FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 25, 2023

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

Attention: Meaghan Legnini

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 23-18, which was filed in this office on May 25, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

SENT TO STATE

BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO.** 23-18

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

WHEREAS, EPG Hillcrest Development, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Hillcrest Preserve Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

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

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

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

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

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

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

WHEREAS, the Board of County Commissioners, on May 23, 2023, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance establishing the District.

P57

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

SECTION 1. AUTHORITY

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

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Master Planned Unit Development Rezoning Petition No. 7592 ("MPUD Conditions of Approval"), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

d. The District shall have the authority to fund, construct and maintain improvements outside its boundaries for any obligation(s) set forth in the MPUD Conditions or Approval, once adopted, without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

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

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

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

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

b. The District may exercise the special powers including, the powers set forth for Parks and Recreation, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2)(a), (d) & (f), Florida Statutes.

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

SECTION 8. MISCELLANEOUS PROVISIONS

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

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

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

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

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

d. The Petition to Establish the Hillcrest Preserve Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

DONE AND ADOPTED by the Board of County Commissioners of Pasco County with a quorum present and voting this 23rd day of May, 2023

(S E A L)

ATTEST: PASCO COUNTY CLERK & COMPTROLLER
COUNTY COMMISSIONERS ORGANIZED JUNE 2nd

BY: Heather Grimes, D.C.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BCC 05/23/23 P57 PD023-0389

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: Jack Mariano
JACK MARIANO, CHAIRMAN

APPROVED
IN SESSION
MAY 23 2023
PASCO COUNTY
BCC

PETITION TO ESTABLISH

HILLCREST PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:

PASCO COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

PREPARED BY:

Meritus Districts

MAY 20, 2022

PETITION TO ESTABLISH
HILLCREST PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

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TAB A

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

APPLICATION FORM

I. APPLICANT: EPG Hillcrest Development LLC
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 111 South Armenia Avenue, Suite 201
CITY Tampa STATE FL ZIP 33609
PHONE (813) 849-8700

PROPERTY OWNER(S): EPG Hillcrest Holdings, LLC
ADDRESS: 111 South Armenia Avenue, Suite 201
CITY Tampa STATE FL ZIP 33609
PHONE(813) 849-8700 FAX( )

REPRESENTATIVE: Brian Lamb
(Contact Person:)
ADDRESS: 2005 Pan Am Circle Suite 300
CITY Tampa STATE FL ZIP 33607
PHONE(813) 873-7300 FAX(813) 873-7070

II. Current Use of Property: Vacant Land
Current zoning of property: Rezoning from MPUD & AC to MPUD
Current future land use designation of property: GH and RES-3
Current Number and Types of Units to be assessed
by this CDD 1200 Single Family Residential Units

Name of MPUD or Development Hillcrest Preserve CDD

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

BY: _____
Signature of the Applicant/ (Petitioner)

NICHOLAS J. DISTER
Type or Print Name Legibly

V. **PDD Zoning & Intake**	VI. **OFFICIAL COMMENTS**
Date Stamp	Is this application accompanied by other applications? _____ If so, what are the application numbers? _____ Other Comments:

TAB B

PASCO COUNTY
PLANNING AND DEVELOPMENT
CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS (CDD)
CDD < 2500 acres:

PROPOSED DISTRICT NAME: Hillcrest Preserve **DATE**: 05.20.22

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

PARCEL ID NO(S). (from Property Appraiser's Records): 01-25-19-0000-00100-0010
01-25-19-0000-00800-0000
06-25-20-0000-00400-0000
07-25-20-0000-00100-0111
12-25-19-0000-01200-0000

DEVELOPER'S NAME: EPG Hillcrest Development, LLC
LOCATION: Generally located between Bellamy Bros Boulevard and I-75, south of Darby Road, north of State Road 52
LAND USE CLASSIFICATION(S): GH and RES-3
ZONING DISTRICT(S): Hillcrest Preserve MPUD
ACREAGE: 591.886
NUMBER OF UNITS/SIZE: Approximately 1,200 Single Family Residential
TYPE OF UNIT(S): Single Family Residential Dwelling Units
PRESENT LAND USE: Vacant/Agricultural
HURRICANE EVACUATION ZONE: N/A

DEVELOPMENT OF REGIONAL IMPACT (DRI):
Is this project part of a DRI? ☐ Yes ☒ No
DRI No.: _____
Original DRI Approval Date: _____
DRI Build-Out Date: _____

MPUD MASTER PLANNED UNIT DEVELOPMENT:
Is this project part of an MPUD? ☒ Yes ☐ No
MPUD No.: Pending/Filed
MPUD Name: _____
Original MPUD Approval Date: _____

SUBMITTAL:

✔ 1. Completed Application Form

_____ 2. Four (4) copies of the Petition

_____ 3. One (1) CD of the Petition.

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

_____ 5. An Interlocal Agreement
NOTE: Only required for offsite improvements that are not covered by an approved Development Order pursuant to Sections 380.06 or 380.061, Florida Statues.

_____ 6. Filing Fee __ $15,000 New CDD __$7,500 Amendment to CDD.

✔ 7. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be

specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.

✔ 8. Map matching Metes and Bounds Description.

✔ 9. Map Showing Future land Use Classification for CDD and Surrounding Area

✔ 10. Deed (s)

✔ 11. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(13), the written consent by such governmental entity.

✔ 12. The names of five persons designated to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.

✔ 13. The proposed name of the district.

✔ 14. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.

✔ 15. Proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but shall not be binding and may be subject to change.

✔ 16. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act.

✔ 17. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

Name of Individual Completing this Application: Brian Lamb
(please print)

I, Brian Lamb, certify that I have checked the submittal application for content completeness.



Signature

Reviewed By:

Date Accepted: _____

_____

Date Rejected: _____

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

TAB C

AFFIDAVIT OF PETITIONER

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 23 day of May, 2022, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nick Dister, who, after being duly sworn, deposes and says:

1. Affiant, Nick Dister, an individual, is an authorized representative of EPG Hillcrest Development, LLC, a Florida Limited Liability Company;
2. Affiant, hereby swears and affirms as individual and as an authorized representative of EPG Hillcrest Development, LLC, a Florida Limited Liability Company, that all information contained in the petition to establish the Hillcrest Preserve Community Development District is true and correct to the best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

EPG Hillcrest Development, LLC
a Florida Limited Liability Company

By: _____
Name: Nick Dister

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 23 day of May, 2022, by Nick Dister, as an authorized representative of EPG Hillcrest Development, LLC, a Florida Limited Liability Company. He [X] is personally known to me, or ☐ has produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

JUNE KELLY
MY COMMISSION # GG 359208
EXPIRES: July 26, 2023
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)

TAB D

PETITION TO ESTABLISH
HILLCREST PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

EPG Hillcrest Development, LLC, a Florida limited liability company (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as Hillcrest Preserve 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 is EPG Hillcrest Development, LLC, a Florida limited liability company, having a post office address of 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609.

2. The proposed District is located entirely within Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit A**. The proposed District covers approximately 591.886 acres of land. The site is generally located between Bellamy Bros Boulevard and I-75, south of Darby Road and north of State Road 52, in Pasco County, Florida. The metes and bounds legal description and sketch of the external boundaries of the District are set forth in **Exhibit B**. This property is comprised of all or a part of five (5) folios:01-25-19-0000-00100-0010; 01-25-19-0000-00800-0000; 06-25-20-0000-00400-0000; 07-25-20-0000-00100-0111 and 12-25-19-0000-01200-0000.

3. The written consent to the establishment of the District by the landowners of 100% of the real property to be included in and served by the District and warranty deeds establishing ownership is attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.

4. 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(l)(a)3, Florida Statutes.

5. The proposed name of the District is **Hillcrest Preserve** Section 190.005(1)(a)4, Florida Statutes.

6. The existing water mains and sewer lines currently in existence are shown on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

7. 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 **Exhibit F**. Section 190.005(l)(a)6, Florida Statutes.

8. 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 are attached as **Exhibit G**, Section 190.005(l)(a)8, Florida Statutes.

9. 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 Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(l)(a)7, Florida Statutes. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H**.

10. 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 Pasco 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 Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco 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.

11. Petitioner seeks authorization from the County to grant the District the power to establish roads, utilities, and waste collection and disposal programs. Section 190.012 (2), Florida Statutes, provides that the County may consent to the authorization of these special powers.

12. Petitioner respectfully requests the Board of County Commissioners of Pasco County, Florida to consent to the District's exercise of its statutory powers including the special powers for Parks and Recreation, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2) (a), (d) & (f), Florida Statutes.

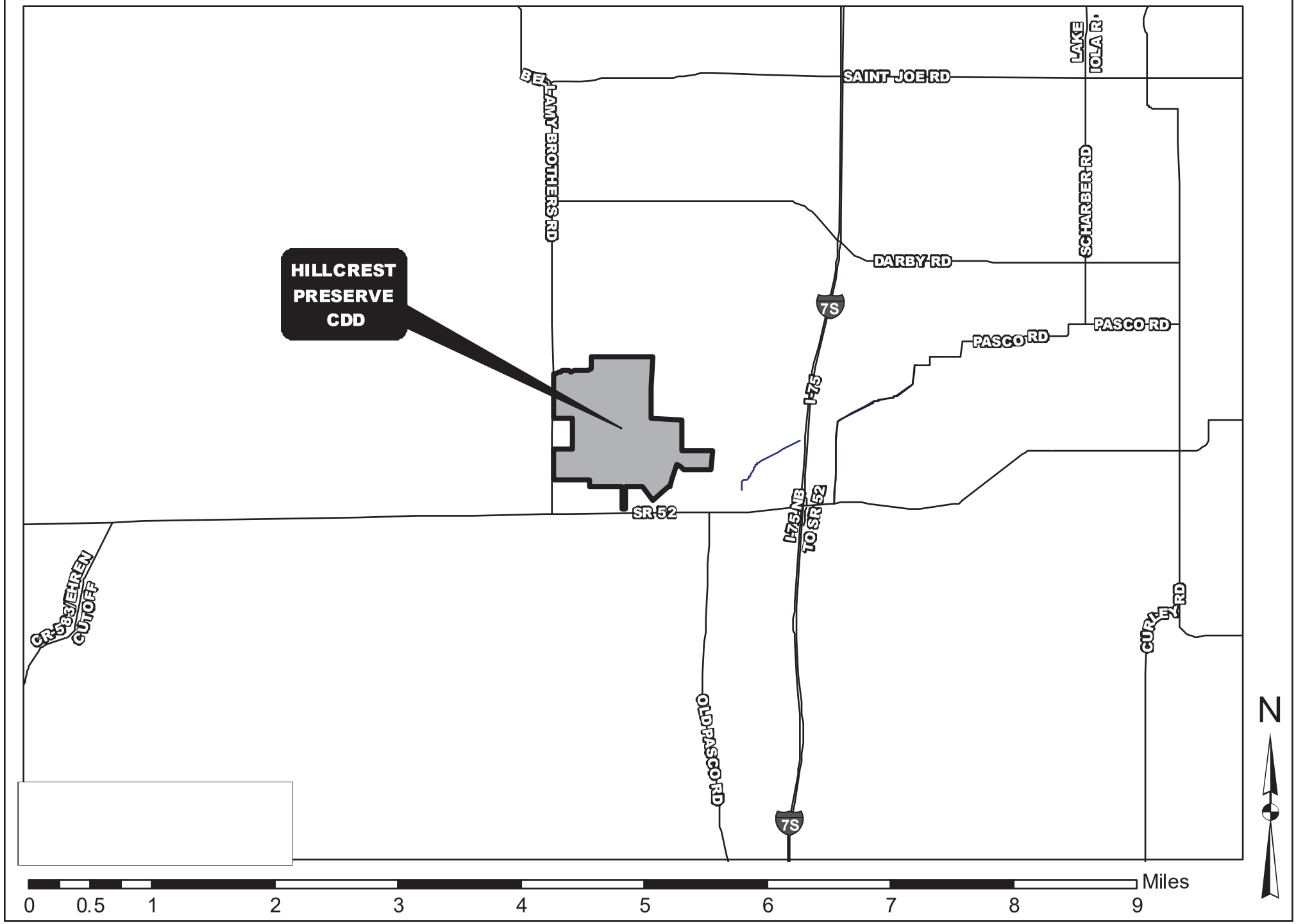
Respectfully submitted this 20th day of May 2022.



