

Petition to Expand the Boundaries of the Waterford Community Development District

June 4, 2025

Submitted by:
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Tampa, Florida 33606
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Petition

**PETITION TO EXPAND THE BOUNDARIES
OF THE
WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Waterford Community Development District (the "District"), petitions the Board of County Commissioners of Hernando County, Florida ("Hernando County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2022-12 adopted by the Board of County Commissioners of Hernando County, Florida on May 10, 2022 (the "Ordinance"), for purposes of expanding the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services. The District desires to include a previously identified parcel that was a proposed addition to the District at the time of its establishment, pursuant to Florida Statutes, 190.046(1)(h).

Section 190.046(1)(h), Florida Statutes, authorizes the District to file this petition to expand its boundaries to bring into the District a previously identified parcel, which is known as the "Casitas Parcel". Accordingly, the Petitioner states as follows:

1. Petitioner is Waterford Community Development District.
2. Resolution Number 2025-08 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 296.39 acres, more or less, and is located entirely within the unincorporated portion of Hernando County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to expand its boundaries by adding a parcel of land into the District, which is approximately 27.58 acres, more or less, as described in **Exhibit C** (the "**Casitas Parcel**"). After the boundary has been expanded, the District will be approximately 323.97 acres.
5. A metes and bounds legal description of the proposed expanded boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1.; 190.046(1)(h)1.b., Florida Statutes.
6. The written consent to the expansion of the boundaries of the District by the landowners, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit E**. Sections 190.005(1)(a)2. and 190.046(1)(h)1.c., Florida Statutes.

7. There are currently five persons who presently serve as members of the Board of Supervisors of the District and they are identified below. All of the Supervisors are residents of the State of Florida and citizens of the United States of America.

- Seat 1 Ron Bastyr
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544
- Seat 2 Shane O'Neil
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544
- Seat 3 Cheri O'Neil
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544
- Seat 4 Lynette Bastyr
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544
- Seat 5 Cole Bastyr
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544

8. The estimates of cost and timetable to construct services and facilities within the overall District, including, but not limited to, the Casitas Parcel, based upon available data, are attached as **Composite Exhibit F**. Sections 190.005(1)(a)6.; 190.046(1)(a), Florida Statutes. The developer proposes to add approximately 180 townhome units on the Casitas Parcel.

9. Attached is a copy of the Petition to Establish the Waterford Community Development District in **Composite Exhibit G**.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Casitas Parcel are incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Future Land Use Element was included in the original Petition to Establish. Sections 190.005(1)(a)7.; 190.046(1)(a), Florida Statutes.

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

(a) The expansion to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

(b) The area of land within the expanded District boundaries, when added to the remaining existing lands within the District, is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

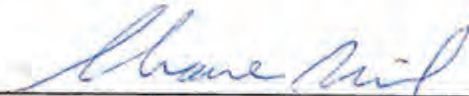
(c) The District provides the best mechanism for delivering community development services and facilities for the Casitas Parcel. The expansion to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the expanded District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 23 day of May, 2025.

Attest:

**Waterford Community
Development District**


Name: SHANE P. O'NEIL
Title: VICE CHAIR

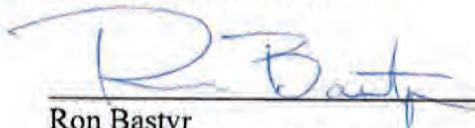

Ron Bastyr
Chair of the Board of Supervisors

Exhibit A

RESOLUTION NO. 2025-08

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

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

WHEREAS, the Developer designated a parcel of land, hereinafter referred to as the Casitas Parcel, to be brought into the District within 10 years of the establishment of the District.

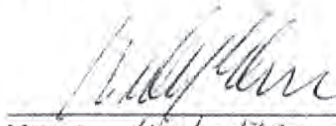
WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Waterford Community Development District ("**Petition**") to bring in the Casitas Parcel into the District. The District shall be amended by expanding the District by adding the Casitas Parcel as described in **Exhibit A ("Property")**, which is attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

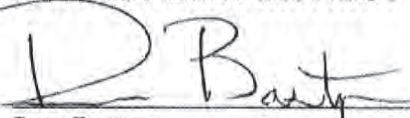
1. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the petition to Hernando County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the petition from Hernando County, Florida.
3. This Resolution shall be effective as of April 2, 2025.

PASSED AND ADOPTED ON APRIL 2, 2025.

ATTEST:


Name: Wesley L. L. L.
Title: Secretary/Assistant Secretary

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

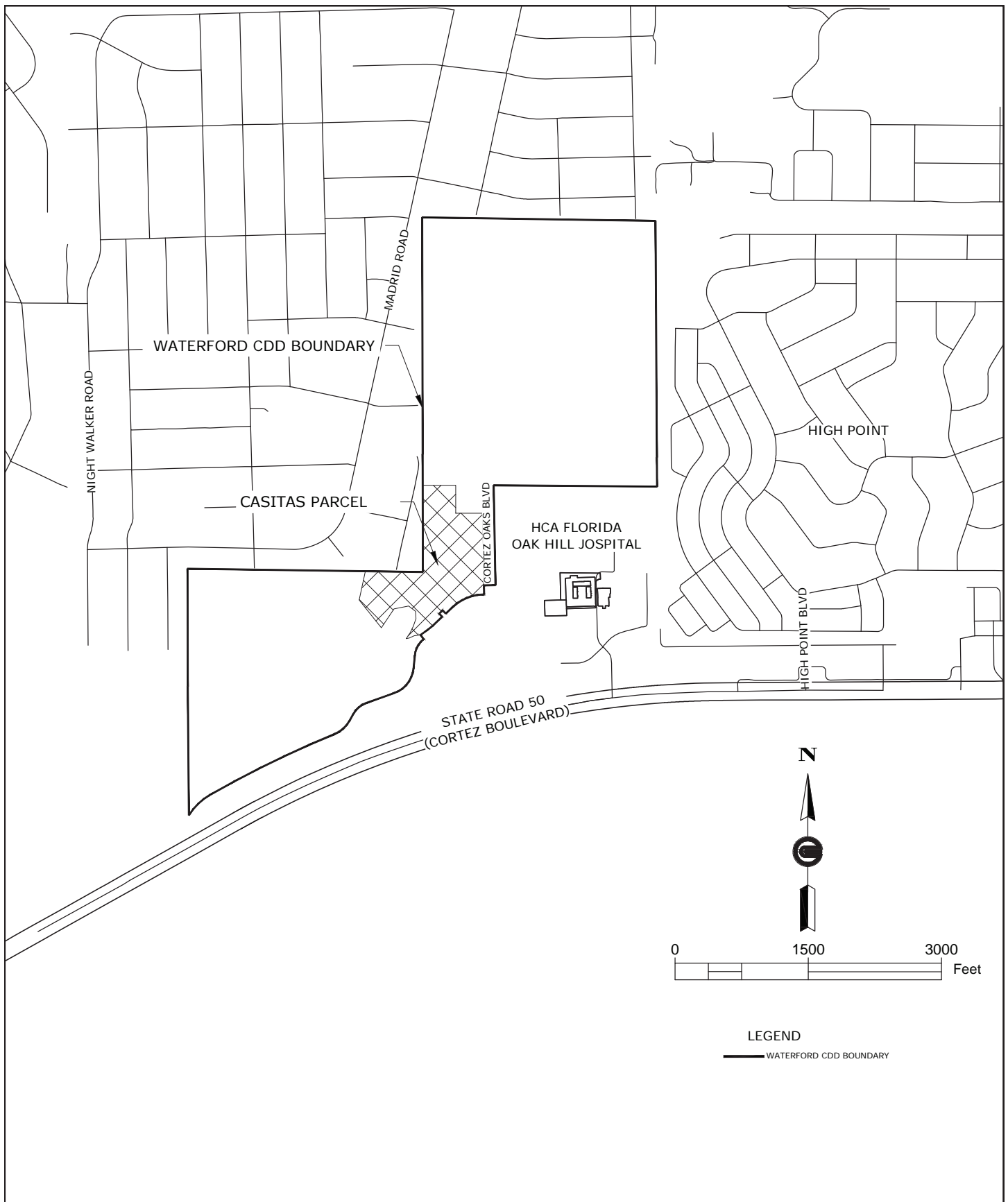

Ron Bastyr
Chair of the Board of Supervisors

LEGAL DESCRIPTION OF THE CASITAS PARCEL

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 372.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 290.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S01°01'05"E, 813.33 FEET; THENCE N88°58'55"E, 12.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOWN IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.47 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'33"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.99 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.36 ACRES MORE OR LESS.

Composite Exhibit B



Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

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

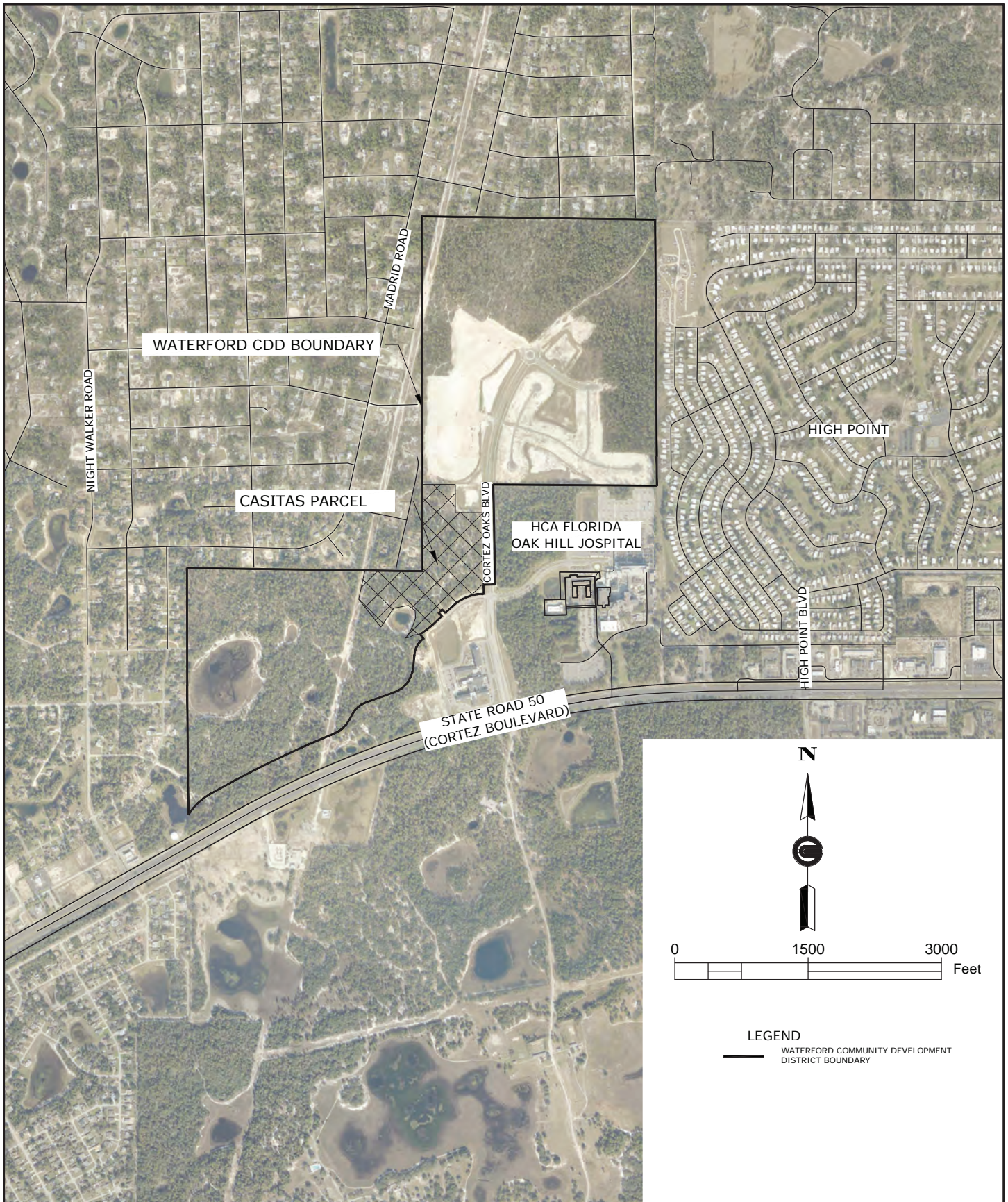
LOCATION MAP

WATERFORD
COMMUNITY DEVELOPMENT
DISTRICT

DATE
05/14/25

22089

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Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

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

AERIAL MAP

WATERFORD
COMMUNITY DEVELOPMENT
DISTRICT

DATE
05/14/25

22089

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Exhibit C

LEGAL DESCRIPTION OF THE CASITAS PARCEL

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 372.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 290.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S01°01'05"E, 813.33 FEET; THENCE N88°58'55"E, 12.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOWN IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.47 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'33"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.99 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.36 ACRES MORE OR LESS.

Exhibit D

LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE

SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.

Exhibit E

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
WATERFORD 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").

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

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

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

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

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

Executed this 23 day of May, 2025.

Oak Hill Land LLC,
a Florida limited liability company

By: 

Ron Bastyr
Manager

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

A Portion of Parcel Key Number 346726; Parcel Key Numbers: 346673, 1725191

Consideration: \$16,929,707.58

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 30 day of September, 2021, by **CHRIST CHARITY FOR KIDS, INC.**, a Florida not-for-profit corporation, having an address of P.O. Box 3289, Spring Hill, Florida 34611, and **FATHER, SONS & DAUGHTERS, LLC**, a Florida limited liability company, having an address of 12416 Arslan Lane, Spring Hill, Florida 34609 (together, hereinafter, the "Grantors as to Parcel 1") and **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company, having an address of P.O. Box 3289, Spring Hill, Florida 34611 (hereinafter, the "Grantor as to Parcel 2"), the foregoing also collectively referred to herein as the "Grantors", to **OAK HILL LAND LLC**, a Florida limited liability company, having an address of 18125 Wayne Road, Odessa, Florida 33556 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land lying and situate in Hernando County, Florida, to-wit:

SEE ATTACHED EXHIBIT A-1 AND EXHIBIT A-2.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on Exhibit B hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Grantors hereby covenant with Grantee that Grantors are lawfully seized of the aforesaid land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and Grantors hereby warrant title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Name: Domenick LaZZara

Name: Aurelie M. Ross

Name: Domenick LaZZara

Name: Aurelie M. Ross

GRANTORS AS TO PARCEL 1:

CHRIST CHARITY FOR KIDS, INC.,
a Florida not-for-profit corporation

By: [Signature]
Mikhail Vykhopen, President

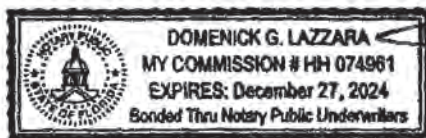
FATHER, SONS & DAUGHTERS, LLC,
a Florida limited liability company

By: [Signature]
Mikhail Vykhopen, Sole Member

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as President of **CHRIST CHARITY FOR KIDS, INC.,** a Florida not-for-profit corporation. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)

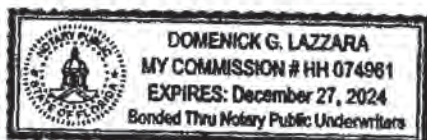


[Signature]
Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF Hillsborough


Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member of **FATHER, SONS & DAUGHTERS, LLC,** a Florida limited liability company. He ☒ is personally known to me; or ☐ produced _____ as identification.

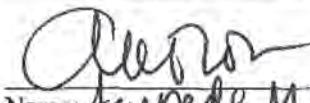
(seal)



[Signature]
Notary Public
State of Florida

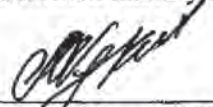
Witnesses:


Name: Domenick Lazzara


Name: Aurede M. Ross

GRANTOR AS TO PARCEL 2:

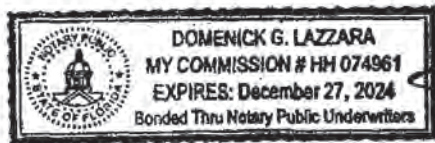
FATHER HAMM'S CARE FOR KIDS, LLC,
a Florida limited liability company

By: 
Mikhail Vykhopen, Sole Member and Manager

STATE OF FLORIDA
COUNTY OF Hillborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member and Manager of **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)



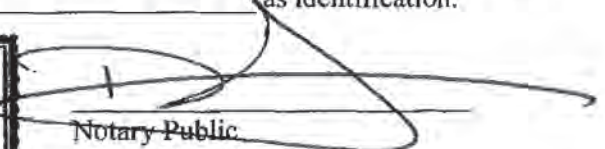

Notary Public
State of Florida

Exhibit A-1

Legal Description of Parcels 1 and 2

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 229.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #50 (CORTEZ BOULEVARD); THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 246.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 1452.18 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, S00°06'45"E, 688.27 FEET; THENCE S54°43'26"W, 33.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 49°24'21", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'36"W, 275.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 16°32'28", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°16'00"W, 94.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 95.27 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG

THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 61.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°06'45"W, 688.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit A-2

Overall Legal Description Comprised of Parcel 1 and Parcel 2 Described on Exhibit A-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1559.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST

CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. State Road right of way reservation by the Trustees of the Internal Improvement Fund for State of Florida as reserved in Deed recorded October 23, 1943 in Deed Book 84, Page 89, as to Parcel 1.
3. Easement in favor of Florida Power Corporation recorded July 25, 1946 in Deed Book 97, Page 414, as affected by Subordination of Utility Interests recorded April 25, 2011 in Official Records Book 2818, Page 782, as to Parcel 1.
4. Any right, title or interest in those certain oil and gas interests referenced in that certain Special Warranty Deed recorded August 5, 1947 in Deed Book 102, Page 27, as to a portion that lies within the North 1/2 of Section 31, Township 22 South, Range 18 East.
5. Deed of Easement in favor of West Hernando County Water and Sewer District recorded May 16, 1979 in Official Records Book 441, Page 801, as to Parcel 1.
6. Lease Agreement by and between Loren Hamm, Lessor, to POA Acquisition Corporation, Lessee, recorded April 30, 1997 in Official Records Book 1122, Page 763, as amended by Amendment to Lease recorded in Official Records Book 3631, Page 514, as to Parcel 1.
7. Easement in favor of Duke Energy Florida, L.L.C., a Florida limited liability company d/b/a Duke Energy recorded April 25, 2017 in Official Records Book 3463, Page 384, as corrected by Corrective Easement for Transmission Line Easement recorded in Official Records Book 3476, Page 290, as to Parcel 2.
8. Covenants and Restrictions as set forth in that certain Assignment of Development Rights, General Assignment and Restrictive Covenants recorded October 18, 2018 in Official Records Book 3634, Page 411, as to Parcels 1 and 2.
9. Drainage Easement in favor of Hernando Health Care Properties LLC, a Florida limited liability company recorded October 18, 2018 in Official Records Book 3634, Page 439, as to Parcel 1.
10. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded April 8, 2020 in Official Records Book 3827, Page 1324, as to Parcels 1 and 2.
11. The following matter as shown on Survey No. 21082-ALTA, dated August 24, 2021 and prepared by Coastal Engineering Associates, Inc.:
 - a) Encroachment of 5 foot chain fence from Lot 6, Block 165, of Royal Highlands Unit No. 9 recorded in Plat Book 12, Page 16, over a portion of subject property on West boundary.

NOTE: All recording references in this form shall refer to the public records of Hernando County, Florida, unless otherwise noted.

CORPORATE RESOLUTION
of
CHRIST CHARITY FOR KIDS INC.

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of CHRIST CHARITY FOR KIDS INC., a Florida not for profit corporation, and as such officer I am the keeper of the records and corporate seal of said corporation; that the following is a true and correct copy of the resolutions adopted without a meeting of the board of directors thereof held in accordance with Section 11 of its By-Laws on the 29th day of September, 2021; and that such resolutions conform to the provisions of the By-Laws of this corporation relating to sale or disposal of real property interests and are not inconsistent with its charter, and are now in full force and effect.

BE IT RESOLVED that MIKHAIL VYKHOPEN, as President of this corporation, (the "**Designee**"), is authorized for and on behalf of and in the name of this corporation, to:

1. Negotiate and execute agreements for the sale and conveyance of tangible and intangible property to OAK HILL LAND LLC, a Florida limited liability company, including, but not limited to, the Special Warranty Deed, Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto, Settlement Statement, Bill of Sale, Affidavits, Assignment(s), Zoning Entitlements, Liens and Encumbrances, and any and all other documents necessary to consummate any such sale; and

2. Take any and all action deemed expedient, in the sole and absolute discretion of the Designee, to consummate any such sales transaction; and any and all authorizations, approvals or consents of the board of directors or shareholders of this corporation to take such action are hereby specifically conferred on the Designee and no actions by the shareholders of this corporation are required to effect the actions authorized herein.

RESOLVED FURTHER, that the signature of the Designee shall be conclusive evidence of his authority to act on behalf of said corporation.

*Corporate Resolution of CHRIST CHARITY FOR KIDS INC.
Page 2 of 3*

RESOLVED FURTHER, that the sale and ultimate conveyance of Parcel 1 and Parcel 2 (as defined in that certain Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto) to OAK HILL LAND LLC is not a sale and conveyance of all or substantially all of the assets of CHRIST CHARITY FOR KIDS INC.

RESOLVED FURTHER, that in accordance with Section 11 of the By-Laws of this corporation, the actions described herein are evidenced by these resolutions and signed by each member of the Board of the Board of Directors.

[continues on next page]

Corporate Resolution of CHRIST CHARITY FOR KIDS INC.
Page 3 of 3

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary and Director of CHRIST CHARITY FOR KIDS INC., and have caused the corporate seal of said corporation to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.


Name: **Bogdan Vykhopen**
Title: **Secretary, Director**

IN WITNESS WHEREOF, I have hereunto affixed my name as President of CHRIST CHARITY FOR KIDS INC., and have caused my signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

 9/29/21
Name: **Mikhail Vykhopen**
Title: **President**

IN WITNESS WHEREOF, I have hereunto affixed my name as Director of the Board of the Board of Directors for CHRIST CHARITY FOR KIDS INC., and have caused by signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

 9/29/21
Name: **Sergiy I Grace**
Title: **Director**

 9/29/21
Name: **Nazar Vykhopen**
Title: **Director**

 9/29/21
Name: **Anna Vykhopen**
Title: **Director**

Composite Exhibit F

**Waterford Community Development District
Townhomes at Waterford**

Description	Total:
General Conditions/Misc.	\$ 3,007,800
Earthwork/Clearing	\$ 978,300
Roadways	\$ 1,757,700
Storm Drainage	\$ 965,700
Sanitary Sewer	\$ 1,207,800
Water Distribution	\$ 1,015,200
Recreational Amenities/Walking Trail	\$ 1,780,200
Landscaping/Hardscaping/Irrigation	\$ 1,227,600
Underground Electric/Lighting	\$ 198,000
Professional Services	\$ 892,800
Total:	\$ 13,031,100

180 Units

THIS ENGINEER'S OPINION OF PROBABLE COST IS PREPARED FOR CDD BOND FUNDING PURPOSES. CATEGORY COSTS ARE CALCULATED ON A PER UNIT COST TO CONSTRUCT BASED ON PROJECTS OF A SIMILAR SIZE AND SCOPE LOCATED IN HERNANDO COUNTY.

PREPARED BY: COASTAL ENGINEERING ASSOC., INC.

Brian Malmberg, P.E. #59405



Original Estimated Construction Costs

Waterford Community Development District

Estimated Construction Costs and Proposed Timetable for Construction

Description	Phase 1 2022-2024	Phase 2 2023-2024	Total Estimated Budget
General Conditions	\$1,179,450	\$923,213	\$2,102,663
Clearing, Grubbing & Earthwork (excluding lots)	\$6,589,352	\$4,278,581	\$10,867,933
Storm Water Management	\$1,249,770	\$1,207,050	\$2,456,820
Roads	\$2,171,859	\$2,101,826	\$4,273,685
Water Facilities	\$1,611,825	\$1,484,547	\$3,096,372
Sewer and Wastewater	\$2,374,760	\$1,904,077	\$4,278,837
Dry Utilities	\$643,000	\$351,000	\$994,000
Recreational Amenities	\$3,022,100	\$1,649,700	\$4,671,800
Landscaping/Hardscaping/Irrigation	\$643,000	\$351,000	\$994,000
Engineering Design, Permitting, Surveying, Testing	\$2,276,553	\$1,784,894	\$4,061,447
Subtotal	\$21,761,669	\$16,035,888	\$37,797,557
Contingency @ 15%	\$3,264,250	\$2,405,383	\$5,669,633
Total	\$25,025,919	\$18,441,271	\$43,467,190

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

Proposed Infrastructure Plan

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation and Maintenance</u>
Storm Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Roads	CDD	County	Capital Improvement Revenue Bonds	County
Water Facilities	CDD	County	Capital Improvement Revenue Bonds	County
Sewer and Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Amenities	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Landscaping/Hardscaping/ Irrigation	CDD	CDD	Capital Improvement Revenue Bonds	CDD

Composite Exhibit G

Petition to Establish

Waterford

Community Development District

January 28, 2022
Revised March 16, 2022

Submitted by:
Vanessa T. Steinerts, Esq.
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400

Petition to Establish Waterford Community Development District

Petitioner, Oak Hill Land LLC, a Florida limited liability company, (herein referred to as "**Petitioner**"), petitions the Board of County Commissioners of Hernando County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Waterford Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. **Petitioner and Contact Information.** Petitioner is Oak Hill Land LLC, a Florida limited liability company, having a mailing address is 18125 Wayne Road, Odessa, Florida 33556. Please direct all correspondence relating to this Petition to Straley Robin Vericker, attention Vanessa T. Steinerts, Esq., and Lynn A. Butler, Registered Paralegal. Our email addresses are vsteinerts@srvlegal.com and lbutler@srvlegal.com.

2. **Location and Aerial Maps.** The land area to be served by the District is a parcel of unimproved real property containing approximately 296.39 acres. All of the land in the proposed District is in the unincorporated portion of Hernando County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. **Legal Description.** A metes and bounds legal description of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1., Florida Statutes.

4. **Landowners Consent.** The written consent to the establishment of the District by the landowners, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, are attached as **Exhibit C**. Section 190.005(1)(a)2., Florida Statutes.

5. **Initial Board of Supervisors.** The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3., Florida Statutes.

6. **Name of the District.** The proposed name of the District is the **Waterford Community Development District** (hereinafter in the attached exhibits referred to as "**Waterford CDD**"). Section 190.005(1)(a)4., Florida Statutes.

7. **Existing Utilities.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Composite Exhibit E** attached hereto. Section 190.005(1)(a)5., Florida Statutes.

8. **Proposed Timetables/Estimated Costs and Proposed Infrastructure Plan.** The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6., Florida Statutes.

9. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G**. Section 190.005(1)(a)8., Florida Statutes.

10. **Future Land Use Map.** The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7., Florida Statutes.

Consistent with the Hernando County 2040 Comprehensive Plan, development of the District will provide a new residential neighborhood for the County, offering quality growth and additional housing needs and choices to residents while providing for a variety of housing types and flexible development options.

In accordance with Objective 1.04B, Strategy 1.04B(2), of the County Comprehensive Plan, future residential development should be located where the Residential Category predominates the Future Land Use Map. The future land use designation for the area that will comprise the District is "Residential". All services and facilities intended for the District, specifically the roads, street lighting, water/wastewater, recreational facilities, surface water management, and landscape/hardscape, are services and facilities that will support a residential subdivision.

Consistent with Goal 4.01, Strategy 4.01A(2), of the County Comprehensive Plan, development of this subdivision will ensure the availability of new, quality housing options conveniently located to meet the needs of existing and expected County residents.

Consistent with Goal 7.01, Strategy 7.01A(6), of the County Comprehensive Plan, petitioner is requesting additional special powers to provide parks and recreational services, in order to develop neighborhood parks and other like amenities for the District's residents.

11. In accordance with the provisions of Section 190.046(1)(h), Florida Statutes, Petitioner anticipates adding the parcel described in **Exhibit I**, which is attached hereto ("Casitas Parcel"), to the District within 10 years. The Casitas Parcel is sufficiently contiguous to the District, is currently owned by Oak Hill Land, LLC, is 27.58 acres in size, and has a current County land use designation of residential. The Petitioner is the owner of the Casitas Parcel.

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

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

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

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

13. The Petitioner is also requesting Hernando County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

As mentioned above, in its plan for development of the District, Petitioner proposes to develop recreational facilities within the area served by the District. Recreational facilities, such as parks and other like amenities, will be perpetually maintained by a District maintenance assessment.


Regarding the requested security powers, Petitioner anticipates including fencing in its development. Additionally, while the District will not exercise any police power, in the future the District may choose to contract with the appropriate local governmental agency to provide enhanced security services within the District's boundaries. To do this, the

District will need the Board of County Commissioners to grant security powers in the ordinance establishing the District.

I hereby certify that, to my knowledge, the facts contained in this Petition to Establish Waterford Community Development District are true and correct.

Respectfully submitted this 25th day of January, 2022.

Oak Hill Land LLC,
a Florida limited liability company

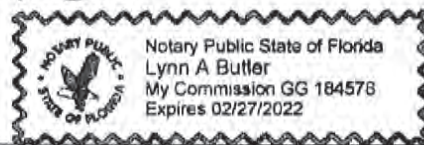
By: 
Ron Bastyr
Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th date of January, 2022 by Ron Bastyr as Manager of Oak Hill Land, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]


