

## AN ACT TO BE ENTITLED

**AN ORDINANCE TO AMEND ORDINANCE NO. 99-28 TO EXPAND THE BOUNDARIES OF THE MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTERS 189 AND 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**, on December 14, 1999, the Pasco County Board of County Commissioners (the County) adopted Ordinance No. 99-28 establishing the Meadow Woods Community Development District (CDD) pursuant to Chapter 190, Florida Statutes; and,

**WHEREAS**, Meadow Woods CDD through its Board of Supervisors (the Petitioner) has petitioned the County to adopt an ordinance to expand the boundaries of the Meadow Woods CDD (the District) pursuant to Chapter 190, Florida Statutes; and,

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

**WHEREAS**, a duly noticed public hearing on the Petition was held prior to the adoption of this ordinance expanding the boundaries of the District.

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

**SECTION 1. AUTHORITY AND POWER OF THE DISTRICT**

- a. The revised external boundaries of the District are described in Attachment A, Exhibit B, and incorporated herein. The expanded District shall continue to operate in accordance with the Uniform Community Development District Act of 1980 and those requirements as set forth in Florida Statutes, Chapters 189 and 190.
- b. The expansion of the District shall not affect any requirements for governmental approval of any construction within the District. Any Master Planned Unit Development requirements and all 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.

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

## **SECTION 2. 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 Banking and Finance 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 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 short-term 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 Modification of District Boundaries in the property records of the County, which the 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 3. 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.
- 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, which shall be held a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.
- g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.
- h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

### **SECTION 4. 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 5. FUNCTIONS OF THE DISTRICT**

- a. The expanded District may exercise the general powers provided for in Sections 190.011, Florida Statutes.
- b. The expanded District may exercise the special powers provided for in Sections 190.012(1) and (3), Florida Statutes.

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

#### SECTION 6. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the numbers of residential units planned within the entire 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 nonemergency ordinance providing for a plan for the transfer of a specific community development service from the expanded District to the County. The plan shall provide for the assumption and guarantee of the expanded 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 Petition to Expand the Boundaries of the District is attached hereto in its entirety as Attachment A.

#### SECTION 7. 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 8. EFFECTIVE DATE.

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

ADOPTED this 8<sup>th</sup> day of November, 2006.



JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

APPROVED

NOV 08 2006

STEVE SIMON, CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY  
Office of the Pasco County Attorney

W. Elizabeth Blair  
ATTORNEY

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING  
IS A TRUE AND CORRECT COPY OF  
PAGE(S) 8-49 OF 56 PAGES  
OF THE ORIGINAL OF RECORD IN MY  
OFFICE. WITNESS MY HAND AND THE  
COUNTY'S OFFICIAL SEAL THIS  
27th day of November, 2006  
JED PITTMAN, CLERK TO THE BOARD  
BY Barbara Baker, Deputy Clerk D.C.

2007-000538

11/08/06

11 of 56

-4-

**Petition to Expand the Boundaries of  
Meadow Woods  
Community Development District**

**April 24, 2006**

**Submitted by:  
STRALEY ROBIN & WILLIAMS  
Attorneys at Law  
100 East Madison Street  
Suite 300  
Tampa, Florida 33602  
Telephone: 813-223-9400  
Facsimile: 813-223-5043**

**APR 27 2006**

**RECEIVED**

## APPLICATION FORM

**I APPLICANT:** Meadow Woods Community Development District  
 (PETITIONER, CDD DEVELOPMENT GROUP)  
**ADDRESS:** 3434 Colwell Avenue, Suite 200  
**CITY** Tampa **STATE** Florida **ZIP** 33614  
**PHONE** (813 ) 933-5571

**PROPERTY OWNER(S):** Standard Pacific of Tampa  
**ADDRESS:** 5100 West Lemon Street, Suite 306  
**CITY** Tampa **STATE** FL **ZIP** 33609  
**PHONE** (813 ) 282-1616 **FAX** (813 ) 281-1277

**REPRESENTATIVE:** Mark K. Straley, Esq.

(Contact Person:)

**ADDRESS:** 100 E. Madison Street, Suite 300

**CITY** Tampa **STATE** FL **ZIP** 33602

**PHONE** (813 ) 223-9400 **FAX** (813 ) 223-5043

**II. Current Use of Property:** Residential  
**Current zoning of property** Residential  
**Current future land use designation of property:** Residential  
**Current Number and Types of Units to be assessed** 9 lots and portions of 2 lots  
**by this CDD** 9 lots and portions of 2 lots  
**Name of MPUD or Development** Country Walk

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

**BY:** [Signature]

Signature of the Applicant/ (Petitioner)

Ross Peritt Jr

Type or Print Name Legibly

**IV. Growth Management**

**Department**

**Date Stamp**

**VI. OFFICIAL COMMENTS**

**Is this application accompanied by other applications?**

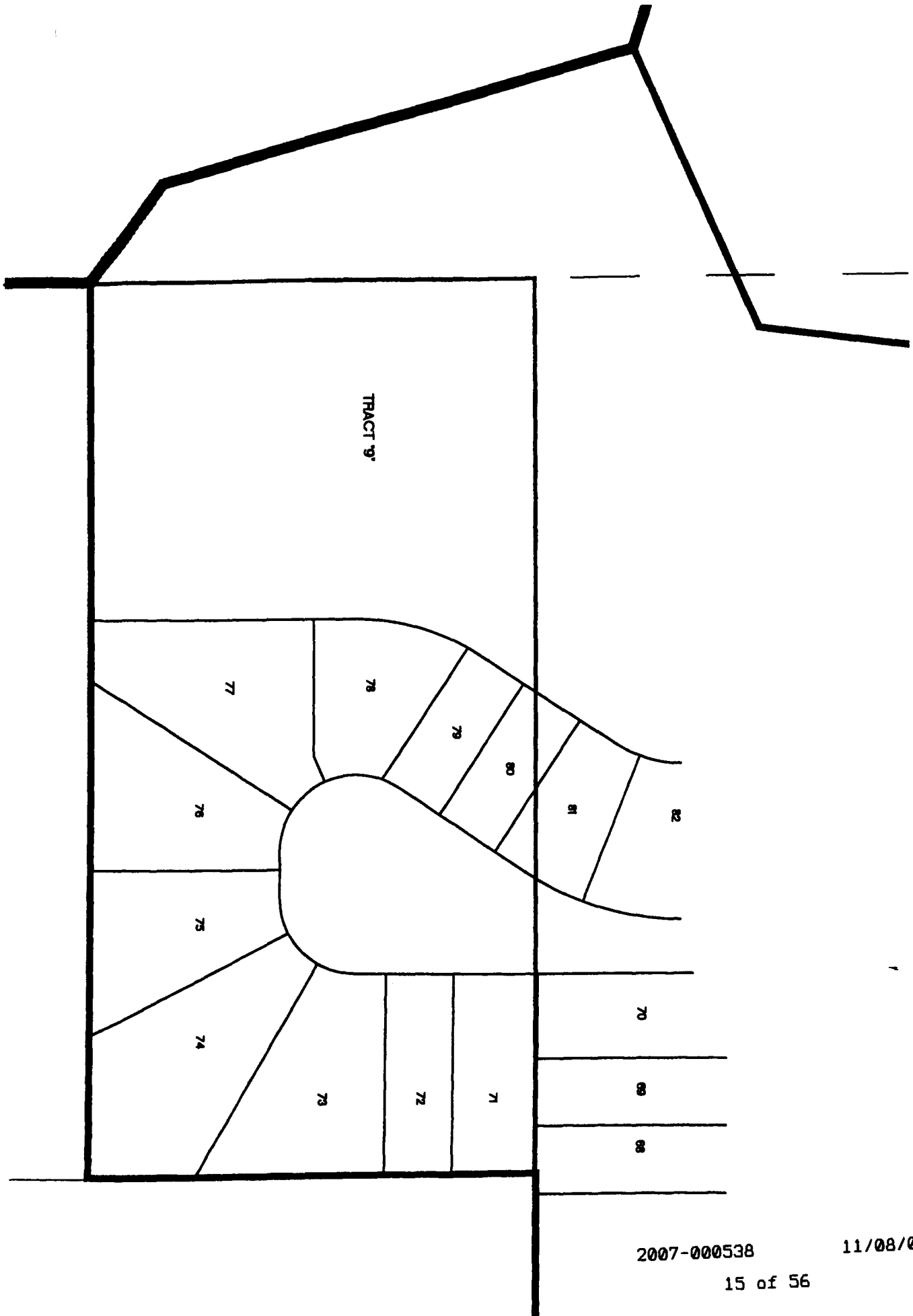
**If so, what are the application numbers?**

**Other Comments:**

Date June 29, 2006  
Project Country Walk  
Subject Pod A 5-acre Addition  
Construction Cost  
Location Pasco County

### Individual lot cost

Clearing and Earthwork	\$632.00	
Sanitary Sewer	\$1833.00	
Water Distribution	\$889.00	
Storm Drainage	\$1968.00	
Underground Utilities	\$385.00	
Paving	\$2773.00	
Lots 71 through 79	\$8480.00 x 9 lots =	\$76,320.00
Portion of Lot 80		\$ 6,360.00
Portion of Lot 81		<u>\$ 2,120.00</u>
Total		\$84,800.00

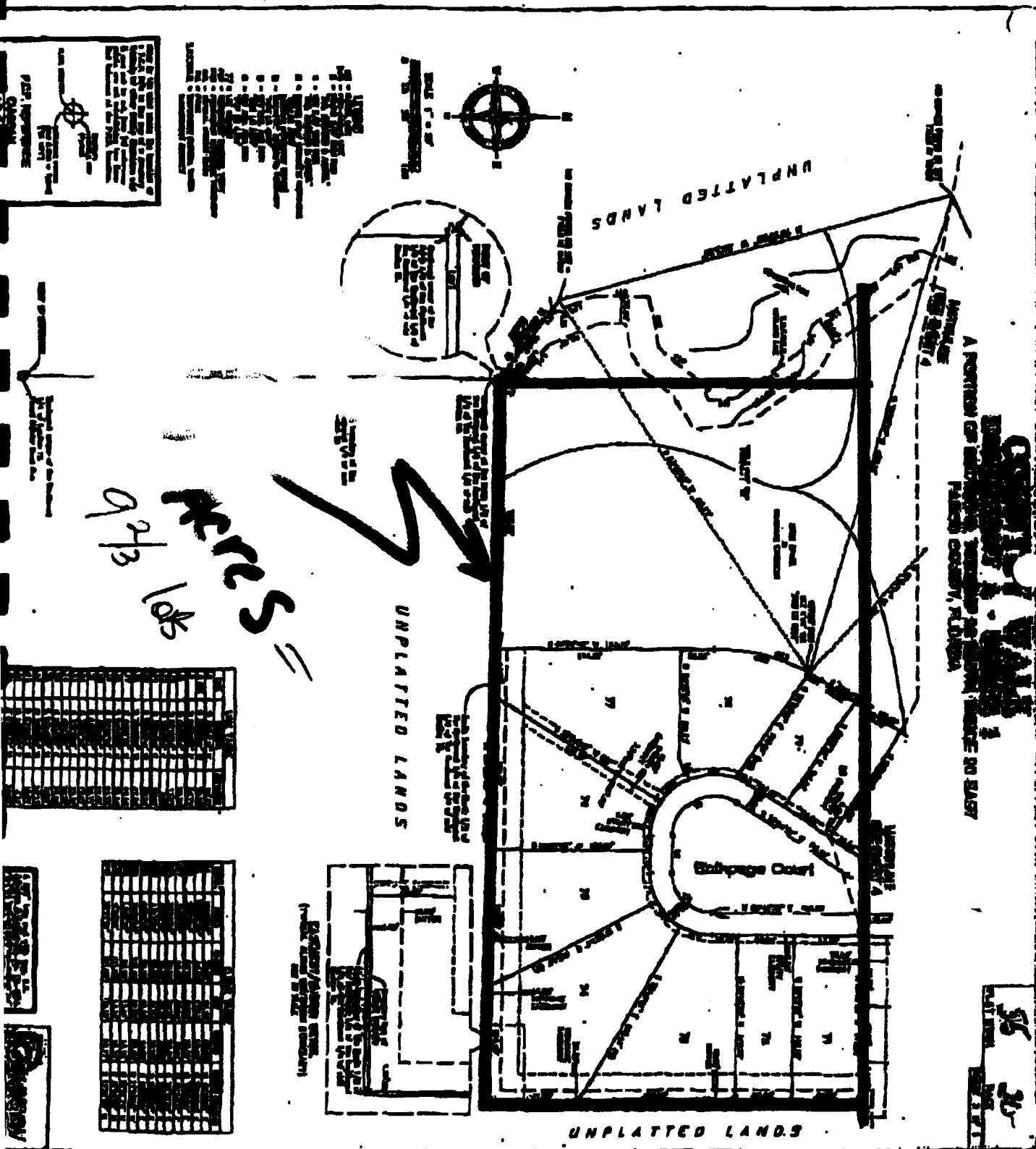


2007-000538

11/08/06



MEMO Legibility of writing,  
typing or printing unsatisfactory in  
this document.



## APPLICATION FORM

I. APPLICANT: Meadow Woods Community Development District  
(PETITIONER, CDD DEVELOPMENT GROUP)

ADDRESS: 3434 Colwell Avenue, Suite 200

CITY Tampa STATE Florida ZIP 33614

PHONE (813) 933-5571

PROPERTY OWNER(S): Standard Pacific of Tampa

ADDRESS: 5100 West Lemon Street, Suite 306

CITY Tampa STATE FL ZIP 33609

PHONE (813) 282-1616 FAX (813) 281-1277

REPRESENTATIVE: Mark K. Straley, Esq.