Brian K. Lamb
Agent for Petitioner

COMPOSITE EXHIBIT A

HILLCREST PRESERVE CDD LOCATION MAP 12/2021



HILLCREST PRESERVE CDD 12/2021

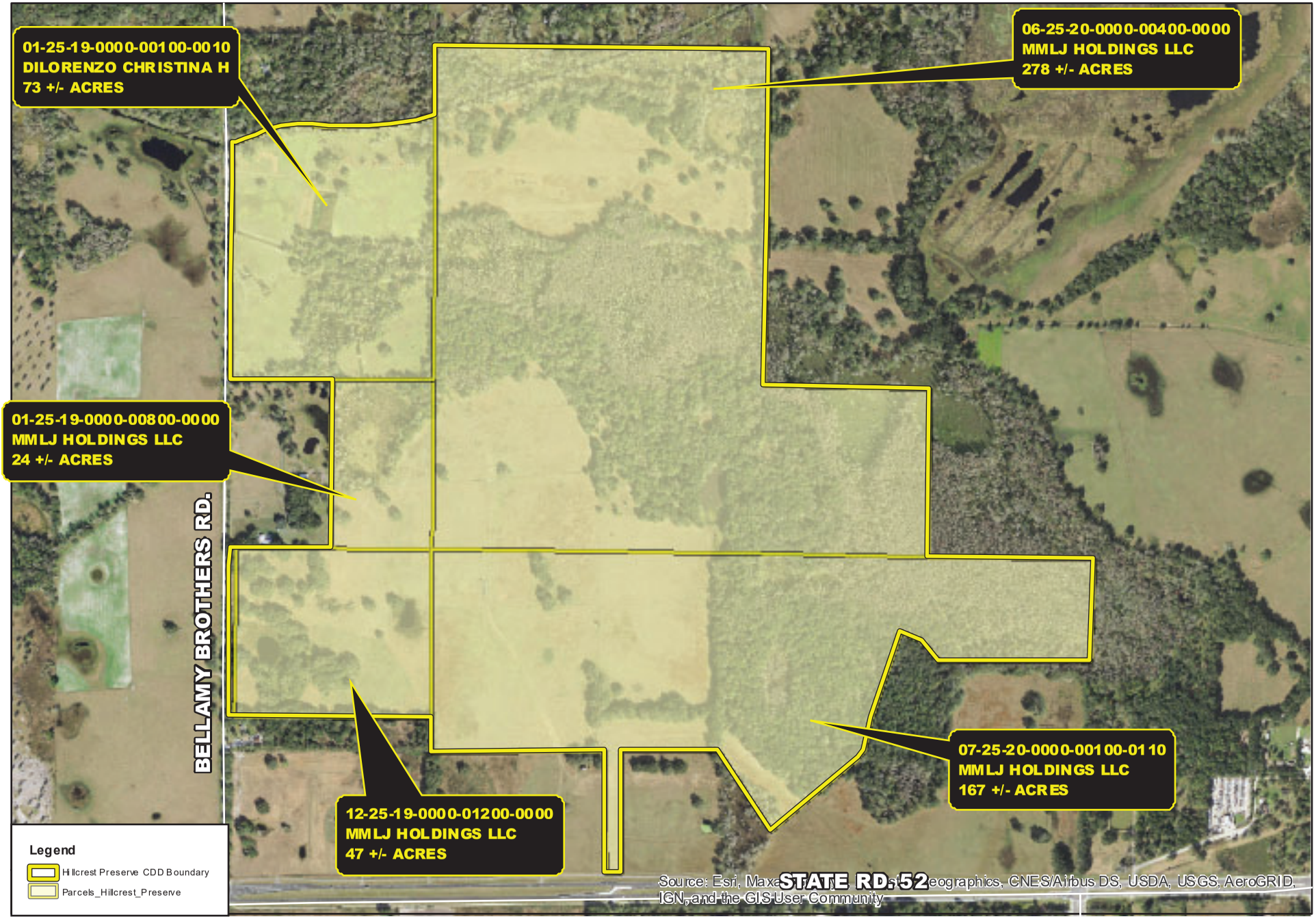


EXHIBIT B

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 1 and 12, Township 25 South, Range 19 East and Sections 6 and 7, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of the Southeast 1/4 of Section 6, same being the Northeast corner of the Northeast 1/4 of Section 7; thence S. 02°04'26" W., along the Easterly boundary of aforementioned, Section 7, a distance of 799.50 feet thence leaving said Easterly boundary of aforementioned, Section 7, S. 89°59'38" W., a distance of 1191.61 feet; thence N.40°21'25" W., a distance of 210.01 feet; thence N.69°56'07" W., a distance of 186.01 feet; thence S. 18°34'38" W., a distance of 710.02 feet; thence S. 13°15'40" W., a distance of 269.02 feet; thence S. 29°48'43" W., a distance of 63.32 feet; thence S. 50°35'31" W., a distance of 909.69 feet; thence N.32°39'43" W., a distance of 749.15 feet; thence S. 89°54'40" W., a distance of 768.59 feet; thence S. 00°05'20" E., a distance of 961.30 feet to a point of intersection with the North Right-of-Way of STATE ROAD NO. 52, per Florida Department of Transportation Right-of-Way Map, Section 14120-XXXX; thence S. 89°16'35" W., along said North Right-of-Way, a distance of 124.01 feet; thence leaving said North Right-of-Way, N.00°05'20" W., a distance of 962.68 feet; thence S. 89°54'40" W., a distance of 1377.01 feet to the Southeast corner of that certain property as described in Official Records Book 9546, Page 3713, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary of said certain property the following two (2) courses; 1) N.00°26'05" E., a distance of 272.34 feet; 2) N.89°49'06" W., a distance of 1591.89 feet to a point of intersection with the Easterly Right-of-Way of BELLAMY BROTHERS BOULEVARD, according to Map Book 3, Pages 68 through 80, inclusive of the Public Records of Pasco County, Florida; thence along said Easterly Right-of-Way the following four (4) courses; 1) N.00°40'57" W., a distance of 1.47 feet; 2) N.00°12'50" W., a distance of 527.15 feet; 3) N.00°27'42" E., a distance of 647.79; 4) N.00°54'26" E., a distance of 147.21 feet to the Southwesterly corner of that certain property described in Official Records Book 8089, Page 1327, of the Public Records of Pasco County, Florida; thence along the Southerly, Easterly and Northerly boundary the following three (3) courses; 1) thence departing said Easterly Right-of-Way, S. 89°45'28" E., a distance of 798.33 feet; 2) N.00°19'40" E., a distance of 1327.30 feet; 3) S. 89°49'11" W., a distance of 798.84 feet to a point of intersection with said Easterly Right-of-Way of BELLAMY BROTHERS BOULEVARD; thence along said Easterly Right-of-Way the following four (4) courses; 1) N.00°18'40" E., a distance of 84.27 feet; 2) N.00°20'21" E., a distance of 682.49 feet; 3) N.00°23'09" E., a distance of 780.96 feet; 4) N.00°17'56" W., a distance of 325.33 feet to the Southwesterly corner of that certain property described in Official Records Book 5959, Page 179, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said certain property, the following thirteen (13) courses; 1) thence departing said Easterly Right-of-Way, N.79°02'48" E., a distance of 30.64 feet; 2) N.71°59'47" E., a distance of 78.56 feet; 3) N.69°26'40" E., a distance of 95.76 feet; 4) N.63°26'08" E., a distance of 100.24 feet; 5) N.78°30'14" E., a distance of 112.46 feet; 6) N.84°57'29" E., a distance of 127.51 feet; 7) S. 89°05'25" E., a distance of 117.69 feet; 8) S. 83°23'10" E., a distance of 129.75 feet; 9) N.87°47'52" E., a distance of 145.81 feet; 10) S. 89°59'59" E., a distance of 175.59 feet; 11) N.85°05'02" E., a distance of 174.36 feet; 12) N.82°01'13" E., a distance of 201.82 feet; 13) N.72°48'22" E., a distance of 144.08 feet to a point of intersection with the Easterly boundary of said certain property as described in Official Records Book 5959, Page 179, same being the Westerly boundary of the Northwest 1/4 of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N.00°16'21" E., along said Easterly boundary, same being said Westerly boundary of the Northwest 1/4 of aforementioned Section 6, a distance of 553.69 feet to the Southwesterly corner of that certain property as described in Official Records Book 8141, Page 1478 of the Public Records of Pasco County, Florida; thence S. 89°12'01" E., along said Southerly boundary and the Southerly boundary of that certain property as described in Official Records Book 7615, Page 1502 of the Public Records of Pasco County, Florida, a distance of 2634.90 feet; thence along said Southerly and Westerly boundary of said certain property the following five (5) courses 1) S. 00°57'46" W., a distance of 1322.64 feet; 2) S. 00°56'47" W., a distance of 1325.85 feet; 3) S. 89°11'06" E., a distance of 1313.40 feet; 4) thence S. 00°58'56" W., a distance of 1326.83 feet; 5) S. 89°07'51" E., a distance of 1312.58 feet to the **POINT OF BEGINNING**.

Containing 591.886 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the boundary of the Northeast 1/4 of Section 7-25-20, having a Grid bearing of S. 02°04'26" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2) Information shown hereon is not complete without accompanying sketch.

3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246 on 12-16-2021.

4) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEE SHEETS NO. 2 FOR SKETCH & NO, 3 FOR CURVE & LINE TABLES

PROJECT: HILLCREST CDD		Prepared For: EISENHOWER PROPERTY GROUP
PHASE: Description & Sketch		
DRAWN: CRF	DATE: 12/10/21	CHECKED BY: MHC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

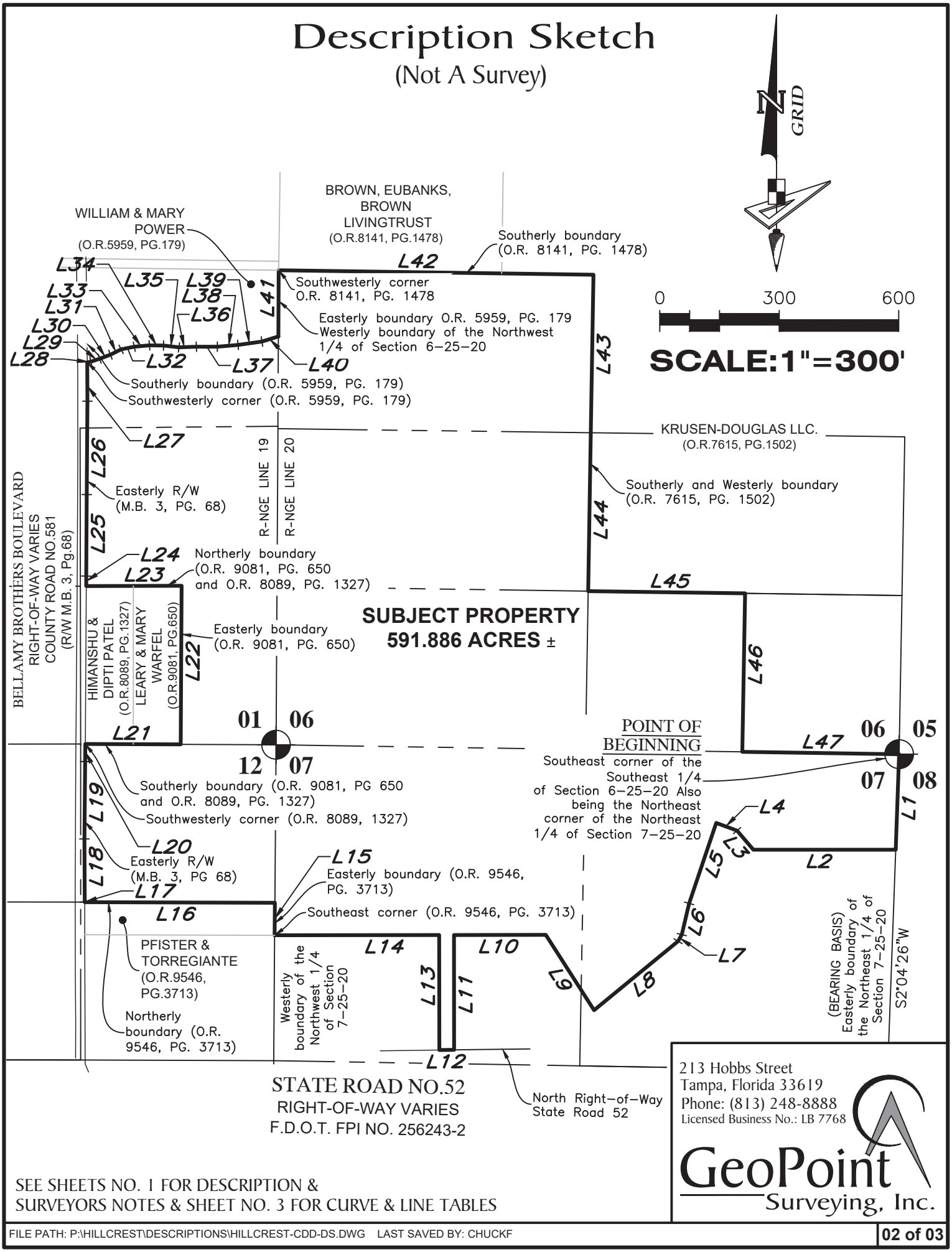
John D. Weigle
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS5246**

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

GeoPoint Surveying, Inc.