Notary Public



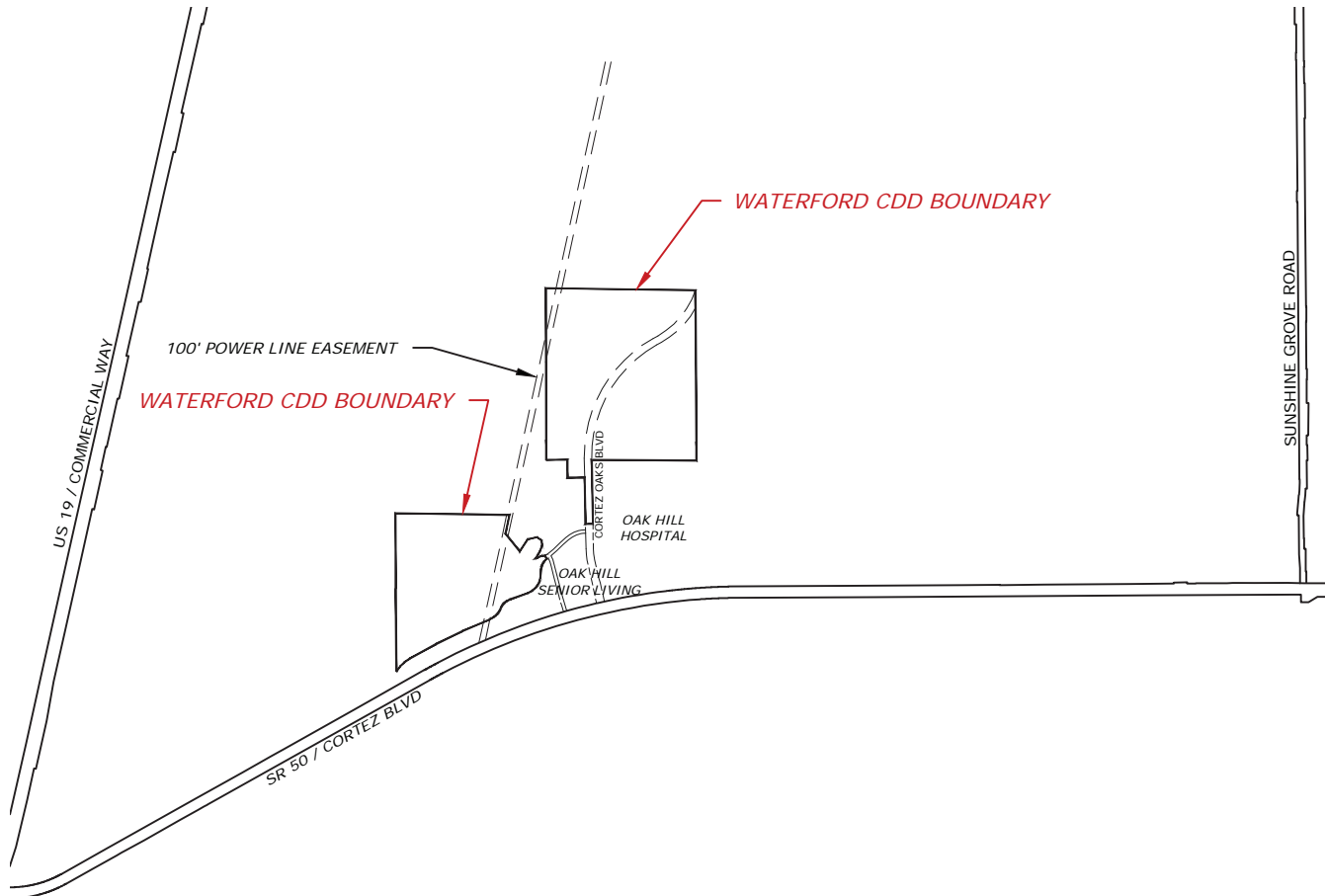
Name typed, printed or stamped
My Commission Expires: _____

Composite Exhibit A
Location Map and Aerial Map

SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA



NOT TO SCALE



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engineering associates, inc.

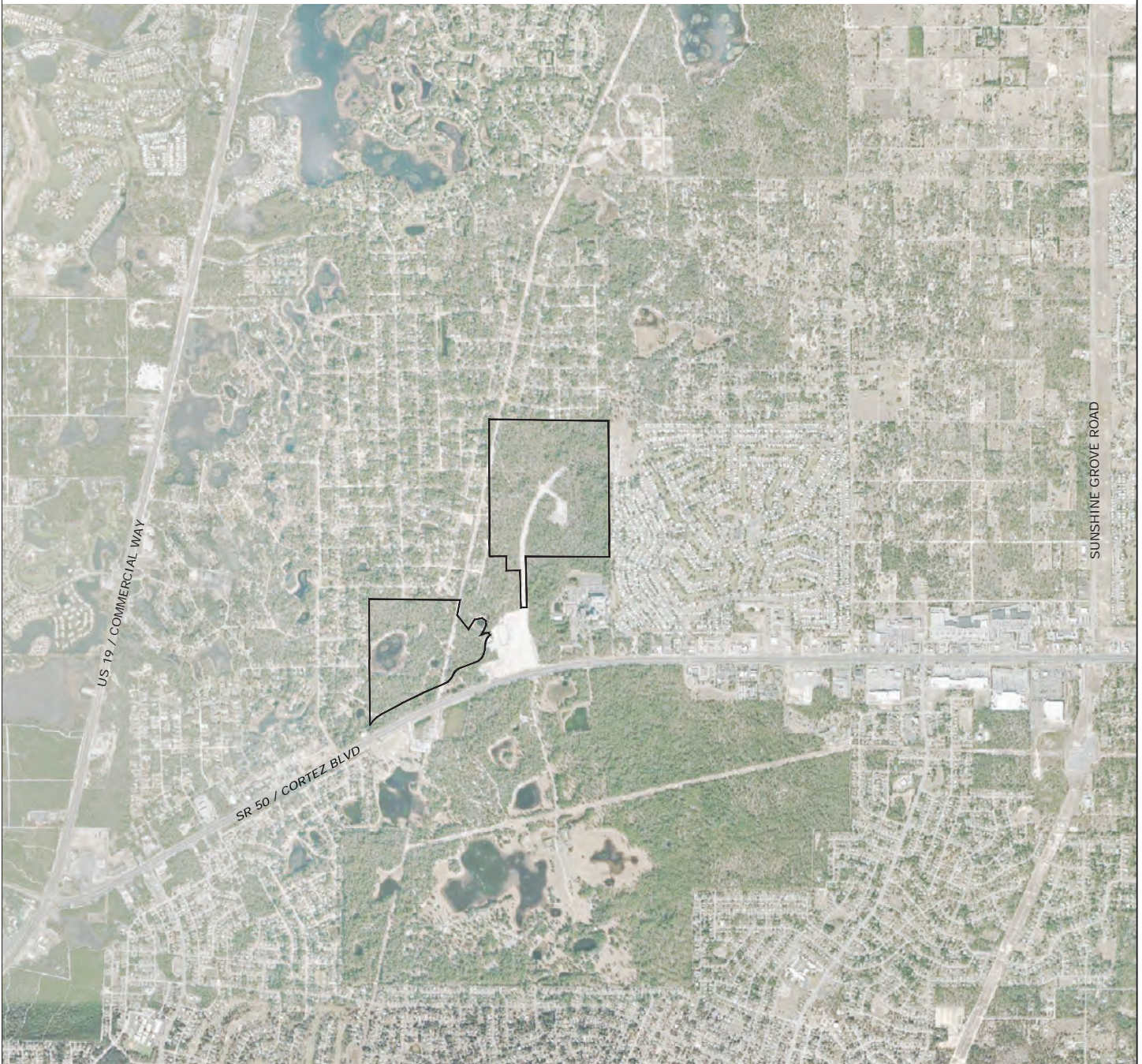
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Composite Exhibit A - Location Map

WATERFORD CDD BOUNDARY

DATE
01/20/22

21082



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Traffic
Transportation
Construction Management

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

Composite Exhibit A - Aerial Map

WATERFORD CDD BOUNDARY AERIAL

DATE
1/20/22

21082

Exhibit B
Legal Description and Sketch

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

TRACT-1

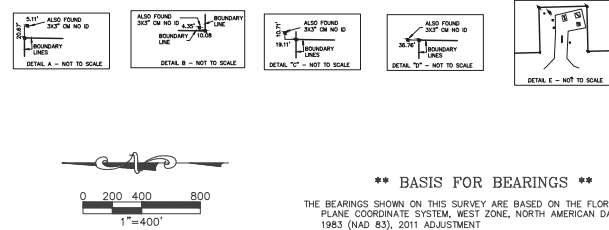
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43

FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.



RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM F.D.O.T. RIGHT-OF-WAY MAPS FOR U.S. HIGHWAY #50, SECTION #08040, SHEETS 12-17, DATED 07/01/09. THIS RIGHT-OF-WAY INFORMATION IS ALSO BASED ON EXISTING MONUMENTATION.

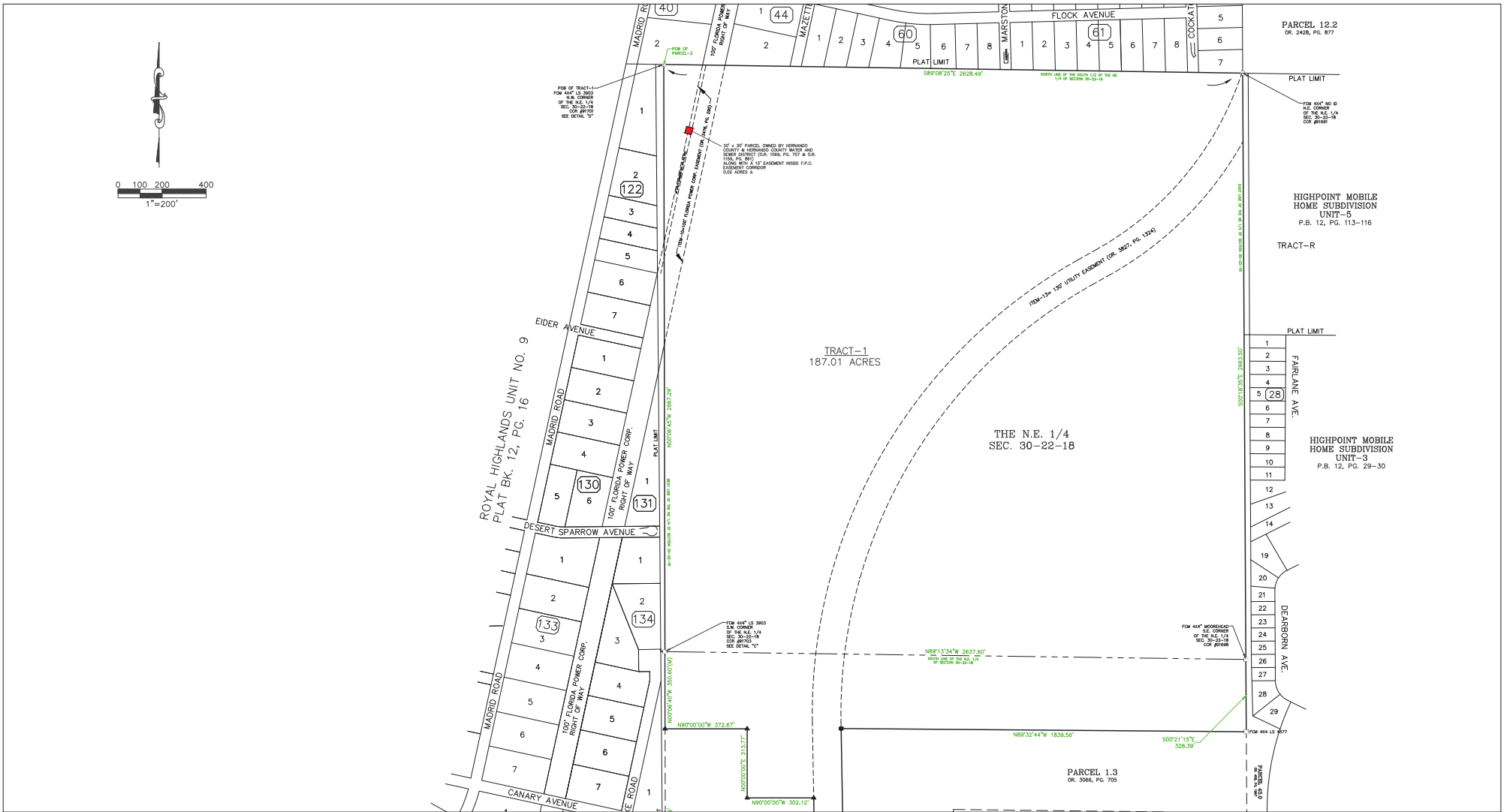
TRACT 1:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERRANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°02'25", 262.84 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'25", 266.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE SOUTHEAST LINE OF SAID NORTHEAST 1/4, S00°00'00", 133.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S01°01'05", 112.81 FEET; THENCE S88°50'50", 130.00 FEET; THENCE N01°01'05", 83.11 FEET; THENCE S90°00'00", 302.12 FEET; THENCE N00°00'00", 513.77 FEET; THENCE S00°00'00", 372.67 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°00'00", 400.96 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, S00°00'00", 266.72 FEET TO THE BEGINNING.
CONTAINING 187.01 ACRES MORE OR LESS.