(Contact Person:)

ADDRESS: 100 E. Madison Street, Suite 300

CITY Tampa STATE FL ZIP 33602

PHONE (813) 223-9400 FAX (813) 223-5043

II. Current Use of Property: Residential

Current zoning of property Residential

Current future land use designation of property: Residential

Current Number and Types of Units to be assessed

by this CDD 11

Name of MPUD or Development Country Walk

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

BY: [Signature]

Signature of the Applicant/ (Petitioner)

Ross Perzichello

Type or Print Name Legibly

IV. Growth Management

Department

Date Stamp

VI. OFFICIAL COMMENTS

Is this application accompanied by other applications?

If so, what are the application numbers?

Other Comments:

**PETITION TO EXPAND  
MEADOW WOODS  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, the Meadow Woods Community Development District (the "District"), 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 amend Ordinance Number 99-28 adopted by the Board of County Commissioners of Pasco County, Florida on the 14<sup>th</sup> day of December, 1999, in order to expand the boundaries of the District, and designate the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to expand its boundaries. Accordingly, petitioner states as follows:

1. A vicinity map showing the location of the District is attached as Exhibit "A".

2. A metes and bounds legal description of the District expansion area is attached as Exhibit "B". Section 190.005 (1)(a)1, Florida Statutes.

3. A sketch showing the District expansion area is attached as Exhibit "C". Section 190.005 (1)(a)1, Florida Statutes.

4. The written consent to the expansion of the District boundary by the landowners, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be added and served by the District is attached as Exhibit "D". The filing of the petition for expansion by the district board of supervisors shall constitute consent of the landowners within the district other than of landowners whose land is proposed to be added to the district. Section 190.046(1)(e), Florida Statutes.

5. The statement of estimated regulatory costs of the granting of this petition and the expansion of the District boundary pursuant thereto is attached as Exhibit "E". Section 190.005(1)(a)8, Florida Statutes.


6. The proposed timetables and related estimates of cost to construct District services and facilities, based upon available data, are attached as Exhibit "F". Section 190.046(1)(a), Florida Statutes.

7. The future general distribution, location, and extent of public and private uses of land proposed for the area within the expanded 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 190.046 (1)(a), Florida Statutes. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as Exhibit "G".

Respectfully submitted this 11<sup>th</sup> day of April, 2006.

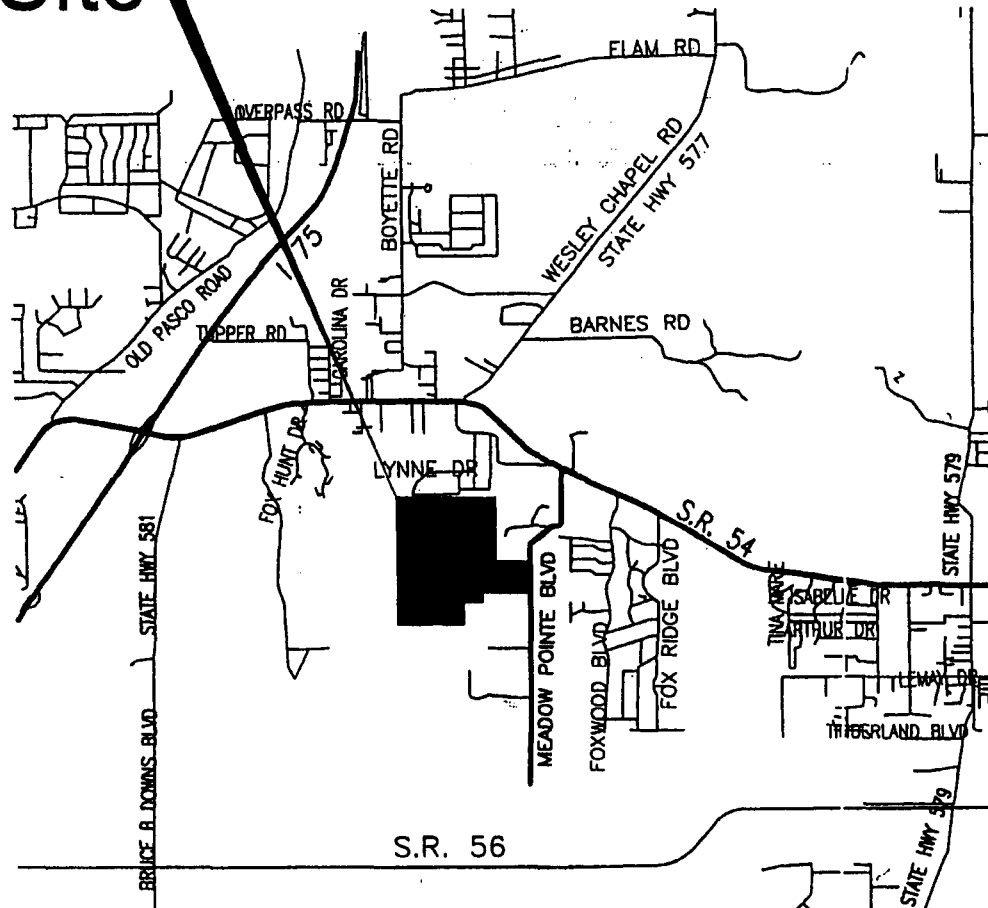
**Meadow Woods Community  
Development District**



Ross Puzzitiello, Chairman  
Meadow Woods Community  
Development District  
Board of Supervisors

**A**

# Site



2007-000538

11/08/06

21 of 56

## URS

URS Corporation Southern  
7850 W. Courtney Campbell Cswy.  
Tampa, Florida 33607  
Fax: (813) 838-2499 Tel: (813) 288-1711  
Engineering Business No. 2

GENERAL LOCATION  
MAP

MEADOW WOODS CCD  
Pasco County, FL

URS No.: 12003196

DATE: APRIL 2003

SCALE: NOT TO SCALE

PLATE No.: 1

**B**

## DESCRIPTION

A portion of Section 16, Township 26 South, Range 20 East, Pasco County, Florida being further described as follows:

The West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16. All being more particularly described as follows:

The West  $\frac{1}{2}$  of the following: Commence at the Southeast corner of said Section 16, thence N  $0^{\circ}34'14''$ E. along the East line of said Section 16, a distance of 1319.76 feet; thence N. $89^{\circ}28'31''$ W. a distance of 1325.34 feet to a POINT OF BEGINNING; thence S. $0^{\circ}19'50''$ W. a distance of 328.85 feet; thence N. $89^{\circ}28'31''$ W. a distance of 1323.96 feet; thence N. $0^{\circ}5'27''$ E. a distance of 328.86 feet; thence S. $89^{\circ}28'31''$ E. a distance of 1325.34 feet to the POINT OF BEGINNING.



C

2007-000538

11/08/06

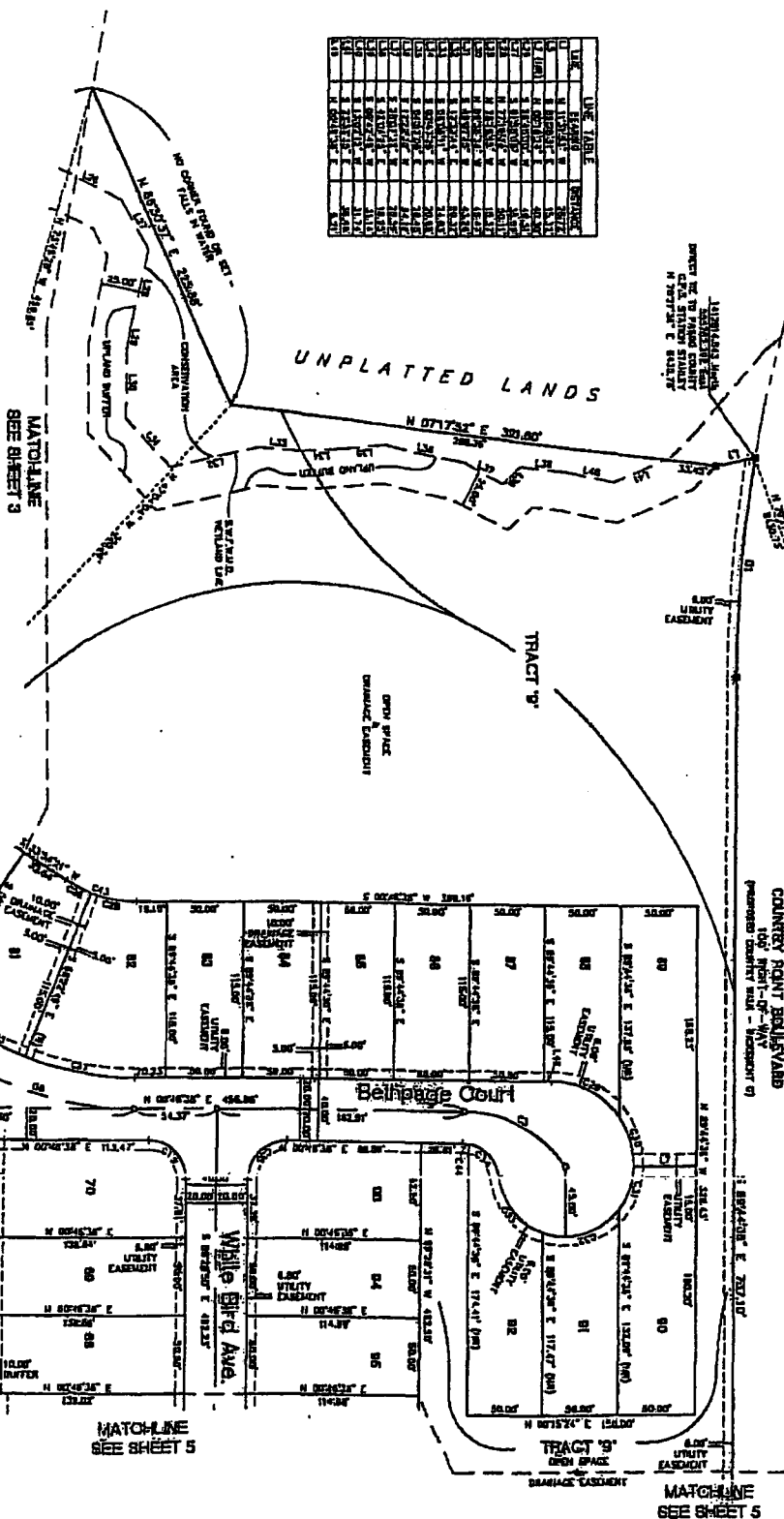
24 of 56



**COUNTY WALK**  
**IMPROVEMENT A - PHASE 1**  
A PORTION OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 20 EAST  
PALM BEACH COUNTY, FLORIDA

CHALK	CLINK	TABLE	CHALK	CLINK	TABLE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80
81	81	81	81	81	81
82	82	82	82	82	82
83	83	83	83	83	83
84	84	84	84	84	84
85	85	85	85	85	85
86	86	86	86	86	86
87	87	87	87	87	87
88	88	88	88	88	88
89	89	89	89	89	89
90	90	90	90	90	90
91	91	91	91	91	91
92	92	92	92	92	92
93	93	93	93	93	93
94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

USE	TABLE	USE	TABLE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100



**LEGEND**

- 1. BOUNDARY LINE
- 2. BOUNDARY LINE
- 3. BOUNDARY LINE
- 4. BOUNDARY LINE
- 5. BOUNDARY LINE
- 6. BOUNDARY LINE
- 7. BOUNDARY LINE
- 8. BOUNDARY LINE
- 9. BOUNDARY LINE
- 10. BOUNDARY LINE
- 11. BOUNDARY LINE
- 12. BOUNDARY LINE
- 13. BOUNDARY LINE
- 14. BOUNDARY LINE
- 15. BOUNDARY LINE
- 16. BOUNDARY LINE
- 17. BOUNDARY LINE
- 18. BOUNDARY LINE
- 19. BOUNDARY LINE
- 20. BOUNDARY LINE
- 21. BOUNDARY LINE
- 22. BOUNDARY LINE
- 23. BOUNDARY LINE
- 24. BOUNDARY LINE
- 25. BOUNDARY LINE
- 26. BOUNDARY LINE
- 27. BOUNDARY LINE
- 28. BOUNDARY LINE
- 29. BOUNDARY LINE
- 30. BOUNDARY LINE
- 31. BOUNDARY LINE
- 32. BOUNDARY LINE
- 33. BOUNDARY LINE
- 34. BOUNDARY LINE
- 35. BOUNDARY LINE
- 36. BOUNDARY LINE
- 37. BOUNDARY LINE
- 38. BOUNDARY LINE
- 39. BOUNDARY LINE
- 40. BOUNDARY LINE
- 41. BOUNDARY LINE
- 42. BOUNDARY LINE
- 43. BOUNDARY LINE
- 44. BOUNDARY LINE
- 45. BOUNDARY LINE
- 46. BOUNDARY LINE
- 47. BOUNDARY LINE
- 48. BOUNDARY LINE
- 49. BOUNDARY LINE
- 50. BOUNDARY LINE
- 51. BOUNDARY LINE
- 52. BOUNDARY LINE
- 53. BOUNDARY LINE
- 54. BOUNDARY LINE
- 55. BOUNDARY LINE
- 56. BOUNDARY LINE
- 57. BOUNDARY LINE
- 58. BOUNDARY LINE
- 59. BOUNDARY LINE
- 60. BOUNDARY LINE
- 61. BOUNDARY LINE
- 62. BOUNDARY LINE
- 63. BOUNDARY LINE
- 64. BOUNDARY LINE
- 65. BOUNDARY LINE
- 66. BOUNDARY LINE
- 67. BOUNDARY LINE
- 68. BOUNDARY LINE
- 69. BOUNDARY LINE
- 70. BOUNDARY LINE
- 71. BOUNDARY LINE
- 72. BOUNDARY LINE
- 73. BOUNDARY LINE
- 74. BOUNDARY LINE
- 75. BOUNDARY LINE
- 76. BOUNDARY LINE
- 77. BOUNDARY LINE
- 78. BOUNDARY LINE
- 79. BOUNDARY LINE
- 80. BOUNDARY LINE
- 81. BOUNDARY LINE
- 82. BOUNDARY LINE
- 83. BOUNDARY LINE
- 84. BOUNDARY LINE
- 85. BOUNDARY LINE
- 86. BOUNDARY LINE
- 87. BOUNDARY LINE
- 88. BOUNDARY LINE
- 89. BOUNDARY LINE
- 90. BOUNDARY LINE
- 91. BOUNDARY LINE
- 92. BOUNDARY LINE
- 93. BOUNDARY LINE
- 94. BOUNDARY LINE
- 95. BOUNDARY LINE
- 96. BOUNDARY LINE
- 97. BOUNDARY LINE
- 98. BOUNDARY LINE
- 99. BOUNDARY LINE
- 100. BOUNDARY LINE

**SCALE 1" = 50'**

**WILLOW BIRD AVE**

**COUNTRY POINT BRILLIANT**

**WILLOW BIRD AVE**

**COUNTRY POINT BRILLIANT**

**D**

## CONSENT

The undersigned, **Standard Pacific of Tampa**, a Florida general partnership, the landowner of the Lots 71 through 81, inclusive, as recorded in the plat of Country Walk, Increment A – Phase 1, in Plat Book 55, Pages 18 – 22 in the Public Records of Pasco County, Florida (the “**Expansion Area**”) more fully described in the Petition to Expand the Meadow Woods Community Development District submitted herewith to Pasco County, Florida hereby consents to the addition of the Expansion Area into the Meadow Woods Community Development District.

Respectfully submitted this 4<sup>th</sup> day of April, 2006.

**Standard Pacific of Tampa,**  
a Florida general partnership

By: 

Name: David Pelletz

Title: President

8,302,750<sup>00</sup>

2004226150

Rept: 836372 Rec: 44.00  
DS: 58119.68 IT: 0.00  
12/06/04 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
12/06/04 03:42pm 1 of 5  
OR BK 6137 PG 843

PREPARED BY AND RETURN TO:

Richard M. Haber, Esquire  
Cramer, Haber & McDonald, P.A.  
1311 N. Church Avenue  
Tampa, FL 33607-2495

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 3rd day of December, 2004, by and between **PALM POINTE, LLC**, a Florida limited liability corporation, whose address is 221 Turner Street, Clearwater, FL 33756 ("Grantor"), and **WESTFIELD HOMES OF FLORIDA**, a Florida general partnership, whose address is 5100 W. Lemon Street, Suite 306, Tampa, Florida 33609 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold unto the said Grantee in fee simple forever, the following described lot, piece or parcel of land situate lying and being in the County of Pasco, State of Florida, and being more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO**


This conveyance is subject to matters referenced on Exhibit "B" attached hereto and made a part hereof; provided reference to such items herein shall not serve to reimpose same.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Encumbrances as set forth on Exhibit "B") and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to matters set forth on Exhibit "B") but against none other.


IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

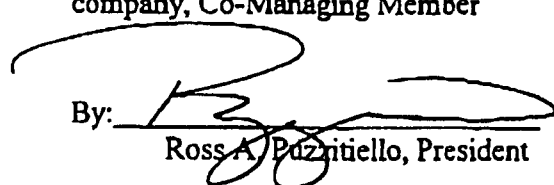
WITNESS:

PALM POINTE, LLC, a Florida limited liability company

  
Printed Name: LINDA BURR

By: RAP INVESTMENTS SOUTH, LLC, a Florida limited liability company, Co-Managing Member

  
Printed Name: Geoffrey C. Weber

By:   
Ross A. Pozzitiello, President

C:\LINDA\Country Walk\Closing\Special Warranty Deed-Westfield.doc

2007-000538

11/08/06

Andrew J. Lynn  
ANDREW J. LYNN, Co-Managing Member

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3rd day of December 2004 by Ross A. Puzzitiello, as President of RAP INVESTMENTS SOUTH, LLC, a Florida limited liability company, as Co-Managing Member of PALM POINTE, LLC, who is well known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily on behalf of the corporation for the purposes therein expressed.

SEAL



Linda Burr  
Commission # CC 983863  
Expires Jan. 11, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
NOTARY PUBLIC, State of Florida

Printed Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3rd day of November, 2004 by Andrew J. Lynn as Co-Managing Member of PALM POINTE, LLC, who is well known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily on behalf of the corporation for the purposes therein expressed.

SEAL



Linda Burr  
Commission # CC 983863  
Expires Jan. 11, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
NOTARY PUBLIC, State of Florida

Printed Name: \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

OR BK 6137 PG 845  
3 of 5

DESCRIPTION: (Increment "F")

A parcel of land lying within Section 16, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence along the South boundary of the Southwest 1/4 of said Section 16, N.89°40'48"W., a distance of 2,675.55 feet to the Southwest corner of the Southwest 1/4 of said Section 16; thence along the West boundary of the Southwest 1/4 of said Section 16 N.00°17'41"E., a distance of 1,545.35 feet; thence N.44°37'16"E., a distance of 975.12 feet; thence S.64°06'46"E., a distance of 422.13 feet; thence S.10°21'16"E., a distance of 998.42 feet; thence N.29°04'06"E., a distance of 565.13 feet; thence N.54°35'37"E., a distance of 26.42 feet; thence N.64°43'02"E., a distance of 50.00 feet; thence S.25°16'58"E., a distance of 108.44 feet; thence N.64°13'20"E., a distance of 216.03 feet; thence S.71°52'54"E., a distance of 709.83 feet; thence S.15°13'25"E., a distance of 363.53 feet; thence S.53°48'05"E., a distance of 88.86 feet to a line being 1.00 foot West of and parallel with the East boundary of the Southwest 1/4 of said Section 16; thence along said line being 1.00 foot West of and parallel with the East boundary of the Southwest 1/4 of said Section 16, S.00°05'27"W., a distance of 829.18 feet; thence N.21°36'10"E., a distance of 2.73 feet to the East boundary of the Southwest 1/4 of said Section 16; thence along said East boundary, S.00°05'27"W., a distance of 163.74 feet to the POINT OF BEGINNING.

DESCRIPTION: (Increment "A")

A parcel of land lying within Section 16, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence along the East boundary of the Southwest 1/4 of said Section 16, N.00°05'27"E., a distance of 989.37 feet to the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence N.44°41'26"W., a distance of 1.42 feet for a POINT OF BEGINNING; thence N.53°48'05"W., a distance of 88.86 feet; thence N.15°13'25"W., a distance of 363.53 feet; thence N.66°30'37"E., a distance of 225.88 feet; thence N.07°17'52"E., a distance of 321.80 feet; thence N.11°31'53"W., a distance of 26.72 feet to a non tangent point of curvature; thence Easterly 144.11 feet along the arc of a curve to the left, said curve having a radius of 900.00 feet, a central angle of 09°10'28", and a chord bearing and distance of S.85°09'22"E., 143.96 feet; thence S.89°44'36"E., a distance of 737.10 feet to a point of curvature; thence Easterly 149.54 feet along the arc of a curve to the left, said curve having a radius of 1,500.00 feet, a central angle of 05°42'43", and a chord bearing and distance of N.87°24'02"E., 149.48 feet; thence N.84°32'41"E., a distance of 496.81 feet to a point of curvature; thence Easterly 88.27 feet along the arc of a curve to the right, said curve having a radius of 700.00 feet, a central angle of 07°13'30", and a chord bearing and distance of N.88°09'26"E., 88.21 feet; thence S.88°13'49"E., a distance of 354.49 feet to a point of curvature; thence Easterly 171.26 feet along the arc of a curve to the right, said curve having a radius of

C:\LINDA\Country Walk\Closing\Special Warranty Deed-Westfield.doc



500.00 feet, a central angle of  $19^{\circ}37'29''$ , and a chord bearing and distance of  $S.78^{\circ}25'04''E.$ , 170.42 feet; thence  $S.68^{\circ}36'20''E.$ , a distance of 118.78 feet; thence  $S.00^{\circ}46'38''W.$ , a distance of 483.00 feet to a line being 1.00 foot North of and parallel with the South boundary of the North 1/2 of the Southeast 1/4 of said Section 16; thence along said line being 1.00 foot North of and parallel with the South boundary of the North 1/2 of the Southeast 1/4 of said Section 16,  $N.89^{\circ}28'31''W.$ , a distance of 1,650.34 feet to a line being 1.00 foot West of and parallel with the East boundary of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence along said line being 1.00 foot West of and parallel with the East boundary of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 16,  $S.00^{\circ}12'39''W.$ , a distance of 329.82 feet to a line being 1.00 foot North of and parallel with the South boundary of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence along said line being 1.00 foot North of and parallel with the South boundary of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 16,  $N.89^{\circ}28'18''W.$ , a distance of 661.98 feet to the POINT OF BEGINNING.

EXHIBIT "B"  
PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.
2. Easements, rights, restrictions, covenants, terms, conditions, and other matters set forth in Reciprocal Easement Agreement by and between Meadowwoods, Inc., a Florida corporation, and Wesley Chapel Lakes, Ltd. and Clearwater Bay Associates and Meadow Pointe Partnership dated March 31, 2000 and recorded April 6, 2000 in Official Records Book 4344, Page 128, and that certain unrecorded First Amendment to Reciprocal Easement Agreement dated January 13, 2003, and Second Amendment to Reciprocal Easement Agreement and Assignment of Reciprocal Easement Agreement recorded April 2, 2003 in Official Records Book 5299, Page 655, and Third Amendment to Reciprocal Easement Agreement and Assignment of Reciprocal Easement Agreement recorded April 24, 2003 in Official Records Book 5329, Page 1298, all of the Public Records of Pasco County, Florida; and as affected by Termination of Escrow Agreement recorded in Official Records Book 5753, Page 1320, of the Public Records of Pasco County, Florida.
3. Terms, conditions, and other matters set forth in Declaration of Consent to Jurisdiction of Meadowwoods Community Development District And to Imposition of Special Assessments executed by Palm Pointe, LLC, a Florida limited liability company, recorded January 30, 2004 in Official Records Book 5710, Page 1114, of the Public Records of Pasco County, Florida.
4. Lien of Record of Meadowwoods Community Development District recorded January 30, 2004 in Official Records Book 5710, Page 1118, of the Public Records of Pasco County, Florida.
5. Terms, conditions, and other matters set forth in Agreement to Convey or Dedicate executed by and between Palm Pointe, L.L.C., a Florida limited liability company, and Meadowwoods Community Development District dated as of January 29, 2004 recorded January 30, 2004 in Official Records Book 5710, Page 1121, of the Public Records of Pasco County, Florida.
6. Terms, conditions, and other matters set forth in Declaration of Consent to Jurisdiction of Meadowwoods Community Development District And to Imposition of Special Assessments executed by Palm Pointe, LLC, a Florida limited liability company, recorded October 20, 2004 in Official Records Book 6074, Page 1971, of the Public Records of Pasco County, Florida.
7. Terms, conditions, and other matters set forth in Agreement to Convey or Dedicate executed by and between Palm Pointe, L.L.C., a Florida limited liability company, and Meadowwoods Community Development District dated as of September 30, 2004 recorded October 20, 2004 in Official Records Book 6074, Page 1975, of the Public Records of Pasco County, Florida.
8. Lien of Record of Meadowwoods Community Development District recorded October 20, 2004 in Official Records Book 6074, Page 1980, of the Public Records of Pasco County, Florida.
9. Terms, conditions, and other matters set forth in Notice of Collection Agreement for Special Assessments executed by Meadow Woods Community Development District and Palm Pointe, L.L.C., a Florida limited liability company, dated as of September 30, 2004 recorded October 20, 2004 in Official Records Book 6074, Page 1983, of the Public Records of Pasco County, Florida.
10. Restrictions, covenants, conditions, easements, terms, provisions, and other matters contained in that certain Declaration of Covenants, Conditions and Restrictions for Country Walk Subdivision recorded in Official Records Book ~~6137~~ Page ~~718~~ of the Public Records of Pasco County, Florida.

**E**

**STATEMENT OF ESTIMATED REGULATORY COSTS**

**FOR**

**MEADOW WOODS  
COMMUNITY DEVELOPMENT DISTRICT**

**PREPARED BY:**

**RIZZETTA & COMPANY INCORPORATED  
BUSCHWOOD PARK  
3550 BuschWood Park Drive  
Suite 135  
Tampa, Florida 33618  
(813) 933-5571**

**RIZZETTA & COMPANY**  
INCORPORATED

---

**EXHIBIT "G"**

**2007-000538**

**11/08/06**

MEADOW WOODS  
COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ESTIMATED REGULATORY COSTS

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	
A. PURPOSE & SCOPE	1
B. DEVELOPMENT OVERVIEW	3
C. MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT	3
II. STATUTORY ITEMS:	3
1. 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	4
A. RESIDENTS OF THE STATE OF FLORIDA	4
B. RESIDENTS OF PASCO COUNTY	5
C. CURRENT PROPERTY OWNER	5
D. FUTURE PROPERTY OWNERS	5
2. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY AND TO ANY OTHER STATE AND LOCAL ENTITIES OF IMPLEMENTING AND ENFORCING THE PROPOSED RULE AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES	
A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING & ENFORCING THE RULE	
1. PASCO COUNTY	5
2. STATE OF FLORIDA	6
B. IMPACT ON STATE AND LOCAL REVENUES	6
3. 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	7
4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F S	8
5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL	9

RIZZETTA & COMPANY  
INCORPORATED

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

**I. INTRODUCTION**

**A. PURPOSE AND SCOPE**

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

A community development district ("CDD") is created under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). It is a local unit of special-purpose government which is limited to the performance of those specialized functions authorized by the Act. Those specialized functions basically 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., the county or the city) whose boundaries include the CDD.

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

"The creation 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 Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

applicable local general-purpose government."

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

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

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

As growth and development continues in the state, the infrastructure requirements necessary to serve that growth also continue to increase. This need to match the demand for government facilities and services resulting from growth with the availability of such facilities and services is highlighted in the Local Government Comprehensive Planning and Land Development Regulation Act, (Chapter 163, Part II, F.S.). To help address the practical and legal necessity for large up front investments in public improvements, a number of community development districts have been created throughout the state since the adoption of the Uniform Community Development District Act of 1980.

Moreover, the use of community development districts is becoming more prevalent as growth continues to outpace the ability of many local governments to provide the required infrastructure and as conventional sources of private development financing become more difficult to obtain. The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10)(h) (the "concurrency" requirement), F.S.

As demonstrated by the discussion below, the legislature has provided a cost effective and viable mechanism for addressing needs of development through establishment of a community development district.

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

**B. DEVELOPMENT OVERVIEW**

Meadow Woods is an approximate 486 acre residential development located on the West side of Smith Road, approximately one half mile South of State Road 54, in Southeastern Pasco County. It is located approximately 3 miles East of the intersection of State Road 54 and County Road 581. (Bruce B. Downs Blvd.)

The project is planned for development with approximately 950 residential dwelling units, a golf course and a clubhouse.

**C. MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT**

The proposed District will contain approximately 486 acres. The petitioner is seeking authority, as outlined in Section 190.012 Florida Statutes, for the proposed Meadow Woods CDD to plan, finance, acquire, construct and maintain the following types of infrastructure: water management, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, common area landscaping, parks and recreational facilities, security facilities or mosquito control whenever these and certain other projects are deemed necessary by the CDD, or when expressly approved or required by a local government.

The District may finance these infrastructure improvements through special or non-ad valorem assessment revenue bonds. These bonds will be repaid 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. The CDD will be an independent special district and will not require any subsidy from Pasco County or the State of Florida nor will it place any additional economic burden on those persons not residing within the District.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S (1997), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (1) a good faith estimate of the number of individuals and entities likely to be



MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;

(2) 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 and local revenues;

(3) 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;

(4) an analysis of the impact on small businesses as defined by Section 288.703, F.S. and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.;

(5) any additional information that the agency determines may be useful.

These factors are summarized below.

**1. 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.**

The individuals and entities likely to be required to comply with the rule or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) residents of the State of Florida, B) residents of Pasco County, C) current property owners and D) future property owners.

**A. RESIDENTS OF THE STATE OF FLORIDA**

The residents and general population of the State of Florida will not incur any compliance costs related to the establishment of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 2 below .

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

**B. RESIDENTS OF PASCO COUNTY**

The residents of Pasco County not residing within the boundaries of the District will not incur any compliance costs other than any one-time administrative costs outlined in Section 2. A. 1 below. Once the District is established, these residents will not be affected by adoption of the ordinance.

**C. CURRENT PROPERTY OWNER**

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

**D. FUTURE PROPERTY OWNERS**

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

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

**A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING RULE**

**1. Pasco County (the "Agency")**

Because the proposed CDD encompasses less than 1,000 acres and all of the land in the area for the proposed District is within the territorial jurisdiction of Pasco County, this petition is being submitted to the Board of County Commissioners of Pasco County, Florida (i.e., the "agency" under Section 120.541(2), Florida Statutes) for approval in accordance with Section 190.005(2) Florida Statutes. The Agency may incur certain one-time administrative costs involved with the review of this petition. To offset these one-time administrative costs, the petitioner may be required to

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

submit a filing fee to Pasco County.

Once the proposed District is created, Pasco County will not incur any quantifiable on-going costs resulting from establishment of the District. The proposed 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, Pasco County should not incur any costs. The Agency may, however, choose to review these documents. While very difficult to estimate, it is reasonable to assume that the costs for such review will be minimal.

In addition the District may choose to contract with the Pasco County Property Appraiser and Pasco County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. The costs incurred by these agencies to make these collections will be offset by fees charged to the District. Therefore, no additional burden is placed on Pasco County from creation of the District.

2. State of Florida.

Once the District is created, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S.

These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S.

Because the proposed community development district, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, no additional burden is placed on the State once the District has been created.

**B. IMPACT ON STATE AND LOCAL REVENUES**

It is anticipated that approval of this petition will not have any negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

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

Lastly, many local general-purpose governments express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent" (Section 190.002(3), F.S.) and "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state " (Section 190.016(15), F.S.).

In summary, creation of the proposed Meadow Woods CDD will not create any significant economic costs for Pasco County or the State of Florida.

**3. 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.**

The transactional costs associated with adoption of an ordinance to create the Meadow Woods CDD are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

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

All persons choosing to acquire property in the proposed CDD will be responsible for such assessments in addition to the taxes or assessments imposed by Pasco County.

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

**4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.**

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

The financial obligations would be in the form of special assessments while the benefits would be in the form of a higher quality and lower cost development which would, in theory, be more conducive to the economic success of a business.

Furthermore, the District must operate according to Florida's "sunshine" laws and must follow certain competitive bidding requirements for certain of the goods and services it will purchase pursuant to the Consultants' Competitive Negotiations Act as described in (Chapter 287, F.S.). As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

Because a CDD is primarily a financing and management mechanism, it does not

MEADOW WOODS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

discriminate in terms of the size of a business which can locate within the boundaries or transact business with the District.

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

In addition, creation of a CDD should not have a negative impact on small cities or counties, because Pasco County is not a "small county" as defined in Section 120.52, F.S.

5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL

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

**F**

MeadowWoods	
Community Development District	
Proposed Construction Timetable and Cost Estimate	
Phase 1 (2000 - 2001)	
Earthwork	\$158,887
Sanitary Sewer	\$370,698
Water Distribution	\$340,446
Storm Sewer	\$381,157
Roadways	\$919,827
Wetlands	\$54,923
Landscaping	\$5,625
Club House / Recreational Center	\$850,000
Professional Fees	\$417,563
Contingency	\$264,913
Phase 1 Total =	\$3,764,038
Phase 2 (2003 - 2004)	
Earthwork	\$118,318
Sanitary Sewer	\$187,693
Water Distribution	\$184,472
Storm Sewer	\$202,622
Roadways	\$368,022
Wetlands	\$53,578
Landscaping	\$5,487
Professional Fees	\$187,848
Contingency	\$130,804
Phase 2 Total =	\$1,438,842
Phase 3 (2004 - 2005)	
Earthwork	\$138,140
Sanitary Sewer	\$219,137
Water Distribution	\$215,376
Storm Sewer	\$236,567
Roadways	\$429,677
Wetlands	\$62,554
Landscaping	\$6,407
Professional Fees	\$219,318
Contingency	\$152,718
Phase 3 Total =	\$1,679,892
Phase 4 (2004 - 2005)	
Earthwork	\$119,790
Sanitary Sewer	\$190,027
Water Distribution	\$186,766
Storm Sewer	\$205,142
Roadways	\$372,599
Wetlands	\$54,244
Landscaping	\$5,556
Professional Fees	\$190,185
Contingency	\$132,431
Phase 4 Total =	\$1,456,739
Phase 5 (2005 - 2006)	
Earthwork	\$147,979
Sanitary Sewer	\$234,745
Water Distribution	\$230,716
Storm Sewer	\$253,416
Roadways	\$460,280
Wetlands	\$67,009
Landscaping	\$0,663
Professional Fees	\$234,939
Contingency	\$163,595
Phase 5 Total =	\$1,799,543
Phase 6 (2006 - 2007)	
Earthwork	\$53,812
Sanitary Sewer	\$85,365
Water Distribution	\$83,900
Storm Sewer	\$92,155
Roadways	\$167,380
Wetlands	\$24,368
Landscaping	\$2,496
Professional Fees	\$85,435
Contingency	\$59,491
Phase 6 Total =	\$654,401
Grand Total =	\$10,793,456

# Exhibit F

2007-000538

11/08/06



**G**

# Exhibit H



THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY

FUTURE LAND USE MAP  
T 26 S - R 20 E  
SHEET 22

## LEGEND

- RES-1 HIGH RES
- RES-2 RES/AFFIX/RESIDENTIAL
- RES-3 RESIDENTIAL-31 du/acre
- RES-4 RESIDENTIAL-31 du/acre
- RES-5 RESIDENTIAL-31 du/acre
- RES-6 RESIDENTIAL-31 du/acre
- RES-7 RESIDENTIAL-31 du/acre
- RES-8 RESIDENTIAL-31 du/acre
- RES-9 RESIDENTIAL-31 du/acre
- RES-10 RESIDENTIAL-31 du/acre
- RES-11 RESIDENTIAL-31 du/acre
- RES-12 RESIDENTIAL-31 du/acre
- RES-13 RESIDENTIAL-31 du/acre
- RES-14 RESIDENTIAL-31 du/acre
- RES-15 RESIDENTIAL-31 du/acre
- RES-16 RESIDENTIAL-31 du/acre
- RES-17 RESIDENTIAL-31 du/acre
- RES-18 RESIDENTIAL-31 du/acre
- RES-19 RESIDENTIAL-31 du/acre
- RES-20 RESIDENTIAL-31 du/acre
- RES-21 RESIDENTIAL-31 du/acre
- RES-22 RESIDENTIAL-31 du/acre
- RES-23 RESIDENTIAL-31 du/acre
- RES-24 RESIDENTIAL-31 du/acre
- RES-25 RESIDENTIAL-31 du/acre
- RES-26 RESIDENTIAL-31 du/acre
- RES-27 RESIDENTIAL-31 du/acre
- RES-28 RESIDENTIAL-31 du/acre
- RES-29 RESIDENTIAL-31 du/acre
- RES-30 RESIDENTIAL-31 du/acre
- RES-31 RESIDENTIAL-31 du/acre
- RES-32 RESIDENTIAL-31 du/acre
- RES-33 RESIDENTIAL-31 du/acre
- RES-34 RESIDENTIAL-31 du/acre
- RES-35 RESIDENTIAL-31 du/acre
- RES-36 RESIDENTIAL-31 du/acre
- RES-37 RESIDENTIAL-31 du/acre
- RES-38 RESIDENTIAL-31 du/acre
- RES-39 RESIDENTIAL-31 du/acre
- RES-40 RESIDENTIAL-31 du/acre
- RES-41 RESIDENTIAL-31 du/acre
- RES-42 RESIDENTIAL-31 du/acre
- RES-43 RESIDENTIAL-31 du/acre
- RES-44 RESIDENTIAL-31 du/acre
- RES-45 RESIDENTIAL-31 du/acre
- RES-46 RESIDENTIAL-31 du/acre
- RES-47 RESIDENTIAL-31 du/acre
- RES-48 RESIDENTIAL-31 du/acre
- RES-49 RESIDENTIAL-31 du/acre
- RES-50 RESIDENTIAL-31 du/acre
- RES-51 RESIDENTIAL-31 du/acre
- RES-52 RESIDENTIAL-31 du/acre
- RES-53 RESIDENTIAL-31 du/acre
- RES-54 RESIDENTIAL-31 du/acre
- RES-55 RESIDENTIAL-31 du/acre
- RES-56 RESIDENTIAL-31 du/acre
- RES-57 RESIDENTIAL-31 du/acre
- RES-58 RESIDENTIAL-31 du/acre
- RES-59 RESIDENTIAL-31 du/acre
- RES-60 RESIDENTIAL-31 du/acre
- RES-61 RESIDENTIAL-31 du/acre
- RES-62 RESIDENTIAL-31 du/acre
- RES-63 RESIDENTIAL-31 du/acre
- RES-64 RESIDENTIAL-31 du/acre
- RES-65 RESIDENTIAL-31 du/acre
- RES-66 RESIDENTIAL-31 du/acre
- RES-67 RESIDENTIAL-31 du/acre
- RES-68 RESIDENTIAL-31 du/acre
- RES-69 RESIDENTIAL-31 du/acre
- RES-70 RESIDENTIAL-31 du/acre
- RES-71 RESIDENTIAL-31 du/acre
- RES-72 RESIDENTIAL-31 du/acre
- RES-73 RESIDENTIAL-31 du/acre
- RES-74 RESIDENTIAL-31 du/acre
- RES-75 RESIDENTIAL-31 du/acre
- RES-76 RESIDENTIAL-31 du/acre
- RES-77 RESIDENTIAL-31 du/acre
- RES-78 RESIDENTIAL-31 du/acre
- RES-79 RESIDENTIAL-31 du/acre
- RES-80 RESIDENTIAL-31 du/acre
- RES-81 RESIDENTIAL-31 du/acre
- RES-82 RESIDENTIAL-31 du/acre
- RES-83 RESIDENTIAL-31 du/acre
- RES-84 RESIDENTIAL-31 du/acre
- RES-85 RESIDENTIAL-31 du/acre
- RES-86 RESIDENTIAL-31 du/acre
- RES-87 RESIDENTIAL-31 du/acre
- RES-88 RESIDENTIAL-31 du/acre
- RES-89 RESIDENTIAL-31 du/acre
- RES-90 RESIDENTIAL-31 du/acre
- RES-91 RESIDENTIAL-31 du/acre
- RES-92 RESIDENTIAL-31 du/acre
- RES-93 RESIDENTIAL-31 du/acre
- RES-94 RESIDENTIAL-31 du/acre
- RES-95 RESIDENTIAL-31 du/acre
- RES-96 RESIDENTIAL-31 du/acre
- RES-97 RESIDENTIAL-31 du/acre
- RES-98 RESIDENTIAL-31 du/acre
- RES-99 RESIDENTIAL-31 du/acre
- RES-100 RESIDENTIAL-31 du/acre

KEY MAP



DATE ADOPED 4/15/00  
ORDINANCE # 00-03

## REVISIONS:

DATE	DESCRIPTION	DATE	DESCRIPTION
4/15/00	0-1		