Description Sketch

(Not A Survey)



SEE SHEETS NO. 1 FOR DESCRIPTION & SURVEYORS NOTES & SHEET NO. 3 FOR CURVE & LINE TABLES

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

GeoPoint Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 02°04'26" W	799.50'
L2	S 89°59'38" W	1191.61'
L3	N 40°21'25" W	210.01'
L4	N 69°56'07" W	186.01'
L5	S 18°34'38" W	710.02'
L6	S 13°15'40" W	269.02'
L7	S 29°48'43" W	63.32'
L8	S 50°35'31" W	909.69'
L9	N 32°39'43" W	749.15'
L10	S 89°54'40" W	768.59'
L11	S 00°05'20" E	961.30'
L12	S 89°16'35" W	124.01'
L13	N 00°05'20" W	962.68'
L14	S 89°54'40" W	1377.01'
L15	N 00°26'05" E	272.34'
L16	N 89°49'06" W	1591.89'
L17	N 00°40'57" W	1.47'
L18	N 00°12'50" W	527.15'
L19	N 00°27'42" E	647.79'
L20	N 00°54'26" E	147.21'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 89°45'28" E	798.33'
L22	N 00°19'40" E	1327.30'
L23	S 89°49'11" W	798.84'
L24	N 00°18'40" E	84.27'
L25	N 00°20'21" E	682.49'
L26	N 00°23'09" E	780.96'
L27	N 00°17'56" W	325.33'
L28	N 79°02'48" E	30.64'
L29	N 71°59'47" E	78.56'
L30	N 69°26'40" E	95.76'
L31	N 63°26'08" E	100.24'
L32	N 78°30'14" E	112.46'
L33	N 84°57'29" E	127.51'
L34	S 89°05'25" E	117.69'
L35	S 83°23'10" E	129.75'
L36	N 87°47'52" E	145.81'
L37	S 89°59'59" E	175.59'
L38	N 85°05'02" E	174.36'
L39	N 82°01'13" E	201.82'
L40	N 72°48'22" E	144.08'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	N 00°16'21" E	553.69'
L42	S 89°12'01" E	2634.90'
L43	S 00°57'46" W	1322.64'
L44	S 00°56'47" W	1325.85'
L45	S 89°11'06" E	1313.40'
L46	S 00°58'56" W	1326.83'
L47	S 89°07'51" E	1312.58'

SEE SHEETS NO. 1 FOR DESCRIPTION &
SURVEYORS NOTES & NO. 2 FOR SKETCH

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

GeoPoint Surveying, Inc.

EXHIBIT C

AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT OF HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 1st day of June 2022 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas J. Dister, who, after being duly sworn, depose and say:

1. Affiant, Nicholas J. Dister, an individual, is an authorized representative of EPG Hillcrest Holdings, LLC.

2. EPG Hillcrest Holdings, LLC, a Florida Limited Liability Company is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: 01-25-19-0000-00800-0000; 06-25-20-0000-00400-0000; 07-25-20-0000-00100-0110 and 12-25-19-0000-01200-0000.

3. Affiant, Nicholas J. Dister, hereby represents that he has full authority to execute all documents and instruments on behalf of EPG Hillcrest Holdings, LLC, a Florida Limited Liability Company, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Hillcrest Preserve Community Development District (the "Proposed CDD").

4. The Property described above represents a portion of the real property to be included in the proposed CDD.

5. Affiant, Nicholas J. Dister, on behalf of EPG Hillcrest Holdings, LLC, a Florida Limited Liability Company, as the sole owner of the Property in the capacity described above, hereby consents to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

EPG Hillcrest Holdings, LLC
By: Authorized Agent
Name: Nicholas J. Dister

Sworn to (or affirmed) and subscribed before me by means of [✓] physical presence or [ ] online notarization, this 1ST day of JUNE, 2022, by Nicholas J. Dister, as an Authorized Representative of EPG Hillcrest Holdings, LLC, a Florida Limited Liability Company. He/she ☑ is personally known to me, or ☐ has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

KELLEY CATO JUNEAU
Notary Public - State of Florida
Commission # GG 951166
My Comm. Expires May 21, 2024
Bonded through National Notary Assn.

(Print, Type or Stamp Commissioned Name of Notary Public)

Prepared by and return to:
Bayshore Title
3431 Henderson Blvd.
Tampa, FL 33609

Parcel ID Number: 07-25-20-0000-00100-0110; 06-25-20-0000-00400-0000;
12-25-19-0000-01200-0000; 01-25-19-0000-00800-0000

File #: BY812101011

Consideration: $16,500,000.00
Doc Stamps: $ 115,500.00

Special Warranty Deed

Made this 18 day of May, 2022, by **MMLJ Holdings, LLC, a Florida limited liability company, converted from MMLJ Holdings, Inc., a Florida corporation, formerly known as Aloha Utilities Inc., a Florida corporation**, whose post office address is **2535 Success Drive, Odessa, FL 33556**, hereinafter referred to as "Grantor", to **EPG Hillcrest Holdings, LLC, a Florida limited liability company**, whose post office address is 111 S. Armenia Ave. Suite 201, Tampa, FL 33606, hereinafter referred to as "Grantee".

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Pasco County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's riparian rights, if any, and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or appertaining to said real property, including, without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any canal, stream, lake, street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) or any proposed street, alley, road or avenue, in front of or adjoining said real property to the center line thereof (hereinafter collectively referred to as the "Real Property").

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2022, which are not yet due and payable, and subsequent years and covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof, provided the foregoing shall not serve to reimpose the same; that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and Division versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

WITNESSES:

Name: Cabot P. Tyle

Name: MARK WALKER

MMLJ Holdings, LLC,
a Florida limited liability company

By: _____
Richard M. Speer, Manager

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 18 day of May, 2022, by Richard M. Speer, as manager of MMLJ Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.

Peggy D. King
Notary Public

PEGGY D. KING
(Printed, Typed or Stamped Name of Notary)

My Commission Expires:

PEGGY D. KING
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2026
COUNTY OF WILLIAMSON

WITNESSES:

Name: _____

Name: _____

MMLJ Holdings, LLC,
a Florida limited liability company

By: _____
Thomas Hoglund, Manager

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 18 day of May, 2022, by Thomas Hoglund, as manager of MMLJ Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.

_____
Notary Public

_____
(Printed, Typed or Stamped Name of Notary)

My Commission Expires: 9/18/2022

AMANDA NADZAM
MY COMMISSION # GG 259824
EXPIRES: September 18, 2022
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Sections 1 and 12, Township 25 South, Range 19 East, and Sections 6 and 7, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of Section 7, Township 25 South, Range 20 East, Pasco County, Florida, run thence along the East boundary of the Northeast 1/4 thereof, S 02°04'26" W, a distance of 799.50 feet; thence departing said East boundary S 89°59'38" W, a distance of 1191.61 feet; thence N 40°21'25" W, a distance of 210.01 feet; thence N 69°56'07" W, a distance of 186.01 feet; thence S 18°34'38" W, a distance of 710.02 feet; thence S. 13°15'40" W., a distance of 253.30 feet; thence S. 50°35'31" W., a distance of 674.74 feet; thence N.50°48'47" W., a distance of 532.37 feet to a point of curvature; thence Westerly, 228.27 feet along the arc of a tangent curve to the left having a radius of 333.00 feet and a central angle of 39°16'33" (chord bearing N.70°27'04" W., 223.83 feet); thence S. 89°54'40" W., a distance of 765.96 feet; thence S 00°05'20" E, a distance of 961.23 feet to a point on the North right-of-way line of State Road No.52, according to The Florida Department of Transportation FPI No.256243-2; thence along said North right-of-way line S 89°16'58" W, a distance of 124.01 feet; thence departing said North right-of-way line N 00°05'20" W, a distance of 962.59 feet; thence S 89°54'40" W, a distance of 1377.01 feet to a point on the West boundary of the Northwest 1/4 of said Section 7; thence along said West boundary N 00°26'05" E, a distance of 272.34 feet to a point on the North line of those lands described in Official Records Book 9546, Page 3713, inclusive of the public records of said county; thence along said North line N 89°49'06" W, a distance of 1591.89 feet to a point on the Easterly right-of-way line of Bellamy Brothers Road, County Road No.581, according to Right-of Way Plat Book 3, Page 68, inclusive of the public records of said county; Thence along said Easterly right-of-way line for the following five (5) courses: 1.) N 00°40'57" W, a distance of 1.47 feet; 2.) N 00°12'50" W, a distance of 527.15 feet; 3.) N 00°27'42" E, a distance of 647.79 feet; 4.) N 00°54'27" E, a distance of 147.12 feet; 5.) N 00°18'12" E, a distance of 0.09 feet to a point on the North Boundary of Section 12, Township 25 South, Range 19 East; thence along said North boundary S 89°45'28" E, a distance of 798.33 feet to a point on the East line of those lands described in Official Records Book 9081, Page 650, inclusive of the public records of said county; thence along said East line N 00°19'40" E, a distance of 1327.30 feet; to a point on the South line of those lands described in Official Records Book 9492, Page 3561, inclusive of the public records of said county; thence along said South line, N 89°49'17" E, a distance of 798.11 feet to a point on the West boundary of the Southwest 1/4 of Section 6, Township 25 South, Range 20 East; thence along said West boundary, N 00°20'37" E, a distance of 1312.64 feet to the Southwest corner of the Northwest 1/4, and West quarter corner of said Section 6; thence along the West boundary of the said Northwest 1/4 of Section 6, N 00°16'21" E, a distance of 1325.61 feet to a point on the South line of those land described in Official Records Book 8141, Page 1478, inclusive of the public records of said county; thence along said South line, and its Easterly extension S 89°12'01" E, a distance of 2634.90 feet to a point on the West boundary of the Northeast 1/4 of said Section 6, thence along said West boundary S 00°57'46" W, a distance of 1322.64 to the Northwest corner of the Southeast 1/4, and Center of said Section 6; thence along the West boundary of the said Southeast 1/4, S 00°56'47" W, a distance of 1325.85 feet to a point on the Southerly line of those lands as described in Official Records Book 7615, Page 1502, inclusive of the public records of said county; thence along said Southerly line for the following two (2) courses: 1.) S 89°11'06" E, a distance of 1313.40 feet; 2.) S 00°58'56" W, a distance of 1326.83 feet to a point on the North boundary of the aforementioned Section 7; thence along said North boundary, S 89°07'51" E, a distance of 1312.58 feet to the **POINT OF BEGINNING**

Exhibit "B"
Permitted Exceptions

1. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

2. Development Agreement Between Pasco County and Standard Pacific of Tampa, for Hillcrest Preserve Master Planned Unit Development recorded in Official Records Book 7957, Page 1872.

AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT OF HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 25TH day of MAY, 2022 personally appeared before me, authorized to administer oaths and take acknowledgments, Christina Dilorenzo, who, after being duly sworn, depose and say:

1. Affiant, Christina Dilorenzo, an individual, is an authorized representative of Parcel ID 01-25-19-0000-00100-0010.

2. Christina Dilorenzo, an individual, is the owner of the following described property, located in Pasco County, Florida, Parcel ID: 01-25-19-0000-00100-0010.

3. Affiants, Christina Dilorenzo, hereby represents that she has full authority to execute all documents and instruments on behalf of Parcel ID 01-25-19-0000-00100-0010, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Hillcrest Preserve Community Development District (the "Proposed CDD").

4. The Property described above represents a portion of the real property to be included in the proposed CDD.

5. Affiant, Christina Dilorenzo, as the sole owner of the Property in the capacity described above, hereby consent to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

Name: Christina Dilorenzo

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 25TH day of MAY, 2022, by Christina Dilorenzo. He/she ☐ is personally known to me, or ☒ has produced FLORIDA DRIVER LICENSE as identification.

ERNESTO ARANA-WEISS
Notary Public
State of Florida
Comm# HH011808
Expires 7/18/2024

NOTARY PUBLIC, STATE OF FLORIDA

ERNESTO ARANA-WEISS
(Print, Type or Stamp Commissioned Name of Notary Public)

Prepared by and to be returned to:
James P. Hines, Esq.
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone (813) 251-8659

2017016042

Rcpt:1835405 Rec: 18.50
DS: 0.70 IT: 0.00
02/06/2017 K. D. K., Dpty Clerk

PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
02/06/2017 11:11am 1 of 2
OR BK 9492 PG 3561

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made to be effective as of Jan. 30th, 2017 by **MICHELE LEE CONNOLLY, as Successor Trustee of the MELBA L. STRAIGIS REVOCABLE TRUST dated May 22, 1990, as amended**, whose address is 17001 Bellamy Brothers Blvd., Dade City, FL 33523, as Grantor, to **CHRISTINA H. DILORENZO,** whose address is 8714 Lindenhurst Pl., Tampa, FL 33634, as Grantee.

W I T N E S S E T H :

Grantor, acting under the power and authority respectively granted to her as Successor Trustee, pursuant to Article XIII of the MELBA L. STRAIGIS REVOCABLE TRUST dated May 22, 1990, as amended (the "Trust"), for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, her heirs and assigns forever, all of the following described real property in Pasco County, Florida, to-wit:

That part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 1, Township 25 South, Range 19 East, lying South of the center of Cypress Creek Bed and East of State Road 581, being 65 acres more or less.

Parcel Number: 01-25-19-0000-00100-0010

The above-described real property was not the homestead of the Grantor.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements and hereditaments, unto Grantee, her heirs and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2017 and thereafter.

AND Grantor covenants to and with Grantee, and her heirs, successors and assigns, that in all things preliminary to and in and about this conveyance, the terms of the Trust, and the laws of the State of Florida have been followed and complied with in all respects.

This Trustee's Deed was prepared without the benefit of a title search. The legal description was provided to preparer. The preparer assumes no liability for the accuracy of the legal description, and no opinion of title has been made by the preparer.

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

SIGNED, SEALED and DELIVERED
in the presence of:

Signature of Witness

Lucinda O'Quinn
Printed Name of Witness

Signature of Witness

Susan Roberts
Printed Name of Witness

Michele Lee Connolly
MICHELE LEE CONNOLLY, as Successor Trustee of the MELBA L. STRAIGIS REVOCABLE TRUST dated May 22, 1990, as amended

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Trustee's Deed was acknowledged and executed before me on January 30, 2017, by MICHELE LEE CONNOLLY, as Successor Trustee of the MELBA L. STRAIGIS REVOCABLE TRUST dated May 22, 1990, as amended, as Grantor, on behalf of said Trust. She is personally known to me or produced _____ as identification.

SUSAN ROBERTS
Notary Public - State of Florida
My Comm. Expires May 4, 2018
Commission # FF 119088

Notary Public, State of Florida
(Stamp Name, Commission # and Expiration below)

EXHIBIT D

PROPOSED INITIAL BOARD OF SUPERVISORS

HILLCREST PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

1. JEFFERY S. HILLS
2. THOMAS R. SPENCE
3. NICHOLAS DISTER
4. RYAN MOTKO
5. STEVE LUCE

EXHIBIT E

HILLCREST PRESERVE CDD UTILITIES

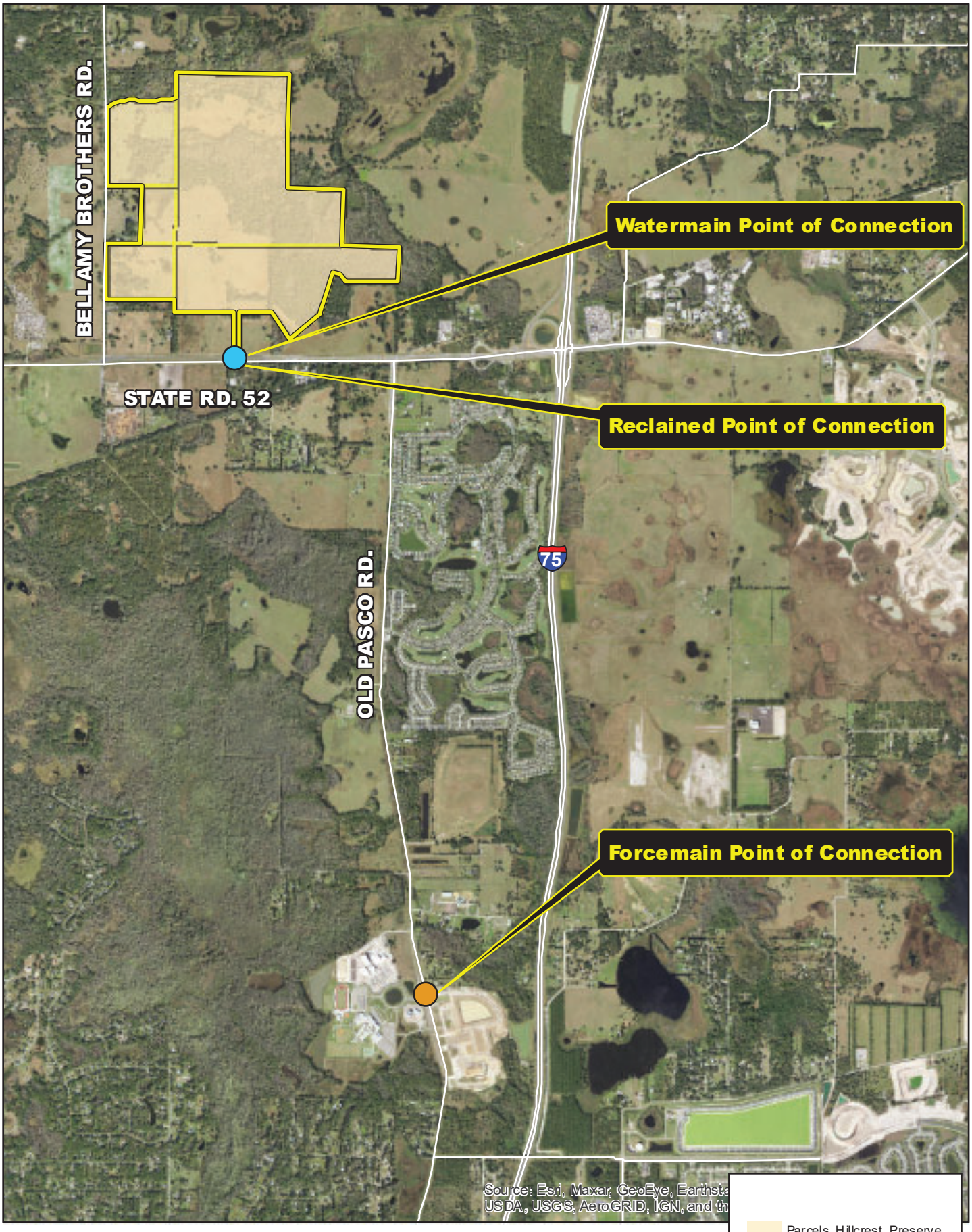


EXHIBIT F

Hillcrest Preserve
Community Development District
Proposed Infrastructure Costs and Timeline

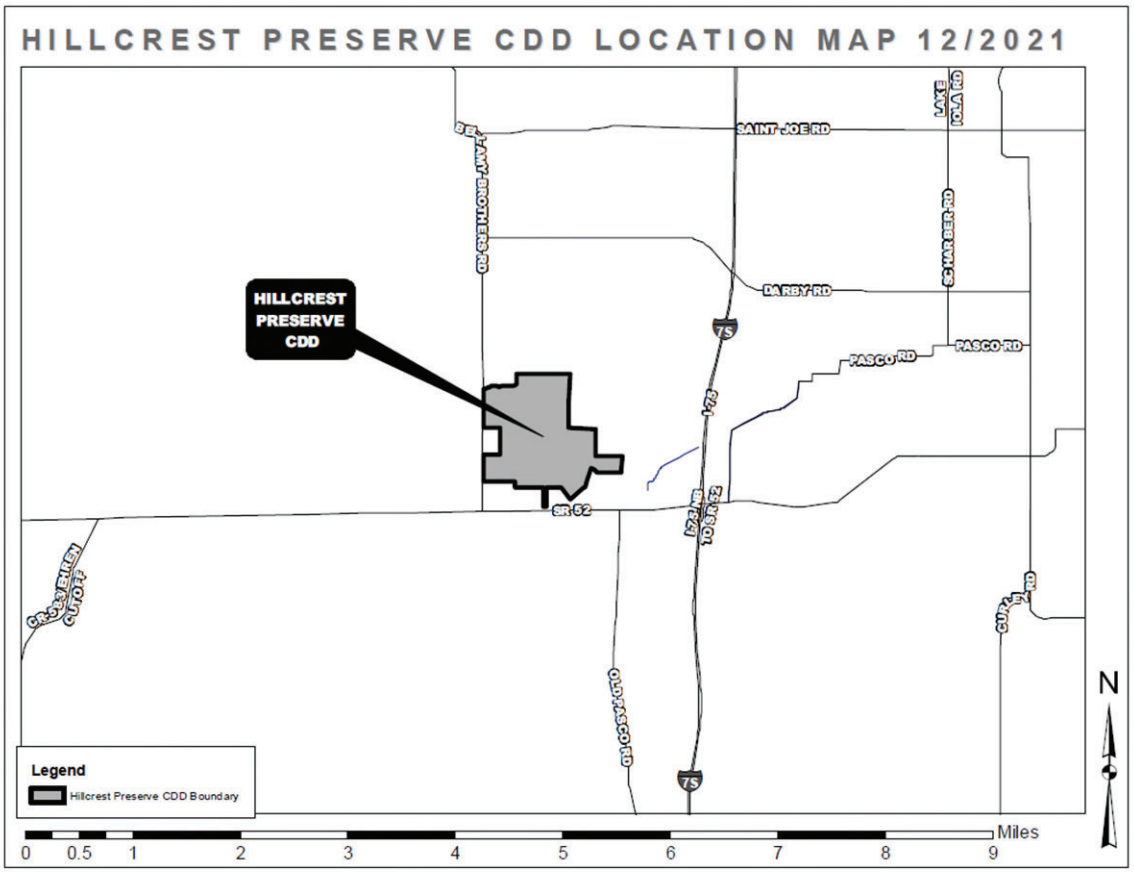
Description	2022-2024 District Estimated Cost Phase 1	2025-2026 District Estimated Cost Phase 2	Total
Stormwater Management	$ 10,512,438	$ 10,512,438	$ 21,024,876
Utilities	$ 8,852,578	$ 8,852,578	$ 17,705,156
Roads (Includes ROW Landscape/Hardscape)	$ 8,299,292	$ 8,299,292	$ 16,598,584
Amenity, Parks & Recreation	$ 2,080,023	$ 2,080,023	$ 4,160,046
Off-Site Improvements	$ 1,560,017	$ 1,560,017	$ 3,120,034
Professional Fees, Permitting & Contingency	$ 4,695,652	$ 4,695,652	$ 9,391,304
TOTAL	$ 36,000,000	$ 36,000,000	$ 72,000,000

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT PROPOSED INFRASTRUCTURE PLAN			
Facility	**Construction Funded By**	**Ownership**	**Operations & Maintenance**
Collector Roads "A" and "B"	CDD	CDD	CDD
Roadway "AD"	CDD	CDD	CDD
Residential Parcel	CDD	CDD	CDD
Local Roads	CDD	CDD	CDD
Stormwater Management	CDD	CDD	CDD
Utilities, Sewer & Water	CDD	County/CDD	County/CDD
Hardscape, Landscape, and Irrigation	CDD	CDD	CDD
Professional Services and Contingencies	CDD		
NOTE: Hardscape, Landscape, and irrigation, including bike trails and sidewalks, will be maintained by the CDD.			

EXHIBIT G

Statement of Estimated Regulatory Costs
For Establishment of the

Hillcrest Preserve Community
Development District



May 20, 2022

Prepared by
Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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A. EXECUTIVE SUMMARY

The Petitioner, **EPG Hillcrest Development, LLC**, seeks to establish a community development district to be known as Hillcrest Preserve Community Development District (the "District"). This Statement of Estimated Regulatory Costs (the "SERC") is a component of the petition filed with the Pasco County Board of County Commissioners (the "County"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and to designate the land area for which the District would manage and finance the delivery of basic services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. 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 the planning, financing, constructing and maintaining of 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., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, "*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.*"

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, 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.*" The purpose of Chapter 190, Florida Statutes, 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 a pre-condition for future development.[1] Therefore, the scope of this SERC is limited to an evaluation of only those factors that are *material to managing and financing the service-delivery function of the district* as outlined in Section 120.541(2), Florida Statutes related to the establishment of the District.

The District is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction and maintenance of public facilities and delivery of public services. A District 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 the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs 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.

C. PROPOSED HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The District would encompass approximately 591.886 acres of land located between Bellamy Bros Boulevard and I-75, south of Darby Road and north of State Road 52. The proposed development within the District contemplates the construction of approximately 1,200 single family residential units. Refer to **Exhibit A** for the future land use for the development.

The Petitioner is seeking authority, pursuant to Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit B** for an overview of proposed public facilities and services related to the development of land within the District.

[1] Refer to Section 163.3177(10)(h), Florida Statutes (the "Concurrency Requirement") for details.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC 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.

(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[2];

(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.

[2] 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.

The following paragraphs summarize the estimated regulatory impacts of the establishment of the District by each of the above listed statutory elements.

(1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The establishment of the District is not likely to have an adverse impact on the items described in D (a) 1., D (a) 2., and D (a) 3. above.

Economic Growth
Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. **Exhibit A** provides the future land uses for the development. The establishment of the District will likely have no adverse impact in excess of $1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues – the relative relationship of costs and revenues will change little over time. The District is proposed to be structured on a "pay for itself" basis and has positive direct impact on economic growth.

In addition, the district provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, "pay for itself" type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general-purpose government or municipality. The result is that new growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation
Compared to the property's existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. Residential housing contributes in two basic ways: through private/public residential investment and consumption spending on housing services. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some

1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single family home creates 2.97 jobs and approximately $26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).[3]

Competitiveness
The establishment of the District is not 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. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

Transactional Costs[4]
It is not likely that transactional costs in excess of $1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

(2) General description of the types of individuals affected.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

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 of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (3) a) below.

b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (3) a) below.

c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. Establishment requires consent from the owners of land subject to the District. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the district.

[3] NAHB (2014) "The Impact of Homebuilding and Remodeling on the U.S. Economy", Special Studies, May 1, 2014. Retrieved from http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=227858

[4] 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.

d) FUTURE PROPERTY OWNERS – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

(3) Estimated cost to the public entities and anticipated effect on state or local revenues

a) THE COUNTY - The County will not incur any quantifiable on-going costs without offsetting local revenues. The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure owned and operated by the District other than as may be depicted on Exhibit B to this SERC. As previously stated, the District 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 County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of $15,000 to the County.

b) STATE - The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. 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 Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own administration. 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.

c) 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 that benefit from its facilities and services.

d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional 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.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"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), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

(4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the funding of public infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds, it is expected that special assessments will be levied against benefited properties within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds plus interest. 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.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments shall be imposed on the District property owners. 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 County and 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 focused level of services, because they will elect the members of the District's Board of Supervisors. The District Board is limited in jurisdiction and responsibility to this single development. Therefore, the District Board should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

(5) Impact on small businesses and on small counties

The establishment of the District should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law 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 District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore, it is not defined as a small County according to Section 120.52(19), Florida Statutes.

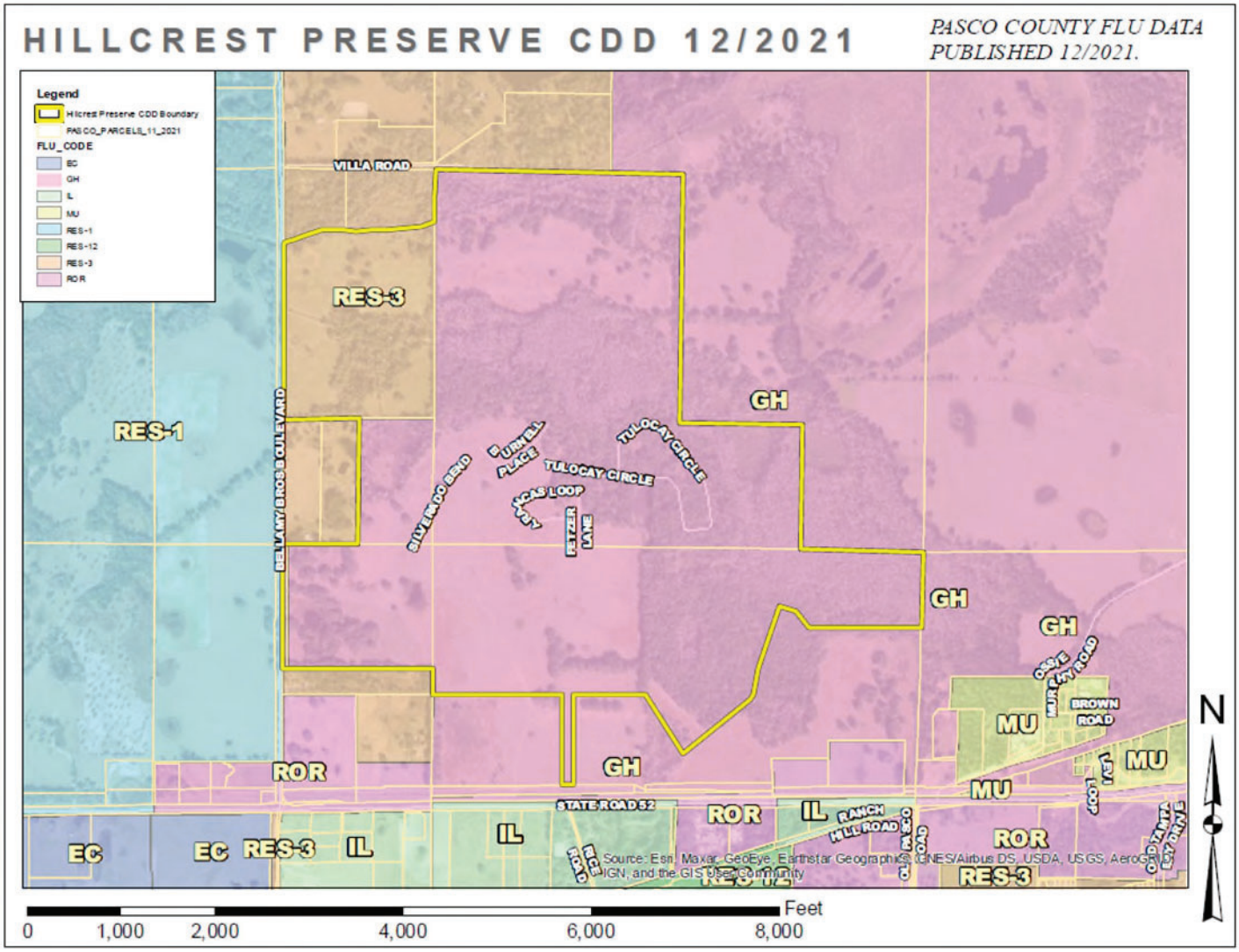
(6) Additional information

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 the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

E. CONCLUSION

For the above stated reasons, the proposed Hillcrest Preserve Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the state or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

F. EXHIBIT A: FUTURE LAND USE



G. EXHIBIT B: PROPOSED INFRASTRUCTURE PLAN

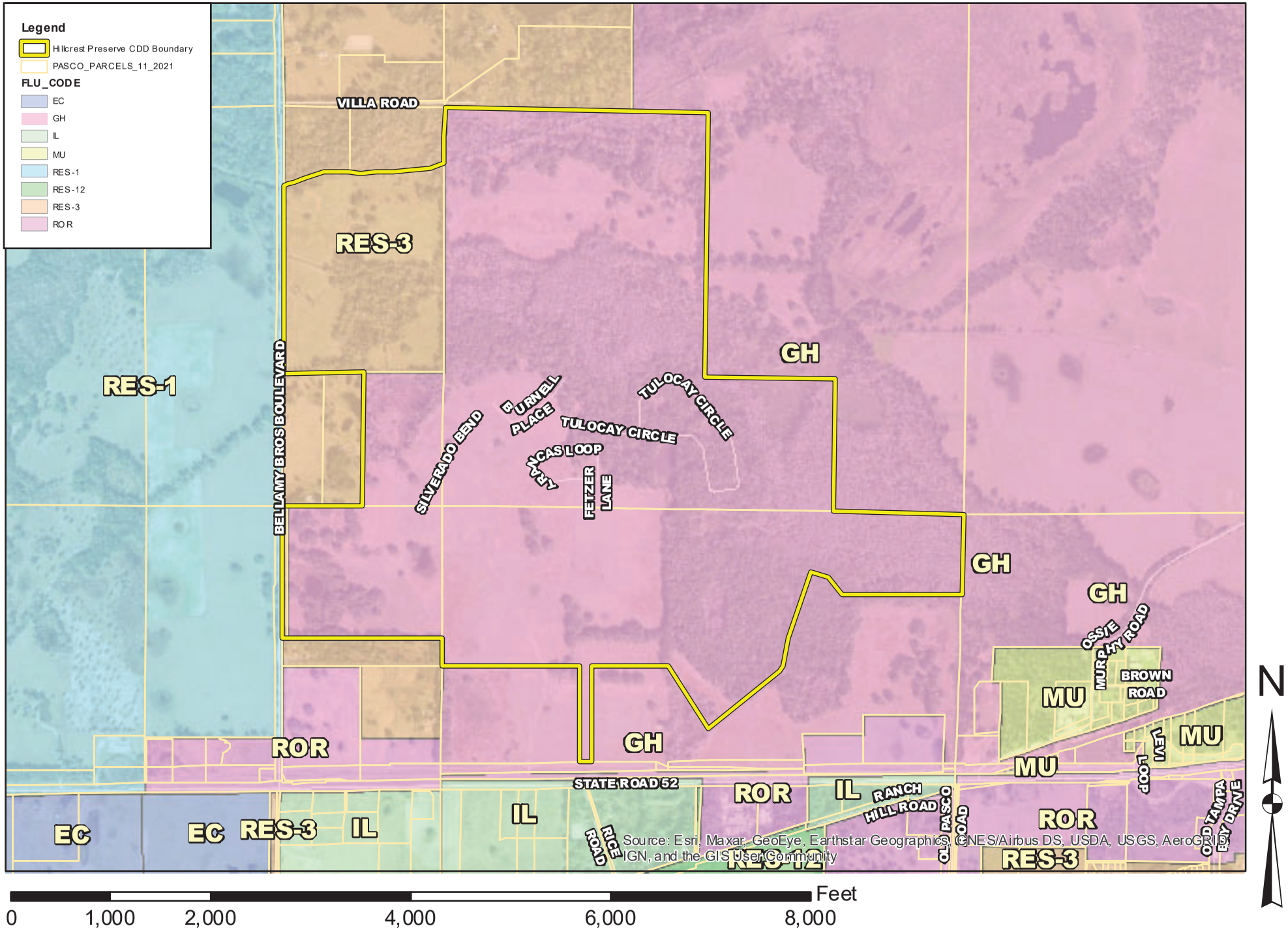
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT PROPOSED INFRASTRUCTURE PLAN			
Facility	**Construction Funded By**	**Ownership**	**Operations & Maintenance**
Collector Roads "A" and "B"	CDD	CDD	CDD
Roadway "AD"	CDD	CDD	CDD
Residential Parcel	CDD	CDD	CDD
Local Roads	CDD	County	County
Stormwater Management	CDD	CDD	CDD
Utilities, Sewer & Water	CDD	County/CDD	County/CDD
Hardscape, Landscape, and Irrigation	CDD	CDD	CDD
Professional Services and Contingencies	CDD		
NOTE: Hardscape, Landscape, and irrigation, including bike trails and sidewalks, will be maintained by the CDD.			