[illegible]

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| SHEET

1 | DATE
06/18/22 | SURVEYOR
SMO | DRAWN BY
SMO | FIELD BOOK/PAGE
278-9 | FIELD DATE
08/13/21 | SURVEY CREW
NM/LM | REUSE OF DOCUMENT
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engineering associates, inc. | 956 Candlelight Blvd.
Brockville, IL 64403
Office: 352-776-7423 | 3703 East Forest Drive
Inverness, FL 34453
Phone: 352-384-2016 | EE-0000142 | FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200 | ENGINEERING PLANNING SURVEYING ENVIRONMENTAL CONSTRUCTION MANAGEMENT | PREPARED FOR AND CERTIFIED TO:

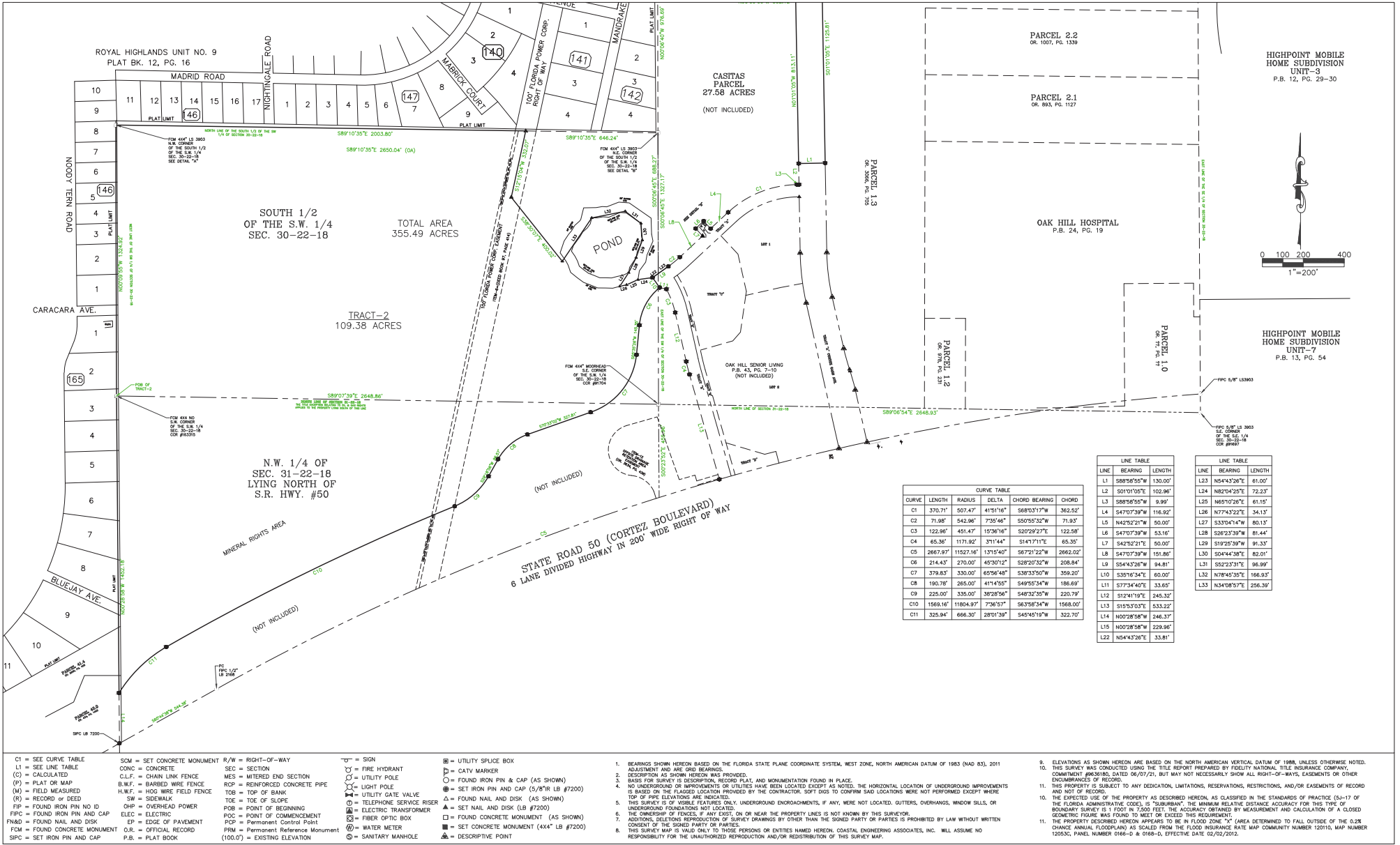
OAK HILL LAND, LLC.
SIP INVESTMENT PROPERTIES, LLC. | SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE. |
| | DATE | SURVEYOR | REV. BY | REVISION | COMMENTS | | | | | | | | | | |
| OF 3 SHEET | | | | | | | | | | | | | | | |
| 21082-REMAINDER | | | | | | | | | | | | | | | |



- C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD OR DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FNAD = FOUND NAIL AND DISK
SPC = SET IRON PIN AND CAP
- SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
CLF = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOOD WIRE FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
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○ = ELECTRIC TRANSFORMER
○ = FIBER OPTIC BOX
○ = WATER METER
○ = SANITARY MANHOLE
○ = DESCRIPTIVE POINT
- = UTILITY SPURCE BOX
○ = CATV MARKER
○ = FOUND IRON PIN & CAP (AS SHOWN)
○ = SET IRON PIN AND CAP (5/8" IR LB #7200)
○ = FOUND NAIL AND DISK (AS SHOWN)
○ = SET NAIL AND DISK (LB #7200)
○ = FOUND CONCRETE MONUMENT (AS SHOWN)
○ = SET CONCRETE MONUMENT (4"x4" LB #7200)
1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT AND ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISKS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE COMPREHENSION OF FORCES, IF ANY, EXIST ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED USING THE TITLE REPORT PREPARED BY FACILITY NATIONAL, TITLE INSURANCE COMPANY, COMMITMENT #9638180, DATED 06/27/21, BUT MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (54-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12050C, PANEL NUMBER 0168-D & 0168-E, EFFECTIVE DATE 02/02/2012.

SHEET 2 OF 3 SHEETS 21082-REMAINDER	DATE 8/18/22	SURVEYOR SMD	DRAWN BY SMD	FIELD BOOK/PAGE 27/2-9	FIELD DATE 08/13/21	SURVEY CREW N/A/LA
	REVISION					
	DATE	SURVEYOR	REV. BY	COMMENTS		

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SHEET

3

OF 3 SHEET

21082-REMAINER

DATE	SURV	BKWN	FLD	REV	REV
8/18/22	SM	27/2-9	08/13/21	MM/LA	
DATE	SURV	REV	BY	COMMENTS	

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906 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423

3703 East Forest Drive
Inverness, FL 34453
352-344-2016

EB-000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

PREPARED FOR AND CERTIFIED TO:

OAK HILL LAND, LLC.
SIP INVESTMENT PROPERTIES, LLC.

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT M. COBBINE, PSN
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 15,408
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR ELECTRONIC SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

DATE SIGNED
08/18/22

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○ = WATER METER
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○ = UTILITY SPICE BOX
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○ = FOUND IRON PIN & CAP (AS SHOWN)
○ = SET IRON PIN AND CAP (5/8" IR LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
△ = SET NAIL AND DISK (LB #7200)
□ = FOUND CONCRETE MONUMENT (AS SHOWN)
□ = SET CONCRETE MONUMENT (44x4" LB #7200)
△ = DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT AND ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
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6. THE COMPLETION OF FENCES, IF ANY, EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
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8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.

9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED USING THE TITLE REPORT PREPARED BY FACILITY NATIONAL, TITLE INSURANCE COMPANY, COMMITMENT #8638180, DATED 06/27/21, BUT MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (54-17 OF THE FLORIDA ADMINISTRATIVE CODE) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12050C, PANEL NUMBER 09B-5 & 09B-6, EFFECTIVE DATE 02/02/2021.

Exhibit C
Consent and Joinder of Landowner

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE
WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that Oak Hill Land LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

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


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

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

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

Executed this 25th day of January, 2022.

OAK HILL LAND LLC,
a Florida limited liability company

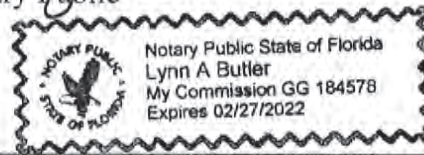

By: _____
Ron Bastyr, Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th date of January, 2022 by Ron Bastyr as Manager of Oak Hill Land, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Lynn A. Butler
Notary Public



Name typed, printed or stamped
My Commission Expires: _____

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

A Portion of Parcel Key Number 346726; Parcel Key Numbers: 346673, 1725191

Consideration: \$16,929,707.58

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 30 day of September, 2021, by **CHRIST CHARITY FOR KIDS, INC.**, a Florida not-for-profit corporation, having an address of P.O. Box 3289, Spring Hill, Florida 34611, and **FATHER, SONS & DAUGHTERS, LLC**, a Florida limited liability company, having an address of 12416 Arslan Lane, Spring Hill, Florida 34609 (together, hereinafter, the "Grantors as to Parcel 1") and **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company, having an address of P.O. Box 3289, Spring Hill, Florida 34611 (hereinafter, the "Grantor as to Parcel 2"), the foregoing also collectively referred to herein as the "Grantors", to **OAK HILL LAND LLC**, a Florida limited liability company, having an address of 18125 Wayne Road, Odessa, Florida 33556 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land lying and situate in Hernando County, Florida, to-wit:

SEE ATTACHED EXHIBIT A-1 AND EXHIBIT A-2.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on Exhibit B hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Grantors hereby covenant with Grantee that Grantors are lawfully seized of the aforesaid land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and Grantors hereby warrant title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Name: Domenick LaZZara

Name: Aurelio M. Ross

Name: Domenick LaZZara

Name: Aurelio M. Ross

GRANTORS AS TO PARCEL 1:

CHRIST CHARITY FOR KIDS, INC.,
a Florida not-for-profit corporation

By: [Signature]
Mikhail Vykhopen, President

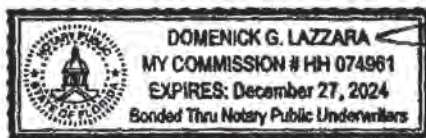
FATHER, SONS & DAUGHTERS, LLC,
a Florida limited liability company

By: [Signature]
Mikhail Vykhopen, Sole Member

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as President of **CHRIST CHARITY FOR KIDS, INC.,** a Florida not-for-profit corporation. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)

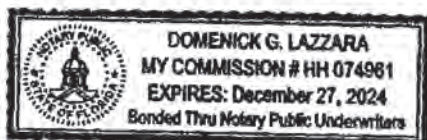


[Signature]
Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF Hillsborough


Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member of **FATHER, SONS & DAUGHTERS, LLC,** a Florida limited liability company. He ☒ is personally known to me; or ☐ produced _____ as identification.

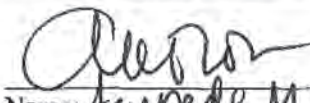
(seal)



[Signature]
Notary Public
State of Florida

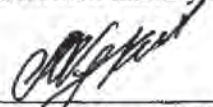
Witnesses:


Name: Domenick Lazzara


Name: Aurede M. Ross

GRANTOR AS TO PARCEL 2:

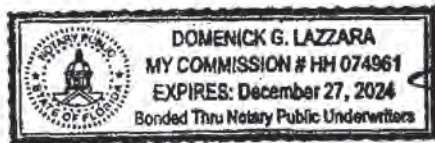
FATHER HAMM'S CARE FOR KIDS, LLC,
a Florida limited liability company

By: 
Mikhail Vykhopen, Sole Member and Manager

STATE OF FLORIDA
COUNTY OF Hillborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member and Manager of **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal)



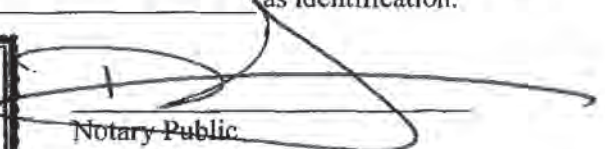

Notary Public
State of Florida

Exhibit A-1

Legal Description of Parcels 1 and 2

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 229.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #50 (CORTEZ BOULEVARD); THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 246.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 1452.18 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, S00°06'45"E, 688.27 FEET; THENCE S54°43'26"W, 33.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 49°24'21", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'36"W, 275.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 16°32'28", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°16'00"W, 94.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 95.27 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG

THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 61.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°06'45"W, 688.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit A-2

Overall Legal Description Comprised of Parcel 1 and Parcel 2 Described on Exhibit A-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1559.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST

CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. State Road right of way reservation by the Trustees of the Internal Improvement Fund for State of Florida as reserved in Deed recorded October 23, 1943 in Deed Book 84, Page 89, as to Parcel 1.
3. Easement in favor of Florida Power Corporation recorded July 25, 1946 in Deed Book 97, Page 414, as affected by Subordination of Utility Interests recorded April 25, 2011 in Official Records Book 2818, Page 782, as to Parcel 1.
4. Any right, title or interest in those certain oil and gas interests referenced in that certain Special Warranty Deed recorded August 5, 1947 in Deed Book 102, Page 27, as to a portion that lies within the North 1/2 of Section 31, Township 22 South, Range 18 East.
5. Deed of Easement in favor of West Hernando County Water and Sewer District recorded May 16, 1979 in Official Records Book 441, Page 801, as to Parcel 1.
6. Lease Agreement by and between Loren Hamm, Lessor, to POA Acquisition Corporation, Lessee, recorded April 30, 1997 in Official Records Book 1122, Page 763, as amended by Amendment to Lease recorded in Official Records Book 3631, Page 514, as to Parcel 1.
7. Easement in favor of Duke Energy Florida, L.L.C., a Florida limited liability company d/b/a Duke Energy recorded April 25, 2017 in Official Records Book 3463, Page 384, as corrected by Corrective Easement for Transmission Line Easement recorded in Official Records Book 3476, Page 290, as to Parcel 2.
8. Covenants and Restrictions as set forth in that certain Assignment of Development Rights, General Assignment and Restrictive Covenants recorded October 18, 2018 in Official Records Book 3634, Page 411, as to Parcels 1 and 2.
9. Drainage Easement in favor of Hernando Health Care Properties LLC, a Florida limited liability company recorded October 18, 2018 in Official Records Book 3634, Page 439, as to Parcel 1.
10. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded April 8, 2020 in Official Records Book 3827, Page 1324, as to Parcels 1 and 2.
11. The following matter as shown on Survey No. 21082-ALTA, dated August 24, 2021 and prepared by Coastal Engineering Associates, Inc.:
 - a) Encroachment of 5 foot chain fence from Lot 6, Block 165, of Royal Highlands Unit No. 9 recorded in Plat Book 12, Page 16, over a portion of subject property on West boundary.

NOTE: All recording references in this form shall refer to the public records of Hernando County, Florida, unless otherwise noted.

CORPORATE RESOLUTION
of
CHRIST CHARITY FOR KIDS INC.

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of CHRIST CHARITY FOR KIDS INC., a Florida not for profit corporation, and as such officer I am the keeper of the records and corporate seal of said corporation; that the following is a true and correct copy of the resolutions adopted without a meeting of the board of directors thereof held in accordance with Section 11 of its By-Laws on the 29th day of September, 2021; and that such resolutions conform to the provisions of the By-Laws of this corporation relating to sale or disposal of real property interests and are not inconsistent with its charter, and are now in full force and effect.

BE IT RESOLVED that MIKHAIL VYKHOPEN, as President of this corporation, (the "**Designee**"), is authorized for and on behalf of and in the name of this corporation, to:

1. Negotiate and execute agreements for the sale and conveyance of tangible and intangible property to OAK HILL LAND LLC, a Florida limited liability company, including, but not limited to, the Special Warranty Deed, Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto, Settlement Statement, Bill of Sale, Affidavits, Assignment(s), Zoning Entitlements, Liens and Encumbrances, and any and all other documents necessary to consummate any such sale; and

2. Take any and all action deemed expedient, in the sole and absolute discretion of the Designee, to consummate any such sales transaction; and any and all authorizations, approvals or consents of the board of directors or shareholders of this corporation to take such action are hereby specifically conferred on the Designee and no actions by the shareholders of this corporation are required to effect the actions authorized herein.

RESOLVED FURTHER, that the signature of the Designee shall be conclusive evidence of his authority to act on behalf of said corporation.

*Corporate Resolution of CHRIST CHARITY FOR KIDS INC.
Page 2 of 3*

RESOLVED FURTHER, that the sale and ultimate conveyance of Parcel 1 and Parcel 2 (as defined in that certain Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto) to OAK HILL LAND LLC is not a sale and conveyance of all or substantially all of the assets of CHRIST CHARITY FOR KIDS INC.

RESOLVED FURTHER, that in accordance with Section 11 of the By-Laws of this corporation, the actions described herein are evidenced by these resolutions and signed by each member of the Board of the Board of Directors.

[continues on next page]

Corporate Resolution of CHRIST CHARITY FOR KIDS INC.
Page 3 of 3

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary and Director of CHRIST CHARITY FOR KIDS INC., and have caused the corporate seal of said corporation to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.


Name: **Bogdan Vykhopen**
Title: **Secretary, Director**

IN WITNESS WHEREOF, I have hereunto affixed my name as President of CHRIST CHARITY FOR KIDS INC., and have caused my signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

 9/29/21
Name: **Mikhail Vykhopen**
Title: **President**

IN WITNESS WHEREOF, I have hereunto affixed my name as Director of the Board of the Board of Directors for CHRIST CHARITY FOR KIDS INC., and have caused by signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

 9/29/21
Name: **Sergiy I Grace**
Title: **Director**

 9/29/21
Name: **Nazar Vykhopen**
Title: **Director**

 9/29/21
Name: **Anna Vykhopen**
Title: **Director**

Exhibit D
Initial Board of Supervisors


**Waterford
Community Development District**

Initial Board of Supervisors

1. Ron Bastyr – 1825 Wayne Rd, Odessa, FL 33556
2. Shane O’Neil – 454 1st Street West, Tierra Verde, FL 33715
3. Cheri O’Neil – 454 1st Street West, Tierra Verde, FL 33715
4. Cole Bastyr – 1825 Wayne Rd, Odessa, FL 33556
5. Ryan O’Neil – 454 1st Street West, Tierra Verde, FL 33715

Exhibit E
Existing Utilities Map



 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 • Fax (352) 799-8359 EB-0000142</p>	<p>Composite Exhibit E - Waterford CDD</p> <p>TRANSPORTATION PLAN</p> <p>Hernando County</p>		<p>DATE</p> <p>1/20/22</p> <p>21082</p>
	<p>PRINTED: 01/20/2022 - 8:50am</p> <p>PRINTED BY: WA</p> <p>PATH: F:\21082\Waterford\dwg\PLAN\21082_EXHIBIT.dwg</p>		

