



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 9, 2021

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

Attention: Jessica Basak

Dear Ms. 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. 21-39, which was filed in this office on December 9, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 21-39

AN ORDINANCE ESTABLISHING THE COBBLESTONE 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, M/I Homes of Tampa, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Cobblestone 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 Cobblestone 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 December 7, 2021, held an adoption public hearing on the Petition with due public notice provided 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, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit B 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 Cobblestone Master Planned Unit Development Rezoning Application No. 7315 ("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 the obligation(s) set forth in the MPUD Conditions of Approval, 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 Cobblestone 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 statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (d) and (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 Cobblestone 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

a. 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.

ADOPTED this 7th day of December 2021.

[Signatures appear on the next page.]



BY: *Nikki Alvarez Sowles*
NIKKI ALVAREZ SOWLES, ESQ.
CLERK & COMPTROLLER

APPROVED
IN SESSION

DEC 07 2021

PASCO COUNTY
BCC

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: *Kathryn Starkey*, CHAIRMAN

Petition to Establish
COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT

Date of Filing: June 14, 2021

PETITION TO ESTABLISH COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

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4 Proposed Ordinance

Tab 2: Application Form for a CDD

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

APPLICATION FORM

I. APPLICANT: M/I Homes of Tampa, LLC

(PETITIONER)

ADDRESS: 4343 Anchor Plaza Parkway, Suite 200

CITY Tampa STATE Florida ZIP 33634

PHONE (813) 290-7900

PROPERTY OWNER(S): M/I Homes of Tampa, LLC

ADDRESS: 4343 Anchor Plaza Parkway, Suite 200

CITY Tampa STATE Florida ZIP 33634

PHONE(813) 290-7900 FAX()

REPRESENTATIVE: Erin R. McCormick, c/o Erin McCormick Law, PA

(Contact Person:)

ADDRESS: 3314 Henderson Boulevard, Suite 103

CITY Tampa STATE Florida ZIP 33609

PHONE(813) 579-2653 FAX()

II. Current Use of Property: Vacant

Current zoning of property MPUD

Current future land use designation of property: RES-3 and RES-9

Current Number and Types of Units to be assessed

by this CDD : estimated 600 single family units

Name of MPUD or Development Cobblestone

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)

Marshall Gray, as Vice President, M/I Homes of Tampa, LLC

Type or Print Name Legibly

V. PDD Zoning & Intake

Date Stamp

VI. OFFICIAL COMMENTS

Is this application accompanied by other applications? _____

If so, what are the application numbers? _____

Other Comments: _____

**Tab 3: Petition to Establish Cobblestone Community
Development District**

PETITION TO ESTABLISH
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Petitioner, M/I Homes of Tampa, LLC, a Florida limited liability company whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (hereafter **“Petitioner”**), hereby petitions the Board of County Commissioners of Pasco County, Florida (hereafter the **“County”**), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, (the **“Act”**), to establish a community development district, to be known as Cobblestone Community Development District (hereafter the **“District”**), and to designate the land area within the boundaries of the District. In support of the Petition, Petitioner states the following:

1. **Location and Size.** The proposed District is located entirely within the boundaries of unincorporated Pasco County, Florida. The proposed District boundaries consist of 248.617 acres, more or less. **Exhibit “A”** depicts the general location of the District. A metes and bounds legal description and sketch of the proposed external boundaries of the District is set forth in **Exhibit “B”**. The current right-of-way for the County Road, Crystal Springs Road, is proposed to be excluded from the District, as specifically shown on the sketch attached as **Exhibit “B”**.
2. **Proposed Expansion Parcel.** Pursuant to Subsection 190.046(1)(h), *Florida Statutes*, an expansion parcel which the Petitioner anticipates adding to the boundaries of the proposed District within ten (10) years after the effective date of

the Ordinance establishing the District, and which is sufficiently contiguous to the proposed District boundaries, is identified on **Exhibit “C-1”** of this Petition. The current land use designation of the Expansion Parcel is shown on **Exhibit “C-1”**. A legal description of the Expansion Parcel, consisting of 15.209 acres, more or less, is attached as **Exhibit “C-2”**. The current owner of the Expansion Parcel is Robert H. Gagne, as Trustee of the Robert H. Gagne Revocable Trust of 2008 U/A dated January 21, 2008. The Consent of the Expansion Parcel Landowner to the future addition of the Expansion Parcel to the proposed District boundaries is attached as **Exhibit “C-3”**.

3. **Landowner Consent.** Written consent to the establishment of the District has been provided by the landowners of One Hundred Percent (100%) of the real property proposed to be included in, and served by the District. Documentation of written consent to the establishment of the District is set forth in **Exhibit “D-1”** of this Petition. The warranty deeds for the real property to be included in the District are set forth in **Exhibit “D-2”** of this Petition.
4. **Initial Board Members of District’s Board of Supervisors.** The five (5) individuals designated to serve as the initial members of the proposed District’s Board of Supervisors are set forth below. All of the proposed initial Supervisors are residents of the State of Florida, and citizens of the United States of America.

Name: Betty Valenti
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Keith Malcuit
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

Name: Lee Thompson
Address: 4923 Cathedral Court
New Port Richey, Florida 34655

Name: John Blakley
Address: 17762 Espirit Drive
Tampa, Florida 33647

Name: Brian Soldano
Address: 4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634

4. **Name.** The proposed name of the District to be established is Cobblestone Community Development District.
5. **Major Water Mains and Wastewater Facilities.** The existing and proposed major trunk water mains and sewer interceptors and outfalls for the proposed District are shown on **Exhibit “E”**.
6. **District Facilities and Services.** The proposed District is presently expected to finance, construct, acquire and install, and in some cases, own and maintain, improvements and facilities to benefit the lands within the District. **Exhibit “F”** describes the types of facilities Petitioner presently expects the District to finance and construct, as well as the entities presently expected to own and maintain the facilities. The summary of opinion of estimated costs for the construction, and the presently anticipated development timetable for construction are also included in **Exhibit “G”**. The estimated

costs and timetable are based on current expectations and available data and may vary due to future conditions, including, but not limited to, changes in labor, materials, and market conditions.

7. **Statement of Estimated Regulatory Costs.** The Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, *Florida Statutes*, and based on presently available data, is attached as **Exhibit “H”**.

8. **Future Land Uses.** The proposed future general distribution, location, and extent of the public and private land uses adjoining and within the proposed District, have been incorporated into the adopted and approved Pasco County Land Use Plan Element. A copy of the Pasco County Future Land Use Map for the land within the proposed District is attached as **Exhibit “I”**. The land within the proposed District is currently vacant. An overlay of the proposed District boundaries and currently approved MPUD zoning site plan is attached as **Exhibit “J”**. The proposed land uses of the lands within the District are consistent with the Pasco County Comprehensive Plan.

9. **Criteria for Establishment of District.** This Petition to Establish the Cobblestone Community Development District supports the criteria for the establishment of a community development district pursuant to Section 190.005, *Florida Statutes*, for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with the applicable elements or

portions of the effective State Comprehensive Plan, or the Pasco County Comprehensive Plan.

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

c. The proposed District is the best alternative for delivering community development services and facilities to the proposed community. Because the proposed District will construct the infrastructure for the planned community, and will also own and maintain certain facilities as set forth herein, the general taxpayers of Pasco County will not have these obligations. The establishment of the proposed District promotes an efficient use of resources for the development of the community.

d. The community development services and facilities to be provided by the proposed District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities. The proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of District services and facilities.

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

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

- a. schedule a public hearing in accordance with the requirements of subsection 190.005(2)(b), *Florida Statutes*; and
- b. grant this Petition, and adopt an Ordinance establishing the proposed District pursuant to Chapter 190, *Florida Statutes*.
- c. Consent to the proposed District's exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars; and (3) waste collection and disposal, each as authorized and described within Section 190.012(2), *Florida Statutes*; and
- d. grant such other relief as may be necessary or appropriate.

Respectfully submitted this 14th day of June, 2021.

M/I HOMES OF TAMPA, LLC, a Florida limited liability company

BY: _____


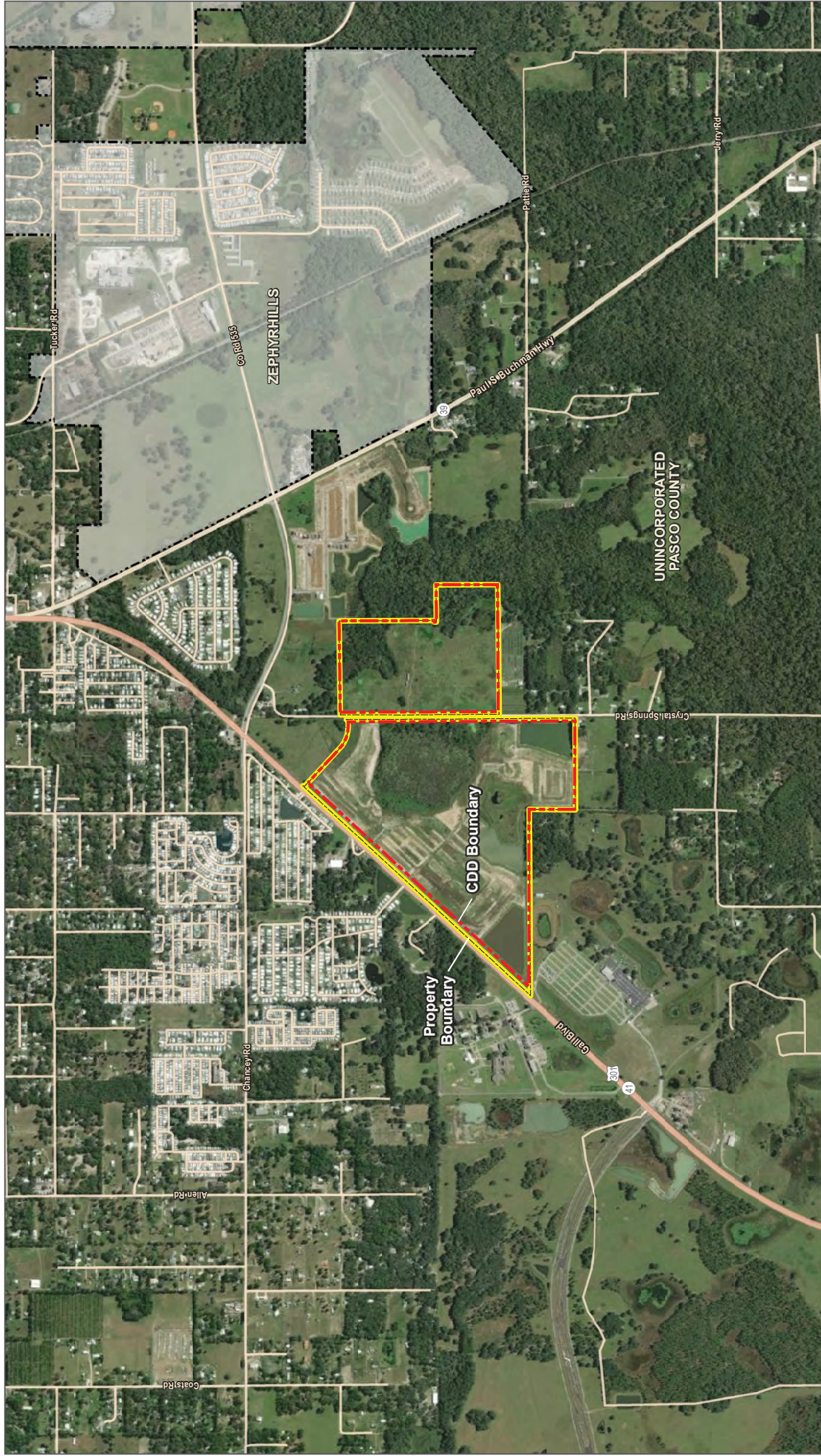

Marshall Gray, as Vice President

Exhibit “A”

Map of the General Location of the Proposed District



Map Sources: Esri, Pasco County, FL

- Property Boundary
- CDD Boundary
- Municipal Boundary

05/20/2021
P & E Job No.: 21-008

LOCATION MAP

COBBLESTONE CDD

POULOS & BENNETT

2602 E. Livingston Street
Orlando, FL 32805 PH: 407-487-2394

www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit “B”

**Metes and Bounds Legal Description and Sketch of the Proposed External
Boundaries of the District**

Description Sketch

COBBLESTONE CDD

DESCRIPTION:

PARCEL A

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

TOGETHER WITH

PARCEL B

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the **POINT OF BEGINNING**; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Southwest 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the **POINT OF BEGINNING**.

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. 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.
- See Sheet 2 and 3 for Sketch.

PROJECT: Cobblestone

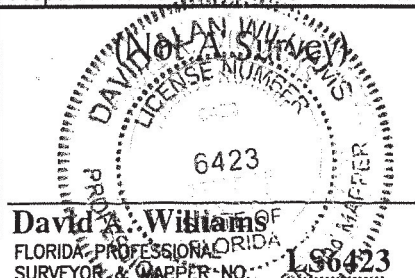
PHASE: CDD DS

DRAWN: JMW DATE: 06/08/21 CHECKED BY: ASH

REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: M/L HOMES OF TAMPA, LLC



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

GeoPoint
Surveying, Inc.

FILE PATH: P:\COBBLESTONE\DESCRIPTIONS\COBBLESTONE_CDD_SHEET 1-2.DWG LAST SAVED BY: JMW

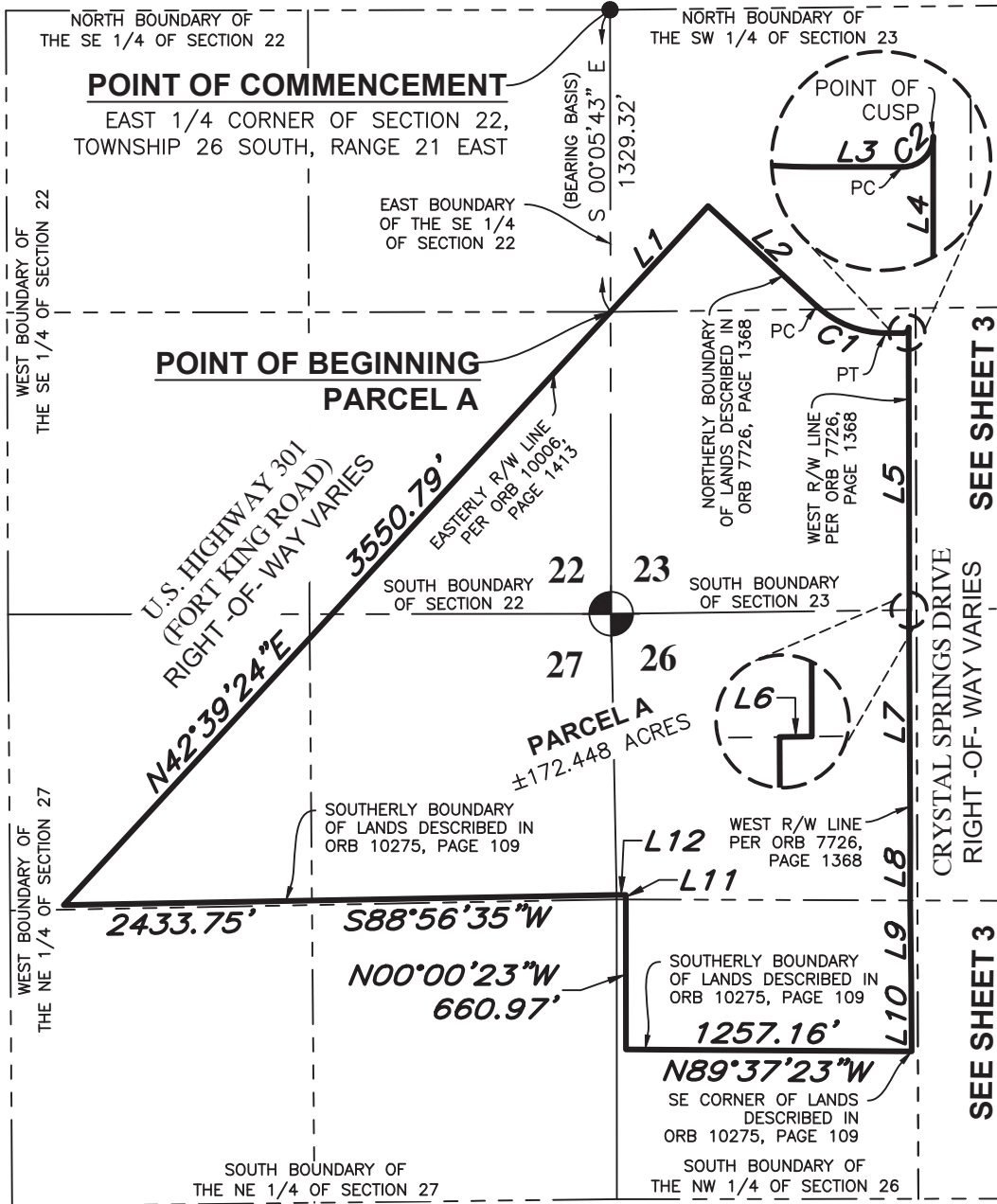
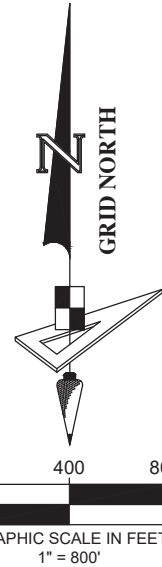
01 of 03

Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	450.00'	42°40'05"	335.11'	327.42'	S 68°40'39" E
C2	25.00'	90°00'00"	39.27'	35.36'	N 44°59'18" E



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 42°39'24" E	633.17'
L2	S 47°20'37" E	650.07'
L3	N 89°59'18" E	74.53'
L4	S 00°00'42" E	128.48'
L5	S 00°09'31" E	1115.36'
L6	S 89°15'36" W	1.77'
L7	S 00°20'38" E	984.40'
L8	S 00°09'55" W	295.52'
L9	S 00°46'43" E	346.16'
L10	S 00°20'38" E	316.54'
L11	N 01°09'01" W	19.45'
L12	N 89°47'10" W	39.76'

LEGEND

ORB ---- Official Records Book
 PC ---- Point of Curvature
 PT ---- Point of Tangency
 R/W ---- Right of Way

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

GeoPoint
 Surveying, Inc.

Description Sketch

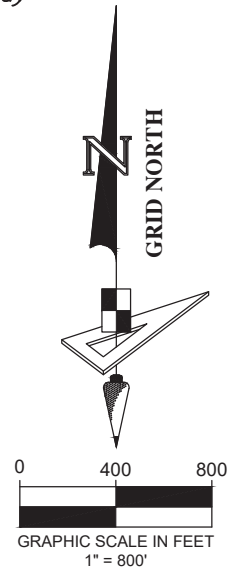
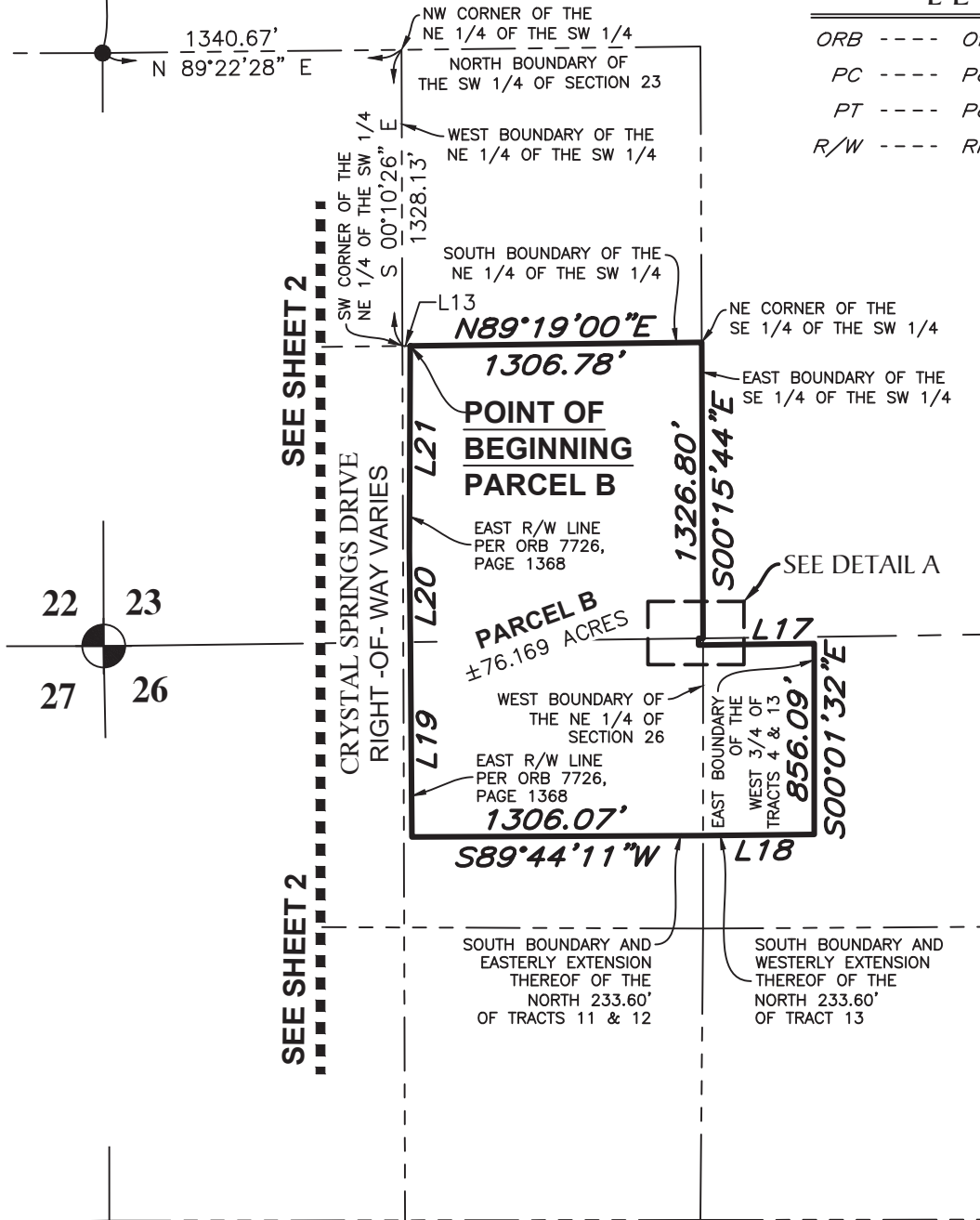
(Not A Survey)

POINT OF COMMENCEMENT

EAST 1/4 CORNER OF SECTION 22,
TOWNSHIP 26 SOUTH, RANGE 21 EAST

LEGEND

ORB ---- Official Records Book
PC ---- Point of Curvature
PT ---- Point of Tangency
R/W ---- Right of Way

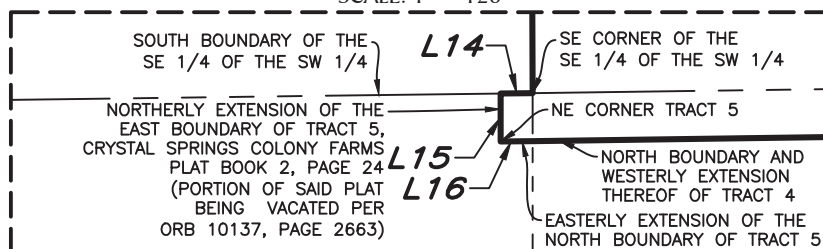


LINE DATA TABLE

NO.	BEARING	LENGTH
L13	N 89°19'00" E	35.51'
L14	S 89°15'36" W	20.00'
L15	S 00°00'52" E	30.00'
L16	N 89°15'36" E	20.00'
L17	N 89°14'01" E	498.60'
L18	S 89°26'10" W	498.74'
L19	N 00°25'30" W	873.42'
L20	N 00°39'49" W	408.97'
L21	N 00°16'01" E	919.22'

DETAIL A

SCALE: 1" = 120'



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

GeoPoint
Surveying, Inc.

Exhibit “C-1”

**Sketch and Current Land Use Designation of the Proposed Expansion Parcel the
Petitioner Anticipates Adding to the District within Ten (10) Years of the Effective
Date of the Ordinance Establishing the District**



Future Expansion Parcel

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28507

05/29/2021
P & B Job No. 21-008

Exhibit "C-2"

Legal Description of the Proposed Expansion Parcel

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACTS 71, 73, 74 and 78 in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, of Pasco County, Florida; thence S00°05'47"E, along the West line of said Southwest 1/4 of Section 23 (being the basis of bearings for this legal description), for 1,211.49 feet to the point of intersection with the East Right-of-Way line of US Highway 301, same being the point of intersection with the West line of that certain property as described in Official Records Book 7726, page 1368, Public Records of Pasco County, Florida; thence leaving said West line of the Northwest 1/4 of Section 23, N42°39'22"E, along said East Right-of-Way line of US Highway 301, same being said West line of that certain property as described in Official Records Book 7726, page 1368, for 571.80 feet to the Northwest corner of said certain property as described in Official Records Book 7726, page 1368, same being the POINT OF BEGINNING; thence continue N42°39'22"E, along said East Right-of-Way line of US Highway 301, for 498.01 feet; thence leaving said East Right-of-Way line of US Highway 301, S45°50'52"E, for 143.90 feet; thence N42°43'03"E, for 295.20 feet; thence S53°17'42"E, for 350.16 feet to the point of intersection with the West Right-of-Way line of Crystal Springs Drive; thence S00°31'20"E, along said West Right-of-Way line of Crystal Springs Drive, for 297.23 feet; thence continue along said West Right-of-Way line of Crystal Springs Drive, S00°00'43"E, for 583.51 feet to the Northeast corner of said certain property as described in Official Records Book 7726, page 1368, same being the point of intersection with a non-tangent curve, concave Northwesterly; thence the following five (5) courses along the North line of said certain property as described in Official Records Book 7726, page 1368; (1) thence leaving said West Right-of-Way line of Crystal Springs Drive, Southwesterly along the arc of said curve, with a radial bearing of S89°58'50"W, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord bearing S44°59'17"W, for 35.36 feet to the point of tangent; (2) thence S89°59'17"W, for 74.53 feet to the point of curvature of a curve concave Northerly; (3) thence Westerly along the arc of said curve, having a radius of 450.00 feet, a central angle of 42°40'03", an arc length of 335.11 feet, and a chord bearing N68°40'41"W, for 327.42 feet to the point of tangent; (4) thence N47°20'38"W, for 705.07 feet to the point of curvature of a curve concave Easterly; (5) thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing N02°20'38"W, for 35.36 feet to the POINT OF BEGINNING.

Containing 662,511 square feet or 15.209 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN BOUNDARY SURVEY TITLED "RUCKS - ZEPHYRHILLS", PREPARED BY HEIDT & ASSOCIATES, INC., JOB NUMBER BGA-RP-003, DATED 8-II-04, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

GAGNE TRUST

SHEET DESCRIPTION:

GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

SCALE: NONE	DATE: 2-18-2021	DRAWN: LCS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH & LEGEND
JOB No.: 2020-65	EPN: 1000	SECTION: 23	TOWNSHIP: 26S	RANGE: 21E	REVISION 1: 4-28-21 (LCS)



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

Exhibit “C-3”

**Expansion Parcel Owner Consent to the Future Addition of the Expansion Parcel
to the District**

**CONSENT AND JOINDER OF LANDOWNER TO COMMUNITY DEVELOPMENT DISTRICT (CDD)
ESTABLISHMENT AND TO THE FUTURE ADDITION OF THE SUBJECT PROPERTY TO THE BOUNDARIES OF
THE CDD PURSUANT TO SUBSECTION 190.005(1)(h), *Florida Statutes***

ROBERT H. GAGNE, AS TRUSTEE OF THE ROBERT H. GAGNE REVOCABLE TRUST OF 2008 U/A DATED JANUARY 21, 2008 ("Landowner") hereby represents that it is the 100% fee simple owner of the property more fully described in Exhibit A attached hereto and made a part hereof ("**Property**"). The Landowner understands and acknowledges that a petition to establish a community development district ("**CDD**") is intended to be submitted in accordance with the provisions of Chapter 190, *Florida Statutes*. As the owner of Property which may be added to the CDD in the future, the Landowner understands and acknowledges that pursuant to the provisions of Section 190.046 and 190.005, *Florida Statutes*, the petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be included in the CDD.

The Landowner hereby consents to the establishment of the CDD, and to the identification of the Property within the Petition as a proposed additional parcel to the boundaries of the CDD. The Landowner further agrees that subsequent to the establishment of the CDD, and pursuant to Subsection 190.046(1)(h), *Florida Statutes*, a new petition may be filed to amend the boundaries of the CDD to include the Property. The Landowner agrees to further execute any documentation necessary or convenient to evidence this Consent and Joinder during the application process for the CDD establishment, and the potential future expansion of the CDD boundaries pursuant to Subsection 190.046(1)(h), *Florida Statutes*.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this Consent and Joinder by the Landowner. The Landowner may revoke this Consent and Joinder by providing seven (7) days prior written notice via overnight mail and email to: Erin R. McCormick, Erin McCormick Law, PA, 3314 Henderson Boulevard, Suite 103, Tampa, Florida 33609 and erin@emccormicklaw.com.

This Consent and Joinder of Landowner to the CDD establishment and to the potential future addition of the Property to the boundaries of the CDD, pursuant to Subsection 190.046(1)(h), *Florida Statutes*, is executed as of the date written below.

WITNESSES:

Name: Elizabeth Gagne
May 14, 2021

Name: Kimberly Hopkins

**ROBERT H. GAGNE, AS TRUSTEE OF THE
ROBERT H. GAGNE REVOCABLE TRUST
OF 2008 U/A DATED JANUARY 21, 2008**

By: Robert H. Gagne

Name: Robert H. Gagne, as Trustee

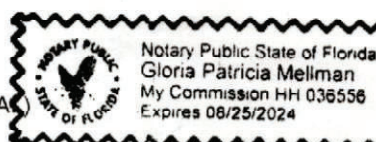
Date: 05/14/21

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of May, 2021 by Robert H. Gagne, as Trustee of the Robert H. Gagne Revocable Trust of 2008 U/A dated January 21, 2008, who appeared before me this day, and who is ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)



Gloria Mellman
NOTARY PUBLIC, STATE OF FLORIDA

Print or Stamp Name: Gloria Mellman

My Commission Expires: 8/25/2024

EXHIBIT A – “Property”

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACTS 71, 73, 74 and 78 in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, of Pasco County, Florida; thence S00°05'47"E, along the West line of said Southwest 1/4 of Section 23 (being the basis of bearings for this legal description), for 1,211.49 feet to the point of intersection with the East Right-of-Way line of US Highway 301, same being the point of intersection with the West line of that certain property as described in Official Records Book 7726, page 1368, Public Records of Pasco County, Florida; thence leaving said West line of the Northwest 1/4 of Section 23, N42°39'22"E, along said East Right-of-Way line of US Highway 301, same being said West line of that certain property as described in Official Records Book 7726, page 1368, for 571.80 feet to the Northwest corner of said certain property as described in Official Records Book 7726, page 1368, same being the POINT OF BEGINNING; thence continue N42°39'22"E, along said East Right-of-Way line of US Highway 301, for 498.01 feet; thence leaving said East Right-of-Way line of US Highway 301, S45°50'52"E, for 143.90 feet; thence N42°43'03"E, for 295.20 feet; thence S53°17'42"E, for 350.16 feet to the point of intersection with the West Right-of-Way line of Crystal Springs Drive; thence S00°31'20"E, along said West Right-of-Way line of Crystal Springs Drive, for 297.23 feet; thence continue along said West Right-of-Way line of Crystal Springs Drive, S00°00'43"E, for 583.51 feet to the Northeast corner of said certain property as described in Official Records Book 7726, page 1368, same being the point of intersection with a non-tangent curve, concave Northwesterly; thence the following five (5) courses along the North line of said certain property as described in Official Records Book 7726, page 1368; (1) thence leaving said West Right-of-Way line of Crystal Springs Drive, Southwesterly along the arc of said curve, with a radial bearing of S89°58'50"W, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord bearing S44°59'17"W, for 35.36 feet to the point of tangent; (2) thence S89°59'17"W, for 74.53 feet to the point of curvature of a curve concave Northerly; (3) thence Westerly along the arc of said curve, having a radius of 450.00 feet, a central angle of 42°40'03", an arc length of 335.11 feet, and a chord bearing N68°40'41"W, for 327.42 feet to the point of tangent; (4) thence N47°20'38"W, for 705.07 feet to the point of curvature of a curve concave Easterly; (5) thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing N02°20'38"W, for 35.36 feet to the POINT OF BEGINNING.

Containing 662,511 square feet or 15.209 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN BOUNDARY SURVEY TITLED "RUCKS - ZEPHYRHILLS", PREPARED BY HEIDT & ASSOCIATES, INC., JOB NUMBER BGA-RP-003, DATED 8-II-04, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

GAGNE TRUST

SHEET DESCRIPTION:

GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

SCALE: NONE	DATE: 2-18-2021	DRAWN: LCS	CALCED: JTP	CHECKED: JTP
JOB No.: 2020-65	EPN: 1000	SECTION: 23	TOWNSHIP: 26S	RANGE: 21E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH & LEGEND

REVISION 1: 4-28-21 (LCS)



**FLORIDA DESIGN
CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

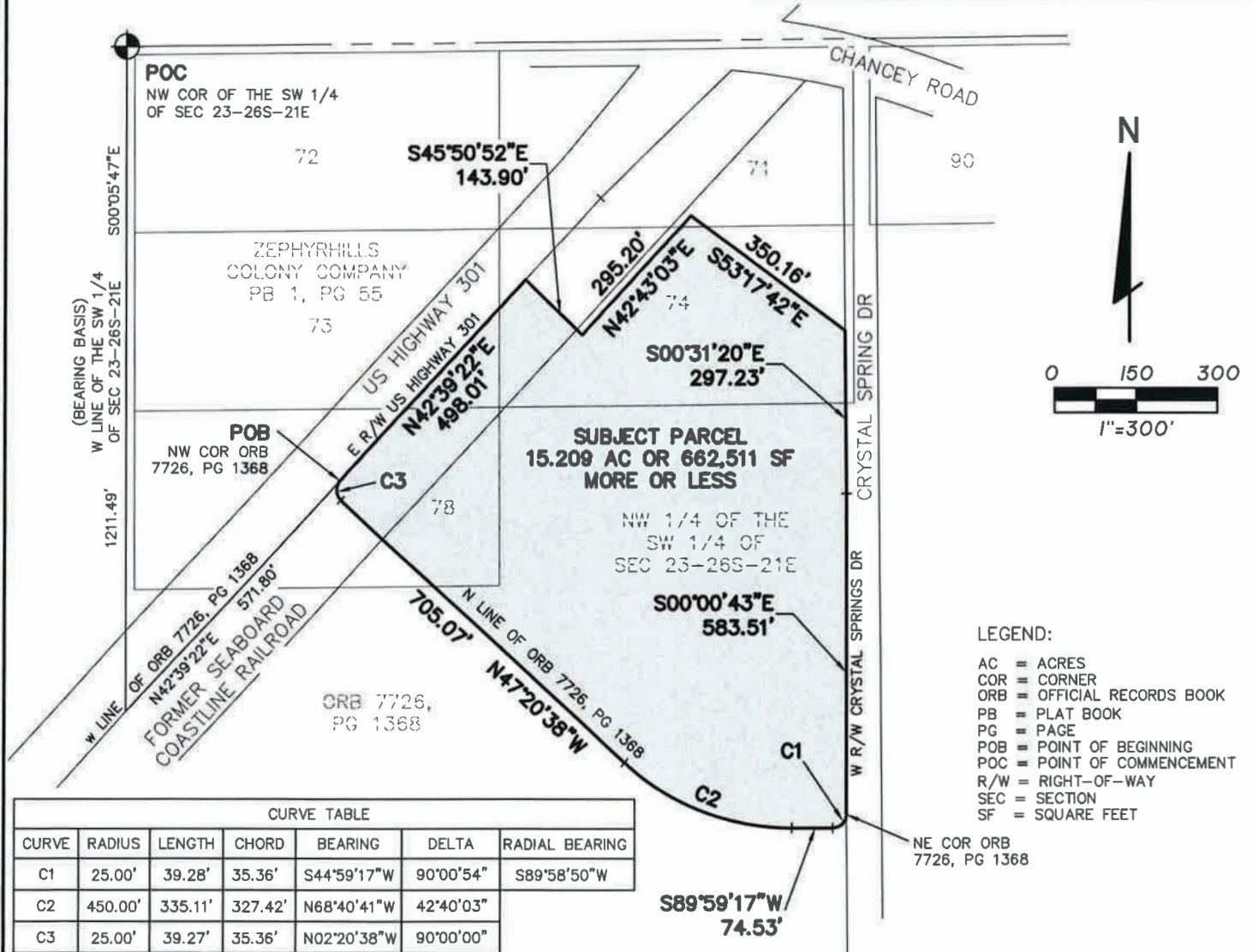
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN BOUNDARY SURVEY TITLED "RUCKS - ZEPHYRHILLS", PREPARED BY HEIDT & ASSOCIATES, INC., JOB NUMBER BGA-RP-003, DATED 8-II-04, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

GAGNE TRUST

SHEET DESCRIPTION:

GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

SCALE: 1"=300'	DATE: 2-18-2021	DRAWN: LCS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH & LEGEND
JOB No.: 2020-65	EPN: 1000	SECTION: 23	TOWNSHIP: 26S	RANGE: 21E	REVISION 1: 4-28-21 (LCS)



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

Exhibit “D-1”

Landowner Consent to the Establishment of the Proposed District

**CONSENT OF LANDOWNERS
TO THE ESTABLISHMENT OF
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

The land described in Exhibit 1 to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Cobblestone Community Development District. Such land is depicted graphically in Exhibit 1 to this Petition and the specific parcels to be included within the boundaries of the proposed Cobblestone Community Development District are as follows:

Parcel Number	OWNER	MAILING ADDRESS
22-26-21-0020-09700-0010	M/I Homes of Tampa, LLC	4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634
26-26-21-0010-00700-0020	M/I Homes of Tampa, LLC	4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634
27-26-21-0010-00100-0010	M/I Homes of Tampa, LLC	4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634
22-26-21-0020-09700-0000	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762
23-26-21-0020-08900-0000	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762
23-26-21-0020-11800-0000	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762
26-26-21-0010-00500-0000	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762
26-26-21-0010-00700-0010	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762
27-26-21-0010-00100-0000	CG Pasco, LLC	1901 Ulmerton Road, Suite 475, Clearwater, FL 33762

**AFFIDAVIT OF OWNERSHIP AND
CONSENT TO THE ESTABLISHMENT
OF
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
Hillborough COUNTY)

On this 4 day of June, 2021 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Marshall Gray, who, after being duly sworn, deposes and says:

1. Affiant, Marshall Gray, an individual, is Vice President of M/I Homes of Tampa, LLC, Florida limited liability company.
2. M/I Homes of Tampa, LLC, is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: 22-26-21-0020-09700-0010, 26-26-21-0010-00700-0020, 27-26-21-0010-00100-0010.
3. Affiant, Marshall Gray, hereby represents that he has full authority to execute all documents and instruments on behalf of M/I Homes of Tampa, LLC, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Cobblestone Community Development District (the "Proposed CDD").
4. Affiant, Marshall Gray, on behalf of M/I Homes of Tampa, LLC, in the capacity described above, and as the owner of the Parcels identified in Section 2. above, hereby consents to the establishment of the proposed CDD.

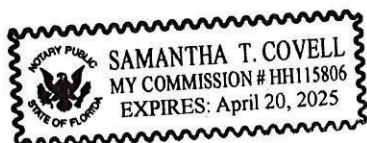
FURTHER, AFFIANT SAYETH NOT.

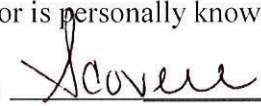
M/I HOMES OF TAMPA, LLC


Name: Marshall Gray
As: Vice President

Subscribed and sworn to before me this 4 day of June, 2021 by Marshall Gray, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license, or is personally known to me.

[NOTARIAL SEAL]



Notary: 
Print Name: Samantha Covell
Notary Public, State of Florida
My Commission Expires: 4-20-25

**AFFIDAVIT OF OWNERSHIP AND
CONSENT TO THE ESTABLISHMENT
OF
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)
Pinellas COUNTY)

On this _____ day of June, 2021 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Mike Galvin, who, after being duly sworn, depose and say:

1. Affiant, Mike Galvin, an individual, is Manager of CG Pasco, LLC, Florida limited liability company.
2. CG Pasco, LLC, is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: 22-26-21-0020-09700-0000, 23-26-21-0020-08900-0000, 23-26-21-0020-11800-0000, 26-26-21-0010-00500-0000, 26-26-21-0010-00700-0010, 27-26-21-0010-00100-0000.
3. Affiant, Mike Galvin, hereby represents that he has full authority to execute all documents and instruments on behalf of CG Pasco, LLC, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Cobblestone Community Development District (the "Proposed CDD").
4. Affiant, Mike Galvin, on behalf of CG Pasco, LLC, in the capacity described above, and as the owner of the Parcels identified in Section 2. above, hereby consents to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

CG PASCO, LLC

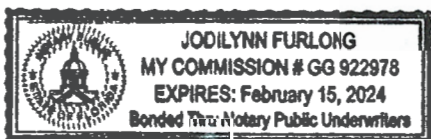
Mike Galvin

Name: Mike Galvin

As: Manager

Subscribed and sworn to before me this 2nd day of June, 2021 by Mike Galvin, as Manager of CG Pasco, LLC, a Florida limited liability company, who personally appeared before me, produced driver's license, or is personally known to me.

[NOTARIAL SEAL]



Notary: _____

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

Exhibit “D-2”

Warranty Deeds for the Property to be Included in the District

PREPARED BY AND RETURN TO:

Christopher S. Furlong, Esquire
2959 First Avenue North
St Petersburg, FL 33713

PORTION OF TAX PARCEL ID. NO.:

22-26-21-0020-09700-0000

27-26-21-0010-00100-0000

23-26-21-0020-08900-0000

26-26-21-0010-00700-0010

CONSIDERATION: \$5,740,800.00

DOCUMENTARY STAMP TAX: \$40,185.60

WARRANTY DEED

THIS WARRANTY DEED, made this 4 day of February 2021, CG Pasco, LLC, a Florida limited liability company, whose address is 1901 Ulmerton Road, Suite 475, Clearwater, FL 33762 (the "Grantor") and M/I Homes of Tampa, LLC, a Florida limited liability company, whose address is 4343 Anchor Parkway, Suite 200, Tampa, FL 33634 (the "Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer and convey to Grantee fee simple title to and ownership of the real property located in the County of Pasco, State of Florida, and legally described on Exhibit "A" attached hereto (the "Property"),

TOGETHER WITH all buildings, structures, and improvements of any kind located thereon, all rights-of-way, easements and privileges appurtenant to thereto, all ingress and egress easements and agreements, property rights and/or contracts associated thereto, all oil, gas and minerals, and all water and water rights appurtenant thereto or used in connection therewith, and all other appurtenances, rights, warranties, guaranties, permits, plans, drawings, approvals, personal property, hereditaments, easements, reversions, remainders and privileges benefiting, belonging or pertaining thereto or used in connection therewith,

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

Grantor hereby covenants with and warrants to Grantee that: 1) Grantor is lawfully seized of the Property in fee simple and hereby fully warrants the title to the Property; 2) Grantor has good, right and lawful authority to hereby transfer and convey to Grantee title to and ownership of the Property and will defend such title against the claims of all third parties, whomsoever; and 3) the Property is free and clear of all liens, claims and encumbrances, except the matters stated below to which title to the Property is subject:

(1) real property (ad valorem) taxes for the year of this instrument and thereafter.

(2) Mineral Rights Reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded September 10, 1945 in Deed Book 113, Page 490, of the Public Records of Pasco County, Florida. The right of entry for mining, drilling and exploration and the right of exploration has been released pursuant to Section 270.11(3), Florida Statutes. (as to that portion of caption property lying in Section 22, Township 26 South, Range 21 East).

(3) Terms, provisions and conditions of that Board of County Commissioners Agenda Memorandum recorded October 18, 2019 in Official Records Book 9992, Page 492, of the Public Records of Pasco County, Florida.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Signed, sealed and delivered
in our presence:

CG PASCO, LLC a Florida limited liability
company

Print Name: Christopher Verbo

By: Mike Galvin

Mike Galvin, Manager

Print Name: Jodylynn Furlong

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME by means of {check appropriate box} [☒] physical presence or [☐] online notarization, appeared Mike Galvin, {check appropriate box} [☒] to me personally known or [☐] who has produced his driver's license as identification, and known to be the individual who executed the foregoing instrument as Manager of CG Pasco, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as Manager of such company.

Witness my hand and official seal this 4 day February 2021.

My Commission Expires:

[Notary Stamp or Seal]

NOTARY PUBLIC

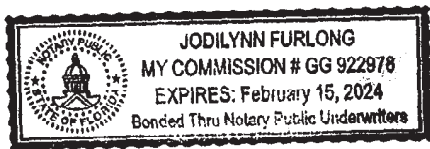


EXHIBIT "A" TO DEED
LEGAL DESCRIPTION OF PROPERTY

That part of Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida; thence run along the West boundary of said Southwest 1/4 of Section 23, South 00°05'47" East, 1329.34 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) as described in Official Records Book 10006, Page 1413, Public Records of Pasco County, Florida; thence along said Southeasterly right-of-way line, South 42°39'22" West, 1281.39 feet to the POINT OF BEGINNING; thence South 47°20'38" East, 100.00 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of non-tangency; thence South 42°30'02" East, 50.18 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 03°52'07" West, a chord length of 31.32 feet; thence run along the arc of said curve through a central angle of 77°34'06" an arc length of 33.85 feet to a point of tangency; thence South 34°56'22" East, 34.20 feet; thence South 47°20'38" East, 99.45 feet; thence South 43°12'01" East, 60.87 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 89°43'40" East, a chord length of 36.61 feet; thence run along the arc of said curve through a central angle of 94°08'36" an arc length of 41.08 feet to a point of non-tangency; thence South 44°08'22" East, 50.08 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 00°16'20" East, a chord length of 34.05 feet; thence run along the arc of said curve through a central angle of 85°51'24" an arc length of 37.46 feet to a point of tangency; thence South 43°12'01" East, 154.09 feet; thence South 47°20'38" East, 38.12 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of non-tangency; thence South 53°03'16" East, 50.25 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 02°20'38" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of tangency; thence South 47°20'38" East, 95.00 feet; thence North 42°39'22" East, 366.92 feet; thence South 08°00'02" East, 58.44 feet; thence South 32°54'14" East, 53.06 feet; thence South 09°27'38" East, 64.42 feet; thence South 37°30'10" East, 86.67 feet; thence South 80°32'17" East, 64.98 feet; thence South 64°19'27" East, 26.82 feet; thence South 43°42'42" East, 144.50 feet; thence South 50°05'49" East, 385.13 feet; thence South 75°04'08" East, 133.57 feet; thence North 74°42'10" East, 47.01 feet; thence North 69°58'39" East, 60.39 feet; thence South 21°26'03" East, 189.35 feet; thence North 87°51'05" East, 81.49 feet; thence South 82°52'31" East, 78.66 feet; thence North 37°56'15" East, 31.08 feet; thence South 50°54'21" East, 56.01 feet; thence South 88°31'53" East, 103.88 feet; thence South 60°31'26" East, 15.56 feet; thence South 07°00'57" East, 78.83 feet; thence South 34°41'40" East, 39.85 feet; thence North 89°59'59" East, 55.14 feet to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following four (4) courses; 1) South 00°20'39" East, 88.73 feet 2) South 00°09'54" West, 295.52 feet; 3) South 00°46'44" East, 346.16 feet; 4) South 00°20'39" East, 316.54 feet to the South boundary of Tract 23 of CRYSTAL SPRINGS COLONY FARMS, according to the plat thereof as recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; thence run along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS, North 89°37'24" West, 1257.38 feet to a point lying 10.00 feet East of the Southwest corner of said Tract 24; thence North 00°00'11" East, 660.45 feet; thence North 01°09'00" West, 19.89 feet to the South Boundary of Tract 9 of said CRYSTAL SPRINGS COLONY FARMS, said point lying 10.00 feet East of the Southwest corner of said Tract 9; thence run North 89°47'04" West along the South boundary of Tract 9 and the Westerly extension thereof, 40.01 feet; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS, South 88°56'40" West, 2433.37 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence North 42°39'22" East, 2269.25 feet to the POINT OF BEGINNING.

2100000.00



S/H

Rept: 1151326 Rec: 52.50
DS: 14700.00 IT: 0.00
01/02/08 Dpty Clerk

Prepared by and return to:
Lee E. Nelson, Esquire
Shutts & Bowen LLP
100 S. Ashley Drive, Ste. 1500
Tampa, Florida 33601

R

JED PITTMAN, PASCO COUNTY CLERK
01/02/08 10:04am 1 of 6
OR BK 7726 PG 1368

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 26th of December, 2007, between M/I **HOMES OF TAMPA, LLC**, a Florida limited liability company, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (hereinafter referred to as the "Grantor"), and **CG PASCO, LLC**, a Florida limited liability company, whose mailing address is 14550 58th Street N., Clearwater, Florida 33760 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "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 trustees, partnerships and corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee forever, all that certain land situate, lying and being in Pasco County, Florida, and more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof (the "Property").

TOGETHER with all of the Grantor's right, title and interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anyway appertaining to the Property.

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

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming through or under the Grantor; and that the Property is free and clear of all encumbrances, except for easements, restrictions and matters of record as of the date hereof, including those items set forth on Exhibit "B," attached hereto, provided reference to the foregoing shall not operate to reimpose the same.

[SIGNATURE ON NEXT PAGE]

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

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

"GRANTOR"

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company

Victoria L. Sheets
Printed Name VICTORIA L. Sheets

Lora J. Hardyshell
Printed Name Lora J. Hardyshell

By: Timothy C. Hall, Jr.
Print Name: TIMOTHY C. Hall, Jr.
Its: Vice President

STATE OF OHIO)
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me this 21st day of December, 2007, by Timothy C. Hall, Jr. as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the Company. He is (☒) personally known to me OR (☐) produced a driver license as identification.

[AFFIX NOTARIAL SEAL]

Victoria L. Sheets

Print Name: _____
Notary Public _____ Ohio



VICTORIA L. SHEETS
Notary Public, State of Ohio
My Commission Expires 11-17-2012

EXHIBIT "A"

PARCEL "A" PART "I"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted right-of-way (to be vacated); AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a POINT OF BEGINNING; thence along said Southeasterly right-of-way line, N.42°39'22"E., 571.80 feet to a point of cusp; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°20'38"E., 35.36 feet) to a point of tangency; thence S.47°20'38"E., 705.07 feet to a point of curvature; thence Easterly, 335.11 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 327.42 feet) to a point of tangency; thence N.89°59'17"E., 74.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'17"E., 35.36 feet) to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) S.00°00'43"E., 128.48 feet; 2) S.00°09'32"E., 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'39"W., 1.77 feet; 4) S.00°20'39"E., 984.30 feet; 5) S.00°09'54"W., 295.52 feet; 6) S.00°46'44"E., 346.16 feet; 7) S.00°20'39"E., 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.89°37'26"W., 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, N.00°00'11"E., 660.28 feet to the South boundary of the

Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the Southerly extension of the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.01°09'00"W., 20.03 feet to the Southwest corner of said Tract 9; thence along the Westerly extension of the South boundary of said Tract 9, N.89°47'04"W., 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, S.88°56'40"W., 2544.05 feet to the aforesaid Southeastly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeastly right-of-way line, N.42°39'22"E, 3713.65 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E, 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the POINT OF BEGINNING; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E.,

30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E, 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E, 498.60 to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W, 1306.07 feet to the East right-of-way line of Crystal Springs Drive; thence along said East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the POINT OF BEGINNING.

'MEMO-LEGIBILITY OF WRITING,
TYPING OR PRINTING UNSATIS-
FACTORY IN THIS DOCUMENT.'

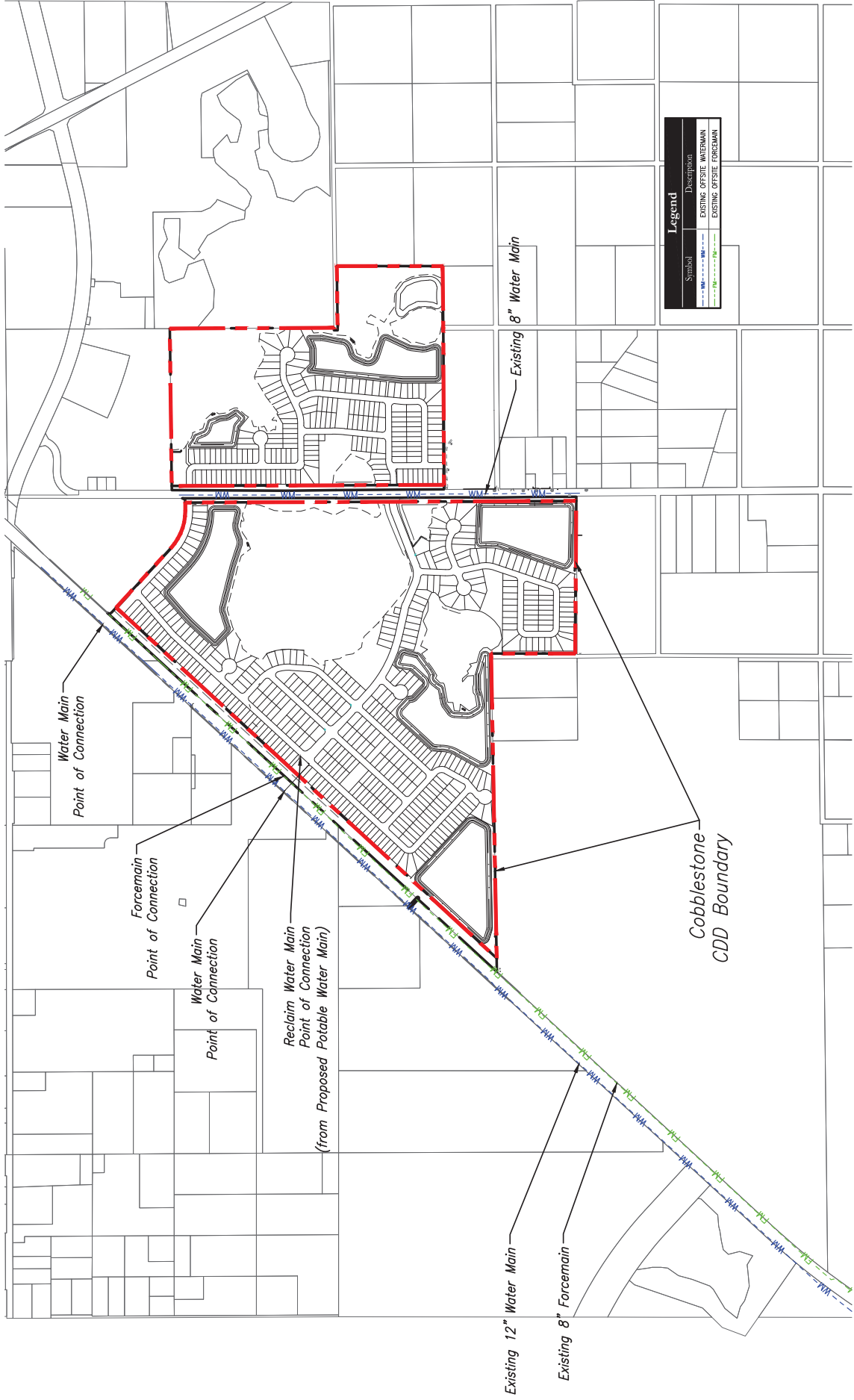
EXHIBIT "B"
PERMITTED EXCEPTIONS

OR BK **7726** PG **1373**
6 of 6

1. Taxes and assessments for the year **2008** and subsequent years, which are not yet due and payable.
2. Right-of-Way Reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 10, 1945 and recorded in Deed Book 113, Page 490, of the Public Records of Pasco County, Florida.
3. Mineral Rights Reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 19, 1945, and recorded in Deed Book 113, Page 490, of the Public Records of Pasco County, Florida.
4. Restrictive Covenant Agreement ("Cobblestone") executed by Robert Gagne and M/I Homes of Tampa, LLC, dated January 13, 2006, and recorded January 18, 2006, at Official Records Book 6801, Page 211, Public Records of Pasco County, Florida.
5. Resolution recorded in Official Records Book 7147, Page 1, of the Public Records of Pasco County, Florida.
6. Resolution recorded in Official Records Book 6945, Page 1650, of the Public Records of Pasco County, Florida.
7. Rights of Ronnie Oakley, as tenant, under that certain unrecorded grazing lease dated December 30, 2005, with M/I Homes of Tampa, LLC, as landlord.

Exhibit “E”

**Map of the Major Water Mains and Sewer Interceptors and Outfalls for the
Proposed District and Surrounding Property**



EXISTING OFFSITE UTILITIES

COBBLESTONE CDD

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

2602 E. Livingston Street
Orlando, FL 32803 Ph: 407-487-2394

CDD Boundary
06/02/2021
P & E Job No.: 21-008

Exhibit “F”

Facilities to be Constructed and Ownership and Maintenance

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Proposed Infrastructure Plan

Facility	Construction Funded		Ownership	Operation & Maintenance
	By			
Water Management & Control (See Footnote #1)	CDD		CDD	CDD
Internal Roadways Within CDD Boundary (See Footnote #2)	CDD		CDD	CDD
US HWY 301 Roadway Improvements	CDD		FDOT	FDOT
Crystal Springs Roadway Improvements	CDD		Pasco County	Pasco County
Potable Water	CDD		Pasco County	Pasco County
Sanitary Sewer	CDD		Pasco County	Pasco County
Reclaimed Water	CDD		Pasco County	Pasco County
Recreational Facilities	CDD		Pasco County	Pasco County
Underground Electric Services	CDD		CDD	CDD
Landscape/Irrigation/Hardscape	CDD		WREC	WREC
Professional, Permitting and Capacity Fees	CDD		CDD	CDD
Contingency	CDD		-	-

Footnotes

#1 Water Management & Control Includes retaining walls which will be owned and maintained by the CDD.

#2 Internal Roadways includes bike trails, pedestrian trails and sidewalks which will be owned and maintained by the CDD.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Proposed Infrastructure Plan/ Future Expansion Area (Phase 2A)

Facility		Construction Funded By		Ownership	Operation & Maintenance
Water Management & Control	(See Footnote #1)		CDD	CDD	CDD
Internal Roadways Within CDD Boundary	(See Footnote #2)		CDD	CDD	CDD
Potable Water			CDD	Pasco County	Pasco County
Sanitary Sewer			CDD	Pasco County	Pasco County
Reclaimed Water			CDD	Pasco County	Pasco County
Underground Electric Services			CDD	WREC	WREC
Landscape/Irrigation/Hardscape			CDD	CDD	CDD
Professional, Permitting and Capacity Fees			CDD	-	-
Contingency			CDD	-	-

Footnotes

#1 Water Management & Control may include retaining walls which will be owned and maintained by the CDD.

#2 Internal Roadways may include bike trails, pedestrian trails and sidewalks which will be owned and maintained by the CDD.

Exhibit “G”

Estimated Costs and Timetable for Construction of Facilities

EXHIBIT G - Page 1 of 3

**Estimated Costs and Timetable for Construction of Facilities
(Currently Proposed District Boundaries)**

June 4, 2021

Items	Cost Description	Master Costs 2021-2024	Phase 1 2021	Phase 2 2023	Phase 3 2024	Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$689,391	\$5,068,898
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$1,198,892	\$7,005,538
3	Water Supply		\$1,128,571	\$574,686	\$693,956	\$2,397,213
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$611,800	\$2,106,781
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$36,307	\$2,119,544
6	Undergrounding of Electric Service		\$96,324	\$46,417	\$62,122	\$204,863
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$1,229,320	\$4,160,795
8	Recreational Facilities	\$1,889,500				\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$904,358	\$4,990,626
	Total	\$11,613,272	\$9,076,439	\$3,827,902	\$5,426,145	\$29,943,758

*** Includes the following off-site roads:**

Offsite - US 301 Improvements	\$1,305,479
Offsite - Crystal Road Improvements	\$1,239,307

EXHIBIT G - Page 2 of 3
Estimated Costs and Timetable for Construction of Facilities
(Proposed Expansion Parcel)
June 4, 2021

Items	Cost Description	Phase 2A 2023
1	Water Management and Control	\$300,011
2*	Roads	\$373,134
3	Water Supply	\$225,836
4	Sewer and Wastewater Management	\$144,779
5	Landscape/Hardscape/Irrigation	\$10,859
6	Undergrounding of Electric Service	\$19,299
7	Professional, Permit, and Capacity Fees	\$505,036
8	Recreational Facilities	
9	Contingency	\$315,791
	Total	\$1,894,745

*** Includes the following off-site roads:**

- Offsite - US 301 Improvements
- Offsite - Crystal Road Improvements

EXHIBIT G - Page 3 of 3
Estimated Costs and Timetable for Construction of Facilities
(Currently Proposed District Boundaries AND Proposed Expansion Area)
June 4, 2021

Items	Cost Description	Master Costs 2021-2024	Phase 1 2021	Phase 2 2023	Proposed Expansion Parcel Phase 2A 2023	Phase 3 2024	Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$300,011	\$689,391	\$5,368,909
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$373,134	\$1,198,892	\$7,378,672
3	Water Supply	\$0	\$1,128,571	\$574,686	\$225,836	\$693,956	\$2,623,049
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$144,779	\$611,800	\$2,251,560
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$10,859	\$36,307	\$2,130,403
6	Undergrounding of Electric Service		\$96,324	\$46,417	\$19,299	\$62,122	\$224,162
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$505,036	\$1,229,320	\$4,665,831
8	Recreational Facilities	\$1,889,500					\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$315,791	\$904,358	\$5,306,417
	Total	\$11,613,272	\$9,076,439	\$3,827,902	\$1,894,745	\$5,426,145	\$31,838,503

*** Includes the following off-site roads:**

Offsite - US 301 Improvements	\$1,305,479
Offsite - Crystal Road Improvements	\$1,239,307

Exhibit “H”

Statement of Estimated Regulatory Costs (SERC)

STATEMENT OF ESTIMATED REGULATORY COSTS

Cobblestone Community Development District

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to establish the Cobblestone Community Development District (hereinafter referred to as the “District” or “Cobblestone”) in accordance with Chapter 190.005, Florida Statutes (“F.S.”). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

Moreover, Section 190.002(2)(d), F.S., provides “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.”

1.2 Cobblestone Community Development District

The District will comprise a proposed land area of approximately 248.617 acres, more or less, within Pasco County, Florida. The development plan for the proposed lands within the District includes the construction of an estimated 600 residential units and an amenity center. The District is designed to provide certain infrastructure, services, and facilities along with certain ongoing operations and maintenance services to Cobblestone development (the “Development”). A Community Development District (“CDD”), is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. The District may be established on the proposed property by ordinance of the County Commission of Pasco County. CDDs provide a “solution to the state’s planning, management, and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002 (1) (a), F.S.

A CDD is a special-purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Cobblestone. The

scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

1.3 Requirements for the Statement of Estimated Regulatory Costs

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

(a) An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the State to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

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

(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 ordinance, 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 ordinance. 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 ordinance, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the ordinance.

(e) 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 in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

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

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

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

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

The establishment of the District as a special purpose entity is not likely have an adverse impact on the economic growth in excess of \$1 million as the District will not have the legal authority or operational ability to adversely affect economic growth, hinder job creation, or stifle investments. While the Development and the District are independent, and the successful completion of the improvements would need to occur regardless of whether the District was established, the creation of the District would have a positive impact on the economy over the next 5 years, as it will enable the construction of public infrastructure improvements. Further, the increase in construction will simultaneously increase the demand for construction workers and professional consultants. Additionally, the District may choose to finance the basic public infrastructure by issuing special assessment revenue bonds, which might be attractive for investors. These bonds would be paid off over the course of time with special assessments levied on the benefitted properties within the District. This method of financing places a lien against all the properties within the District, subordinating all private liens such as mortgage loans. This structure supports community development by funding public infrastructure at a lower cost of capital than otherwise available.

Lastly, establishment of the District is likely to have a positive impact on property values and local real estate sales. The District will provide a new community along the US 301 corridor with an estimated 600 new single-family homes that will bolster property values between Zephyrhills and the State Road 56 Wesley Chapel corridor. In summation, there would be no adverse impact on economic growth, private sector job creation or employment, or private sector investments as a result of the establishment of the District.

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

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. All professionals involved, from the District's inception through the completion of the Development, will be locally or State based. Further, the creation of new homes will increase opportunities for the local real estate industry as well as increase the property tax base, thereby generating additional tax revenue. These funds will be utilized for local schools and community infrastructure, thereby increasing the competitive strength of the County. Thus, there will be no adverse impact on business competitiveness as a result of establishing the district.

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

The establishment of the District is not likely to cause an increase in overall regulatory or transactional costs in excess of \$1 million in the aggregate within 5 years. Fees may be incurred by the County to cover administrative costs associated with reviewing the documents relevant to establishing the District, however, these costs will be recouped by the filing fee paid to the County to process the petition to establish the District. Additional transactional costs¹ might also occur but are covered with one-time fees.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. These operating costs, however, will be funded by the landowners through direct funding agreements or special assessments levied by the District. The District will also incur costs associated with the issuance and repayment of special assessment revenue bonds. These costs will be funded through the levy of special assessments paid by landowners within the District, which will not affect taxpayers outside of the District.

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

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

The State of Florida

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

¹ "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 ordinance, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the ordinance.

in Section 4.1 below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

Pasco County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 4.1 below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure, and for services provided by the District. They will also incur costs for the administration of the District.

Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure, and undertakes operation and maintenance responsibility for that infrastructure, and for services provided by the District. They will also incur costs for the administration of the District.

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing the ordinance:

Pasco County ("Agency")

The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure to be constructed by the District other than as set forth in Table 1 below.

Because the District encompasses less than 2,500 acres, this petition is being submitted to Pasco County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs

involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

The proposed land for the District is located within Pasco County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources. The costs to review the petition to establish the District, and to conduct the public hearing to consider the adoption of an ordinance by the local general-purpose government will be offset by the filing fee of \$15,000 to the County.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, F.S., review of the petition to establish the District does not include analysis of any community developments within the boundaries of the District. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by the required filing fee. Finally, general purpose local governments routinely process petitions for land uses and zoning changes that are far more complex than the petition.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

The State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per CDD per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

The District

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

4.2 Impact on State and Local Revenues:

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

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

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

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

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

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

Table 1 below provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities will be provided by the District and/or the Developer.

Table 1. Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation & Maintenance
Water Management & Control	CDD	CDD	CDD
Internal Roadways Within CDD Boundary (roads, sidewalks, and ROW)	CDD	CDD	CDD
US Hwy 301 Roadway Improvements	CDD	FDOT	FDOT
Crystal Springs Roadway Improvements	CDD	Pasco County	Pasco County
Potable Water	CDD	Pasco County	Pasco County
Sanitary Sewer	CDD	Pasco County	Pasco County
Reclaimed Water	CDD	Pasco County	Pasco County
Recreational Facilities	CDD	CDD	CDD
Underground Electric Services	CDD	WREC	WREC
Landscape/Irrigation/Hardscape	CDD	CDD	CDD
Professional, Permitting, and Capacity Fees	CDD	-	-
Contingency	CDD	-	-

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$31,838,503.

Table 2

Items	Cost Description	Master Costs	Phase 1	Phase 2	Proposed Expansion Parcel Phase 2A	Phase 3	Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$300,011	\$689,391	\$5,368,909
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$373,134	\$1,198,892	\$7,378,672
3	Water Supply	\$0	\$1,128,571	\$574,686	\$225,836	\$693,956	\$2,623,049
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$144,779	\$611,800	\$2,251,560
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$10,859	\$36,307	\$2,130,403
6	Undergrounding of Electric Service	\$0	\$96,324	\$46,417	\$19,299	\$62,122	\$224,162
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$505,036	\$1,229,320	\$4,665,831
8	Recreational Facilities	\$1,889,500	\$0	\$0	\$0	\$0	\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$315,791	\$904,358	\$5,306,417
Total		\$11,613,272	\$9,076,439	\$3,827,902	\$1,894,745	\$5,426,145	\$31,838,503

* Includes the following off-site roads:

Offsite - US 301 Improvements \$1,305,479

Offsite - Crystal Road Improvements \$1,239,307

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated. There is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are consistent with normal development costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

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

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

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

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

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

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

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

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

Pasco County is not defined as a small county, for purposes of this requirement. The County has a population of 553,947 according to the U.S. Census Bureau 2019 Population Estimates and is therefore not defined as a “small” county according to Section 120.52(19), F.S.

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

7.0 Any additional information that the Agency determines may be useful.

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Input was received from the developer’s engineer and other professionals associated with the developer.

Finally, it is useful to reflect upon the question of whether the proposed District is the best alternative to provide community facilities and services to the project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district.

However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, the alternatives would require Pasco County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Administering a project of the size and complexity of the development program anticipated for Cobblestone is a significant and expensive undertaking. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County’s credit rating.

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

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

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

8.0 A description of any good faith written proposal submitted under Section 120.541 (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

Not Applicable.

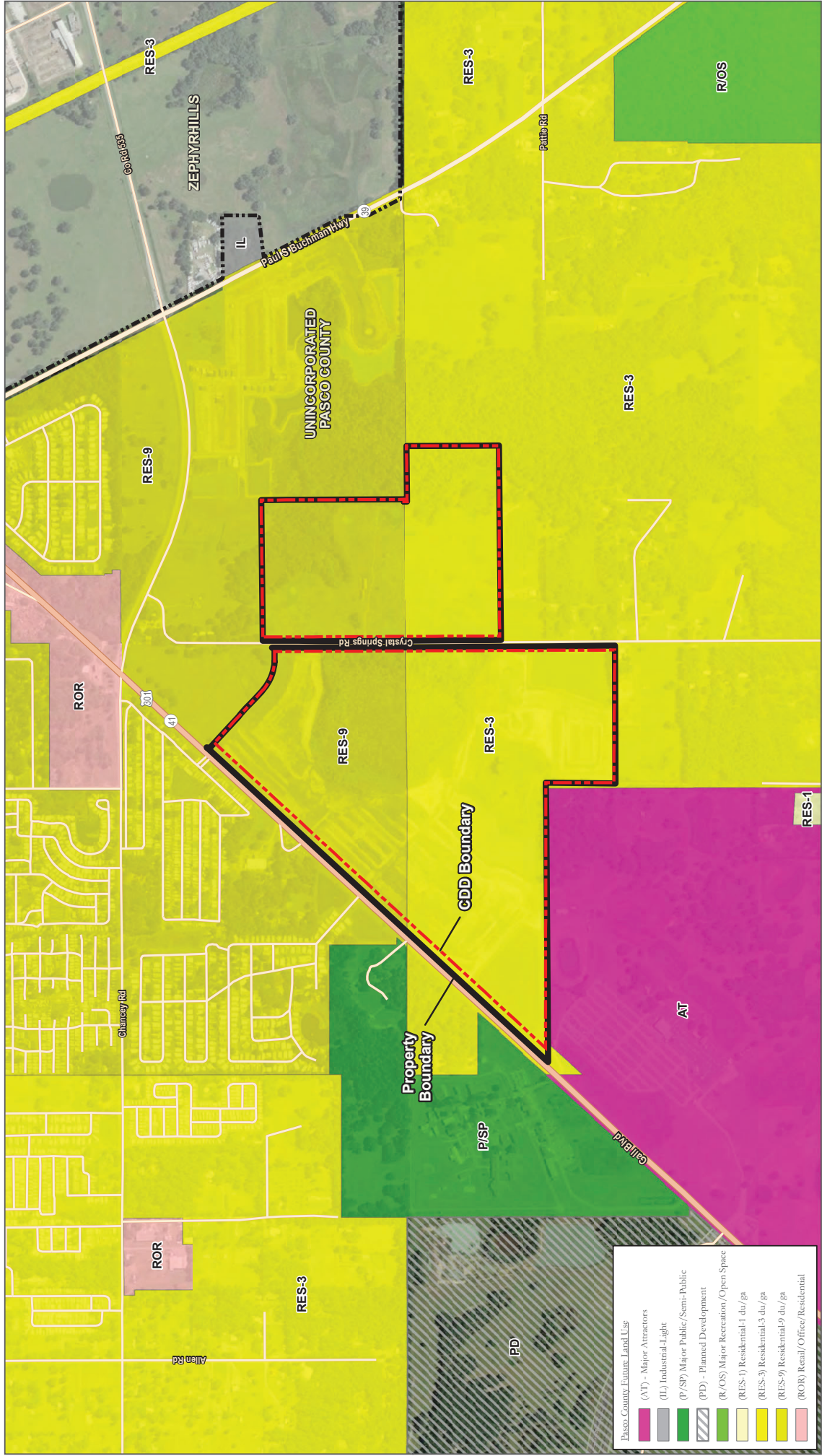
Prepared by: Elizabeth Moore
Inframark, LLC

Date: 6/14/2021

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	218.39	within 9 months following end of fiscal year
Annual Financial Report (AFR)	218.32	(d) no later than 9 months after end of fiscal year or (e) no later than June 30
TRIM Compliance Report	200.068	no later than 30 days after adoption of resolution establishing property tax levy
Form 1 – Limited Financial Disclosure	112.3144	by July 1
Public Depositor	280.17	by November 30
Proposed Budget	190.008	at least 60 days prior to adoption
Public Facilities Report	189.018	within one year of creation; annual updates thereafter
Public Meeting Schedule	189.015	quarterly, semiannually or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	30 days after first meeting

Exhibit “I”

Pasco County Future Land Use Map for Proposed District Area



FUTURE LAND USE MAP

COBBLESTONE CDD

2602 E. Livingston Street
Orlando, FL 32803 PH: 407-487-2394

www.poulosandbennett.com
Certificate of Authorization No. 28567

05/20/2021
P & E Job No.: 21-008

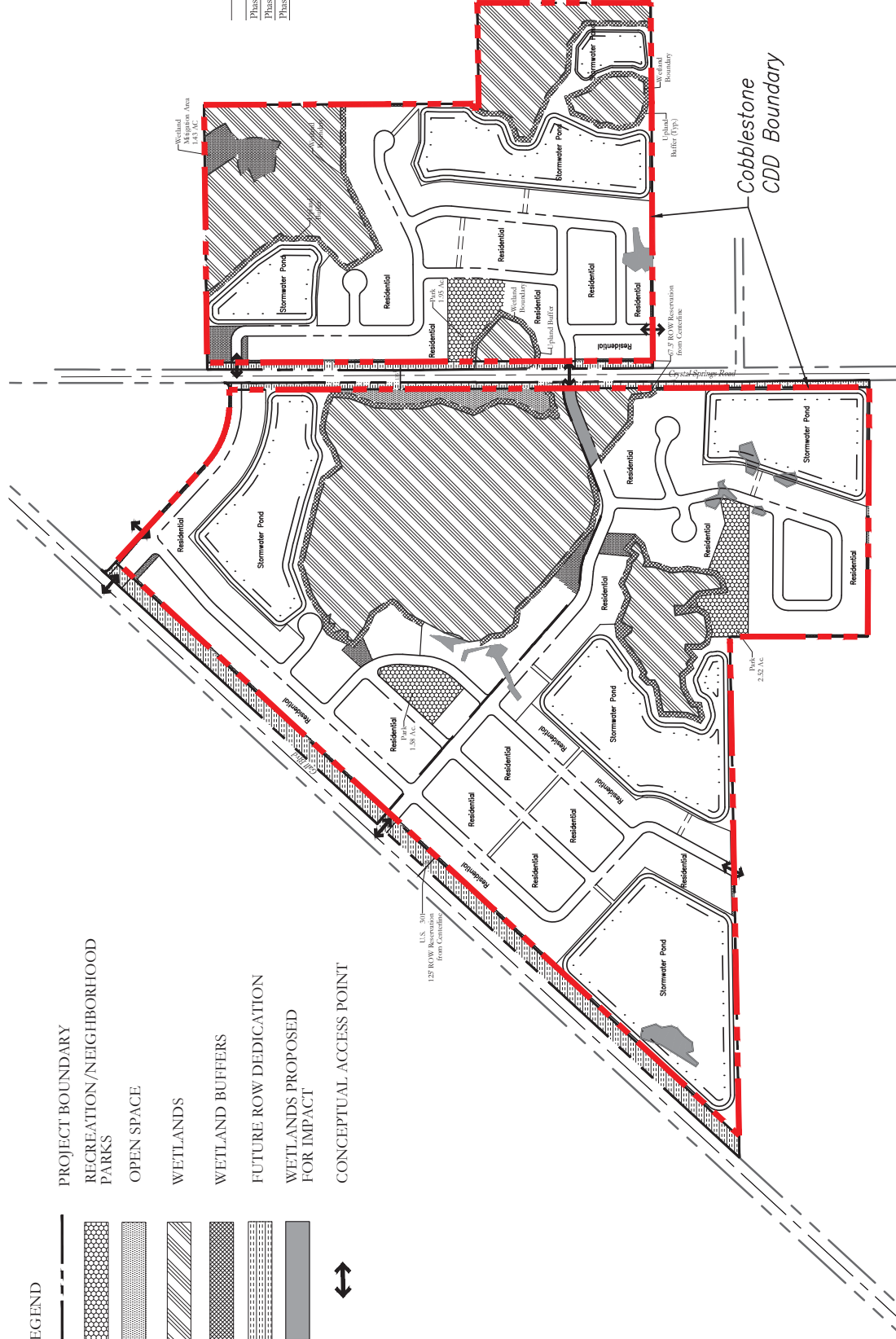
Exhibit “J”

**Overlay Map Showing the Proposed District Boundaries and the Currently
Approved MPUD Zoning Plan**

LEGEND

- PROJECT BOUNDARY
- RECREATION/NEIGHBORHOOD PARKS
- OPEN SPACE
- WETLANDS
- WETLAND BUFFERS
- FUTURE ROW DEDICATION
- WETLANDS PROPOSED FOR IMPACT
- CONCEPTUAL ACCESS POINT

Phasing Matrix			
Phase	Units	Density	Start Date
Phase 1	281	3.1	2021
Phase 2	136	3.2	2023
Phase 3	183	3.5	2024



APPROVED CONCEPTUAL DEVELOPMENT PLAN CDD BOUNDARY OVERLAY

COBBLESTONE CDD

06/07/2021
P & E Job No.: 21-008

2602 E. Livingston Street
Orlando, FL 32803 Ph: 407-487-2394

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Certificate of Authorization No. 28567



Tab 4: Proposed Ordinance

Tab 4: Proposed Ordinance

AN ORDINANCE ESTABLISHING THE COBBLESTONE 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, M/I Homes of Tampa, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Cobblestone 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 Cobblestone 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 December 7, 2021, held an adoption public hearing on the Petition with due public notice provided 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, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit B 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 Cobblestone Master Planned Unit Development Rezoning Application No. 7315 ("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 the obligation(s) set forth in the MPUD Conditions of Approval, 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 Cobblestone 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 statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (d) and (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 Cobblestone 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

a. 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.

ADOPTED this 7th day of December 2021.

[Signatures appear on the next page.]

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

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: _____
CHAIRMAN