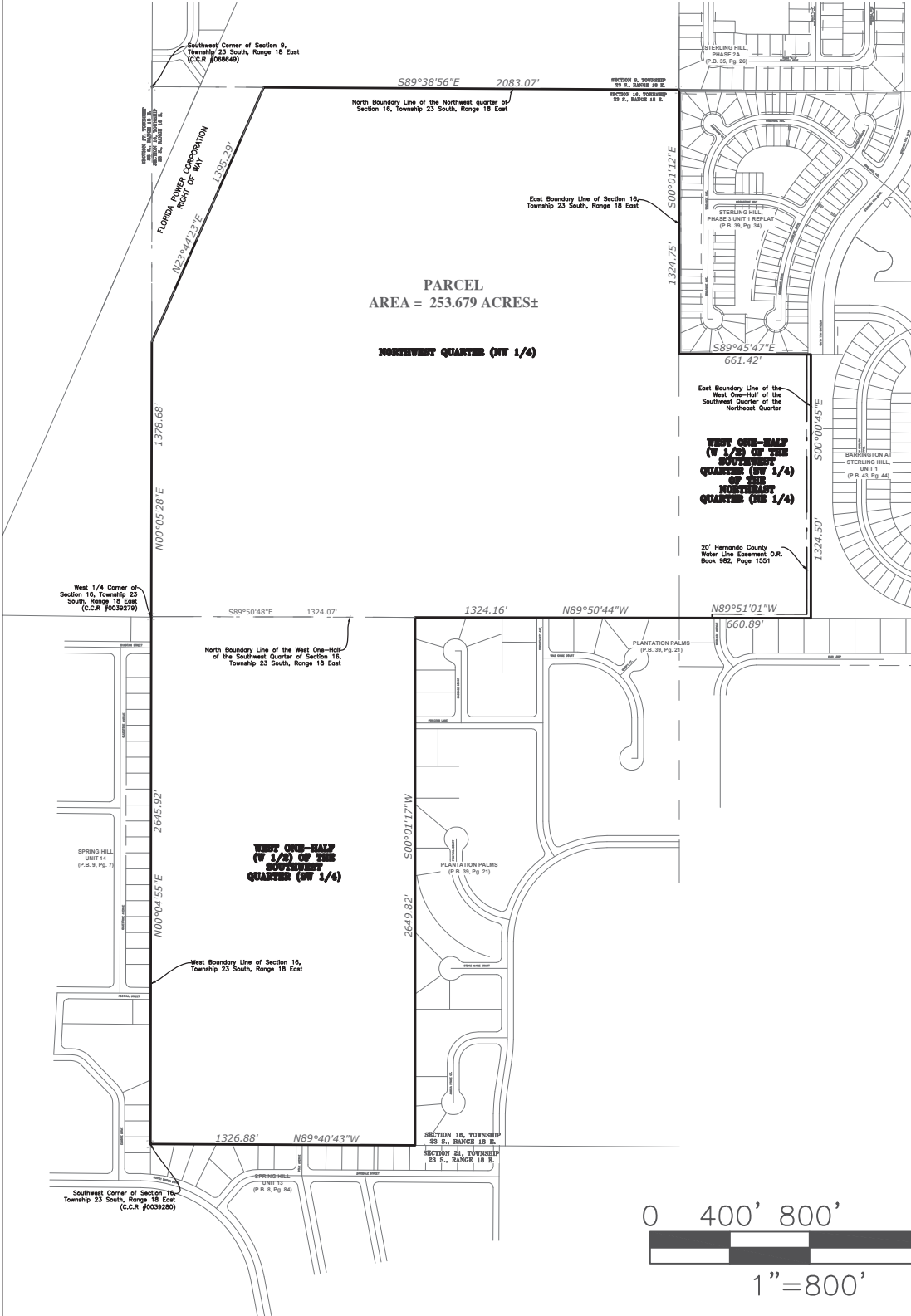
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CALDERA CDD PULTE HOME COMPANY, LLC	
	EX-2

LESS AND EXCEPT:

PARCEL 1

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northeast 1/4 of said Section 16, also being the North boundary of Plantation Estates, a subdivision recorded in Official Records Plat Book 27, Page 35, of Hernando County, Florida, S.89°50'34"E., a distance of 130.16 feet; thence N.00°09'26"E., a distance of 30.02 feet to the **POINT OF BEGINNING**; thence N.22°05'16"E., a distance of 175.39 feet; thence Northeasterly, 440.22 feet along the arc of a non-tangent curve to the left having a radius of 225.00 feet and a central angle of 112°06'01" (chord bearing N.56°02'15"E., 373.29 feet); thence N.00°00'45"W., a distance of 60.01 feet to a point of curvature; thence Northerly, 159.26 feet along the arc of a tangent curve to the left having a radius of 325.00 feet and a central angle of 28°04'36" (chord bearing N.14°03'03"W., 157.67 feet); thence N.61°54'39"E., a distance of 185.02 feet; thence S.00°00'45"E., a distance of 672.44 feet; thence N.89°51'01"W., a distance of 500.64 feet to the **POINT OF BEGINNING**. Containing 3.311 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northeast 1/4 of said Section 16, also being the North boundary of Plantation Estates, a subdivision recorded in Official Records Plat Book 27, Page 35, of Hernando County, Florida, S.89°50'34"E., a distance of 130.16 feet; thence N.00°09'26"E., a distance of 30.02 feet; thence N.22°05'16"E., a distance of 175.39 feet; thence Easterly, 230.29 feet along the arc of a non-tangent curve to the left having a radius of 225.00 feet and a central angle of 58°38'33" (chord bearing N.82°45'59"E., 220.37 feet); thence N.36°33'18"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence N.36°33'18"W., a distance of 125.00 feet; thence Northeasterly, 46.65 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 53°27'28" (chord bearing N.26°42'58"E., 44.98 feet) to a point of tangency; thence N.00°00'45"W., a distance of 60.01 feet to a point of curvature; thence Northerly, 60.20 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 22°59'43" (chord bearing N.11°30'37"W., 59.80 feet); thence Northeasterly, 123.71 feet along the arc of a non-tangent curve to the left having a radius of 2285.00 feet and a central angle of 03°06'07" (chord bearing N.49°17'44"E., 123.69 feet); thence Southeasterly, 16.00 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 36°40'27" (chord bearing S.46°10'17"E., 15.73 feet); thence Southerly, 133.53 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 27°49'18" (chord bearing S.13°55'24"E., 132.23 feet) to a point of tangency; thence S.00°00'45"E., a distance of 60.01 feet to a point of curvature; thence Southwesterly, 163.28 feet along the arc of a tangent curve to the right having a radius of 175.00 feet and a central angle of 53°27'28" (chord bearing S.26°42'58"W., 157.42 feet) to the **POINT OF BEGINNING**. Containing 0.772 acres, more or less.