LEGEND

EXISTING

--- EXISTING COUNTY WATER LINES

DEVELOPER

— FUTURE POTABLE WATER MAIN

DEVELOPER
12" WM

EXIST. 12" WM

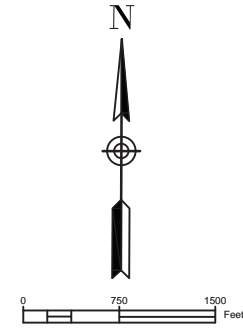
CDD
BOUNDARY

EXIST. 12" WM

DEVELOPER
12" WM

CDD
BOUNDARY

EXIST. 14" WM



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

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

Composite Exhibit E - Waterford CDD

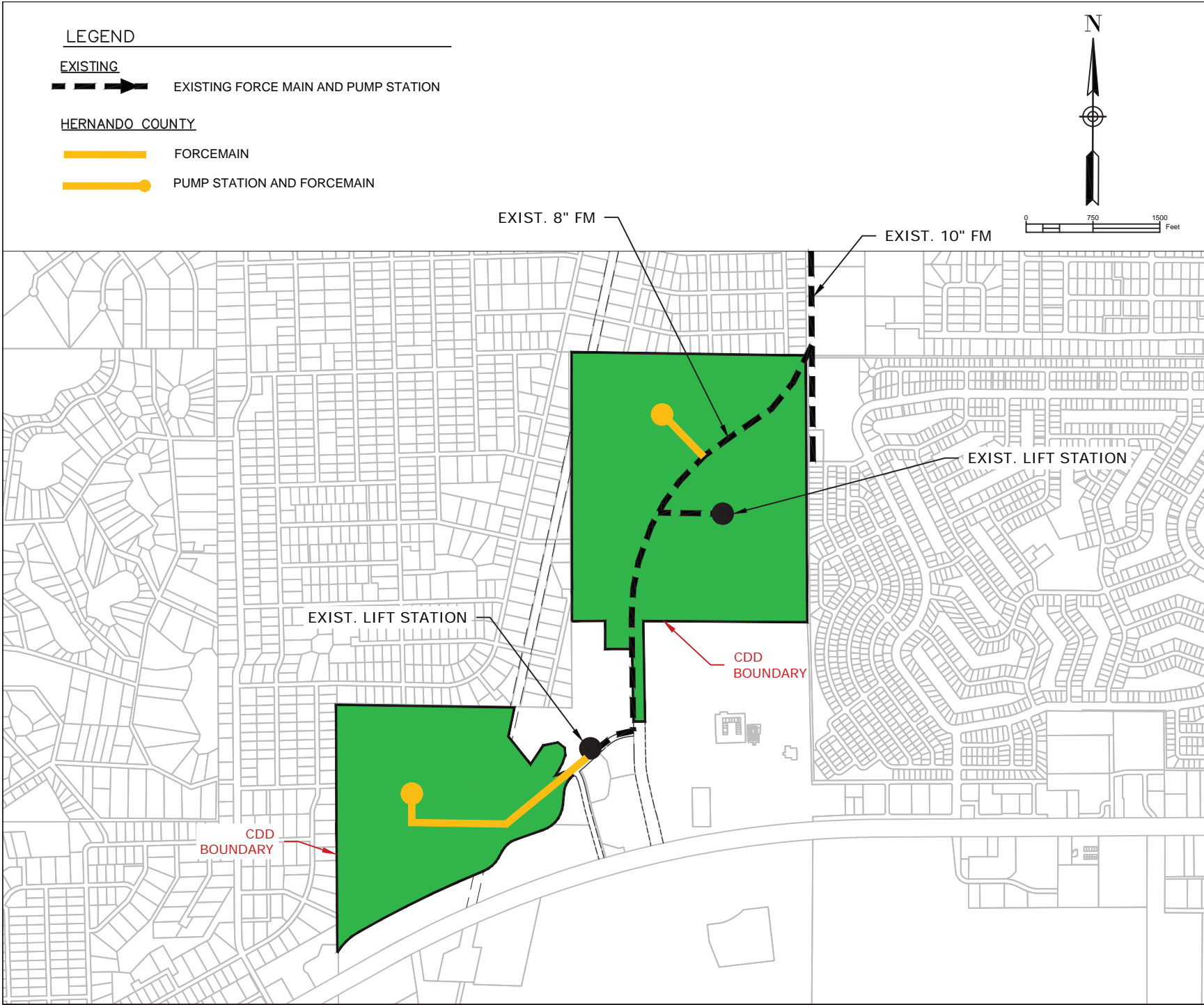
POTABLE WATER PLAN


Hernando County

DATE

1/20/22

21082



 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p>	<p>DATE 1/20/22</p>	
	<p>Composite Exhibit E - Waterford CDD</p>	
<p>WASTEWATER PLAN</p>		
<p>Hernando County</p>		

Composite Exhibit F
Estimated Construction Costs and Timetable
and Proposed Infrastructure Plan

Waterford Community Development District

Estimated Construction Costs and Proposed Timetable for Construction

Description	Phase 1 2022-2024	Phase 2 2023-2024	Total Estimated Budget
General Conditions	\$1,179,450	\$923,213	\$2,102,663
Clearing, Grubbing & Earthwork (excluding lots)	\$6,589,352	\$4,278,581	\$10,867,933
Storm Water Management	\$1,249,770	\$1,207,050	\$2,456,820
Roads	\$2,171,859	\$2,101,826	\$4,273,685
Water Facilities	\$1,611,825	\$1,484,547	\$3,096,372
Sewer and Wastewater	\$2,374,760	\$1,904,077	\$4,278,837
Dry Utilities	\$643,000	\$351,000	\$994,000
Recreational Amenities	\$3,022,100	\$1,649,700	\$4,671,800
Landscaping/Hardscaping/Irrigation	\$643,000	\$351,000	\$994,000
Engineering Design, Permitting, Surveying, Testing	\$2,276,553	\$1,784,894	\$4,061,447
Subtotal	\$21,761,669	\$16,035,888	\$37,797,557
Contingency @ 15%	\$3,264,250	\$2,405,383	\$5,669,633
Total	\$25,025,919	\$18,441,271	\$43,467,190

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

Proposed Infrastructure Plan

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation and Maintenance</u>
Storm Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Roads	CDD	County	Capital Improvement Revenue Bonds	County
Water Facilities	CDD	County	Capital Improvement Revenue Bonds	County
Sewer and Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Amenities	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Landscaping/Hardscaping/ Irrigation	CDD	CDD	Capital Improvement Revenue Bonds	CDD

Composite Exhibit F

Exhibit G
Statement of Estimated Regulatory Costs



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STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

**THE PETITION TO ESTABLISH
WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

January 31, 2022

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Hernando County, Florida, to establish the Waterford Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8., F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.



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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., 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.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Hernando County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 296.39 +/- acres on which Oak Hill Land, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 1,019 residential units. However, in the near future, the Petitioner may amend the boundaries to include an additional 27.58 acres which, if approved, would increase the boundaries of the District to 323.97 acres. The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct,



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enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: earthwork (excluding residential lots), stormwater management, roadways, water facilities, sewer, wastewater, dry utilities, recreational amenities, landscaping, hardscaping, irrigation, engineering, permitting, surveying, testing or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2021), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(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.*



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(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.*

(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.*

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



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1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. 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;

Practically, the District, as a “special purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. 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;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

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

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

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



a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3.a.2. below. 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

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 in Section 3.a.1. below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

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

d. Future Property Owners

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



3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Hernando County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Hernando County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose



governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a



district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the District will not create any significant economic costs for the State of Florida or for the County.

4. 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:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements

Description	Estimated Costs
General Conditions	\$2,102,663
Clearing, Grubbing and Earthwork (excluding lots)	\$10,867,933
Stormwater Management	\$2,456,820
Roads	\$4,273,685
Water Facilities	\$3,096,372
Sewer and Wastewater	\$4,278,837
Dry Utilities	\$994,000
Recreational Amenities	\$4,671,800
Landscaping / Hardscaping / Irrigation	\$994,000
Engineering Design / Permitting / Surveying / Testing	\$4,061,447
Subtotal	\$37,797,557
Contingency @ 15%	\$5,669,633
Total	\$43,467,190

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District.



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The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. 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:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.



A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Hernando County is not defined as a small county, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District



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can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

For the above-stated reasons, the alternatives should be rejected and the ordinance establishing the District should be adopted.



Exhibit H
Future Land Use Map

December 9, 2021

- Parcel Lines
- All Future Landuse Categories
- CITY
 - COMMERCIAL
 - CONSERVATION
 - EDUCATION
 - INDUSTRIAL
 - MINING
 - PLANNED DEVELOPMENT
 - PUBLIC FACILITY
 - RECREATION
 - RESIDENTIAL
 - RURAL

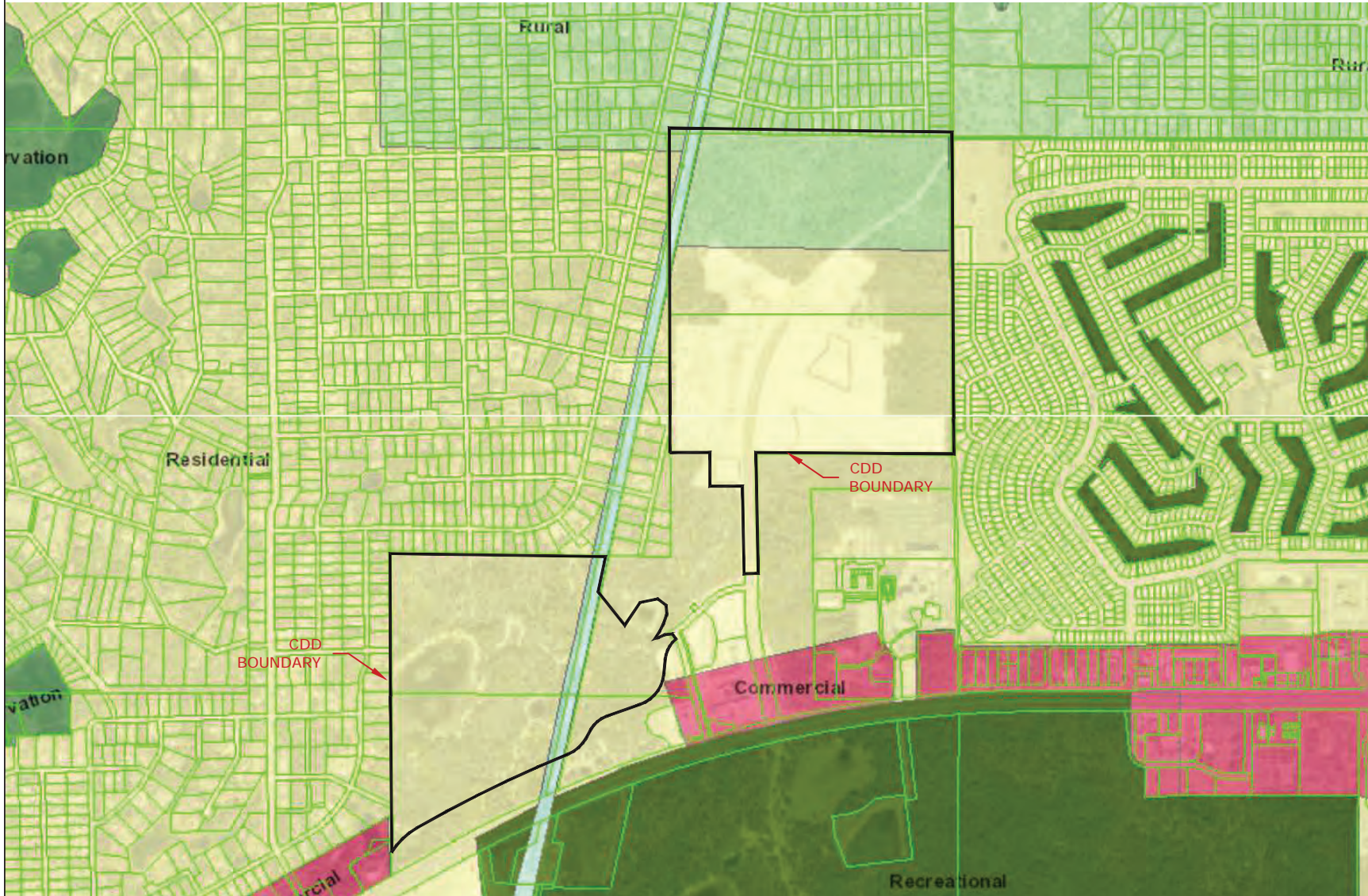
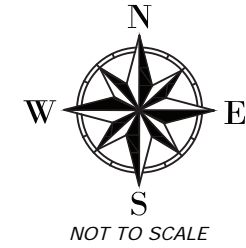