Source: The Petitioner

EXHIBIT H

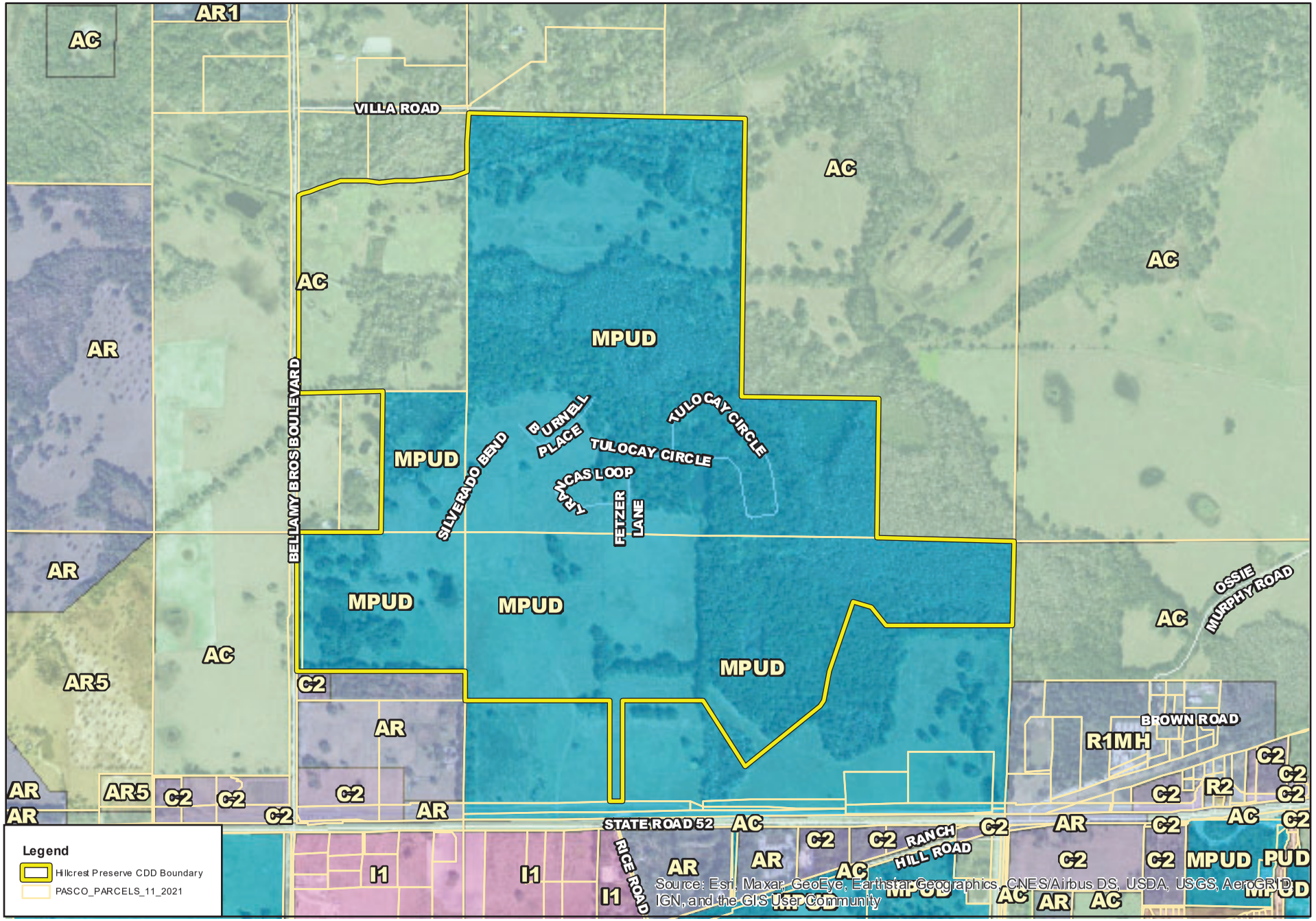
HILLCREST PRESERVE CDD 12/2021

PASCO COUNTY FLU DATA PUBLISHED 12/2021.



HILLCREST PRESERVE CDD 12/2021

PASCO COUNTY ZONING DATA PUBLISHED 12/2021.



TAB E

NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO ESTABLISH THE BOUNDARIES OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Pasco County Board of County Commissioners beginning at _____, _____, _____, 2022, at the Historic Pasco County Courthouse Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, FL 33525, to consider a petition and the adoption of an ordinance to establish the boundaries of the Hillcrest Preserve Community Development District.

The boundaries of the land to be serviced by the Hillcrest Preserve Community Development District are generally located between Bellamy Bros Boulevard and I-75, south of Darby Road and north of State Road 52, in Pasco County, Florida. The petitioner has proposed to establish the boundaries of the Hillcrest Preserve 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), Florida Statutes.

Information concerning this matter will be on file and available for examination in the Planning and Development Department, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, 727-847-8140 ext. 1953.

All interested parties may attend the said public hearing and be heard. Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

DUE TO THE UNCERTAINTY SURROUNDING THE COVID-19 PUBLIC HEALTH EMERGENCY, THE ABOVE-REFERENCED MEETING DATE, TIME AND/OR PLACE MAY BE RESCHEDULED OR POSTPONED TO ANOTHER DATE, TIME AND/OR PLACE. PLEASE CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME AND PLACE OF THIS MEETING.

BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO._____**

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

WHEREAS, EPG Hillcrest Development, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Hillcrest Preserve Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

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

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

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

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

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

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

WHEREAS, the Board of County Commissioners, on May 23, 2023, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance establishing the District.

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

SECTION 1. AUTHORITY

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

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Master Planned Unit Development Rezoning Petition No. 7592 ("MPUD Conditions of Approval"), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

d. The District shall have the authority to fund, construct and maintain improvements outside its boundaries for any obligation(s) set forth in the MPUD Conditions or Approval, once adopted, without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

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

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

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

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

b. The District may exercise the special powers including, the powers set forth for Parks and Recreation, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2)(a), (d) & (f), Florida Statutes.

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

SECTION 8. MISCELLANEOUS PROVISIONS

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

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

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

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

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

d. The Petition to Establish the Hillcrest Preserve Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

DONE AND ADOPTED by the Board of County Commissioners of Pasco County with a quorum present and voting this 23rd day of May, 2023

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

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

BY:_____
JACK MARIANO, CHAIRMAN