* * * * *

PARCEL 2

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

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

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 365.05 feet; thence S.89°31'06"W., a distance of 250.62 feet to the **POINT OF BEGINNING**; thence Westerly, 850.50 feet along the arc of a non-tangent curve to the right having a radius of 2010.00 feet and a central angle of 24°14'38" (chord bearing S.78°01'57"W, 844.17 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Northwesterly, 314.16 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 90°00'00" (chord bearing N.44°50'44"W, 282.84 feet); thence N.00°09'16"E, a distance of 200.00 feet; thence Northeasterly, 314.16 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 90°00'00" (chord bearing N.45°09'16"E, 282.84 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 250.18 feet along the arc of a tangent curve to the left having a radius of 1410.00 feet and a central angle of 10°09'57" (chord bearing N.85°04'18"E, 249.85 feet); thence N.79°22'45"E, a distance of 30.00 feet; thence Easterly, 326.04 feet along the arc of a non-tangent curve to the left having a radius of 1410.00 feet and a central angle of 13°14'56" (chord bearing N.72°08'42"E, 325.32 feet); thence Southeasterly, 342.40 feet along the arc of a non-tangent curve to the right having a radius of 200.01 feet and a central angle of 98°05'12" (chord bearing S.65°27'07"E, 302.10 feet); thence Southerly, 48.49 feet along the arc of a non-tangent curve to the left having a radius of 909.48 feet and a central angle of 03°03'17" (chord bearing S.17°20'32"E, 48.48 feet); thence S.64°57'38"W, a distance of 109.01 feet; thence Westerly, 25.24 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 96°24'47" (chord bearing N.66°49'58"W, 22.37 feet); thence Northerly, 50.05 feet along the arc of a compound curve to the right having a radius of 1085.00 feet and a central angle of 02°38'35" (chord bearing N.17°18'17"W, 50.04 feet); thence Northwesterly, 128.95 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 98°30'47" (chord bearing N.65°14'24"W, 113.65 feet); thence Westerly, 660.00 feet along the arc of a non-tangent curve to the right having a radius of 1535.00 feet and a central angle of 24°38'07" (chord bearing S.77°50'13"W, 654.92 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Southwesterly, 117.81 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.45°09'16"W, 106.07 feet); thence S.00°09'16"W, a distance of 200.00 feet; thence Southeasterly, 117.81 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.44°50'44"E, 106.07 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 797.61 feet along the arc of a tangent curve to the left having a radius of 1885.00 feet and a central angle of 24°14'38" (chord bearing N.78°01'57"E, 791.67 feet); thence Northerly, 120.17 feet along the arc of a compound curve to the left having a radius of 75.00 feet and a central angle of 91°48'06" (chord bearing N.20°00'35"E, 107.72 feet); thence Northwesterly, 25.78 feet along the arc of a reverse curve to the right having a radius of 1085.00 feet and a central angle of 01°21'40" (chord bearing N.25°12'38"W, 25.78 feet); thence Northerly, 23.43 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 89°29'26" (chord bearing N.20°12'56"E, 21.12 feet); thence N.64°57'38"E, a distance of 110.27 feet; thence Southeasterly, 38.79 feet along the arc of a non-tangent curve to the left having a radius of 960.00 feet and a central angle of 02°18'54" (chord bearing S.24°44'01"E, 38.79 feet); thence Southerly, 320.45 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 91°48'06" (chord bearing S.20°00'35"W, 287.25 feet) to the **POINT OF BEGINNING**.

Containing 8.141 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W, a distance of 365.05 feet; thence S.89°31'06"W, a distance of 250.62 feet; thence N.24°05'22"W, a distance of 175.00 feet to the **POINT OF BEGINNING**; thence Westerly, 776.45 feet along the arc of a non-tangent curve to the right having a radius of 1835.00 feet and a central angle of 24°14'38" (chord bearing S.78°01'57"W, 770.67 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°50'44"W, 35.36 feet); thence N.00°09'16"E, a distance of 200.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of

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

90°00'00" (chord bearing N.45°09'16"E, 35.36 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 681.52 feet along the arc of a tangent curve to the left having a radius of 1585.00 feet and a central angle of 24°38'11" (chord bearing N.77°50'11"E, 676.29 feet); thence Southeasterly, 42.97 feet along the arc of a reverse curve to the right having a radius of 24.99 feet and a central angle of 98°31'13" (chord bearing S.65°13'18"E, 37.87 feet); thence Southerly, 196.27 feet along the arc of a reverse curve to the left having a radius of 1130.03 feet and a central angle of 09°57'05" (chord bearing S.20°56'14"E, 196.02 feet); thence Southerly, 40.06 feet along the arc of a reverse curve to the right having a radius of 24.99 feet and a central angle of 91°50'43" (chord bearing S.20°00'35"W, 35.91 feet) to the **POINT OF BEGINNING**. Containing 5.007 acres, more or less.

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PARCEL 3

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northwesterly, 26.73 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 01°46'14" (chord bearing N.30°51'23"W., 26.73 feet) to the **POINT OF BEGINNING**; thence continue Northwesterly, 110.73 feet along said curve to the right having a radius of 865.00 feet, a central angle of 07°20'05" (chord bearing N.26°18'14"W., 110.66 feet); thence Northerly, 22.93 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 87°35'50" (chord bearing N.21°09'43"E., 20.76 feet) to a point of tangency; thence N.64°57'38"E., a distance of 86.08 feet to a point of curvature; thence Easterly, 90.83 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 18°55'26" (chord bearing N.74°25'21"E., 90.42 feet); thence Northeasterly, 219.26 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 38°39'18" (chord bearing N.64°33'25"E., 215.13 feet); thence Northeasterly, 113.80 feet along the arc of a compound curve to the left having a radius of 1990.00 feet and a central angle of 03°16'36" (chord bearing N.43°35'28"E., 113.79 feet); thence Northwesterly, 287.36 feet along the arc of a compound curve to the left having a radius of 125.00 feet and a central angle of 131°42'58" (chord bearing N.23°54'19"W., 228.13 feet) to a point of tangency; thence N.89°45'47"W., a distance of 302.82 feet to a point of curvature; thence Westerly, 80.03 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 16°40'26" (chord bearing N.81°25'34"W., 79.75 feet); thence Westerly, 23.71 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 04°56'24" (chord bearing N.70°37'09"W., 23.70 feet) to a point of tangency; thence N.68°08'57"W., a distance of 6.80 feet to a point of curvature; thence Northwesterly, 18.24 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 69°40'26" (chord bearing N.33°18'44"W., 17.14 feet); thence Northerly, 27.63 feet along the arc of a reverse curve to the left having a radius of 1025.00 feet and a central angle of 01°32'41" (chord bearing N.00°45'09"E., 27.63 feet) to a point of tangency; thence N.00°01'12"W., a distance of 73.77 feet; thence S.89°45'47"E., a distance of 83.86 feet; thence S.72°50'53"E., a distance of 43.06 feet; thence S.89°45'47"E., a distance of 294.93 feet to a point of curvature; thence Southeasterly, 574.72 feet along the arc of a tangent curve to the right having a radius of 250.00 feet and a central angle of 131°42'58" (chord bearing S.23°54'19"E., 456.27 feet); thence Southwesterly, 120.95 feet along the arc of a compound curve to the right having a radius of 2115.00 feet and a central angle of 03°16'36" (chord bearing S.43°35'28"W., 120.94

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

feet); thence Southwesterly, 303.60 feet along the arc of a compound curve to the right having a radius of 450.00 feet and a central angle of 38°39'18" (chord bearing S.64°33'25"W., 297.87 feet); thence Westerly, 49.54 feet along the arc of a reverse curve to the left having a radius of 150.00 feet and a central angle of 18°55'26" (chord bearing S.74°25'21"W., 49.32 feet) to a point of tangency; thence S.64°57'38"W., a distance of 98.63 feet to the **POINT OF BEGINNING**. Containing 4.024 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northwesterly, 219.23 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 14°31'16" (chord bearing N.24°28'52"W., 218.64 feet) to the **POINT OF BEGINNING**; thence continue Northerly, 110.23 feet along said curve to the right having a radius of 865.00 feet, a central angle of 07°18'06" (chord bearing N.13°34'11"W., 110.16 feet); thence N.64°57'38"E., a distance of 71.88 feet to a point of curvature; thence Easterly, 153.56 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 19°33'06" (chord bearing N.74°44'12"E., 152.81 feet); thence S.07°59'53"E., a distance of 124.89 feet; thence Westerly, 9.04 feet along the arc of a non-tangent curve to the right having a radius of 275.00 feet and a central angle of 01°52'57" (chord bearing S.82°56'36"W., 9.04 feet); thence Westerly, 107.34 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 18°55'26" (chord bearing S.74°25'21"W., 106.85 feet) to a point of tangency; thence S.64°57'38"W., a distance of 78.93 feet to a point of curvature; thence Northwesterly, 25.61 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 97°49'08" (chord bearing N.66°07'48"W., 22.61 feet) to the **POINT OF BEGINNING**. Containing 0.631 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northerly, 436.47 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 28°54'39" (chord bearing N.17°17'11"W., 431.86 feet) to the **POINT OF BEGINNING**; thence continue Northerly, 125.81 feet along said curve to the right having a radius of 865.00 feet, a central angle of 08°19'59" (chord bearing N.01°20'09"E., 125.70 feet); thence Northeasterly, 26.55 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 101°24'31" (chord bearing N.56°12'24"E., 23.22 feet); thence Easterly, 94.58 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 16°40'26" (chord bearing S.81°25'34"E., 94.25 feet); thence S.89°45'47"E., a distance of 302.82 feet to a point of curvature; thence Southeasterly, 172.54 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 131°48'37" (chord bearing S.23°51'29"E., 136.93 feet); thence N.89°45'47"W., a distance of 473.62 feet to the **POINT OF BEGINNING**. Containing 1.395 acres, more or less.

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PARCEL 4

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, S.89°50'48"E., a distance of 20.01 feet to the **POINT OF BEGINNING**;

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

thence N.00°05'27"E., a distance of 1101.32 feet; thence S.89°55'06"E., a distance of 150.31 feet; thence S.00°04'54"W., a distance of 234.97 feet to a point of curvature; thence Southeasterly, 324.53 feet along the arc of a tangent curve to the left having a radius of 425.00 feet and a central angle of 43°45'02" (chord bearing S.21°47'37"E., 316.70 feet); thence Southerly, 22.20 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 84°47'03" (chord bearing S.01°16'36"E., 20.23 feet) to a point of tangency; thence S.41°06'55"W., a distance of 90.13 feet to a point of curvature; thence Southerly, 339.51 feet along the arc of a tangent curve to the left having a radius of 325.00 feet and a central angle of 59°51'11" (chord bearing S.11°11'20"W., 324.28 feet) to a point of tangency; thence S.18°44'16"E., a distance of 67.31 feet to a point of curvature; thence Southerly, 32.46 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 53°07'48" (chord bearing S.07°49'39"W., 31.30 feet); thence Southerly, 61.42 feet along the arc of a reverse curve to the left having a radius of 65.00 feet and a central angle of 54°08'12" (chord bearing S.07°19'27"W., 59.16 feet); thence Northeasterly, 263.34 feet along the arc of a compound curve to the left having a radius of 65.00 feet and a central angle of 232°07'25" (chord bearing N.44°11'39"E., 116.78 feet); thence Northwesterly, 32.46 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 53°07'48" (chord bearing N.45°18'10"W., 31.30 feet) to a point of tangency; thence N.18°44'16"W., a distance of 67.31 feet to a point of curvature; thence Northerly, 287.27 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 59°51'11" (chord bearing N.11°11'20"E., 274.39 feet) to a point of tangency; thence N.41°06'55"E., a distance of 90.13 feet to a point of curvature; thence Easterly, 22.20 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 84°47'03" (chord bearing N.83°30'26"E., 20.23 feet); thence Southeasterly, 100.48 feet along the arc of a reverse curve to the left having a radius of 425.00 feet and a central angle of 13°32'44" (chord bearing S.60°52'24"E., 100.24 feet); thence S.22°23'07"W., a distance of 125.00 feet; thence S.86°37'35"W., a distance of 36.13 feet; thence Southerly, 138.85 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 53°02'14" (chord bearing S.07°46'52"W., 133.95 feet) to a point of tangency; thence S.18°44'16"E., a distance of 30.69 feet; thence Southwesterly, 721.32 feet along the arc of a non-tangent curve to the right having a radius of 190.00 feet and a central angle of 217°31'10" (chord bearing S.52°09'30"W., 359.81 feet); thence S.71°15'44"W., a distance of 41.24 feet; thence N.00°05'27"E., a distance of 41.01 feet to the **POINT OF BEGINNING**. Containing 6.908 acres, more or less.

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PARCEL 5

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida, N.89°50'44"W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence S.00°01'17"W, a distance of 422.88 feet; thence S.89°46'47"W, a distance of 293.76 feet; thence S.47°31'36"W, a distance of 325.05 feet; thence Westerly, 185.61 feet along the arc of a tangent curve to the right having a radius of 250.00 feet and a central angle of 42°32'20" (chord bearing S.68°47'45"W, 181.38 feet); thence N.89°56'05"W, a distance of 109.37 feet; thence Westerly, 58.15 feet along the arc of a tangent curve to the right having a radius of 265.01 feet and a central angle of 12°34'18" (chord bearing N.83°38'56"W, 58.03 feet); thence N.77°21'47"W, a distance of 172.84 feet; thence N.00°00'00"E, a distance of 83.42 feet; thence Northerly, 364.20 feet along the arc of a non-tangent curve

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

to the right having a radius of 265.00 feet and a central angle of 78°44'38" (chord bearing N.08°09'17"E, 336.21 feet); thence N.47°31'36"E, a distance of 565.04 feet; thence Northeasterly, 246.62 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 31°24'03" (chord bearing N.63°13'37"E, 243.55 feet); thence Southerly, 7.71 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 05°31'23" (chord bearing S.12°49'18"E, 7.71 feet); thence S.10°03'37"E, a distance of 102.98 feet; thence Southwesterly, 22.57 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 86°11'32" (chord bearing S.33°02'09"W, 20.50 feet); thence Southwesterly, 162.26 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 28°36'19" (chord bearing S.61°49'45"W, 160.58 feet); thence S.47°31'36"W, a distance of 565.04 feet; thence Southerly, 335.88 feet along the arc of a tangent curve to the left having a radius of 140.00 feet and a central angle of 137°27'41" (chord bearing S.21°12'15"E, 260.93 feet); thence S.89°56'05"E, a distance of 109.38 feet; thence Easterly, 92.81 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 42°32'19" (chord bearing N.68°47'45"E, 90.69 feet); thence N.47°31'36"E, a distance of 317.95 feet; thence Easterly, 129.06 feet along the arc of a tangent curve to the right having a radius of 175.00 feet and a central angle of 42°15'12" (chord bearing N.68°39'11"E, 126.15 feet); thence N.89°46'47"E, a distance of 66.27 feet; thence Northeasterly, 117.49 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 89°45'30" (chord bearing N.44°54'02"E, 105.84 feet); thence N.00°01'17"E, a distance of 215.51 feet; thence Northwesterly, 183.78 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 84°14'21" (chord bearing N.42°05'54"W, 167.67 feet); thence Westerly, 34.71 feet along the arc of a compound curve to the left having a radius of 324.99 feet and a central angle of 06°07'10" (chord bearing N.87°16'40"W, 34.69 feet); thence Northwesterly, 21.02 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 80°16'38" (chord bearing N.50°11'55"W, 19.34 feet); thence N.10°03'37"W, a distance of 107.11 feet; thence Northerly, 5.75 feet along the arc of a tangent curve to the right having a radius of 80.00 feet and a central angle of 04°07'10" (chord bearing N.08°00'02"W, 5.75 feet); thence Easterly, 81.73 feet along the arc of a non-tangent curve to the right having a radius of 450.00 feet and a central angle of 10°24'23" (chord bearing S.89°25'17"E, 81.62 feet); thence Southeasterly, 367.56 feet along the arc of a compound curve to the right having a radius of 250.00 feet and a central angle of 84°14'22" (chord bearing S.42°05'54"E, 335.34 feet) to the **POINT OF BEGINNING**. Containing 8.230 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida N.89°50'44"W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 225.00 feet to the **POINT OF BEGINNING** thence S.00°01'17"W, a distance of 215.51 feet; thence Southwesterly, 39.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°45'31" (chord bearing S.44°54'02"W, 35.28 feet); thence S.89°46'47"W, a distance of 66.27 feet; thence Westerly, 165.93 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 42°15'12" (chord bearing S.68°39'11"W, 162.19 feet); thence S.47°31'36"W, a distance of 317.95 feet; thence Westerly, 55.68 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°32'19" (chord bearing S.68°47'45"W, 54.41 feet); thence N.89°56'05"W, a distance of 109.38 feet; thence Northerly, 215.92 feet along the arc of a tangent curve to the right having a radius of 90.00 feet and a central angle of 137°27'41" (chord bearing N.21°12'15"W, 167.74 feet); thence N.47°31'36"E, a distance of 565.04 feet; thence Easterly, 231.61 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 48°15'19" (chord bearing N.71°39'15"E, 224.82 feet); thence Southeasterly, 110.27 feet along the arc of a compound curve to the right having a radius of 75.00 feet and a central angle of 84°14'22" (chord bearing S.42°05'54"E, 100.60 feet) to the **POINT OF BEGINNING**. Containing 4.919 acres, more or less

**Consent and Authorization of Landowner
to the Establishment of a Community Development District
[Proposed Caldera 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 petitioner has the right by contract for the establishment of the Community Development District, and Jere Earlywine of KE Law Group, PLLC is hereby authorized to file and prosecute the petition to establish the Community Development District.


This consent may be revoked by the undersigned by email to jere@kelawgroup.com delivered at least 48 hours prior to the adoption of an ordinance establishing the Community Development District. 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 Caldera Community Development District]


Executed this 11th day of November, 2022.

Witnessed:


LANDOWNER

Laurie Strohaker
Print Name: Laurie Strohaker

BY: Elizabeth Bradburn
ITS: Chief Financial Officer


Print Name: CONNIE GRIMALDI

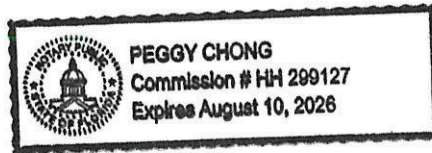
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of November 2022, by Elizabeth Bradburn, who is the CFO of Homes By West Bay, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida

Name: _____
(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 Caldera Community Development District]

Exhibit A:
Legal Description

PARCEL 1

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northeast 1/4 of said Section 16, also being the North boundary of Plantation Estates, a subdivision recorded in Official Records Plat Book 27, Page 35, of Hernando County, Florida, S.89°50'34"E., a distance of 130.16 feet; thence N.00°09'26"E., a distance of 30.02 feet to the **POINT OF BEGINNING**; thence N.22°05'16"E., a distance of 175.39 feet; thence Northeasterly, 440.22 feet along the arc of a non-tangent curve to the left having a radius of 225.00 feet and a central angle of 112°06'01" (chord bearing N.56°02'15"E., 373.29 feet); thence N.00°00'45"W., a distance of 60.01 feet to a point of curvature; thence Northerly, 159.26 feet along the arc of a tangent curve to the left having a radius of 325.00 feet and a central angle of 28°04'36" (chord bearing N.14°03'03"W., 157.67 feet); thence N.61°54'39"E., a distance of 185.02 feet; thence S.00°00'45"E., a distance of 672.44 feet; thence N.89°51'01"W., a distance of 500.64 feet to the **POINT OF BEGINNING**. Containing 3.311 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northeast 1/4 of said Section 16, also being the North boundary of Plantation Estates, a subdivision recorded in Official Records Plat Book 27, Page 35, of Hernando County, Florida, S.89°50'34"E., a distance of 130.16 feet; thence N.00°09'26"E., a distance of 30.02 feet; thence N.22°05'16"E., a distance of 175.39 feet; thence Easterly, 230.29 feet along the arc of a non-tangent curve to the left having a radius of 225.00 feet and a central angle of 58°38'33" (chord bearing N.82°45'59"E., 220.37 feet); thence N.36°33'18"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence N.36°33'18"W., a distance of 125.00 feet; thence Northeasterly, 46.65 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 53°27'28" (chord bearing N.26°42'58"E., 44.98 feet) to a point of tangency; thence N.00°00'45"W., a distance of 60.01 feet to a point of curvature; thence Northerly, 60.20 feet along the arc of a tangent curve to the left having a radius of 150.00 feet and a central angle of 22°59'43" (chord bearing N.11°30'37"W., 59.80 feet); thence Northeasterly, 123.71 feet along the arc of a non-tangent curve to the left having a radius of 2285.00 feet and a central angle of 03°06'07" (chord bearing N.49°17'44"E., 123.69 feet); thence Southeasterly, 16.00 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 36°40'27" (chord bearing S.46°10'17"E., 15.73 feet); thence Southerly, 133.53 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 27°49'18" (chord bearing S.13°55'24"E., 132.23 feet) to a point of tangency; thence S.00°00'45"E., a distance of 60.01 feet to a point of curvature; thence Southwesterly, 163.28 feet along the arc of a tangent curve to the right having a radius of 175.00 feet and a central angle of 53°27'28" (chord bearing S.26°42'58"W., 157.42 feet) to the **POINT OF BEGINNING**. Containing 0.772 acres, more or less.

* * * * *

PARCEL 2

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

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

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 365.05 feet; thence S.89°31'06"W., a distance of 250.62 feet to the **POINT OF BEGINNING**; thence Westerly, 850.50 feet along the arc of a non-tangent curve to the right having a radius of 2010.00 feet and a central angle of 24°14'38" (chord bearing S.78°01'57"W, 844.17 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Northwesterly, 314.16 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 90°00'00" (chord bearing N.44°50'44"W, 282.84 feet); thence N.00°09'16"E, a distance of 200.00 feet; thence Northeasterly, 314.16 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 90°00'00" (chord bearing N.45°09'16"E, 282.84 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 250.18 feet along the arc of a tangent curve to the left having a radius of 1410.00 feet and a central angle of 10°09'57" (chord bearing N.85°04'18"E, 249.85 feet); thence N.79°22'45"E, a distance of 30.00 feet; thence Easterly, 326.04 feet along the arc of a non-tangent curve to the left having a radius of 1410.00 feet and a central angle of 13°14'56" (chord bearing N.72°08'42"E, 325.32 feet); thence Southeasterly, 342.40 feet along the arc of a non-tangent curve to the right having a radius of 200.01 feet and a central angle of 98°05'12" (chord bearing S.65°27'07"E, 302.10 feet); thence Southerly, 48.49 feet along the arc of a non-tangent curve to the left having a radius of 909.48 feet and a central angle of 03°03'17" (chord bearing S.17°20'32"E, 48.48 feet); thence S.64°57'38"W, a distance of 109.01 feet; thence Westerly, 25.24 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 96°24'47" (chord bearing N.66°49'58"W, 22.37 feet); thence Northerly, 50.05 feet along the arc of a compound curve to the right having a radius of 1085.00 feet and a central angle of 02°38'35" (chord bearing N.17°18'17"W, 50.04 feet); thence Northwesterly, 128.95 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 98°30'47" (chord bearing N.65°14'24"W, 113.65 feet); thence Westerly, 660.00 feet along the arc of a non-tangent curve to the right having a radius of 1535.00 feet and a central angle of 24°38'07" (chord bearing S.77°50'13"W, 654.92 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Southwesterly, 117.81 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.45°09'16"W, 106.07 feet); thence S.00°09'16"W, a distance of 200.00 feet; thence Southeasterly, 117.81 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.44°50'44"E, 106.07 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 797.61 feet along the arc of a tangent curve to the left having a radius of 1885.00 feet and a central angle of 24°14'38" (chord bearing N.78°01'57"E, 791.67 feet); thence Northerly, 120.17 feet along the arc of a compound curve to the left having a radius of 75.00 feet and a central angle of 91°48'06" (chord bearing N.20°00'35"E, 107.72 feet); thence Northwesterly, 25.78 feet along the arc of a reverse curve to the right having a radius of 1085.00 feet and a central angle of 01°21'40" (chord bearing N.25°12'38"W, 25.78 feet); thence Northerly, 23.43 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 89°29'26" (chord bearing N.20°12'56"E, 21.12 feet); thence N.64°57'38"E, a distance of 110.27 feet; thence Southeasterly, 38.79 feet along the arc of a non-tangent curve to the left having a radius of 960.00 feet and a central angle of 02°18'54" (chord bearing S.24°44'01"E, 38.79 feet); thence Southerly, 320.45 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 91°48'06" (chord bearing S.20°00'35"W, 287.25 feet) to the **POINT OF BEGINNING**.

Containing 8.141 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W, a distance of 365.05 feet; thence S.89°31'06"W, a distance of 250.62 feet; thence N.24°05'22"W, a distance of 175.00 feet to the **POINT OF BEGINNING**; thence Westerly, 776.45 feet along the arc of a non-tangent curve to the right having a radius of 1835.00 feet and a central angle of 24°14'38" (chord bearing S.78°01'57"W, 770.67 feet); thence N.89°50'44"W, a distance of 97.69 feet; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°50'44"W, 35.36 feet); thence N.00°09'16"E, a distance of 200.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of

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

90°00'00" (chord bearing N.45°09'16"E, 35.36 feet); thence S.89°50'44"E, a distance of 97.69 feet; thence Easterly, 681.52 feet along the arc of a tangent curve to the left having a radius of 1585.00 feet and a central angle of 24°38'11" (chord bearing N.77°50'11"E, 676.29 feet); thence Southeasterly, 42.97 feet along the arc of a reverse curve to the right having a radius of 24.99 feet and a central angle of 98°31'13" (chord bearing S.65°13'18"E, 37.87 feet); thence Southerly, 196.27 feet along the arc of a reverse curve to the left having a radius of 1130.03 feet and a central angle of 09°57'05" (chord bearing S.20°56'14"E, 196.02 feet); thence Southerly, 40.06 feet along the arc of a reverse curve to the right having a radius of 24.99 feet and a central angle of 91°50'43" (chord bearing S.20°00'35"W, 35.91 feet) to the **POINT OF BEGINNING**. Containing 5.007 acres, more or less.

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PARCEL 3

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northwesterly, 26.73 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 01°46'14" (chord bearing N.30°51'23"W., 26.73 feet) to the **POINT OF BEGINNING**; thence continue Northwesterly, 110.73 feet along said curve to the right having a radius of 865.00 feet, a central angle of 07°20'05" (chord bearing N.26°18'14"W., 110.66 feet); thence Northerly, 22.93 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 87°35'50" (chord bearing N.21°09'43"E., 20.76 feet) to a point of tangency; thence N.64°57'38"E., a distance of 86.08 feet to a point of curvature; thence Easterly, 90.83 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 18°55'26" (chord bearing N.74°25'21"E., 90.42 feet); thence Northeasterly, 219.26 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 38°39'18" (chord bearing N.64°33'25"E., 215.13 feet); thence Northeasterly, 113.80 feet along the arc of a compound curve to the left having a radius of 1990.00 feet and a central angle of 03°16'36" (chord bearing N.43°35'28"E., 113.79 feet); thence Northwesterly, 287.36 feet along the arc of a compound curve to the left having a radius of 125.00 feet and a central angle of 131°42'58" (chord bearing N.23°54'19"W., 228.13 feet) to a point of tangency; thence N.89°45'47"W., a distance of 302.82 feet to a point of curvature; thence Westerly, 80.03 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 16°40'26" (chord bearing N.81°25'34"W., 79.75 feet); thence Westerly, 23.71 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 04°56'24" (chord bearing N.70°37'09"W., 23.70 feet) to a point of tangency; thence N.68°08'57"W., a distance of 6.80 feet to a point of curvature; thence Northwesterly, 18.24 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 69°40'26" (chord bearing N.33°18'44"W., 17.14 feet); thence Northerly, 27.63 feet along the arc of a reverse curve to the left having a radius of 1025.00 feet and a central angle of 01°32'41" (chord bearing N.00°45'09"E., 27.63 feet) to a point of tangency; thence N.00°01'12"W., a distance of 73.77 feet; thence S.89°45'47"E., a distance of 83.86 feet; thence S.72°50'53"E., a distance of 43.06 feet; thence S.89°45'47"E., a distance of 294.93 feet to a point of curvature; thence Southeasterly, 574.72 feet along the arc of a tangent curve to the right having a radius of 250.00 feet and a central angle of 131°42'58" (chord bearing S.23°54'19"E., 456.27 feet); thence Southwesterly, 120.95 feet along the arc of a compound curve to the right having a radius of 2115.00 feet and a central angle of 03°16'36" (chord bearing S.43°35'28"W., 120.94

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

feet); thence Southwesterly, 303.60 feet along the arc of a compound curve to the right having a radius of 450.00 feet and a central angle of 38°39'18" (chord bearing S.64°33'25"W., 297.87 feet); thence Westerly, 49.54 feet along the arc of a reverse curve to the left having a radius of 150.00 feet and a central angle of 18°55'26" (chord bearing S.74°25'21"W., 49.32 feet) to a point of tangency; thence S.64°57'38"W., a distance of 98.63 feet to the **POINT OF BEGINNING**. Containing 4.024 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northwesterly, 219.23 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 14°31'16" (chord bearing N.24°28'52"W., 218.64 feet) to the **POINT OF BEGINNING**; thence continue Northerly, 110.23 feet along said curve to the right having a radius of 865.00 feet, a central angle of 07°18'06" (chord bearing N.13°34'11"W., 110.16 feet); thence N.64°57'38"E., a distance of 71.88 feet to a point of curvature; thence Easterly, 153.56 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 19°33'06" (chord bearing N.74°44'12"E., 152.81 feet); thence S.07°59'53"E., a distance of 124.89 feet; thence Westerly, 9.04 feet along the arc of a non-tangent curve to the right having a radius of 275.00 feet and a central angle of 01°52'57" (chord bearing S.82°56'36"W., 9.04 feet); thence Westerly, 107.34 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 18°55'26" (chord bearing S.74°25'21"W., 106.85 feet) to a point of tangency; thence S.64°57'38"W., a distance of 78.93 feet to a point of curvature; thence Northwesterly, 25.61 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 97°49'08" (chord bearing N.66°07'48"W., 22.61 feet) to the **POINT OF BEGINNING**. Containing 0.631 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°02'07"W., a distance of 541.48 feet; thence N.31°44'30"W., a distance of 49.75 feet to a point of curvature; thence Northerly, 436.47 feet along the arc of a tangent curve to the right having a radius of 865.00 feet and a central angle of 28°54'39" (chord bearing N.17°17'11"W., 431.86 feet) to the **POINT OF BEGINNING**; thence continue Northerly, 125.81 feet along said curve to the right having a radius of 865.00 feet, a central angle of 08°19'59" (chord bearing N.01°20'09"E., 125.70 feet); thence Northeasterly, 26.55 feet along the arc of a compound curve to the right having a radius of 15.00 feet and a central angle of 101°24'31" (chord bearing N.56°12'24"E., 23.22 feet); thence Easterly, 94.58 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 16°40'26" (chord bearing S.81°25'34"E., 94.25 feet); thence S.89°45'47"E., a distance of 302.82 feet to a point of curvature; thence Southeasterly, 172.54 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 131°48'37" (chord bearing S.23°51'29"E., 136.93 feet); thence N.89°45'47"W., a distance of 473.62 feet to the **POINT OF BEGINNING**. Containing 1.395 acres, more or less.

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PARCEL 4

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, S.89°50'48"E., a distance of 20.01 feet to the **POINT OF BEGINNING**;

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

thence N.00°05'27"E., a distance of 1101.32 feet; thence S.89°55'06"E., a distance of 150.31 feet; thence S.00°04'54"W., a distance of 234.97 feet to a point of curvature; thence Southeasterly, 324.53 feet along the arc of a tangent curve to the left having a radius of 425.00 feet and a central angle of 43°45'02" (chord bearing S.21°47'37"E., 316.70 feet); thence Southerly, 22.20 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 84°47'03" (chord bearing S.01°16'36"E., 20.23 feet) to a point of tangency; thence S.41°06'55"W., a distance of 90.13 feet to a point of curvature; thence Southerly, 339.51 feet along the arc of a tangent curve to the left having a radius of 325.00 feet and a central angle of 59°51'11" (chord bearing S.11°11'20"W., 324.28 feet) to a point of tangency; thence S.18°44'16"E., a distance of 67.31 feet to a point of curvature; thence Southerly, 32.46 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 53°07'48" (chord bearing S.07°49'39"W., 31.30 feet); thence Southerly, 61.42 feet along the arc of a reverse curve to the left having a radius of 65.00 feet and a central angle of 54°08'12" (chord bearing S.07°19'27"W., 59.16 feet); thence Northeasterly, 263.34 feet along the arc of a compound curve to the left having a radius of 65.00 feet and a central angle of 232°07'25" (chord bearing N.44°11'39"E., 116.78 feet); thence Northwesterly, 32.46 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 53°07'48" (chord bearing N.45°18'10"W., 31.30 feet) to a point of tangency; thence N.18°44'16"W., a distance of 67.31 feet to a point of curvature; thence Northerly, 287.27 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 59°51'11" (chord bearing N.11°11'20"E., 274.39 feet) to a point of tangency; thence N.41°06'55"E., a distance of 90.13 feet to a point of curvature; thence Easterly, 22.20 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 84°47'03" (chord bearing N.83°30'26"E., 20.23 feet); thence Southeasterly, 100.48 feet along the arc of a reverse curve to the left having a radius of 425.00 feet and a central angle of 13°32'44" (chord bearing S.60°52'24"E., 100.24 feet); thence S.22°23'07"W., a distance of 125.00 feet; thence S.86°37'35"W., a distance of 36.13 feet; thence Southerly, 138.85 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 53°02'14" (chord bearing S.07°46'52"W., 133.95 feet) to a point of tangency; thence S.18°44'16"E., a distance of 30.69 feet; thence Southwesterly, 721.32 feet along the arc of a non-tangent curve to the right having a radius of 190.00 feet and a central angle of 217°31'10" (chord bearing S.52°09'30"W., 359.81 feet); thence S.71°15'44"W., a distance of 41.24 feet; thence N.00°05'27"E., a distance of 41.01 feet to the **POINT OF BEGINNING**. Containing 6.908 acres, more or less.

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PARCEL 5

DESCRIPTION: Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida, N.89°50'44"W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence S.00°01'17"W, a distance of 422.88 feet; thence S.89°46'47"W, a distance of 293.76 feet; thence S.47°31'36"W, a distance of 325.05 feet; thence Westerly, 185.61 feet along the arc of a tangent curve to the right having a radius of 250.00 feet and a central angle of 42°32'20" (chord bearing S.68°47'45"W, 181.38 feet); thence N.89°56'05"W, a distance of 109.37 feet; thence Westerly, 58.15 feet along the arc of a tangent curve to the right having a radius of 265.01 feet and a central angle of 12°34'18" (chord bearing N.83°38'56"W, 58.03 feet); thence N.77°21'47"W, a distance of 172.84 feet; thence N.00°00'00"E, a distance of 83.42 feet; thence Northerly, 364.20 feet along the arc of a non-tangent curve

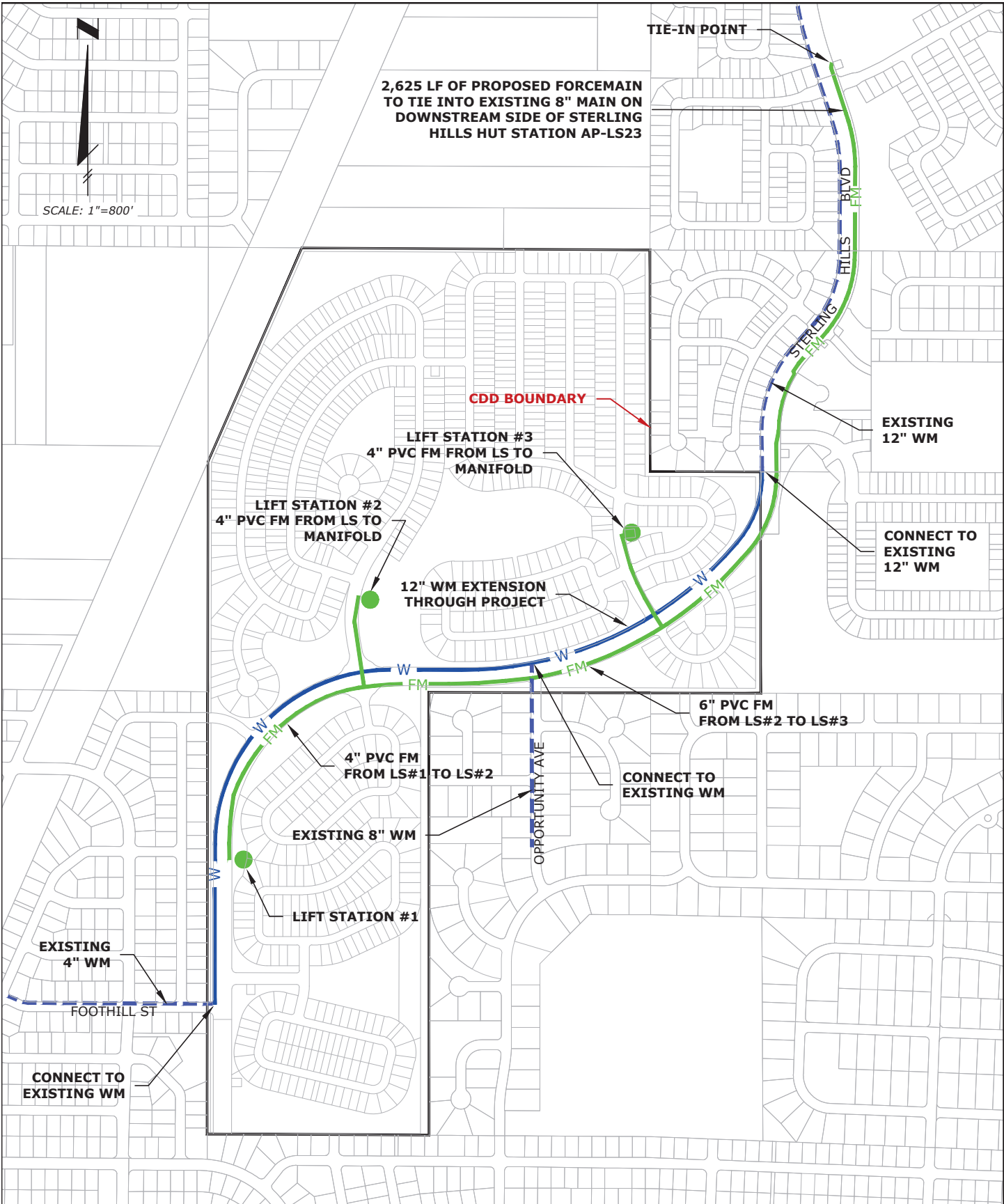
Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Caldera Community Development District]

to the right having a radius of 265.00 feet and a central angle of 78°44'38" (chord bearing N.08°09'17"E, 336.21 feet); thence N.47°31'36"E, a distance of 565.04 feet; thence Northeasterly, 246.62 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 31°24'03" (chord bearing N.63°13'37"E, 243.55 feet); thence Southerly, 7.71 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 05°31'23" (chord bearing S.12°49'18"E, 7.71 feet); thence S.10°03'37"E, a distance of 102.98 feet; thence Southwesterly, 22.57 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 86°11'32" (chord bearing S.33°02'09"W, 20.50 feet); thence Southwesterly, 162.26 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of 28°36'19" (chord bearing S.61°49'45"W, 160.58 feet); thence S.47°31'36"W, a distance of 565.04 feet; thence Southerly, 335.88 feet along the arc of a tangent curve to the left having a radius of 140.00 feet and a central angle of 137°27'41" (chord bearing S.21°12'15"E, 260.93 feet); thence S.89°56'05"E, a distance of 109.38 feet; thence Easterly, 92.81 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 42°32'19" (chord bearing N.68°47'45"E, 90.69 feet); thence N.47°31'36"E, a distance of 317.95 feet; thence Easterly, 129.06 feet along the arc of a tangent curve to the right having a radius of 175.00 feet and a central angle of 42°15'12" (chord bearing N.68°39'11"E, 126.15 feet); thence N.89°46'47"E, a distance of 66.27 feet; thence Northeasterly, 117.49 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 89°45'30" (chord bearing N.44°54'02"E, 105.84 feet); thence N.00°01'17"E, a distance of 215.51 feet; thence Northwesterly, 183.78 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 84°14'21" (chord bearing N.42°05'54"W, 167.67 feet); thence Westerly, 34.71 feet along the arc of a compound curve to the left having a radius of 324.99 feet and a central angle of 06°07'10" (chord bearing N.87°16'40"W, 34.69 feet); thence Northwesterly, 21.02 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 80°16'38" (chord bearing N.50°11'55"W, 19.34 feet); thence N.10°03'37"W, a distance of 107.11 feet; thence Northerly, 5.75 feet along the arc of a tangent curve to the right having a radius of 80.00 feet and a central angle of 04°07'10" (chord bearing N.08°00'02"W, 5.75 feet); thence Easterly, 81.73 feet along the arc of a non-tangent curve to the right having a radius of 450.00 feet and a central angle of 10°24'23" (chord bearing S.89°25'17"E, 81.62 feet); thence Southeasterly, 367.56 feet along the arc of a compound curve to the right having a radius of 250.00 feet and a central angle of 84°14'22" (chord bearing S.42°05'54"E, 335.34 feet) to the **POINT OF BEGINNING**. Containing 8.230 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida N.89°50'44"W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 225.00 feet to the **POINT OF BEGINNING** thence S.00°01'17"W, a distance of 215.51 feet; thence Southwesterly, 39.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°45'31" (chord bearing S.44°54'02"W, 35.28 feet); thence S.89°46'47"W, a distance of 66.27 feet; thence Westerly, 165.93 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 42°15'12" (chord bearing S.68°39'11"W, 162.19 feet); thence S.47°31'36"W, a distance of 317.95 feet; thence Westerly, 55.68 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°32'19" (chord bearing S.68°47'45"W, 54.41 feet); thence N.89°56'05"W, a distance of 109.38 feet; thence Northerly, 215.92 feet along the arc of a tangent curve to the right having a radius of 90.00 feet and a central angle of 137°27'41" (chord bearing N.21°12'15"W, 167.74 feet); thence N.47°31'36"E, a distance of 565.04 feet; thence Easterly, 231.61 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 48°15'19" (chord bearing N.71°39'15"E, 224.82 feet); thence Southeasterly, 110.27 feet along the arc of a compound curve to the right having a radius of 75.00 feet and a central angle of 84°14'22" (chord bearing S.42°05'54"E, 100.60 feet) to the **POINT OF BEGINNING**. Containing 4.919 acres, more or less

EXHIBIT 4



Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

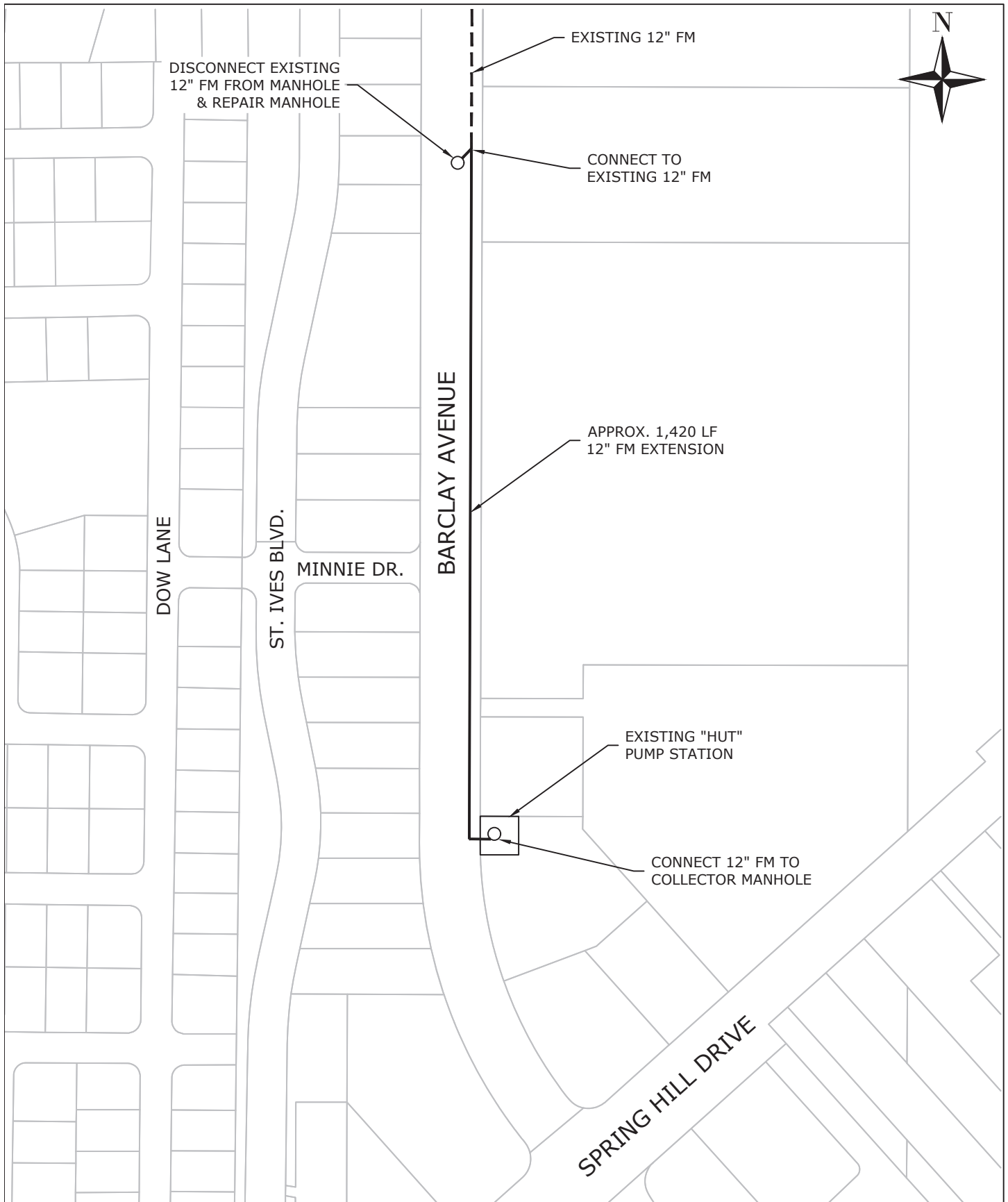
EXISTING UTILITIES MAP

CALDERA CDD
 PULTE HOME COMPANY, LLC

DATE
 10/31/22

21094

EX-6



966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

OFFSITE UTILITY CONNECTIONS

CALDERA CDD
PULTE HOME COMPANY, LLC

DATE
10/31/22

21094

EX-6.1

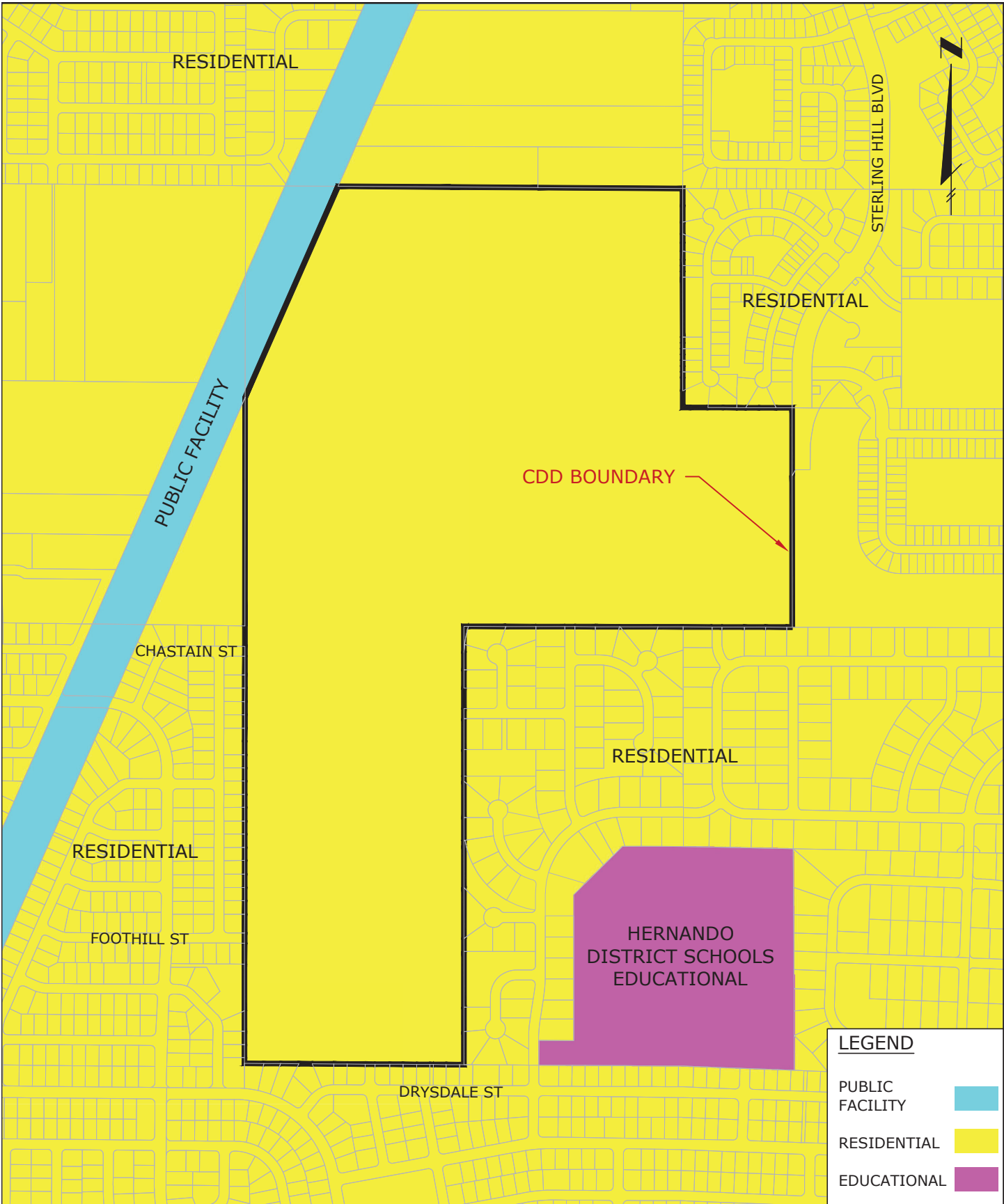
EXHIBIT 5




PROPOSED FACILITIES & ESTIMATED CONSTRUCTION COST CHART			
Improvement	Estimated Cost	Construction Entity	Final Owner
Stormwater Management System	\$3,874,925.00	CDD	CDD
Roadways	\$9,763,990.00	CDD	County
Water & Wastewater Systems	\$7,347,710.00	CDD	County
Undergrounding of Electrical Conduit	\$1,179,325.00	CDD	WREC
Hardscaping, Landscape, Irrigation	\$3,205,000.00	CDD	CDD
Offsite Improvements	\$875,000.00	CDD	County
Professional Services	\$3,028,348.00	CDD	As above
Contingency (15%)	\$3,884,393.00	As above	As above
TOTAL	\$33,158,691.00		

As an alternative, the Developer may elect to finance any of the above-improvements and transfer them to a homeowner's association for ownership and operation.

ESTIMATED CONSTRUCTION SCHEDULE		
Project Phase	Estimated Start of Construction	Estimated Construction Duration
Phase 1 & 2	April 2023	8 months
Phase 3	July 2023	12 months
Phase 4	June 2024	10 months
Phase 5	December 2024	10 months
Pod D	June 2025	8 months
Pods E & F	April 2026	12 months

EXHIBIT 6



LEGEND	
PUBLIC FACILITY	
RESIDENTIAL	
EDUCATIONAL	

Coastal
 Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

FUTURE LAND USE MAP CALDERA CDD PULTE HOME COMPANY, LLC	DATE 10/31/22
	21094 EX-5

EXHIBIT 7

CALDERA COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

December 14, 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.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Caldera 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 253.679 +/- acres of land located within Hernando County, Florida (the "County") and is projected to contain approximately 814 residential dwelling units, which will make up the Caldera 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 Caldera 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 814 residential dwelling units. 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 Caldera.

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. (Hernando County, according to Census 2020, has a population of 194,515; 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 253.679 +/- 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 814 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) Hernando 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. Hernando 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 253.679 +/- acre master planned residential development currently anticipated to contain a total of approximately 814

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 2,849 +/- 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 Hernando 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.

Hernando County, Florida

The proposed land for the District is located within Hernando 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 \$33,158,691. 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
CALDERA
COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management Systems	CDD	CDD	CDD
Roadways	CDD	County	County
Water & Wastewater Systems	CDD	County	County
Undergrounding of Electrical Conduit	CDD	WREC	WREC
Hardscaping, Landscaping, Irrigation	CDD	CDD	CDD
Offsite Improvements	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
CALDERA
COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Stormwater Management Systems	\$3,874,925
Roadways	\$9,763,990
Water & Wastewater Systems	\$7,347,710
Undergrounding of Electrical Conduit	\$1,179,325
Hardscaping, Landscaping, Irrigation	\$3,205,000
Offsite Improvements	\$875,000
Professional Services	\$3,028,348
Contingency	\$3,884,393
Total	\$33,158,691

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.

Hernando County has a population of 194,515 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 Caldera development will not produce any marginal effects that would be different from those that would have occurred if the Caldera 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 Caldera 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 Caldera 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 Caldera 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 Caldera 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 Caldera Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

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

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner(s), Pulte Home Company, LLC and _____, with regard to any and all matters pertaining to the Petition to the Establishment of the Caldera 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:

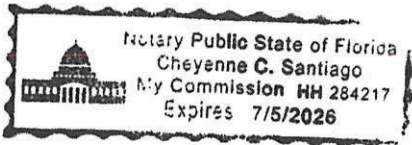
Alex Beauchamp
Print Name: Alex Beauchamp
Nicole Tumminia
Print Name: Nicole Tumminia

Pulte Home Company, LLC
PETITIONER

[Signature]
By: RAY APOUTE
Its: Director of Land Development

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of November, 2022, by Ray Aponte, as Director of Land Dev. of Pulte Home Company on its behalf. He is personally known to me or produced _____ as identification.



[Signature]
Notary Public, State of Florida

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner(s), HomeByWestBay, LLC and _____, with regard to any and all matters pertaining to the Petition to the Establishment of the Caldera 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:

Laurie Strohaker

Print Name: Laurie Strohaker

Connie Grimaldi

Print Name: CONNIE GRIMALDI

Elizabeth Bradburn

PETITIONER

By: Elizabeth Bradburn

Its: Chief Financial Officer

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of November, 2022, by Elizabeth Bradburn, as CFO of HomeByWestBay, on its behalf. He [] is personally known to me or [] produced _____ as identification.

Paige Sha

Notary Public, State of Florida