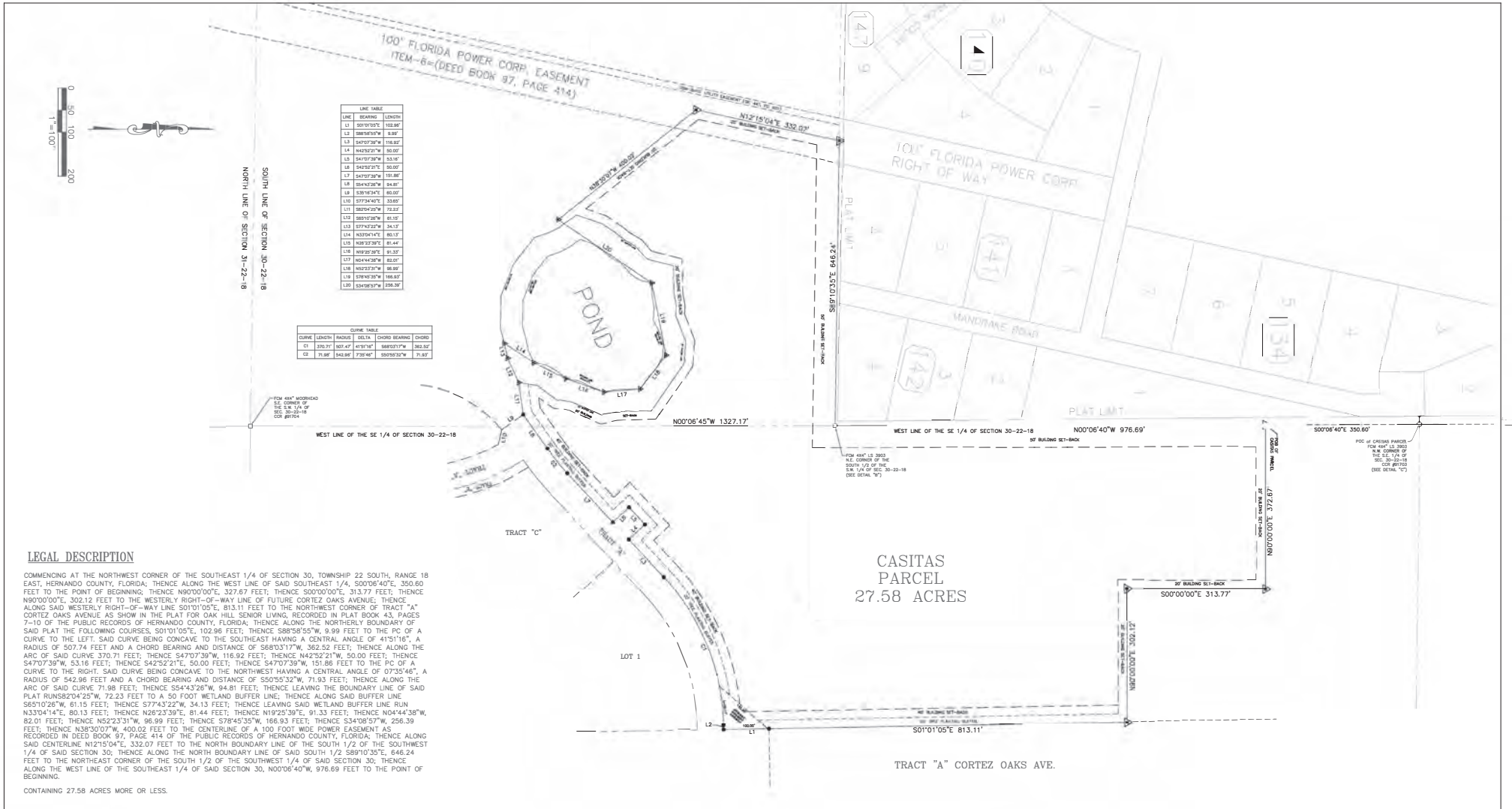
Exhibit I
Casitas Parcel –Future Expansion Parcel

Casitas Parcel

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21 "E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUN S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.58 ACRES MORE OR LESS.



LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOWN IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 8.98 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.98 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'30"E, 81.44 FEET; THENCE N19°25'30"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N25°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N36°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.58 ACRES MORE OR LESS.

C1 = SEE CURVE TABLE
C2 = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD OR DEED
FIP = FOUND IRON PIN AND CAP
FPM = FOUND IRON PIN AND DISK
FCM = FOUND CONCRETE MONUMENT
SPC = SET IRON PIN AND CAP
SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
CLP = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOD WIRE FIELD FENCE
SWR = SODWALL
OHP = OVERHEAD POWER
ELEC = ELECTRIC
CP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
R/W = RIGHT-OF-WAY
SEC = SECTION
MEZ = METEDED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOC = TOP OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PPM = Permanent Control Point
FCM = FOUND CONCRETE MONUMENT
P.B. = PLAT BOOK
(100.0) = EXISTING ELEVATION

U = SIGN
F = FIRE HYDRANT
L = LIGHT POLE
U = UTILITY GATE VALVE
T = TELEPHONE SERVICE RISER
E = ELECTRIC TRANSFORMER
F = FIBER OPTIC BOX
W = WATER METER
S = SANITARY MANHOLE
U = UTILITY SPOUCE BOX
C = CATV MARKER
F = FOUND IRON PIN & CAP (AS SHOWN)
S = SET IRON PIN AND CAP (5/8"IR LB #7200)
F = FOUND NAIL AND DISK (AS SHOWN)
A = SET NAIL AND DISK (LB #7200)
F = FOUND CONCRETE MONUMENT (AS SHOWN)
S = SET CONCRETE MONUMENT (4X4" LB #7200)
D = DESCRIPTIVE POINT

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, ESTABLISHING AN ASSUMED BEARING OF *** AS SHOWN ON THE PLAT OF RECORD.
2. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.
3. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
4. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
5. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON PLACED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DUGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
6. THIS SURVEY IS VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. OUTCROPS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
7. THE COMPREHENSIVE OF UTILITIES IF ANY EXIST ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
8. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
9. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.

10. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
11. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
12. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
13. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,300 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
14. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12003C, PANEL NUMBER 0000-S, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 1 SHEET	DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CRE
	01/14/22	SMC	SMC	00/003	00/05/22	05/03
	REVISION					
	DATE	SURVEYOR	REV. BY	COMMENTS		

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED DEEDS AND DEEDS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal
Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.
366 Candlelight Blvd.
Brooksville, FL 34601
Office: 852-786-9423
3703 East Forest Drive
Inverness, FL 34453
352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SKETCH ONLY
OF THE CASITAS PARCEL
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

OAK HILL LAND, LLC.
SIP INVESTMENT PROPERTIES, LLC.

EXHIBIT I - Casitas Parcel

SURVEYOR'S CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.
SCOTT W. BOHANNON, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13, 6028
SURVEY NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.
DATE SIGNED

Draft Ordinance

ORDINANCE NO. : 2022-__

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Oak Hill Land, LLC, a Florida limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance establishing the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs

for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Waterford Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d) and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d) and (3), Fla. Stat.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. Ron Bastyr
2. Shane O'Neil
3. Cheri O'Neil
4. Cole Bastyr
5. Ryan O'Neil

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of

this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance’s filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this ____ day of _____, 2022.

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

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

Acting County Attorney

Exhibit "A"

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

LEGAL DESCRIPTION

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E,

72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Establishment of the Waterford Community Development District

DATE: _____, 2022

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601

LOCATION MAP HERE

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2022, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the Waterford Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO

SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Waterford Community Development District is comprised of approximately 296.39 acres, located in unincorporated Hernando County, east of US 19/Commercial Way, west of Sunshine Grove Road, and north of S.R. 50/Cortez Boulevard. The petitioner has proposed to establish the Waterford Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed Waterford Community Development District is as follows:

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF

THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, Hernando County Government Center, 20 North Main Street, Room 262, Brooksville, Florida 34601, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact Ron Pianta, Director of Planning

and Zoning Services, Hernando County Planning Department, at 352-754-4057 or by email at rpianta@hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks:

Draft Ordinance

ORDINANCE NO. : 2025-__

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, the Waterford Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an Ordinance expanding the boundaries of the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), to bring in the Casitas Parcel, which was previously designated as an expansion parcel in the petition to establish the District in accordance with Section 190.046(1)(h), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to

service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the expansion of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the expansion of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development services and facilities to be provided by the expanded District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the expanded District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Expansion of the Boundaries of the District. The Waterford Community Development District is hereby expanded and the boundaries of the expanded District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this ____ day of _____, 2025.

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

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

Acting County Attorney

Exhibit "A"

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF

S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Expansion of the Boundaries of the
Waterford Community Development District

DATE: _____, 2025

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601

INSERT LOCATION MAP

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to expand the boundaries of the Waterford Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The Waterford Community Development District is currently comprised of approximately 296.39 acres, more or less, generally located in unincorporated Hernando County, north of

State Road 50/Cortez Blvd., west of Sunshine Grove Road, and east of U.S. 19/Commercial Way. The petitioner has proposed to expand the boundaries of the Waterford Community Development District by bringing into the District the Casitas Parcel, which was previously designated in the Petition to Establish, which consists of approximately 27.36 acres, more or less. After the boundary has been expanded, the District will be comprised of approximately 323.97 acres, more or less.

The District has the authority to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the expanded boundaries of the Waterford Community Development District shall be as follows:

LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A

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CONTAINING 323.97 ACRES MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's

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All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

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Publish 4 successive weeks: