BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO.** 25-08

AN ORDINANCE ESTABLISHING THE NORTHRIDGE 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, Northridge 829, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Northridge 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 Northridge 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 January 28, 2025, held a public hearing on the Petition with due public notice provided prior to the adoption of this Ordinance establishing the District.

P34

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

SECTION 1. AUTHORITY

This Ordinance is enacted according to Chapters 125 and 190, Florida Statutes (2024), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

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

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

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

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

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

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

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

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

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

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

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

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

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

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

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

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

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

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

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

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

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

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

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

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

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

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

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

SECTION 6. DISTRICT BUDGET

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

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

SECTION 7. FUNCTIONS OF THE DISTRICT

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

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

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

SECTION 8. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the number 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 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 Northridge Community Development District is attached hereto in its entirety and incorporated herein.

SECTION 9. SEVERABILITY

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

SECTION 10. EFFECTIVE DATE

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

DONE AND ADOPTED by the Board of County Commissioners of Pasco County this 28th day of January 2025.

(SEAL)

ATTEST:

BY: BCC01/28/25, P34 PDE 25-0031
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: _____
KATHRYN STARKEY- CHAIRMAN

APPROVED
IN SESSION
JAN 28 2025
PASCO COUNTY
BCC

PETITION TO ESTABLISH THE

NORTHRIDGE

COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:

THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

PREPARED BY:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

REVISED 2.14.2025
ACREAGE REVISED DUE TO SURVEYOR ERROR
STATED ACREAGE OF 152.93+/- IS ACTUALLY 164.895+/-

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TAB I

Petition Statement

PETITION TO ESTABLISH
NORTHRIDGE
COMMUNITY DEVELOPMENT DISTRICT

Northridge 829, L.L.C, a Florida limited liability company (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as Northridge Community Development District (the "District") and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is Northridge 829, L.L.C, a Florida limited liability company, having a post office address of 1409 Tech Blvd, Suite 1, Tampa Florida 33619.
2. The proposed District is located entirely within Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit A**. The proposed District covers approximately 164.895 acres of land. The site is generally located between County Line Road to the North and Oxenham Avenue to the South; and between Alexson Street to the West and the Suncoast Parkway (State Road 589) to the East, in Pasco County, Florida. The metes and bounds legal description, sketch of the external boundaries, and Final Plat of the District are set forth in **Composite Exhibit B**. This property is comprised of all or a part of eleven (11) parcels: Parcel Numbers: 04-24-18-0000-01300-0000; 04-24-18-0000-01300-0050; 04-24-18-0000-01300-0010; 04-24-18-0000-01300-0020; 04-24-18-0000-01300-0030; 04-24-18-0000-01300-0031; 04-24-18-0000-01300-0040; 04-24-18-0000-01300-0041; 04-24-18-0000-00900-0000; 05-24-18-0000-00400-0000; and 04-24-18-0000-01000-0000. The written consent to the establishment of the District by the landowners of 100% of the real property to be included in and served by the District and warranty deeds establishing ownership are attached as **Composite Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.
3. The written consent to the establishment of the District by the landowners of 100% of the real property to be included in and served by the District and warranty deeds establishing ownership are attached as **Composite Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.
4. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial Supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(l)(a)3, Florida Statutes.

5. The proposed name of the District is Northridge Community Development District. Section 190.005(1)(a)4, Florida Statutes.
6. The existing water mains and sewer lines currently in existence are shown on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.
7. The proposed timetables and related estimates of cost to construct District services and facilities, and the proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(l)(a)6, Florida Statutes.
8. The Statement of Estimated Regulatory Costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities are attached as **Exhibit G**, Section 190.005(l)(a)8, Florida Statutes.
9. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government's comprehensive plan. Section 190.005(l)(a)7, Florida Statutes. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H.**
10. The property within the proposed District is amenable to operation as an independent special district for the following reasons:
    a. Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.
    b. The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
    c. The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote the development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County in meeting its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.
    d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable

provisions for the operation and maintenance of the District services and facilities.

11. Petitioner seeks authorization from the County to grant the District the power to establish roads, utilities, and waste collection and disposal programs. Section 190.012 (2), Florida Statutes, provides that the County may consent to the authorization of these special powers.
12. Petitioner respectfully requests the Board of County Commissioners of Pasco County, Florida to consent to the District's exercise of its statutory powers including the special powers for Parks and Recreation, Security and Waste Collection and Disposal, as set forth in Sections 190.012 (2) (a), (d) & (f), Florida Statutes.

Respectfully submitted this 3rd day of July 2024.

VERIFICATION

Petitioner, Northridge 829, L.L.C, by and through INFRAMARK, LCC c/o BRIAN LAMB, as Authorized Agent, hereby Verifies that the statements made above are true and correct.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Brian Lamb – INFRAMARK, LLC
Authorized Agent Northridge 829, L.L.C

Sworn, affirmed, and subscribed before me by means of [x] physical presence or [_] online notarization, this 28th day of June 2024, by Brian Lamb, of Inframark, LLC., as Agent of Northridge 829, L.L.C. He/She [x] is personally known to me, or [ ] has produced Florida State Driver License as identification.

ERIC DAVIDSON
Notary Public-State of Florida
Commission # HH 295186
My Commission Expires
August 16, 2026

NOTARY PUBLIC, STATE OF FLORIDA

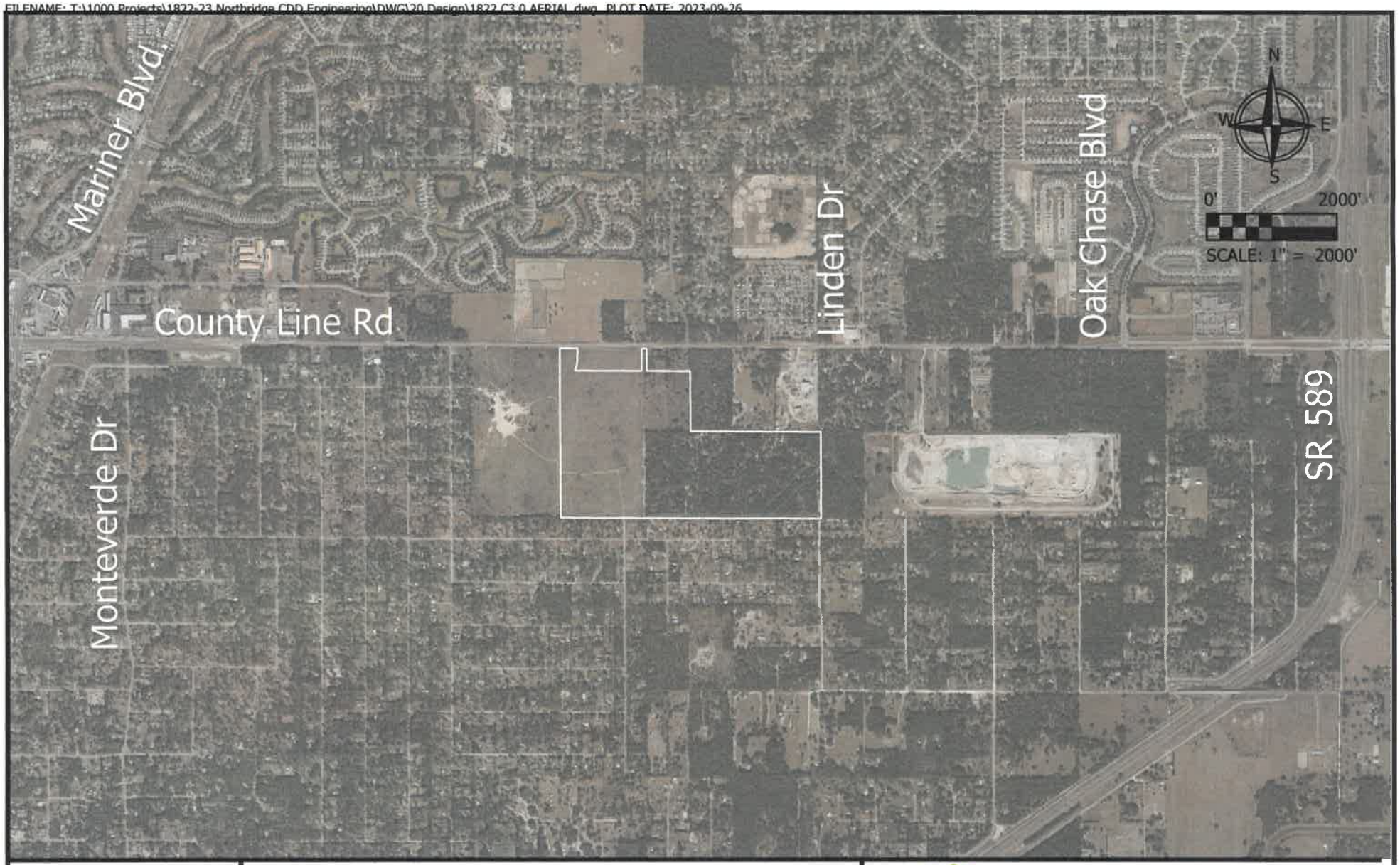
(Print, Type or Stamp Commissioned Name of Notary Public)

TAB 2

Exhibit A

General Location and Aerial Map

FILENAME: T:\1000 Projects\1822-23 Northbridge CDD Engineering\DWG\20 Design\1822 C3.0 AERIAL.dwg PLOT DATE: 2023-09-26



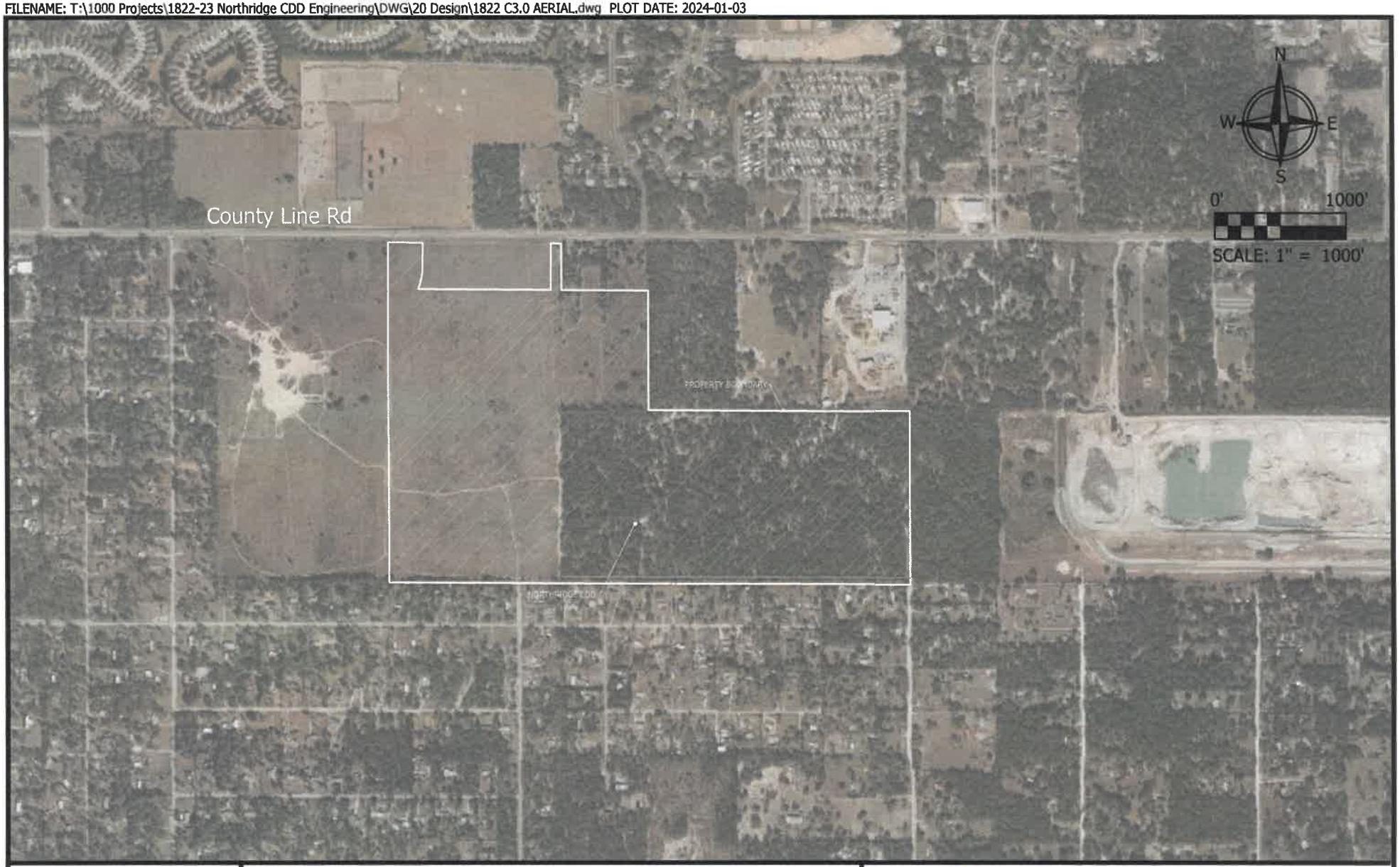
PROJECT NO.: 1822-23	
DRAWN BY:	
CHECKED BY:	
DWG: 1822 C3.0 AERIAL	
DATE: 2023-09-26	

General Location

18030 COUNTY LINE ROAD
SPRING HILL, PASCO, FLORIDA 34610

LANDIS EVANS
+ PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

FILENAME: T:\1000 Projects\1822-23 Northridge CDD Engineering\DWG\20 Design\1822 C3.0 AERIAL.dwg PLOT DATE: 2024-01-03



PROJECT NO.: 1822-23	
DRAWN BY:	
CHECKED BY:	
DWG: 1822 C3.0 AERIAL	
DATE: 2024-01-03	

Zoomed-In Location

18030 COUNTY LINE ROAD
SPRING HILL, PASCO, FLORIDA 34610

LANDIS EVANS
+ PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

TAB 3

Exhibit B

Metes and Bounds Legal Description and Sketch of the District's Proposed Boundaries

THIS IS NOT A FIELD 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 Sections 4 and 5, Township 24 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 5, Township 24 South, Range 18 East, Pasco County, Florida, same being the Northwest corner of the Northwest 1/4 of Section 4, Township 24 South, Range 18 East, Pasco County, Florida; thence S00°02'41"E, along the East line of said Northeast 1/4 of Section 5, same being the West line of said Northwest 1/4 of Section 4, for 50.00 feet to the point of intersection with the South Right-of-Way line of COUNTY LINE ROAD, same being a line lying 50.00 feet South of and parallel with the North line of said Northwest 1/4 of Section 4, same also being the POINT OF BEGINNING; thence leaving said East line of the Northeast 1/4 of Section 5, S89°40'40"E, along said South Right-of-Way line of COUNTY LINE ROAD, same being said line lying 50.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 4, for 2.75 feet; thence leaving said South Right-of-Way line of COUNTY LINE ROAD, S00°26'04"W, for 350.22 feet; thence S89°33'56"E, for 661.28 feet to the point of intersection with the East line of the West 1/2 of the Northwest 1/4 of said Northwest 1/4 of Section 4; thence S00°03'36"E, along said East line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 4, for 919.28 feet to the Northwest corner of the East 1/2 of the Southwest 1/4 of said Northwest 1/4 of Section 4, same being the Southeast corner of said West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 4; thence S89°43'06"E, along the North line of said East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 4, for 661.38 feet to the Northeast corner of said East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 4, same being the Northwest corner of the Southeast 1/4 of said Northwest 1/4 of Section 4; thence S89°43'23"E, along the North line of said Southeast 1/4 of the Northwest 1/4 of Section 4, for 1,322.49 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 4; thence S00°05'59"E, along the East line of said Southeast 1/4 of the Northwest 1/4 of Section 4, for 1,319.29 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 4; thence N89°44'50"W, along the South line of said Southeast 1/4 of the Northwest 1/4 of Section 4, for 1,323.49 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 4, same being the Southeast corner of said East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 4; thence N89°46'23"W, along the South line of said Southwest 1/4 of the Northwest 1/4 of Section 4, for 1,322.97 feet to the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of Section 4, same being the Southeast corner of the East 1/2 of said Northeast 1/4 of Section 5; thence N89°34'09"W, along the South line of said East 1/2 of the Northeast 1/4 of Section 5, for 1,320.92 feet to the Southwest corner of said East 1/2 of the Northeast 1/4 of Section 5; thence N00°04'08"W, along the West line of said East 1/2 of the Northeast 1/4 of Section 5, for 2,592.32 feet to the point of intersection with said South Right-of-Way line of COUNTY LINE ROAD, same being a line lying 50.00 feet South of and parallel with the North line of said Northeast 1/4 of Section 5; thence S89°34'19"E, along said South Right-of-Way line of COUNTY LINE ROAD, same being said line lying 50.00 feet South of and parallel with the North line of the Northeast 1/4 of Section 5, for 267.52 feet; thence leaving said South Right-of-Way line of COUNTY LINE ROAD, S00°26'04"W, for 189.03 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 350.00 feet, a central angle of 16°59'37", an arc length of 103.81 feet, and a chord bearing S08°55'52"W, for 103.43 feet to the point of tangent; thence S17°25'40"W, for 61.45 feet; thence S89°33'56"E, for 1,010.48 feet; thence N00°26'04"E, for 350.20 feet to the point of intersection with said South Right-of-Way line of COUNTY LINE ROAD, same being said line lying 50.00 feet South of and parallel with the North line of the Northeast 1/4 of Section 5; thence the following two (2) courses along said South line of COUNTY LINE ROAD, same being said line lying 50.00 feet South of and parallel with the North line of the Northeast 1/4 of Section 5 and said line lying 50.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 4, respectively; (1) thence S89°34'19"E, for 76.88 feet, (being the basis of bearings for this legal description); (2) thence S89°40'40"E, for 0.37 feet to the POINT OF BEGINNING.

Containing 7,182,831 square feet or 164.895 acres, more or less.

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

RIPA & ASSOCIATES

SHEET DESCRIPTION:

LEGAL DESCRIPTION & SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	9-6-2024	PBG	RCW3	RCW3
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2024-0060	233-SPC 83-11	4 & 5	24S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 & 3 FOR SKETCH, TABLES & LEGEND

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
17907 APRILE DRIVE, SUITE 150, 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

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

STATE OF

9-10-2024

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

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THIS IS NOT A FIELD SURVEY

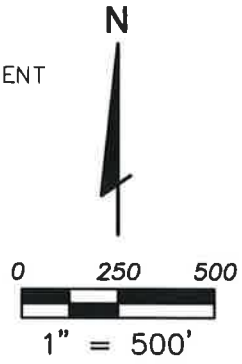
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

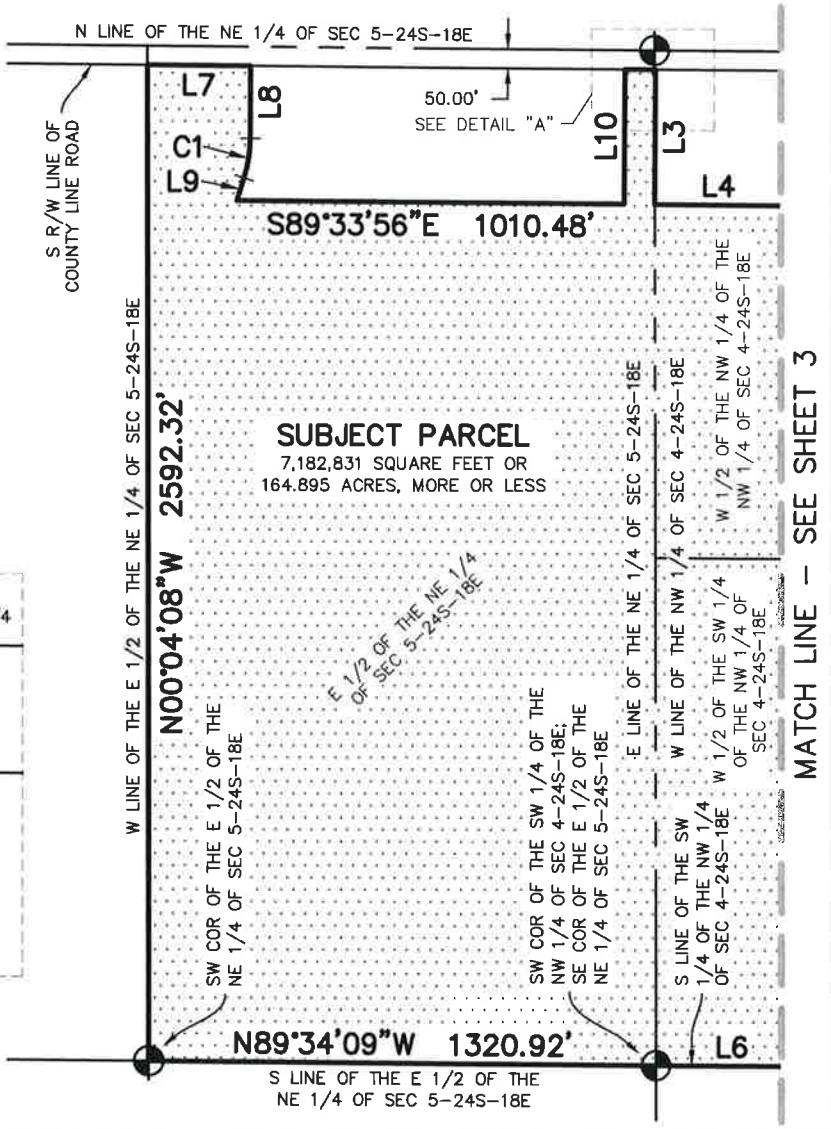
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

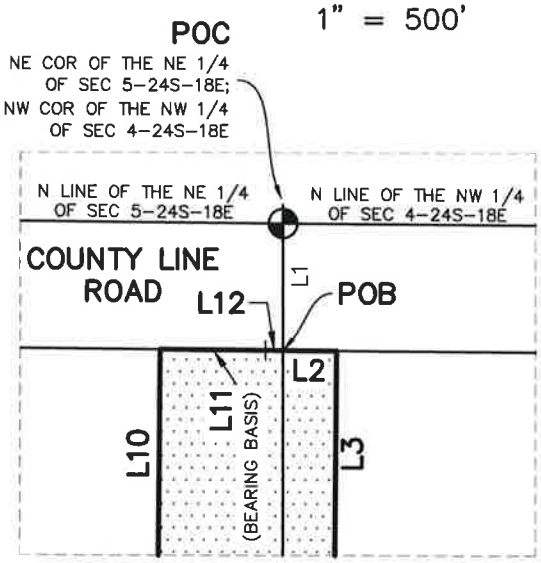
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGEND:

COR = CORNER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION







DETAIL "A"
NOT TO SCALE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

RIPA & ASSOCIATES

SHEET DESCRIPTION:

LEGAL DESCRIPTION & SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=500'	9-6-2024	PBG	RCW3	RCW3
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2024-0060	233-SPC 83-11	4 & 5	24S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 & 3 FOR SKETCH, TABLES & LEGEND

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUDE
License Number 6971
STATE OF FLORIDA

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

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF

9-10-2024

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

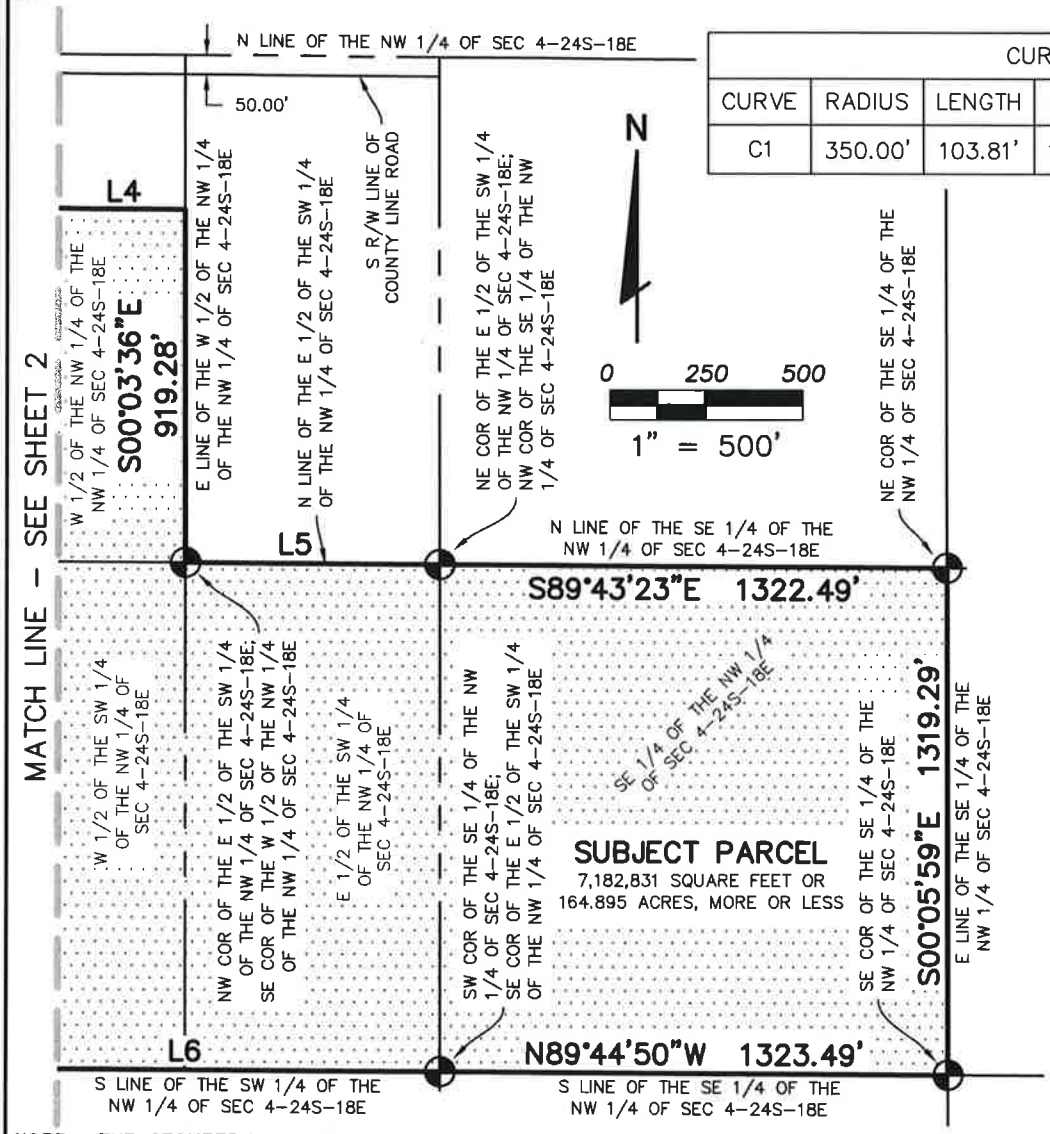
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THIS IS NOT A FIELD SURVEY

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	350.00'	103.81'	103.43'	S08°55'52"W	016°59'37"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°02'41"E	50.00'
L2	S89°40'40"E	2.75'
L3	S00°26'04"W	350.22'
L4	S89°33'56"E	661.28'
L5	S89°43'06"E	661.38'
L6	N89°46'23"W	1322.97'
L7	S89°34'19"E	267.52'
L8	S00°26'04"W	189.03'
L9	S17°25'40"W	61.45'
L10	N00°26'04"E	350.20'
L11	S89°34'19"E	76.88'
L12	S89°40'40"E	0.37'

LEGEND:

COR = CORNER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

RIPA & ASSOCIATES

SHEET DESCRIPTION:

LEGAL DESCRIPTION & SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=500'	9-6-2024	PBG	RCW3	RCW3
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2024-0060	233-SPC 83-11	4 & 5	24S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 & 3 FOR SKETCH, TABLES & LEGEND

JARED T. PATENAUDE License Number 6971 STATE OF FLORIDA

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

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

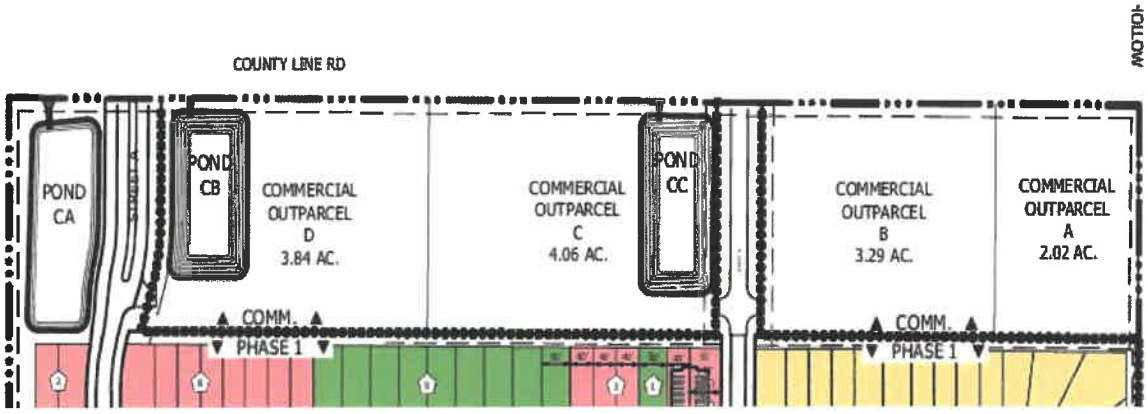
9-10-2024

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

FLORIDA DESIGN CONSULTANTS, INC.
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STORMWATER POND LOCATIONS



NOTE: Stormwater pond CA and entry roads are located inside the CDD boundary, ponds CB and CC are outside the CDD boundary.

TAB 4

Exhibit C

Landowner Consents and Deeds

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 1st day of July 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Joseph C. LaFace, who, after being duly sworn, deposed and say:

1. Affiant, Joseph C. LaFace, an individual, is a Manager of Northridge 829 LLC, a Florida Limited Liability Company.

2. Northridge 829, LLC, a Florida Limited Liability Company is the owner of the following described property, located in Pasco County, Florida, Parcel IDs: 05-24-18-0000-00400-0000, 04-24-18-0000-00900-0000, 04-24-18-0000-01000-0000, 04-24-18-0000-01300-0000, 04-24-18-0000-01300-0050, 04-24-18-0000-01300-0010, 04-24-18-0000-01300-0020, 04-24-18-0000-01300-0030, 04-24-18-0000-01300-0031, 04-24-18-0000-01300-0040, and 04-24-18-0000-01300-0041.

3. Affiant, Joseph C. LaFace, hereby represents that he has full authority to execute all documents and instruments on behalf of Northridge 829, LLC, a Florida Limited Liability Company, relating to the Petition before Pasco County, Florida, to enact an ordinance to establish the Northridge Community Development District (the "Proposed CDD").

4. The Property described above represents all of the real property to be included in the proposed CDD less and except parcel number(s) 04-24-18-0000-00900-0000, 04-24-18-0000-01000-0000, and 05-24-18-0000-00400-0000 which are partially contained within the District. Legal descriptions and Deeds for all lands are also attached hereto.

5. Affiant, Joseph C. LaFace, on behalf of Northridge 829, LLC, a Florida Limited Liability Company, as the sole owner of the Property in the capacity described above, hereby consent to the establishment of the proposed CDD.

FURTHER, AFFIANT SAYETH NOT.

Northridge 829, LLC

By: _____
Name: Joseph. C. LaFace, Manager

Sworn to (or affirmed) and subscribed before me by means of [✓] physical presence or [_] online notarization, this 1st day of July 2024, by Joseph C. LaFace. as Manager of Northridge 829, LLC, a Florida limited liability company. He/she ☐ is personally known to me, or ☐ has produced _____ as identification.

LORI P. KATZMAN
MY COMMISSION # HH 496037
EXPIRES: June 22, 2028

_____
NOTARY PUBLIC, STATE OF FLORIDA

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

DEEDS TO FOLLOW

INSTR# 2023024319 OR BK 10765 PG 851 Page 1 of 2
02/09/2023 10:56 AM Rcpt: 2549891 Rec: 18.50 DS: 14000.00 IT: 0.00
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

This instrument prepared by:
Mark L. Rivlin, Esq.
Mark L. Rivlin, P.A.
1501 Venera Ave, Suite 312
Coral Gables, FL 33146

Tax ID Number: 05-24-18-0000-00400-0000.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 02 day of February, 2023, by and between Greenacres Properties, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 23913 Hideout Trails, Land O Lakes, FL 34639, and Northridge 829, LLC, a Florida limited liability company ("Grantee"), whose address is 1409 Tech Blvd., Suite 1, Tampa, FL 33619.

W I T N E S S E T H :

THAT, the Grantor, for and in consideration of the sum of TEN AND NO/00 DOLLARS ($10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to said Grantee, its successors and assigns forever, the following described real property, located and situate in Pasco County, Florida:

The East ½ of the Northeast ¼ of Section 5, Township 24 South, Range 18 East, Less the North 50.0 feet thereof, Pasco County, Florida.

This conveyance is made subject to taxes for the year 2023 and all subsequent years, zoning and other governmental regulations, and all all easements, restrictions, and reservations of record, if any, provided this reference does not seek to reimpose the same.

TO HAVE AND TO HOLD the real property, together with all the rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good title and lawful authority to sell and convey said land, the Grantor does hereby specially warrant the title to the real property hereby conveyed and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

Greenacres Properties, LLC, a
Florida limited liability
company
By: _____
Park I. Butch, Manager

Witness: Gabriella Martinez
Printed Name: Gabriella Martinez

Witness: _____
Printed Name: Emily Buckwalter
(As to Both)

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

✓ The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 02 day of February, 2023, by Park I. Butch, as Manager of Greenacres Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or did produce DL as identification.

Printed Name: JOEAN DRAUCKER
Notary Public,
State of Florida

My commission expires: 09/06/2026

[Notary Seal]

JOE AN DRAUCKER
Notary Public
State of Florida
Comm# HH286261
Expires 9/6/2026

A-L/BUTCH-GREENACRESPROPERTIESLLC-SWD2023(revised)

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Christopher W. Brewer, Esq.
Gardner Brewer Hudson, P.A.
400 N. Ashley Drive
Suite 1100
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th of February. 2023, by **MARIA B. KARDOS, ANA MARIA BERANEK**, and **CELIA BERANEK VINCENT**, whose address is 18906 Dvorak Drive, Brooksville, FL 34610 ("Grantor"), in favor of **NORTHRIDGE 829, LLC**, a Florida limited liability company, whose address is 1409 Tech Blvd., Suite 1, Tampa, FL 33619 ("Grantee").

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all of that certain parcel of land lying and being in the County of Pasco County, State of Florida, as more particularly described on Exhibit A attached hereto.

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

SUBJECT TO real estate taxes for 2023 and all subsequent years, and all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the property and that Grantor hereby specially warrants the title to said Property subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

THIS PROPERTY IS NOT CURRENTLY AND HAS NOT AT ANY TIME BEEN THE HOMESTEAD OF THE GRANTOR.

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.

Signed, sealed and delivered in our presence:

Print Witness Name: MARJORIE W. PFLEIDERER

Print Witness Name: Carol D. Melrose.

MARIA B. KARDOS

Signed, sealed and delivered in our presence:

Print Witness Name: MARJORIE W PFLEIDERER

Print Witness Name: Carol D. Melrose

ANA MARIA BERANEK

Signed, sealed and delivered in our presence:

Print Witness Name: MARJORIE W. PFLEIDERER

Print Witness Name: Melrose.

CELIA BERANEK VINCENT

[ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3 day of Feb, 2023, by **MARIA B. KARDOS.** She is personally known to me or has produced a valid driver's license as identification.

SEENA WUNSCH
Notary Public - State of Florida
Commission # HH 220093
My Comm. Expires Sep 9, 2025

SSWunsch
Notary Public
Seena Wunsch
(Print, Type or Stamp Name)
My Commission Expires: 9.9.25

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3 day of Feb, 2023, by **ANA MARIA BERANEK.** She is personally known to me or has produced a valid driver's license as identification.

SEENA WUNSCH
Notary Public - State of Florida
Commission # HH 220093
My Comm. Expires Sep 9, 2025

SSWunsch
Notary Public
Seena Wunsch
(Print, Type or Stamp Name)
My Commission Expires: 9.9.25

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3 day of Feb, 2023, by **CELIA BERANEK VINCENT** . She is personally known to me or has produced a valid driver's license as identification.

SEENA WUNSCH
Notary Public - State of Florida
Commission # HH 220093
My Comm. Expires Sep 9, 2025

SSWunsch
Notary Public
Seena Wunsch
(Print, Type or Stamp Name)
My Commission Expires: 9.9.25

EXHIBIT A

Legal Description of Property

The West 1/2 of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 4, Township 24 South, Range 18 East, Pasco County, Florida; LESS AND EXCEPT the North 50 feet thereof conveyed to The Board of County Commissioners of Pasco County, Florida, for right of way purposes, by Quit Claim Deed recorded May 2, 1972 in Official Records Book 607, Page 317, of the Public Records of Pasco County, Florida.

3/

1,320,000

This instrument prepared by and return to:
TITLE SECURITY
2552 1st Avenue North
St. Petersburg, FL. 33713

File # 05-11973

DOC 27.00
INT 9,240.00
SUR
FEES
MIT
PIC
REV
TOTAL 9,267.00

2005157260

Rcpt:909034 Rec: 27.00
DS: 9240.00 IT: 0.00
08/02/05 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
08/02/05 10:55am 1 of 3
OR BK 6507 PG 1871

WARRANTY DEED

This **WARRANTY DEED** is made this **25th Day of July, 2005** between **JES PROPERTIES, INC., a Florida corporation,** whose mailing address is: 3281 Landmark Drive, Clearwater, FL 33781 ("Grantor") and **NORTHRIDGE 829, LLC, a Florida limited liability company,** whose mailing address is: 3784 Tampa Road, Oldsmar, FL 34677 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and the Grantee's heirs, successors and assigns forever, all that certain parcel of land legally described as follows:

See Attached "Exhibit A"

Registration Number of Grantee, LLC - L05000067845

Real Estate Tax Parcel Numbers: **04-24-18-0000-01300-0000, 04-24-18-0000-01300-0050, 04-24-18-0000-01300-0010, 04-24-18-0000-01300-0020, 04-24-18-0000-01300-0030, 04-24-18-0000-00130-0031, 04-24-18-0000-0130-0040 and 04-24-18-0000-01300-0041**

TOGETHER WITH all improvements thereon, including equipment, fixtures and furnishings contained therein according to the contract of sale.

SUBJECT TO restrictions, easements and reservations of record.

This Property does not constitute any portion of Grantor's Homestead.

2 of 2

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year **2005** and subsequent years. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

WITNESSES:

Witness Julie A. West

Witness Barbara Bozich

JES PROPERTIES, INC., a Florida corporation

By: _____
Douglas J. Weiland, President
(Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN TO AND SUBSCRIBED before me this 22nd day of July, 2005, by **Douglas J. Weiland, President of JES PROPERTIES, INC., a Florida corporation,** who is personally known to me or has produced _____ as identification.

Barbara Bozich
Notary Public for the State of Florida
My Commission Expires:
(SEAL)

Barbara Bozich
MY COMMISSION # DD176918 EXPIRES
February 8, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT 'A'

The South 1/2 of the Northwest 1/4 of Section 4, Township 24 South, Range 18 East, Pasco County, Florida.

Subject to and together with an undivided interest of an easement for ingress and egress over and across the South 50.0 feet of the South 1/2 of the Northwest 1/4 of Section 4, Township 24 South, Range 18 East, Pasco County, Florida.

AND

All together with an undivided interest of an easement for ingress and egress over and across the West 35.0 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4 Township 24 South, Range 18 East, Pasco County, Florida. Less the South 25.0 feet thereof for roadway purposes.

750,000.00

1 of 2

2006004125

Rcpt: 958218 Rec: 18.50
DS: 5250.00 IT: 0.00
01/06/06 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
01/06/06 04:00pm 1 of 2
OR BK 6785 PG 1542

Prepared by and return to:
Stephen C. Booth, Esq.
President
Booth & Cook, P.A.
7510 Ridge Road
Port Richey, FL 34668

File Number: **05-319**
Will Call No.:

2/3

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **January, 2006** between **Herbert H. Romancky, Mary G. Romancky as Trustees of the Mary G. Romancky Revocable Living Trust U/T/D 10/5/2001** whose post office address is **16137 Putnan Street, Spring Hill, FL** 34604, grantor, and **Northridge 829, LLC, a Florida limited liability company** whose post office address is **3784 Tampa Road , Oldsmar, FL 34677**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pasco County, Florida** to-wit:

The East 1/2 of the West 1/2 of the Northweat 1/4 of the Northwest 1/4 of Section 4, Township 24 South, Range 18 East, according to the Public Records of Pasco County, Florida, less and except the North 50 feet thereof.

Parcel Identification Number: 04-24-18-0000-00900-0000

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

EXHIBIT A

Legal Description of Property

The West 1/2 of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 4, Township 24 South, Range 18 East, Pasco County, Florida; LESS AND EXCEPT the North 50 feet thereof conveyed to The Board of County Commissioners of Pasco County, Florida, for right of way purposes, by Quit Claim Deed recorded May 2, 1972 in Official Records Book 607, Page 317, of the Public Records of Pasco County, Florida.

TAB 5

Exhibit D

List of Initial Board Members

PROPOSED INITIAL BOARD OF SUPERVISORS

Northridge Community Development District

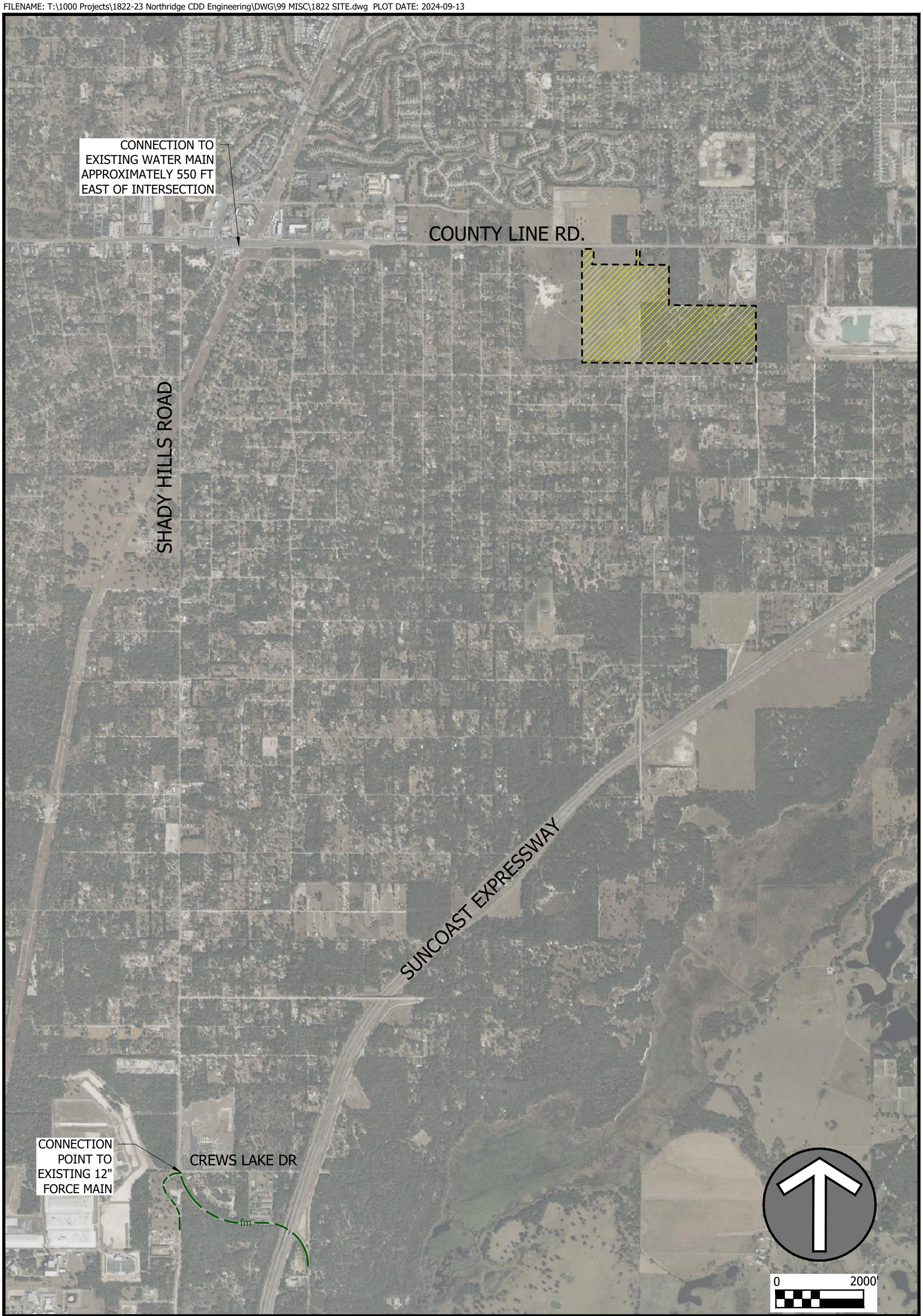
1. MICHELLE FUREY
2. RICHARD SACCHI
3. BRIAN HOWELL
4. PETER ALTMAN
5. ERIC DAVIDSON

TAB 6

Exhibit E

Water and Sewer Connections

FILENAME: T:\1000 Projects\1822-23 Northridge CDD Engineering\DWG\99 MISC\1822 SITE.dwg PLOT DATE: 2024-09-13



PROJECT NO.:	
DRAWN BY:	
CHECK BY:	
DWG: 1822 SITE	
DATE: 2024-09-13	

OFFSITE UTILITY INFRASTRUCTURE

NORTHRIDGE CDD
18030 COUNTY LINE ROAD
SPRING HILL, PASCO, FLORIDA 34610

LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

TAB 7

Exhibit F

Timetable and Estimated Costs

Northridge
Community Development District
Proposed Infrastructure Costs & Timeline

Description	2025	2026	2027	District Estimated Cost
Amenity	$ -	$ 2,064,000	$ -	$ 2,064,000
Roads	$ 2,476,800	$ 5,779,200		$ 8,256,000
Stormwater Management	$ 8,957,760	$ 3,839,040		$ 12,796,800
Utilities, Sewer & Water	$ 3,467,520	$ 2,311,680		$ 5,779,200
Hardscape/Landscape/Irrigation	$ 619,200	$ 3,508,800		$ 4,128,000
Off Site Improvements	$ 1,000,000	$ -		$ 1,000,000
Professional Services/Contingency	$ 2,476,800	$ 5,779,200		$ 8,256,000
TOTAL	**$ 18,998,080**	**$ 23,281,920**		**$ 42,280,000**

TAB 8

Exhibit G

Statement of Estimated Regulatory Costs

STATEMENT OF ESTIMATED REGULATORY COSTS

PETITION TO ESTABLISH

NORTHRIDGE

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300

JUNE 3, 2024

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A. EXECUTIVE SUMMARY

The Petitioner, **NORTHRIDGE 829 LLC**, seeks to establish a community development district to be known as Northridge Community Development District (the "District"). This Statement of Estimated Regulatory Costs (the "SERC") is a component of the petition filed with the Pasco County Board of County Commissioners (the "County"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and to designate the land area for which the District would manage and finance the delivery of basic services.

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

The establishment of the District will not create any significant economic costs overall for the State of Florida or for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

B. PURPOSE AND SCOPE

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

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, "*The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*"

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, as follows: "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service- the delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*" The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development.[1] Therefore, the scope of this SERC is limited to an evaluation of only those factors that are *material to managing and financing the service-delivery function of the district* as outlined in Section 120.541(2), Florida Statutes related to the establishment of the District.

The District is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction and maintenance of public facilities and delivery of public services. A District must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

C. PROPOSED NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT

The District would encompass approximately 164.895 acres of land located between County Line Road to the North and Oxenham Avenue to the South; and between Alexson Street to the West and the Suncoast Parkway (State Road 589) to the East, in Pasco County, Florida. The proposed development within the District contemplates the construction of approximately 758 residential units. Refer to **Exhibit J** for future land use for the development.

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

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

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

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

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

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

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

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

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

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule[2];

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;

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

[2] As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

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

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

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

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

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

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

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

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

Competitiveness
The establishment of the District is not likely to harm 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 over $1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

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

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

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

a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and ongoing administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (3) a) below.

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

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

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

[4] As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

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

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

a) THE COUNTY - The County will not incur any quantifiable ongoing costs without offsetting local revenues. The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure owned and operated by the District other than as may be depicted on Exhibit B to this SERC. As previously stated, the District operates independently from the County, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of $15,000 to the County.

b) STATE - The State of Florida will not incur any additional administrative costs as a result of the establishment of reviewing the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit, and public financing disclosures.

To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

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

d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and ongoing maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively affecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

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

(4) Estimate of transactional costs

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

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments shall be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

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

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

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

(5) Impact on small businesses and on small counties

The establishment of the District should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine Law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District businesses serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

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

(6) Additional information

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

E. CONCLUSION

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

PROPOSED INFRASTRUCTURE PLAN

NORTHRIDGE Community Development District Proposed Infrastructure Plan			
Facility	**Construction Funded By**	**Ownership**	**Operation & Maintenance**
Stormwater Management	CDD	County/CDD	County/CDD
Utilities	CDD	County	County
Collector Roads	CDD	County	County
Local Roads	CDD	CDD	CDD
Amenity, Parks & Recreation	CDD	CDD	CDD
Off-Site Improvements	CDD	CDD	CDD
Professional Fees, Permitting & Contingency	CDD	CDD	CDD
NOTE: Hardscape, Landscape, and irrigation, including sidewalks, will be maintained by the CDD. Off-site improvements include water and sewer lines.			

Source: The Petitioner

TAB 9

Exhibit H

Proposed Infrastructure Plan

PROPOSED INFRASTRUCTURE PLAN

NORTHRIDGE Community Development District Proposed Infrastructure Plan			
Facility	**Construction Funded By**	**Ownership**	**Operation & Maintenance**
Stormwater Management	CDD	County/CDD	County/CDD
Utilities	CDD	County	County
Collector Roads	N/A	N/A	N/A
Local Roads	CDD	CDD	CDD
Amenity, Parks & Recreation	CDD	CDD	CDD
Off-Site Improvements	CDD	CDD	CDD
Professional Fees, Permitting & Contingency	CDD	CDD	CDD
NOTE: Hardscape, Landscape, and irrigation, including sidewalks, will be maintained by the CDD. Off-site improvements include water and sewer lines.			

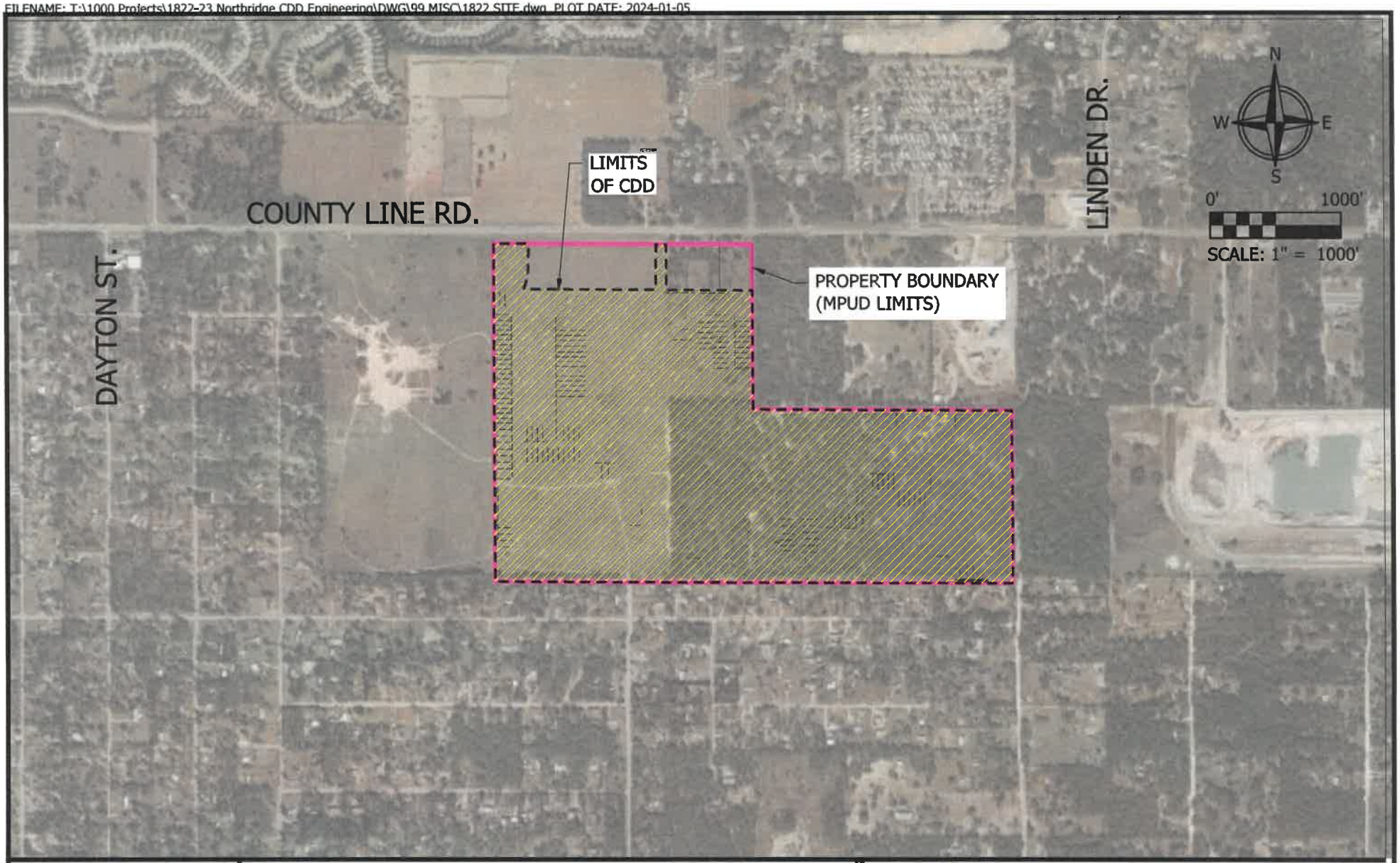
Source: The Petitioner

TAB 10

Exhibit I

MPUD Compared to CDD

FILENAME: T:\1000 Projects\1822-23 Northridge CDD Engineering\DWG\99 MISC\1822 SITE.dwg PLOT DATE: 2024-01-05



PROJECT NO.:	1822-23
DRAWN BY:	
CHECKED BY:	
DWG:	1822 SITE
DATE:	2024-01-05

MPUD COMPARED TO CDD

NORTHRIDGE CDD
18030 COUNTY LINE ROAD
SPRING HILL, PASCO, FLORIDA 34610

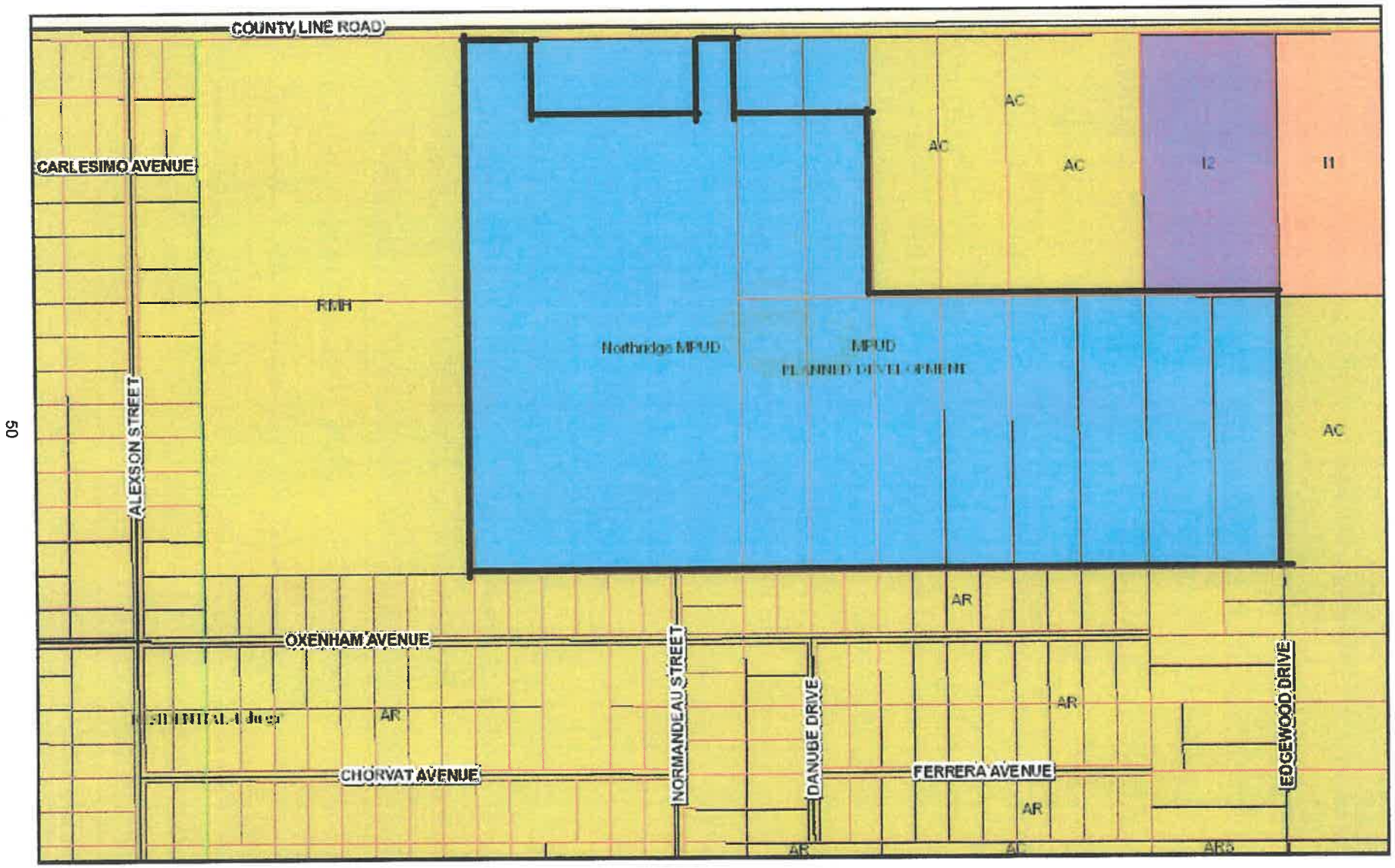
LANDIS EVANS + PARTNERS
3810 Northdale Blvd. Suite 100 Tampa, Florida 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

TAB 11

Exhibit J

Future Land Use Map and Information

Future Land Use Map



Northridge CDD Proposed Boundary

MPUD

TAB 12

Authorization of Agent

Authorization of Agent

This letter shall serve as a designation of Brian K. Lamb, of Inframark LLC, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607 to act as agent for Northridge 829, L.L.C. with regard to any and all matters pertaining to the Petition to establish the Northridge Community Development District in the County of Pasco, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked.

Executed this 1st day of July 2024.

Witnesses:

Printed Name: Lori P Katzman

Printed Name: Michelle Furey

By: _____

Name and Title: Joseph C. LaFace, Manager
Northridge 829, L.L.C

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of [✓] physical presence or [_] online notarization, this 1st day of July. 2024, by Joseph C. LaFace, Manager, Northridge 829, L.L.C., a Florida limited liability company. He/She ☑ is personally known to me, or ☐ has produced _____ as identification.

LORI P. KATZMAN
MY COMMISSION # HH 496037
EXPIRES: June 22, 2028

_____
NOTARY PUBLIC, STATE OF FLORIDA

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

TAB 13

Application and Checklist

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

APPLICATION FORM

I. APPLICANT: NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT
(PETITIONER, CDD DEVELOPMENT GROUP)
ADDRESS: 1409 TECH BLVD., SUITE 1
CITY TAMPA STATE FL
ZIP 33619
PHONE (813) 623-6777

PROPERTY OWNER(S): NORTHRIDGE 829, LLC
ADDRESS: 1409 TECH BLVD., SUITE 1
CITY TAMPA STATE FL ZIP 33619
PHONE (813) 623-6777 FAX(813) 663-6722

REPRESENTATIVE: BRIAN LAMB
(Contact Person:)
ADDRESS: 2005 PAN AM CIRCLE STE 300
CITY TAMPA STATE FL ZIP 33607
PHONE (813) 873-7300 FAX(813) 873-7070

II. Current Use of Property: VACANT LAND
Current zoning of property MPUD
Current future land use designation of property: PD
Current Number and Types of Units to be assessed by this CDD 764
Name of MPUD or Development NORTHRIDGE MPUD MASTER PLANNED UNIT DEVELOPMENT

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)

Print Name: Brian Lamb – Authorized Agent

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:

PASCO COUNTY
PLANNING AND DEVELOPMENT
CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS (CDD)
CDD < 1000 acres:

PROPOSED DISTRICT NAME: Northridge CDD **DATE**: 7/3/2024

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

PARCEL ID NO(S). (from Property Appraiser's Records): 05-24-18-0000-00400-0000, 04-24-18-0000-00900-0000, 04-24-18-0000-01000-0000, 04-24-18-0000-01300-0000, 04-24-18-0000-01300-0050, 04-24-18-0000-01300-0010, 04-24-18-0000-01300-0020, 04-24-18-0000-01300-0030, 04-24-18-0000-01300-0031, 04-24-18-0000-01300-0040, and 04-24-18-0000-01300-0041.

DEVELOPER'S NAME: Northridge 829, L.L.C
LOCATION: between County Line Road to the North and Oxenham Avenue to the South; and between Alexson Street to the West and the Suncoast Parkway (State Road 589) to the East.
LAND USE CLASSIFICATION(S): PD
ZONING DISTRICT(S): _____
ACREAGE: 164.895
NUMBER OF UNITS/SIZE: Approximately 764 units
TYPE OF UNIT(S): Single Family Residential Dwelling Units
PRESENT LAND USE: Vacant/Agricultural
HURRICANE EVACUATION ZONE: N/A

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

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

SUBMITTAL:

✔ 1. Completed Application Form

_____ 2. Four (4) copies of the Petition

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

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

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

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

✔

_____ 7. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district that is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.

✔ 8. Map matching Metes and Bounds Description.

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

✔ 10. Deed (s)

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

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

✔ 13. The proposed name of the district.

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

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

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

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

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

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



Signature

Reviewed By:

Date Accepted:

Date Rejected:

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

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 26, 2025

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

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Corrected Ordinance No. 25-08, which was filed in this office on February 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp