

**AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 18-26 EXPANDING THE BOUNDARIES OF THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the Epperson North Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 18-26, adopted on July 10, 2018 to adopt an ordinance expanding the boundaries of the Epperson North Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the County, in determining whether to expand the District boundaries, has considered and finds that all statements contained in the Petition to Expand the Boundaries of the Epperson North Community Development District (the "Petition") are true and correct; and

**WHEREAS**, the County has considered and finds that the expansion to the boundaries 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 expanded boundaries of 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 expanded 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 contracted 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 County, on August 24, 2022, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance expanding the boundaries of the District.

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

**SECTION 1. AUTHORITY**

Pasco County Ordinance No. 18-26 is hereby amended 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. AMENDMENT OF THE BOUNDARIES OF THE DISTRICT**

- a. The Petition is attached hereto in its entirety as Exhibit A and incorporated herein.
- b. The area within Exhibit C of the Petition is hereby added to -the District. The amended boundaries of the District shall be those depicted in Exhibit D of the Petition.
- c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance No.18-26.

**SECTION 4. 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 5. EFFECTIVE DATE**

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board of County Commissioners by electronic email 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 24th day of August, 2022

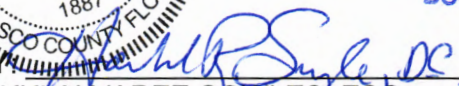


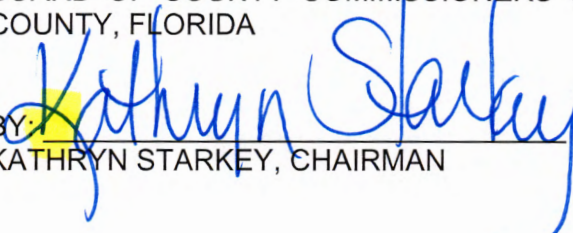
APPROVED  
IN SESSION

AUG 24 2022

PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS OF PASCO  
COUNTY, FLORIDA

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

BY:   
 \_\_\_\_\_  
 KATHRYN STARKEY, CHAIRMAN

**Petition to Expand the Boundaries of the  
Epperson North  
Community Development District**

**March 28, 2022**

**Submitted by:  
STRALEY ROBIN VERICKER  
Attorneys at Law  
1510 W. Cleveland Street  
Tampa, Florida 33606  
Telephone: 813-223-9400  
Dana C. Collier, Esq.  
[dcollier@srvlegal.com](mailto:dcollier@srvlegal.com)  
Madison B. Sprague, Paralegal  
[msprague@srvlegal.com](mailto:msprague@srvlegal.com)**

# Application

**APPLICATION FORM**


I. APPLICANT: Epperson North Community Development District  
ADDRESS: 802 E. Whiting Street  
CITY Tampa STATE Florida ZIP 33602  
PHONE (813) 565-4663

PROPERTY OWNER(S): Epperson Ranch, LLC  
ADDRESS: 2502 North Rocky Pointe Drive, Suite 1050, Tampa, FL 33607  
CITY Tampa STATE FL ZIP 33607  
PHONE (813) 288-8078 FAX: \_\_\_\_\_

REPRESENTATIVE: Straley Robin Vericker  
(Contact Person): Dana C. Collier, Esq.  
ADDRESS: 1510 W. Cleveland Street  
CITY Tampa STATE Florida ZIP 33606  
PHONE (813) 223-9400 FAX: \_\_\_\_\_

II. Current Use of Property: Vacant land  
Current zoning of property : EPCO Ranch North MPUD Rezoning Petition No. 7104  
Current future land use designation of property: RES-3  
Current Number and Types of Units to be assessed  
by this CDD \_\_\_\_\_  
Name of MPUD or Development: EPCO Ranch North MPUD Rezoning Petition No. 7104

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)

John Ryan, Manager  
Type or Print Name Legibly

<p><b>IV. Growth Management</b> <b>Department</b> Date Stamp</p>	<p><b>V. OFFICIAL COMMENTS</b></p> <p>Is this application accompanied by other applications? _____</p> <p>If so, what are the application numbers? _____</p> <p>Other comments:</p>
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# Petition

**PETITION TO EXPAND THE BOUNDARIES  
OF THE  
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Epperson North Community Development District (the "District"), petitions the Board of County Commissioners of Pasco County, Florida, ("Pasco County") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 18-26 adopted by the Board of County Commissioners of Pasco County, Florida on July 10, 2018 (the "Ordinance"), for purposes of expanding the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

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

1. Petitioner is Epperson North Community Development District.
2. Resolution Number 2022-04 authorizing the expansion of the District and the submittal of a petition to expand the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 1,052.151 acres and is located entirely within the unincorporated portion of Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to expand its boundaries by adding a parcel of land into the District, which is approximately 9.883 acres, as described in **Exhibit C** (the "**Expansion Parcel**"). After the boundary has been expanded, the District will be approximately 1,062.03 acres.
5. A metes and bounds legal description of the proposed expanded boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.
6. The written consent to the expansion of the boundaries of the District by the landowner, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit E**. Section 190.005(1)(a)2, Florida Statutes.

7. The four persons who presently serve as members of the Board of Supervisors of the District (one seat is vacant) are identified in **Exhibit F** attached hereto. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the expanded boundaries of the District are shown on **Composite Exhibit G** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

9. The estimates of cost to construct services and facilities within the overall District, including, but not limited to, the Expansion Parcel, based upon available data, are attached as **Composite Exhibit H**. Sections 190.005(1)(a)6; 190.046(1)(a), Florida Statutes.

10. The statement of estimated regulatory costs of the granting of this petition and the expansion to the boundaries of the District pursuant thereto is attached as **Exhibit I**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

11. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Expansion Parcel are incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as **Exhibit J**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

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

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

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

(c) The District provides the best mechanism for delivering community development services and facilities for the Expansion Parcel. The expansion to the District




boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.


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

Respectfully submitted on the 21<sup>st</sup> day of February, 2022.

**Attest:**

**Epperson North Community Development  
District**

  
\_\_\_\_\_  
Name: Keressa Boyal  
Title: Contract Admin

  
\_\_\_\_\_  
Michael S. Lawson  
Chair of the Board of Supervisors

# Exhibit A

**RESOLUTION NO. 2022-04**

**A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.**

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

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Epperson North Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

**NOW THEREFORE, BE IT RESOLVED** that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Pasco County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON THE 3RD DAY OF FEBRUARY, 2022.**

**Attest:**

**Epperson North Community  
Development District**

  
Name: Raymond J. Latito  
Secretary/Assistant Secretary

  
Michael Lawson  
Chair of the Board of Supervisors

# Exhibit A

## EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT EXPANSION PARCEL

**DESCRIPTION:** A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Parcel 2, according to the Notice of Establishment of the Epperson North Community Development District, as recorded in Official Records Book 9770, Page 815, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of the maintained right-of-way for ELAM ROAD, according to Maintained Right-Of-Way Map as recorded Book 3, Pages 342 through 348 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Southerly boundary of the maintained right-of-way for ELAM ROAD, the following two (2) courses: 1) N.86°20'35"E., 199.68 feet; 2) N.87°34'33"E., 289.07 feet to the Northwest corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said EPPERSON RANCH PHASE 5-1, the following nine (9) courses: 1) S.00°00'50"E., 181.60 feet; 2) S.00°29'52"W., 551.92 feet; 3) S.35°40'25"W., 50.01 feet; 4) S.36°46'37"W., 182.10 feet; 5) S.89°38'13"W., 305.26 feet to a point of curvature; 6) Southwesterly, 28.16 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 89°38'13" (chord bearing S.44°49'07"W., 25.38 feet) to a point of tangency; 7) SOUTH, 32.77 feet to a point on a curve; 8) Southwesterly, 34.25 feet along the arc of a curve to the right having a radius of 22.21 feet and a central angle of 88°22'12" (chord bearing S.44°42'34"W., 30.95 feet); 9) S.89°25'07"W., 0.22 feet to a point on the Easterly boundary of the aforesaid Parcel 2; thence along said Easterly boundary of Parcel 2, NORTH, 969.72 feet to the **POINT OF BEGINNING**.

Containing 9.883 acres, more or less.

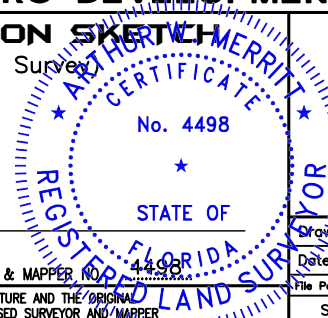
### BASIS OF BEARINGS

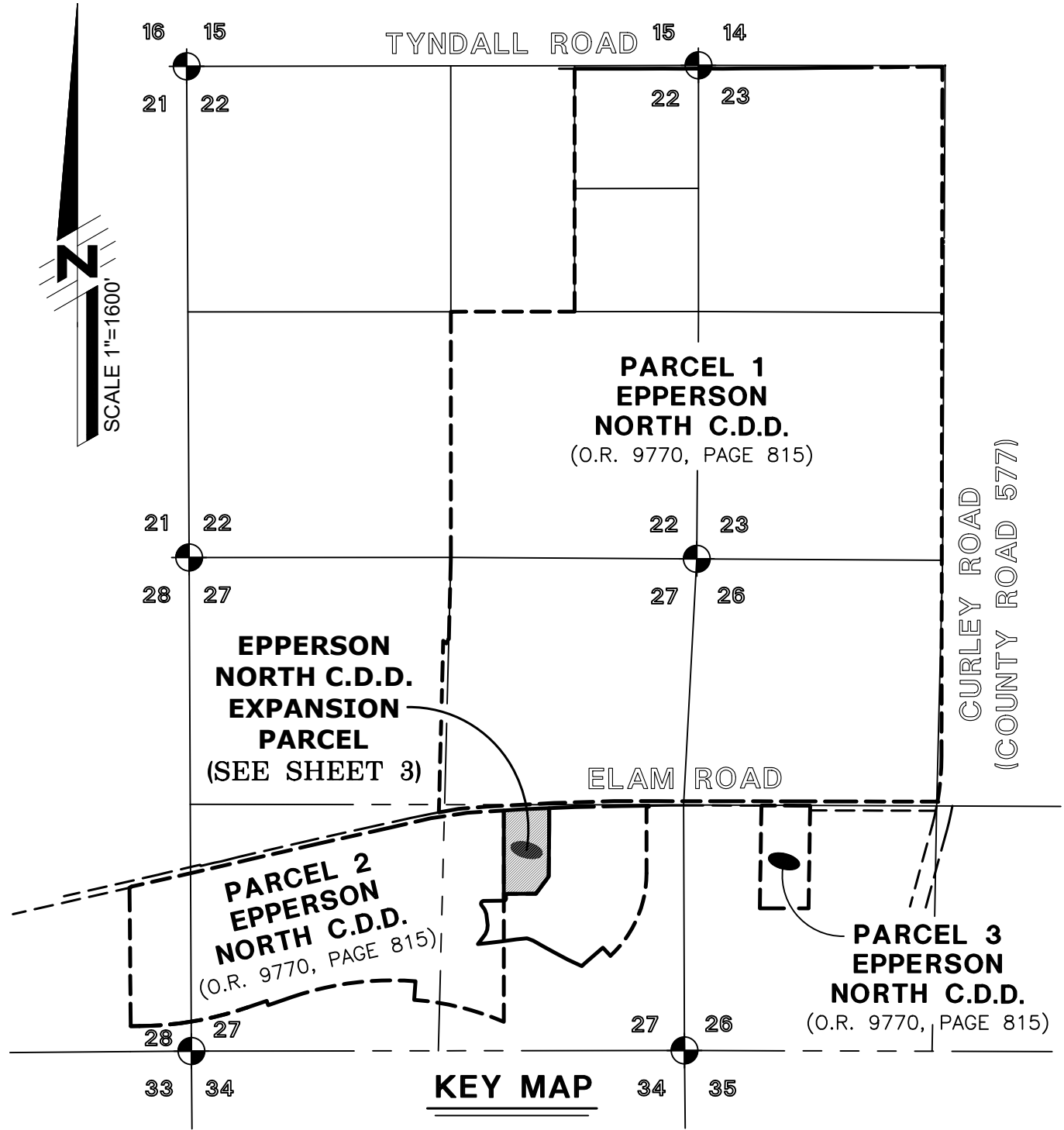
The Easterly boundary of Parcel 2, according to the Notice of Establishment of the Epperson North Community Development District, as recorded in Official Records Book 9770, Page 815, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of NORTH. 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.

### LEGEND:

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. C.D.D. - Community Development District
6. F.D.O.T. - Florida Department of Transportation

## EPPERSON NORTH C.D.D. EXPANSION PARCEL

	Prepared For: <b>METRO DEVELOPMENT</b>									
	<b>DESCRIPTION SKETCH</b> (Not a Survey)									
										
	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Drawn: WFS</td> <td style="width: 33%;">Checked: AWM</td> <td style="width: 33%;">Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-15-22</td> <td colspan="2">Dwg: Epperson North CDD-EXPANSION-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel		
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Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg									
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	SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST									
No.    Date    Description    Dwn. REVISIONS										
<b>SHEET NO. 1 OF 4 SHEETS</b>										
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER										



**EPPERSON NORTH C.D.D.  
EXPANSION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg
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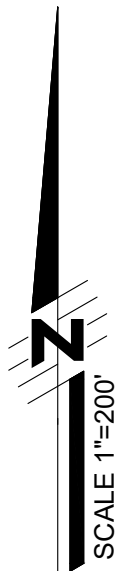
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 2 OF 4 SHEETS</b>			

**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

**NORTHEAST 1/4 OF  
SECTION 27-25-20**

**SOUTHEAST 1/4 OF  
SECTION 26-25-20**

**ELAM ROAD**  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348



**POINT OF  
COMMENCEMENT  
NORTHEAST CORNER  
EPPERSON NORTH C.D.D.  
POINT OF BEGINNING**

**EASTERLY BOUNDARY  
OF PARCEL 2  
EPPERSON NORTH C.D.D.  
BASIS OF BEARINGS  
REFERENCE LINE**

**PARCEL 2  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

SOUTHERLY BOUNDARY  
OF THE MAINTAINED  
RIGHT-OF-WAY  
FOR ELAM ROAD

**NORTHWEST CORNER  
OF EPPERSON RANCH  
PHASE 5-1**

**EPPERSON  
NORTH C.D.D.  
EXPANSION  
PARCEL**

**WESTERLY BOUNDARY  
OF EPPERSON RANCH  
PHASE 5-1**

**EPPERSON RANCH  
PHASE 5-1**  
(PLAT BOOK 80, PAGES 139-145)

**NOTE:**  
SEE SHEET 1 OF 4 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown  
hereon shall be assumed to have the  
same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

C1  
Δ=89°38'13"  
R=18.00  
T=17.89  
L=28.16  
C=25.38  
CB=S.44°49'07"W.

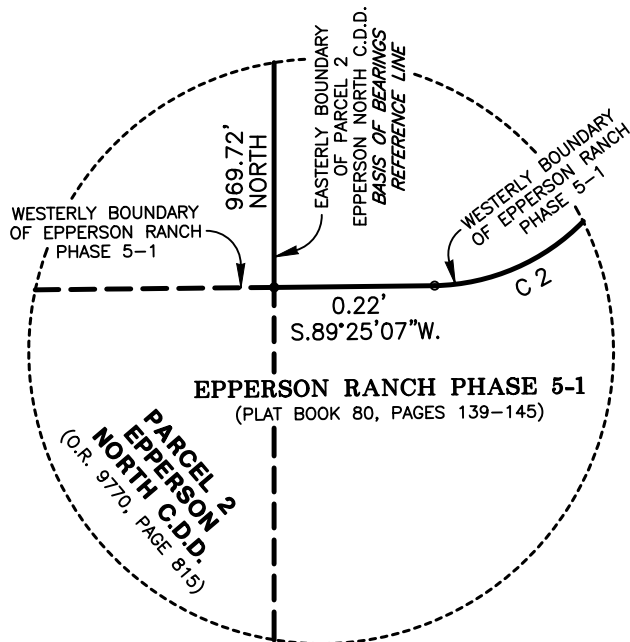
C2  
Δ=88°22'12"  
R=22.21  
T=21.58  
L=34.25  
C=30.95  
CB=S.44°42'34"W.

**SEE DETAIL "A"  
ON SHEET 4**

**EPPERSON NORTH C.D.D.  
EXPANSION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel	
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 3 OF 4 SHEETS</b>			



C2  
 $\Delta=88^{\circ}22'12''$   
 $R=22.21$   
 $T=21.58$   
 $L=34.25$   
 $C=30.95$   
 $CB=S.44^{\circ}42'34''W.$

**DETAIL "A"**  
 NOT TO SCALE  
 (SEE SHEET 3)

**NOTE:**  
 SEE SHEET 1 OF 4 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 2) BASIS OF BEARINGS NOTE  
 3) LEGEND

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.

## EPPERON NORTH C.D.D. EXPANSION PARCEL

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
 (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
 SIGNATURE AND SEAL.**

Arthur W. Merritt  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AMI-CLD-EP-001

Date: 3-15-22    Dwg: Epperon North CDD-EXPANSION-DS.dwg

File Path: P:\Epperon-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel

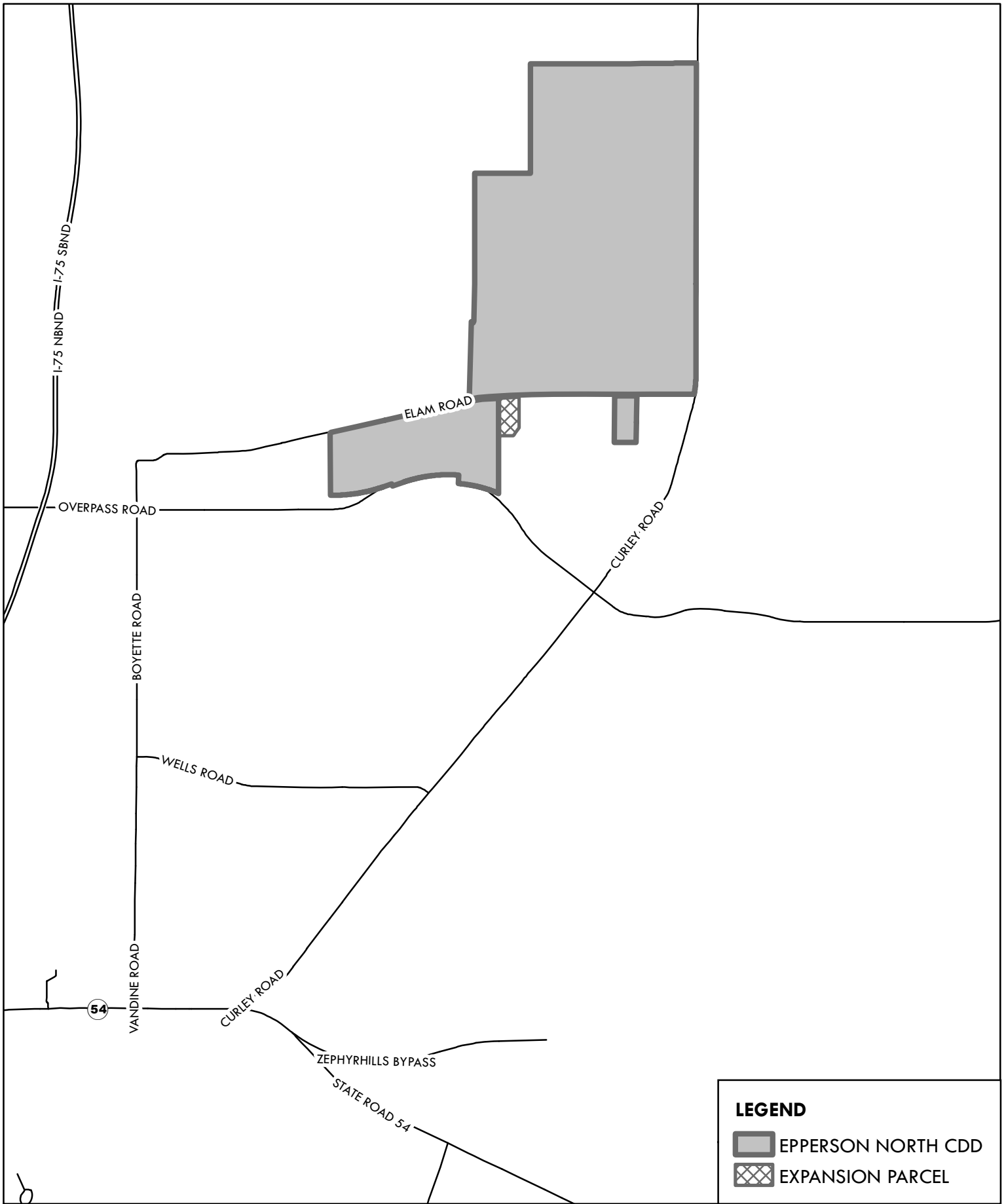
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

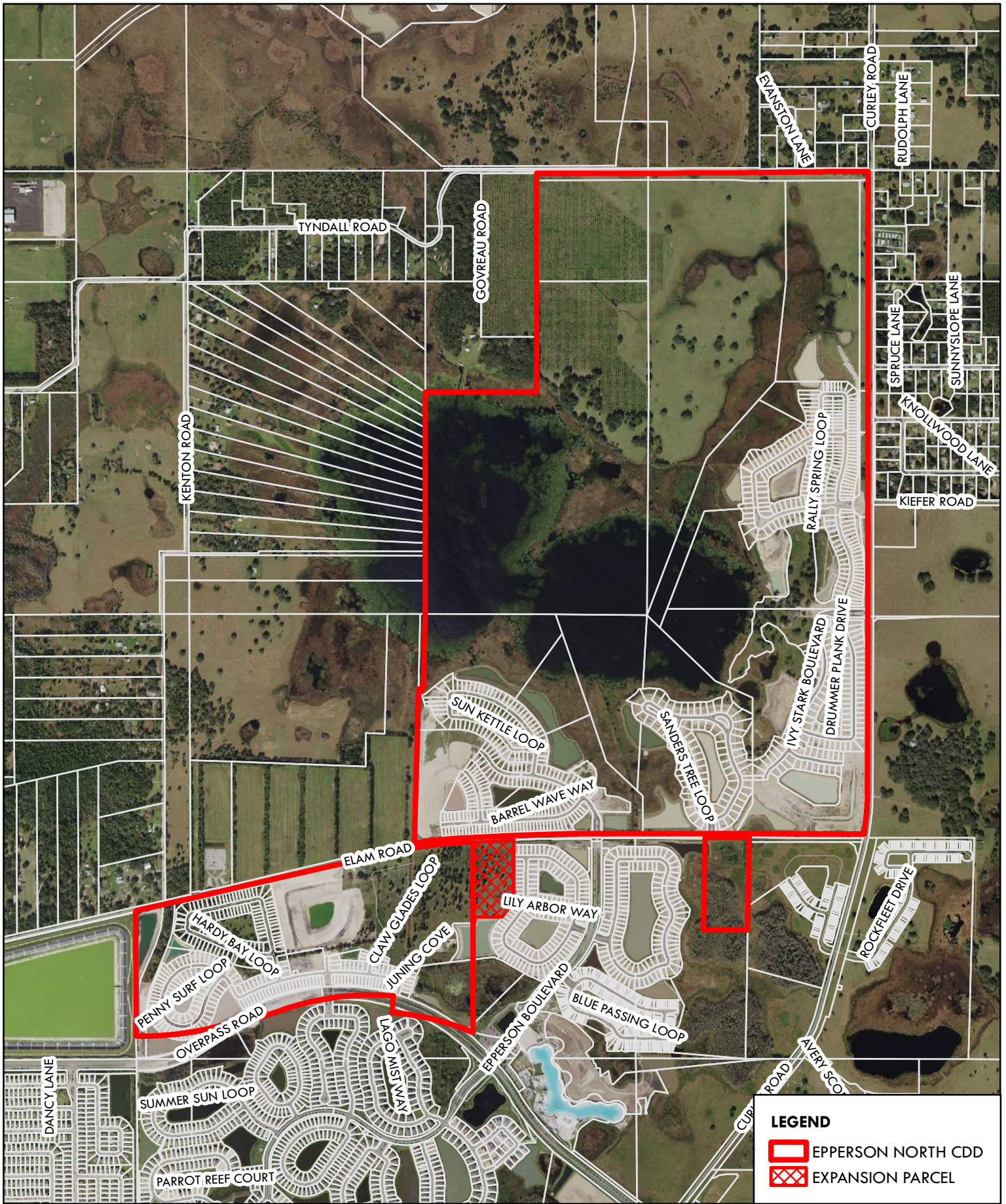
**SHEET NO. 4 OF 4 SHEETS**

# Composite Exhibit B





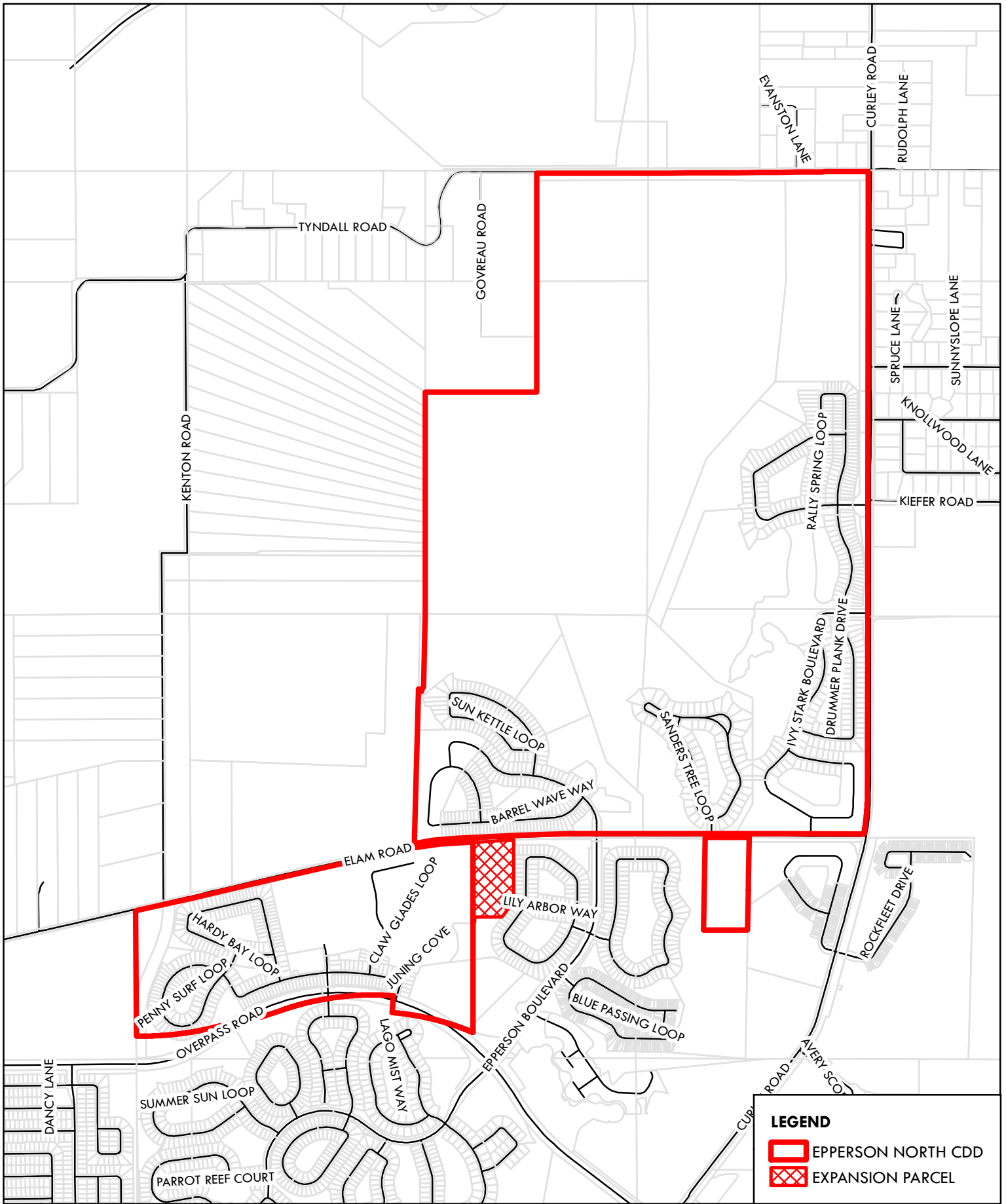




**LEGEND**

- EPPERSON NORTH CDD
- EXPANSION PARCEL



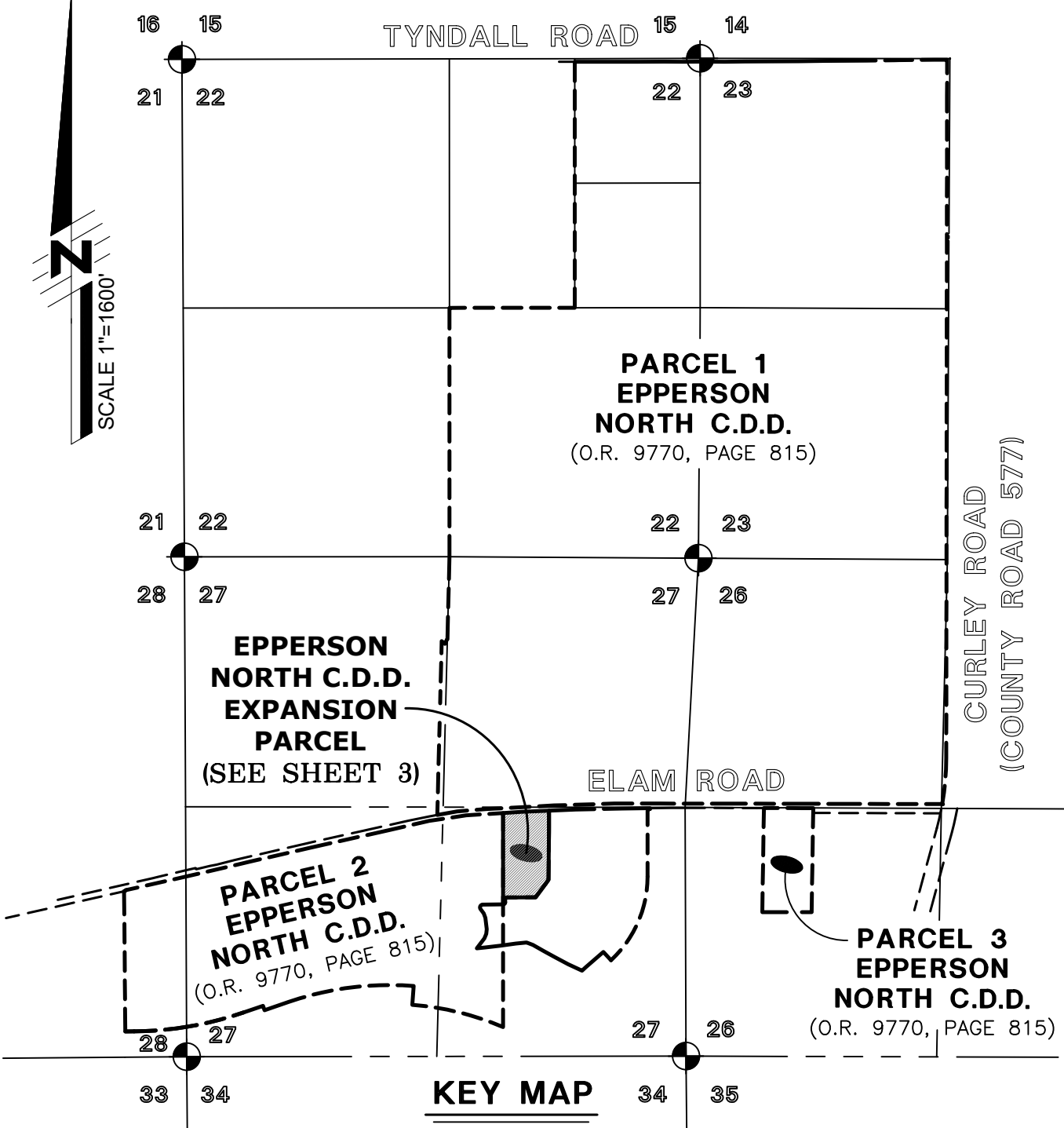
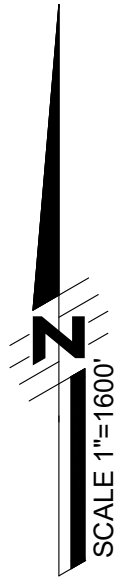


**LEGEND**

- EPPERSON NORTH CDD
- EXPANSION PARCEL

# Exhibit C



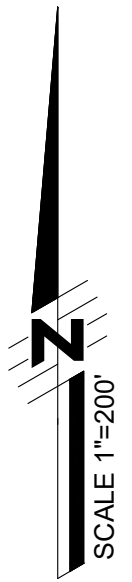
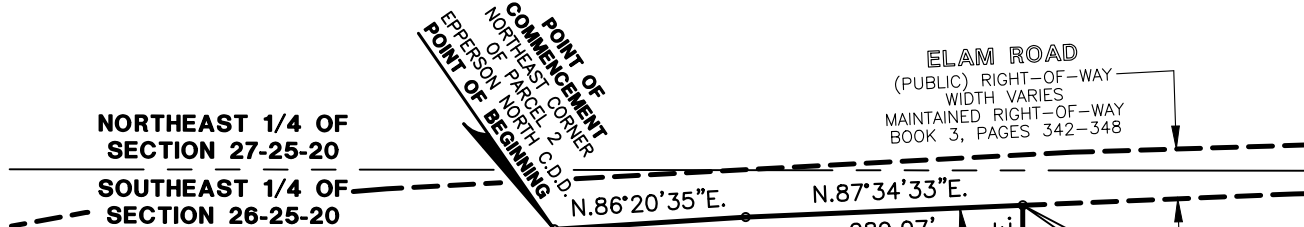


**EPPERSON NORTH C.D.D.  
EXPANSION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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Drawn: WFS	Checked: AWM
Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel	
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 2 OF 4 SHEETS</b>			

**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)



**PARCEL 2  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

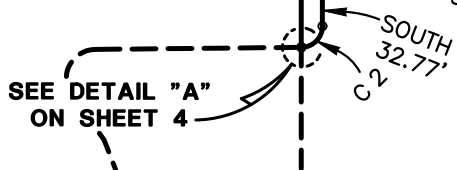
EASTERLY BOUNDARY  
OF PARCEL 2  
EPPERSON NORTH C.D.D.  
BASIS OF BEARINGS  
REFERENCE LINE

**EPPERSON  
NORTH C.D.D.  
EXPANSION  
PARCEL**

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

**NOTE:**  
SEE SHEET 1 OF 4 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown  
hereon shall be assumed to have the  
same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.



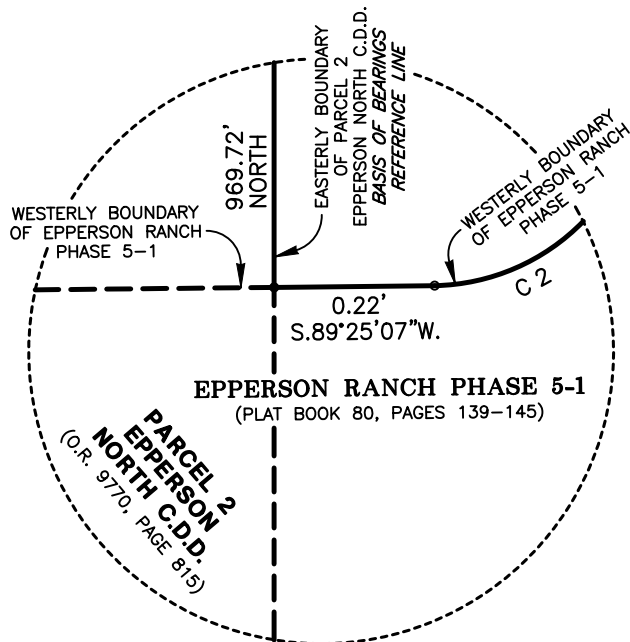
C1  
Δ=89°38'13"  
R=18.00  
T=17.89  
L=28.16  
C=25.38  
CB=S.44°49'07"W.

C2  
Δ=88°22'12"  
R=22.21  
T=21.58  
L=34.25  
C=30.95  
CB=S.44°42'34"W.

**EPPERSON NORTH C.D.D.  
EXPANSION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-15-22	Dwg: Epperson North CDD-EXPANSION-DS.dwg
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel	
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 3 OF 4 SHEETS</b>			



C2  
 $\Delta=88^{\circ}22'12''$   
 $R=22.21$   
 $T=21.58$   
 $L=34.25$   
 $C=30.95$   
 $CB=S.44^{\circ}42'34''W.$

**DETAIL "A"**  
 NOT TO SCALE  
 (SEE SHEET 3)

**NOTE:**  
 SEE SHEET 1 OF 4 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 2) BASIS OF BEARINGS NOTE  
 3) LEGEND

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.

## EPPERSON NORTH C.D.D. EXPANSION PARCEL

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
 (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
 SIGNATURE AND SEAL.**

Arthur W. Merritt  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AMI-CLD-EP-001

Date: 3-15-22    Dwg: Epperson North CDD-EXPANSION-DS.dwg

File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND\Expansion Parcel

SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 4 OF 4 SHEETS**



# Exhibit D

**EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT  
AFTER EXPANSION**

**PARCEL 1 - NORTH OF ELAM ROAD**

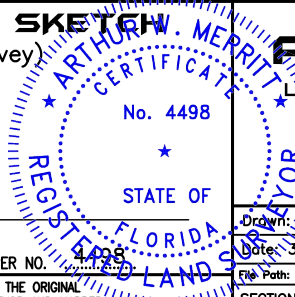
**DESCRIPTION:** A parcel of land lying in Sections 22, 23, 26 and 27, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northwest corner of Section 23, Township 25 South, Range 20 East and run thence along the West boundary of said Section 23, S.00°01'18"E., 34.75 feet to the Southerly right-of-way line of Tyndall Road according to Maintenance Book 3, Pages 92 to 101, inclusive, Public Records of Pasco County, Florida for a **POINT OF BEGINNING**; thence along said South right-of-way line the following twelve (12) courses: 1) N.89°52'15"E., 25.42 feet; 2) S.89°50'31"E., 236.81 feet; 3) N.89°30'00"E., 212.01 feet; 4) N.89°38'44"E., 277.80 feet; 5) N.89°38'21"E., 291.05 feet; 6) N.89°25'09"E., 278.92 feet; 7) N.89°21'01"E., 231.00 feet; 8) N.89°49'48"E., 211.32 feet; 9) N.89°13'15"E., 301.91 feet; 10) N.88°14'06"E., 49.77 feet; 11) N.89°26'01"E., 374.45 feet; 12) S.89°52'56"E., 133.31 feet to the West right-of-way line of Curley Road (County Road 577); thence along said West right-of-way line the following three (3) courses: 1) S.00°11'59"W., 388.20 feet; 2) S.00°03'59"W., 7024.23 feet to a point of curvature; 3) Southerly, 490.72 feet along the arc of a curve to the right having a radius of 2831.79 feet and a central angle of 09°55'44" (chord bearing S.05°01'51"W., 490.11 feet) to the Northerly maintained right-of-way line of Elam Road according to Maintenance Book 3, Pages 342 to 348, inclusive, Public Records of Pasco County, Florida; thence along said Northerly maintained right-of-way line the following nine courses: 1) N.89°55'01"W., 1043.26 feet; 2) N.89°49'39"W., 435.07 feet; 3) N.89°53'05"W., 814.33 feet; 4) N.89°57'38"W., 707.89 feet; 5) S.89°59'29"W., 480.21 feet; 6) S.88°13'22"W., 644.00 feet; 7) S.86°56'34"W., 715.31 feet; 8) S.85°30'10"W., 314.70 feet; 9) S.79°39'42"W., 213.49 feet to the West boundary of the East 60 feet of the West 1/2 of said Section 27; thence along said West boundary N.01°27'37"E., 1846.00 feet more or less to the water's edge of King Lake; thence along said water's edge the following three (3) courses: 1) S.49°50'54"E., 45.55 feet; 2) N.22°57'03"E., 48.37 feet; 3) N.53°51'27"E., 8.49 feet to the West boundary of the East 1/2 of said Section 27; thence along said West boundary, N.01°27'37"E., 876.76 feet to the Southwest corner of the Southeast 1/4 of said Section 22; thence along the West boundary of the Southeast 1/4 of said Section 22, N.00°01'39"W., 2641.26 feet to the Northwest corner thereof; thence along the North boundary of the Southeast 1/4 of said Section 22, N.89°57'03"E., 1331.82 feet to the Southwest corner of Southeast 1/4 of the Northeast 1/4 of said Section 22; thence along the West boundary of the East 1/2 of the Northeast 1/4 of said Section 22, N.00°00'19"W., 2610.96 feet to the aforesaid Southerly maintained right of way line of Tyndall Road; thence along the aforesaid Southerly maintained right-of-way line the following six (6) courses: 1) N.89°56'15"E., 111.47 feet; 2) N.89°58'56"E., 278.41 feet; 3) N.89°58'40"E., 289.00 feet; 4) N.89°40'08"E., 274.05 feet; 5) S.89°46'01"E., 193.73 feet; 6) N.89°52'15"E., 184.41 feet to the **POINT OF BEGINNING**.

Containing 881.431 acres, more or less.

Legal Description continues on Sheet 2

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

	Prepared For: <b>METRO DEVELOPMENT</b> <b>DESCRIPTION SKETCH</b> (Not a Survey)									
										
	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Drawn: WFS</td> <td style="width:33%;">Checked: AWM</td> <td style="width:33%;">Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-16-22</td> <td colspan="2">Dwg: Epperson North CDD-AMENDED-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND		
Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001								
Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg									
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND										
	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER									
	SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST									

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 1 OF 18 SHEETS</b>			

Continuation of Legal Description from Sheet 1

**TOGETHER** with the following described parcel:

**PARCEL 2 - SOUTH OF ELAM ROAD**

**DESCRIPTION:** A parcel of land lying in Sections 27 and 28, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and run thence N.00°14'45"W., 317.08 feet along the West boundary of said Section to a point on a curve on the Northerly boundary of property as described in Official Records Book 7767, Page 1465, Public Records of Pasco County, Florida for a **POINT OF BEGINNING**; thence along said Northerly boundary, Westerly, 559.94 feet along the arc of a curve to the right having a radius of 3667.00 feet and a central angle of 08°44'56" (chord bearing S.85°06'44"W., 559.40 feet) to a point of tangency; thence S.89°29'12"W., 93.46 feet to the West boundary of the East 1/8 of the South 1/2 of said Section 28; thence along said West boundary, N.00°29'05"W., 1485.76 feet to the Southerly maintained right-of-way line of Elam Road according to Maintenance Book 3, Pages 342 to 348, inclusive and Maintenance Book 3, Pages 376 to 380, inclusive, Public Records of Pasco County, Florida; thence along said Southerly right-of-way line the following eight (8) courses: 1) N.55°02'31"E., 26.61 feet ; 2) N.77°18'33"E., 647.75 feet; 3) N.76°52'15"E., 675.90 feet; 4) N.77°02'49"E., 670.73 feet; 5) N.77°20'02"E., 862.35 feet; 6) N.77°08'49"E., 444.38 feet; 7) N.81°29'59"E., 396.30 feet; 8) N.86°20'35"E., 393.00 feet to a point on the West boundary of property as described in Official Records Book 8518, Page 927, Public Records of Pasco County, Florida; thence along said West boundary, SOUTH, 2271.65 feet to a point on a curve on the Northerly boundary of property as described in Official Records Book 6673, Page 881, Public Records of Pasco County, Florida; thence along said Northerly boundary, Westerly, 995.89 feet along the arc of a curve to the left having a radius of 3083.00 feet and a central angle of 18°30'29" (chord bearing N.76°13'48"W., 991.57 feet) to a point on the aforesaid Northerly boundary of property described in Official Records Book 7767, Page 1465; thence along said Northerly boundary the following six (6) courses: 1) N.04°07'10"E., 200.00 feet to a point on a curve; 2) Westerly, 1346.07 feet along the arc of said curve to the left having a radius of 3283.00 feet and a central angle of 23°29'31" (chord bearing S.82°44'45"W., 1336.66 feet) to a point of tangency; 3) S.71°00'00"W., 273.42 feet; 4) N.19°00'00"W., 50.00 feet; 5) S.71°00'00"W., 219.87 feet to a point of curvature; 6) Westerly, 623.23 feet along the arc of a curve to the right having a radius of 3667.00 feet and a central angle of 09°44'16" (chord bearing S.75°52'08"W., 622.48 feet to the **POINT OF BEGINNING.**

Containing 157.428 acres, more or less.

**TOGETHER** with the following described parcel:

Legal Description continues on Sheet 3

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

				Prepared For: <b>METRO DEVELOPMENT</b>			
				<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>			
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>			
				<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>			
No.	Date	Description	Dwn.	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	
REVISIONS				Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg		
<b>SHEET NO. 2 OF 18 SHEETS</b>				File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND			
				SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST			

Continuation of Legal Description from Sheet 2

**EXPANSION PARCEL**

**DESCRIPTION:** A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Parcel 2, according to the Notice of Establishment of the Epperson North Community Development District, as recorded in Official Records Book 9770, Page 815, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of the maintained right-of-way for ELAM ROAD, according to Maintained Right-Of-Way Map as recorded Book 3, Pages 342 through 348 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Southerly boundary of the maintained right-of-way for ELAM ROAD, the following two (2) courses: 1) N.86°20'35"E., 199.68 feet; 2) N.87°34'33"E., 289.07 feet to the Northwest corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said EPPERSON RANCH PHASE 5-1, the following nine (9) courses: 1) S.00°00'50"E., 181.60 feet; 2) S.00°29'52"W., 551.92 feet; 3) S.35°40'25"W., 50.01 feet; 4) S.36°46'37"W., 182.10 feet; 5) S.89°38'13"W., 305.26 feet to a point of curvature; 6) Southwesterly, 28.16 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 89°38'13" (chord bearing S.44°49'07"W., 25.38 feet) to a point of tangency; 7) SOUTH, 32.77 feet to a point on a curve; 8) Southwesterly, 34.25 feet along the arc of a curve to the right having a radius of 22.21 feet and a central angle of 88°22'12" (chord bearing S.44°42'34"W., 30.95 feet); 9) S.89°25'07"W., 0.22 feet to a point on the Easterly boundary of the aforesaid Parcel 2; thence along said Easterly boundary of Parcel 2, NORTH, 969.72 feet to the **POINT OF BEGINNING**.

Containing 9.883 acres, more or less.

**TOGETHER** with the following described parcel:

Legal Description continues on Sheet 4

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

				Prepared For: <b>METRO DEVELOPMENT</b>		
				<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		
				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001
REVISIONS				Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg	
<b>SHEET NO. 3 OF 18 SHEETS</b>				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>		
				File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST		

Continuation of Legal Description from Sheet 3

**PARCEL 3 - SOUTH OF ELAM ROAD**

**DESCRIPTION:** A parcel of land lying in Section 26, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 26, Township 25 South, Range 20 East, Pasco County, Florida, and run thence S.89°49'52"E., 1310.65 feet along the South boundary of said Section 26 to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 26; thence along said East boundary, N.00°54'21"E., 1532.05 feet to the **POINT OF BEGINNING**; thence along the Easterly boundary of property as described in Official Records Book 8274, Page 1702, Public Records of Pasco County, Florida the following two (2) courses: 1) N.90°00'00"W., 524.07 feet; 2) N.00°54'21"E., 1105.59 feet to the Southerly maintained right-of-way line of Elam Road according to Maintenance Book 3, Pages 342 to 348, inclusive, Public Records of Pasco County, Florida; thence along said Southerly right-of-way line the following two (2) courses: 1) S89°52'58"E., 395.31 feet; 2) S.89°40'36"E., 128.73 feet to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 26; thence along said East boundary, S.00°54'21"W., 1104.05 feet to the **POINT OF BEGINNING**.

Containing 13.292 acres, more or less.

**PARCELS 1, 2, EXPANSION AND 3 ALTOGETHER** Containing a total of 1,062.03 acres, more or less.

**EPPELSON NORTH C.D.D.  
AFTER EXPANSION**

	Prepared For: <b>METRO DEVELOPMENT</b>		
	<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>		Drawn: WFS    Checked: AWM    Order No.: AMI-CLD-EP-001 Date: 3-16-22    Dwg: Epperson North CDD-AMENDED-DS.dwg File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND
	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
	SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST		
	<b>SHEET NO. 4 OF 18 SHEETS</b>		

**BASIS OF BEARINGS**

The West boundary of Section 27, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of N.00°14'45"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

**LEGEND:**

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. F.D.O.T. - Florida Department of Transportation
6. C.D.D. - Community Development District

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	18.00	89°38'13"	28.16	25.38	S.44°49'07"W.
2	22.21	88°22'12"	34.25	30.95	S.44°42'34"W.
3	3667.00	08°44'56"	559.94	559.40	S.85°06'44"W.
4	3083.00	18°30'29"	995.89	991.57	N.76°13'48"W.
5	3283.00	23°29'31"	1346.07	1336.66	S.82°44'45"W.
6	3667.00	09°44'16"	623.23	622.48	S.75°52'08"W.
7	2831.79	09°55'44"	490.72	490.11	S.05°01'51"W.

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: <b>METRO DEVELOPMENT</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.    Date    Description    Dwn.		Date: 3-16-22    Dwg: Epperson North CDD-AMENDED-DS.dwg	
REVISIONS		File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND	
<b>SHEET NO. 5 OF 18 SHEETS</b>		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST			



TYNDALL ROAD

16 15  
21 22

15 14  
22 23

SHEET 7

SHEET 8

SHEET 15

**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

SHEET 9

21 22  
28 27

22 23  
27 26

SHEET 14

SHEET 10

ELAM ROAD

CURLEY ROAD  
(COUNTY ROAD 577)

SHEET 13

**PARCEL 2  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

SHEET 12

SHEET 11

**PARCEL 3  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

28 27  
33 34

27 26  
34 35

**KEY MAP**

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER LB7778  
3010 W. Azeele Street, Suite 150  
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PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

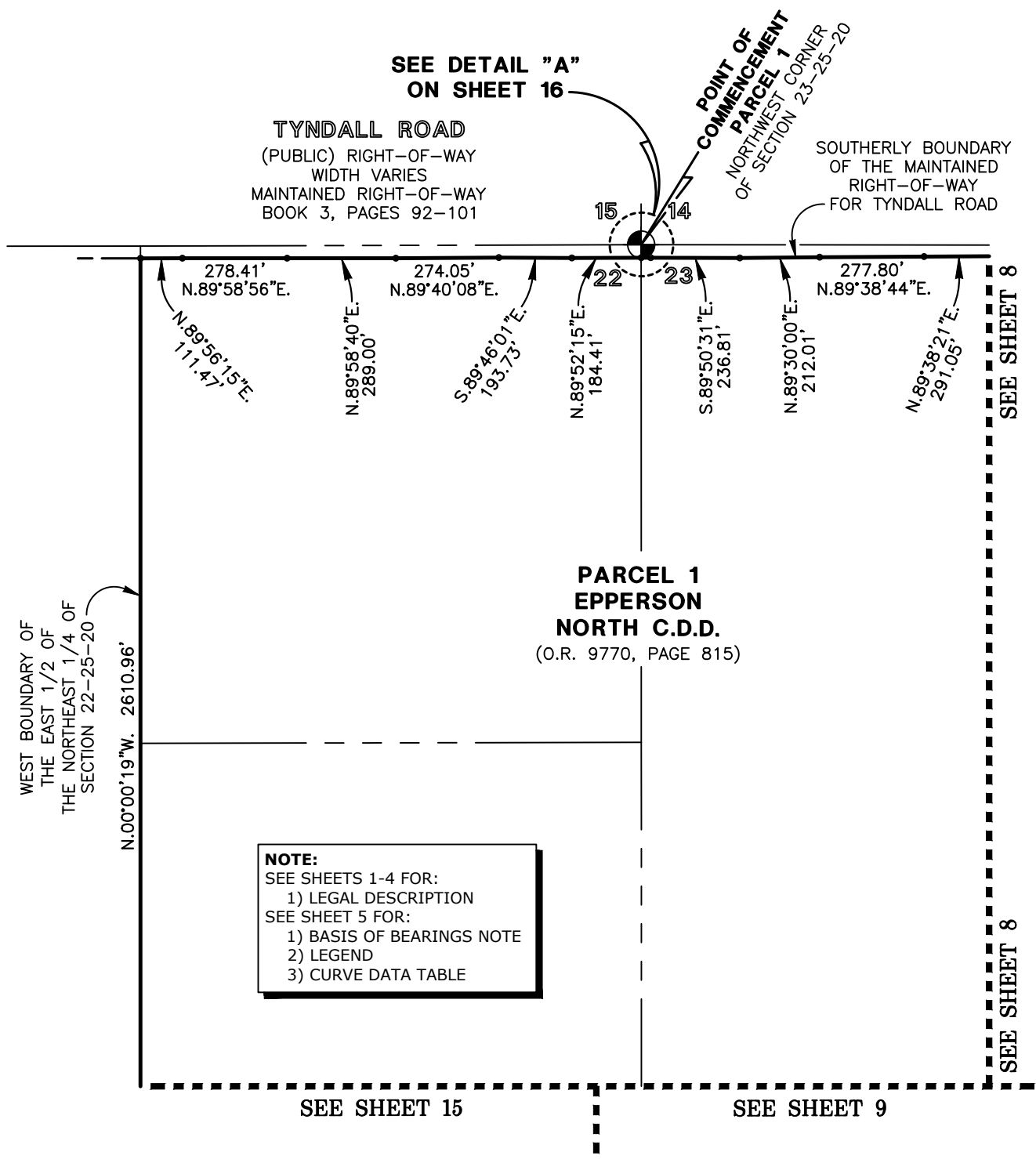
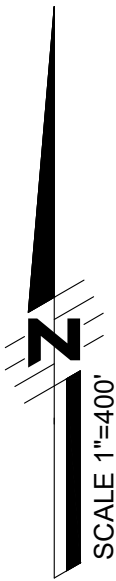
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SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 6 OF 18 SHEETS**



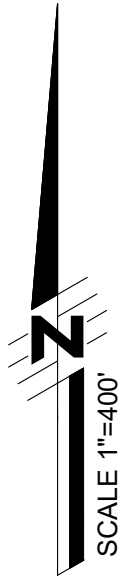
## EPPERSON NORTH C.D.D. AFTER EXPANSION

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>	
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	
Drawn: WFS Date: 3-16-22	Checked: AWM Dwg: Epperson North CDD-AMENDED-DS.dwg
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SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

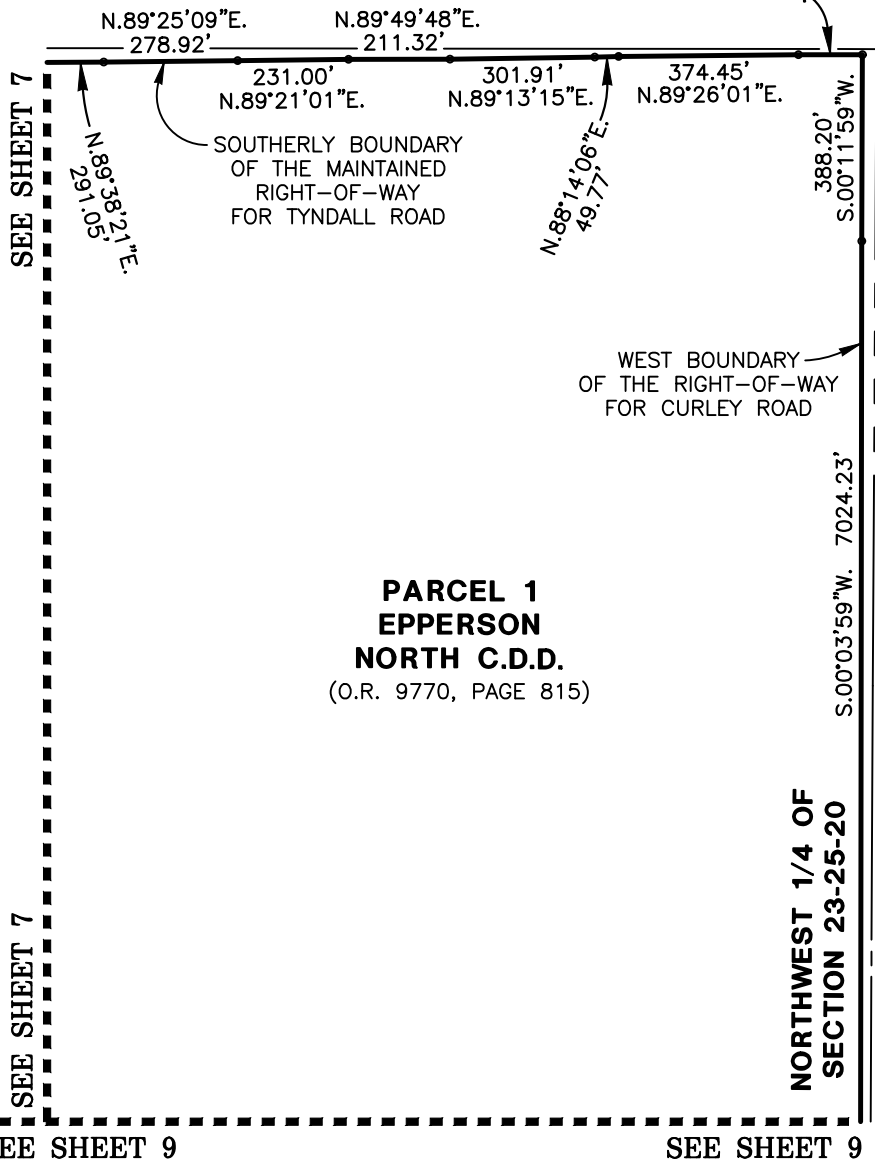
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 7 OF 18 SHEETS</b>			



**NOTE:**  
 SEE SHEETS 1-4 FOR:  
 1) LEGAL DESCRIPTION  
 SEE SHEET 5 FOR:  
 1) BASIS OF BEARINGS NOTE  
 2) LEGEND  
 3) CURVE DATA TABLE



**TYNDALL ROAD**  
 (PUBLIC) RIGHT-OF-WAY  
 WIDTH VARIES  
 MAINTAINED RIGHT-OF-WAY  
 BOOK 3, PAGES 92-101



**EPPERSON NORTH C.D.D.  
 AFTER EXPANSION**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
 (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.**

Arthur W. Merritt  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**  
 LAND SURVEYING AND MAPPING  
 LICENSED BUSINESS NUMBER LB7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001
Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg	
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND		
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST		

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 8 OF 18 SHEETS</b>			

SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

SEE SHEET 15

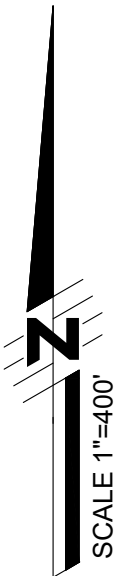
SEE SHEET 15

SEE SHEET 14

NORTHWEST 1/4 OF SECTION 23-25-20  
SOUTHWEST 1/4 OF SECTION 23-25-20

WEST BOUNDARY OF THE RIGHT-OF-WAY FOR CURLEY ROAD

PARCEL 1  
EPPERSON  
NORTH C.D.D.  
(O.R. 9770, PAGE 815)



**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

S.00°03'59"W. 7024.23'

CURLEY ROAD

(COUNTY ROAD 577)  
66' (PUBLIC) RIGHT-OF-WAY

(PER F.D.O.T. RIGHT-OF-WAY MAP SECTION 1455-250)

SEE SHEET 10

SEE SHEET 10

# EPPERSON NORTH C.D.D. AFTER EXPANSION

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

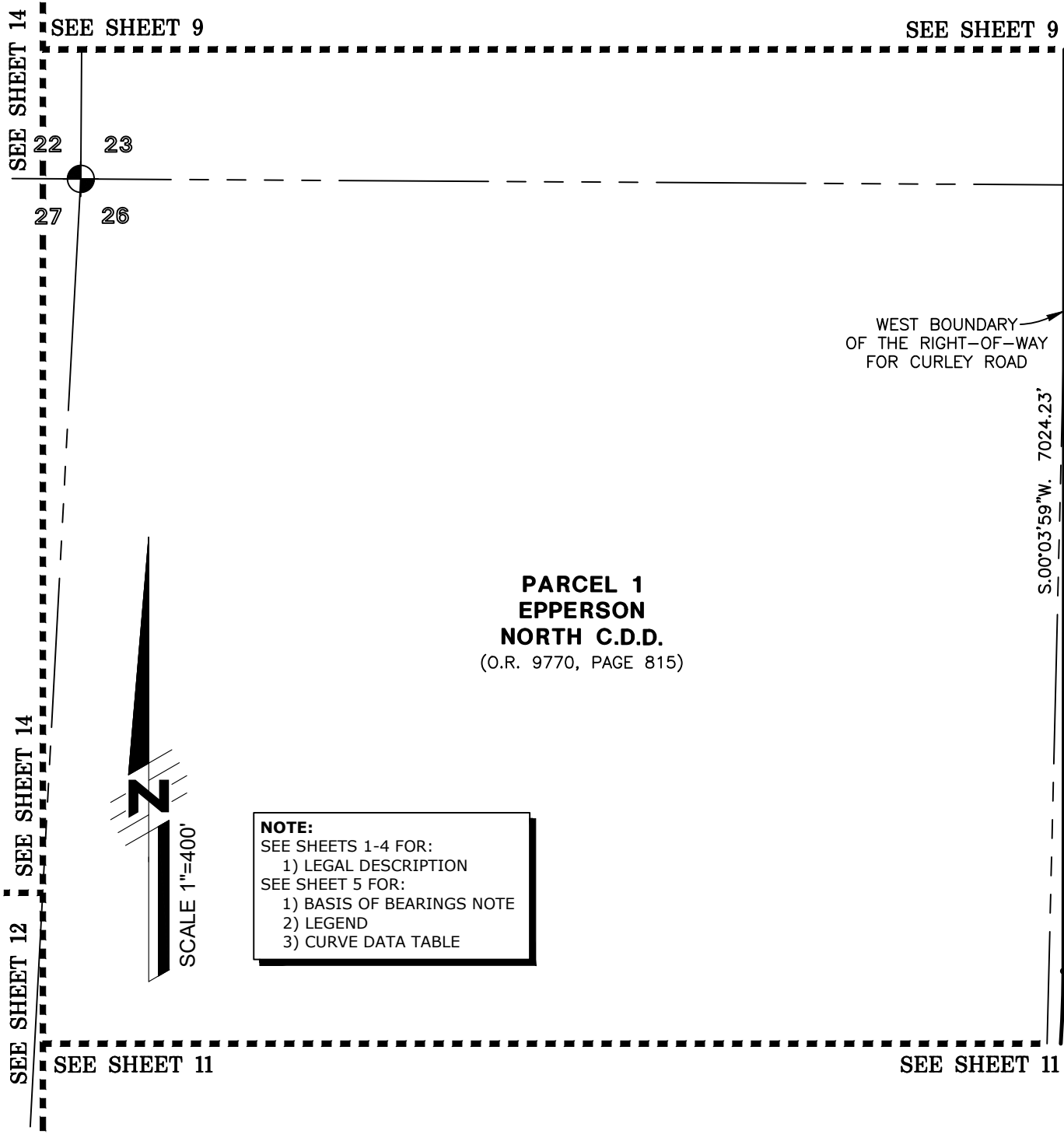
Date: 3-16-22 | Dwg: Epperson North CDD-AMENDED-DS.dwg

File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND

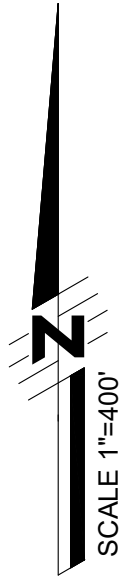
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 9 OF 18 SHEETS**



**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)



**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

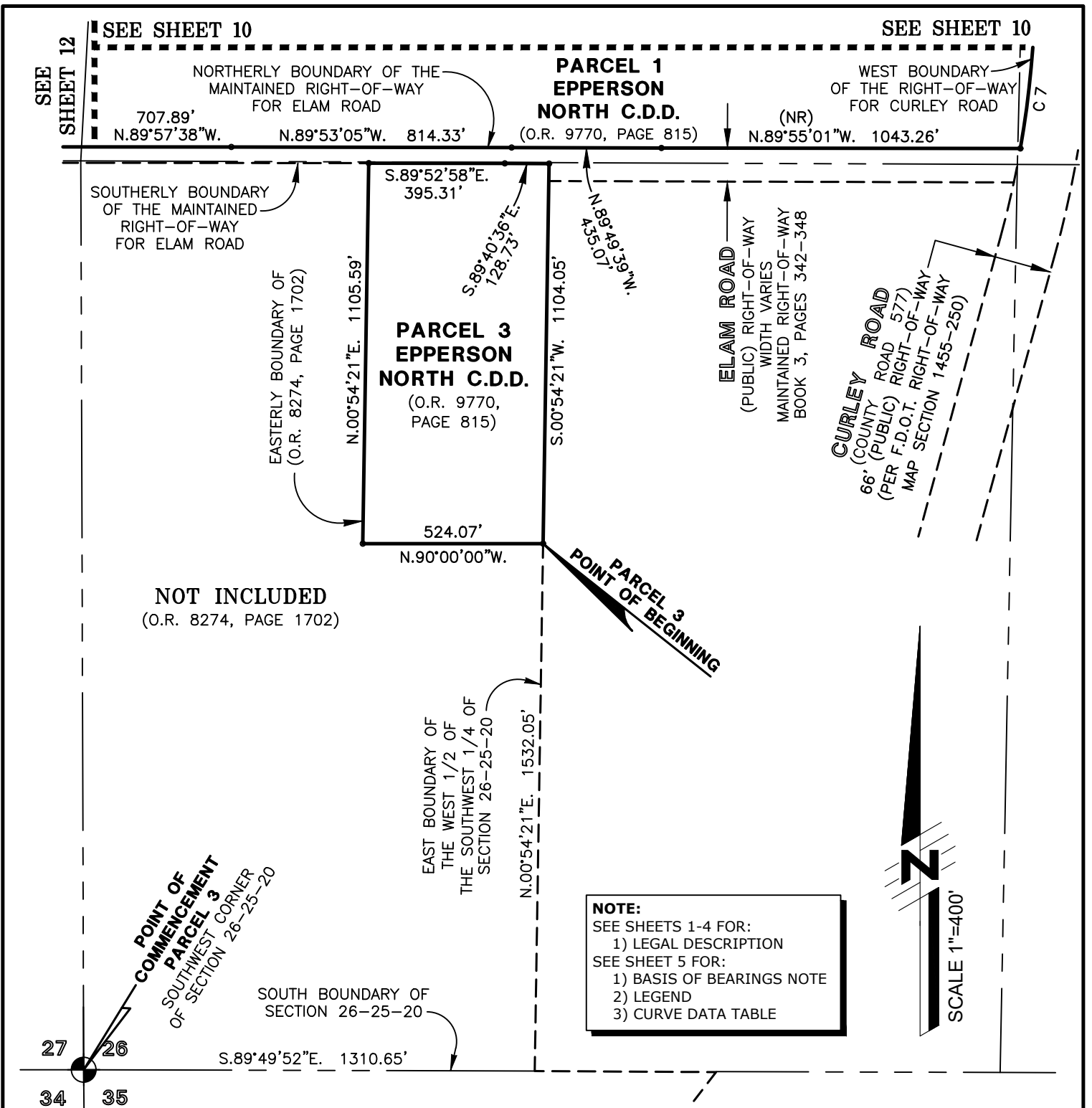
S.00°03'59"W. 7024.23'

**CURLEY ROAD**  
(COUNTY ROAD 577)  
66' (PUBLIC) RIGHT-OF-WAY  
(PER F.D.O.T. RIGHT-OF-WAY MAP SECTION 1455-250)

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</small>	
Drawn: WFS	Checked: AWM
Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND	
Order No.: AMI-CLD-EP-001	
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 10 OF 18 SHEETS</b>			



## EPPERSON NORTH C.D.D. AFTER EXPANSION

Prepared For: <b>METRO DEVELOPMENT</b>										
<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
Arthur W. Merritt <small>FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. 4498</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: WFS</td> <td>Checked: AWM</td> <td>Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-16-22</td> <td colspan="2">Dwg: Epperson North CDD-AMENDED-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND		
Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001								
Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg									
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND										
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>										

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 11 OF 18 SHEETS</b>			

SEE SHEET 14

SEE SHEET 14

**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

NORTHERLY BOUNDARY OF THE  
MAINTAINED RIGHT-OF-WAY  
FOR ELAM ROAD

ELAM ROAD  
PUBLIC RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348

WEST BOUNDARY OF  
THE EAST 60.00' OF  
THE WEST 1/2 OF  
SECTION 27-25-20

N.89°57'38"W.  
707.89'

N.01°27'37"E. 1846.00'

S.79°39'42"W.  
273.492'

S.85°30'10"W.  
314.70'

S.86°56'34"W. 715.31'

S.88°13'22"W. 644.00'

480.21'  
S.89°59'29"W.

SEE SHEET 11 SEE SHEET 10

**PARCEL 2  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

**EPPERSON  
NORTH C.D.D.  
EXPANSION  
PARCEL  
(SEE SHEET  
17 FOR  
THIS AREA)**

**EPPERSON RANCH  
PHASE 5-1**  
(PLAT BOOK 80, PAGES 139-145)

**NOT INCLUDED**  
(O.R. 8518, PAGE 927)

**SOUTHWEST 1/4 OF  
SECTION 27-25-20  
SOUTHEAST 1/4 OF  
SECTION 27-25-20**

**NOT INCLUDED**  
(O.R. 7767, PAGE 1465)

NORTHERLY BOUNDARY OF  
(O.R. 7767, PAGE 1465)

N.04°07'10"E.  
200.00'

(NR)

NORTHERLY BOUNDARY OF  
(O.R. 6673, PAGE 881)

(NR)  
SOUTH

WEST BOUNDARY OF  
(O.R. 8815, PAGE 927)

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown  
hereon shall be assumed to have the  
same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE



**NOT INCLUDED**  
(O.R. 6673, PAGE 881)

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azelee Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

Date: 3-16-22 | Dwg: Epperson North CDD-AMENDED-DS.dwg

File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND

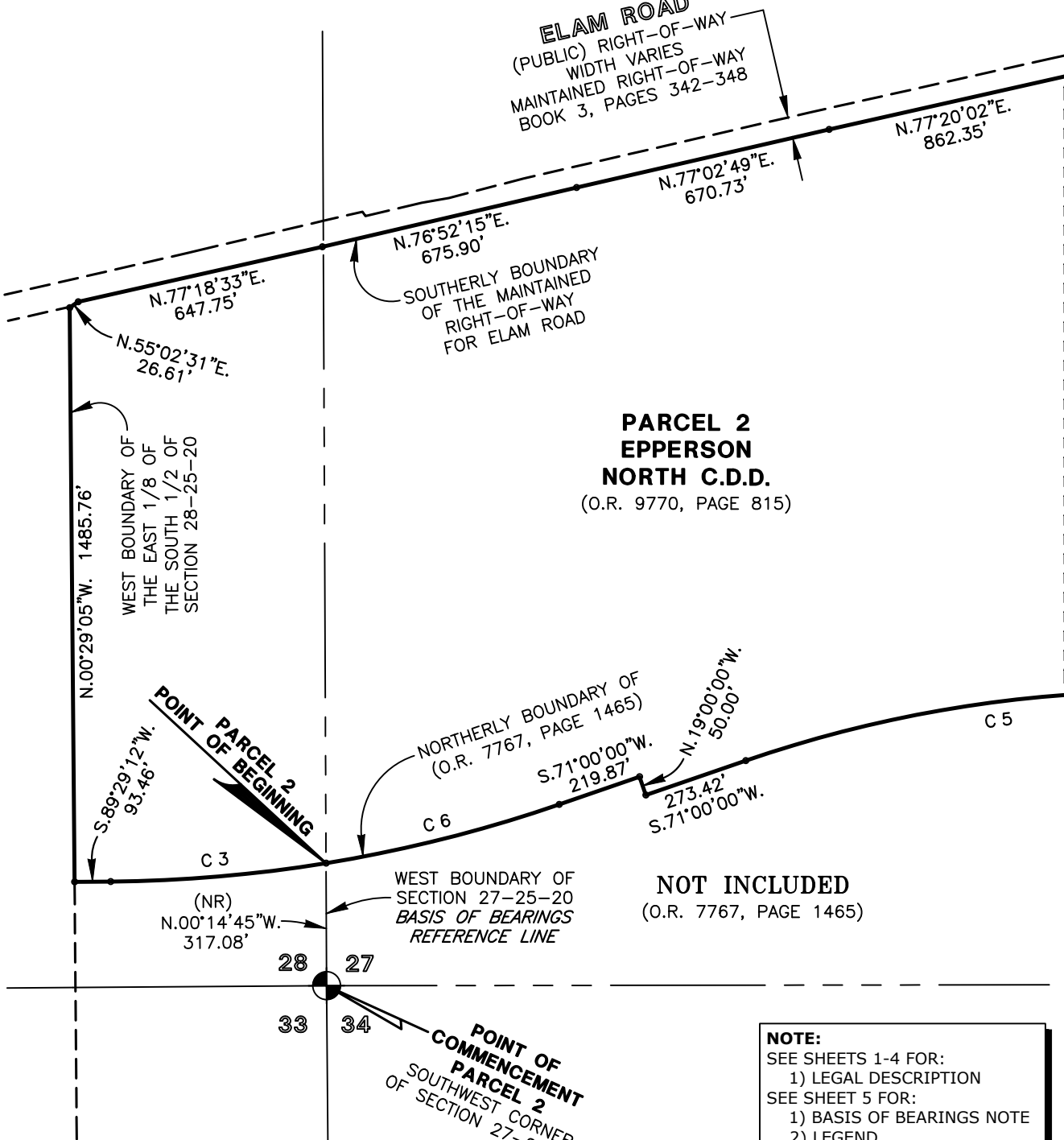
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST

SEE SHEET 13

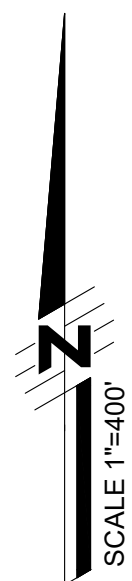
SEE SHEET 13

No.	Date	Description	Dwn.
REVISIONS			

**ELAM ROAD**  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348



SEE SHEET 12



**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-16-22	Dwg: Epperson North CDD-AMENDED-DS.dwg
File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND	
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 13 OF 18 SHEETS</b>			

SEE SHEET 15

SEE SHEET 15

WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 22-25-20

N.00°01'39"W. 2641.26'

SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22-25-20

SOUTHEAST 1/4 OF SECTION 22-25-20

NORTHEAST 1/4 OF SECTION 27-25-20

PARCEL 1  
EPPERSON  
NORTH C.D.D.

(O.R. 9770, PAGE 815)

N.01°27'37"E. 876.76'

WEST BOUNDARY OF THE EAST 1/2 OF SECTION 27-25-20

S.49°50'54"E. 45.55'

N.53°51'27"E. 8.49'

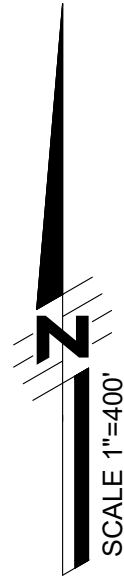
N.22°57'03"E. 48.37'

WATERS EDGE OF KING LAKE

N.01°27'37"E. 1846.00'

WEST BOUNDARY OF THE EAST 60.00' OF THE WEST 1/2 OF SECTION 27-25-20

**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE



SEE SHEET 12

SEE SHEET 12

SEE SHEET 9

SEE SHEET 10

SEE SHEET 10

# EPPERSON NORTH C.D.D. AFTER EXPANSION

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

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**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azelee Street, Suite 150

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Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

Date: 3-16-22 | Dwg: Epperson North CDD-AMENDED-DS.dwg

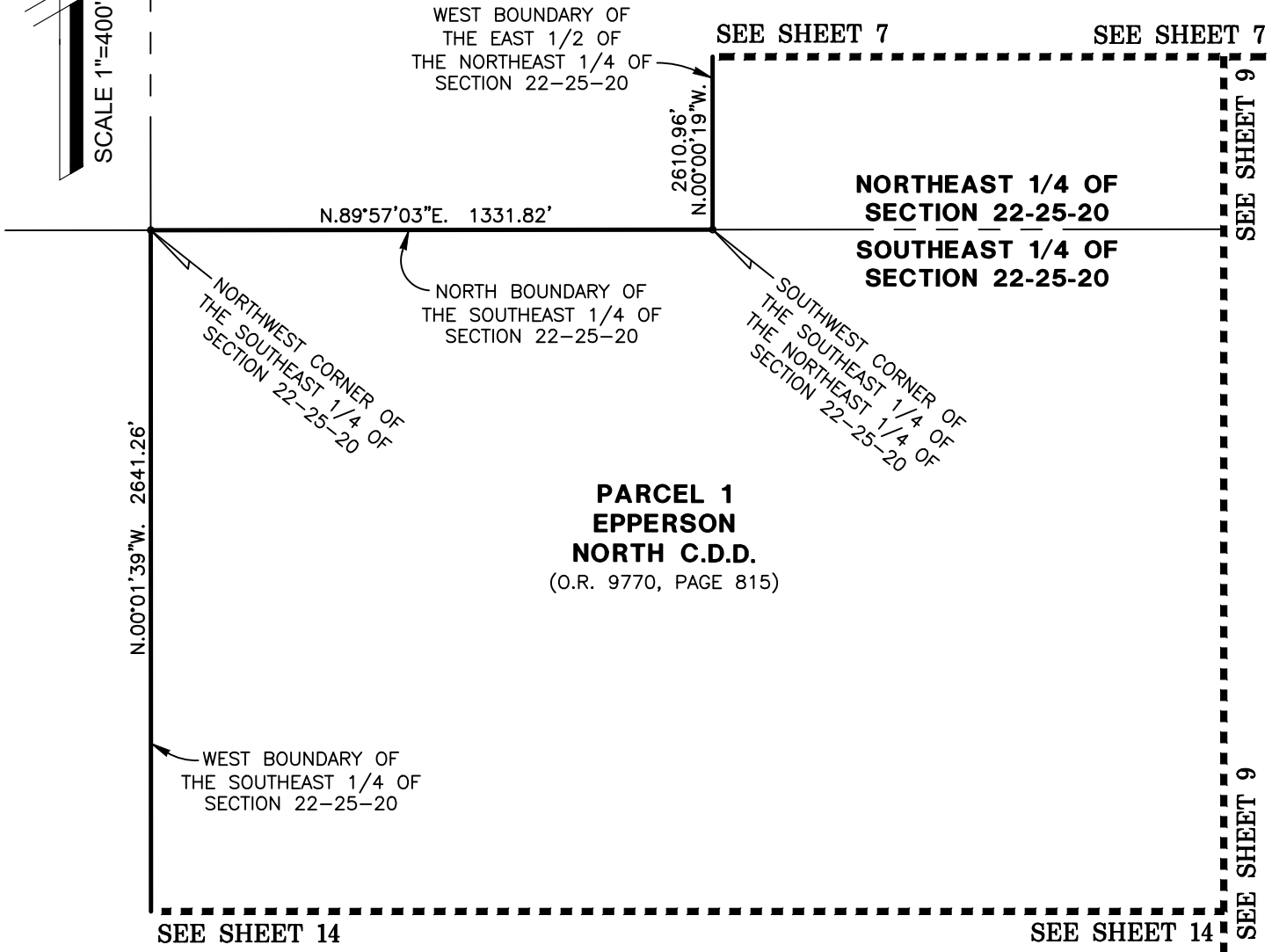
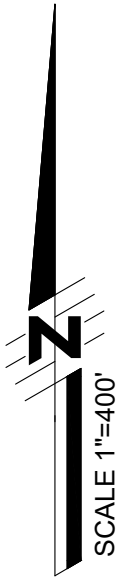
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SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 14 OF 18 SHEETS**

**NOTE:**  
 SEE SHEETS 1-4 FOR:  
 1) LEGAL DESCRIPTION  
 SEE SHEET 5 FOR:  
 1) BASIS OF BEARINGS NOTE  
 2) LEGEND  
 3) CURVE DATA TABLE

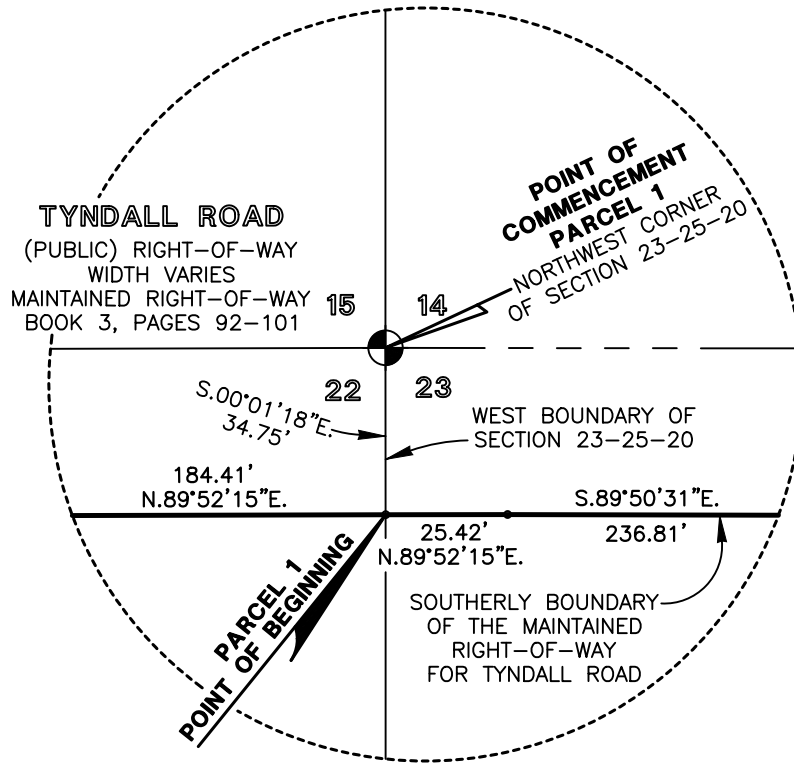


**EPPERSON NORTH C.D.D.  
 AFTER EXPANSION**

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 15 OF 18 SHEETS</b>			

Prepared For: <b>METRO DEVELOPMENT</b>		
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>		Drawn: WFS   Checked: AWM   Order No.: AMI-CLD-EP-001
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 3-16-22   Dwg: Epperson North CDD-AMENDED-DS.dwg
		File Path: P:\Epperson-North (Metro)\CDD\NORTH CDD\2022 AMEND
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST		





**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 7)

**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

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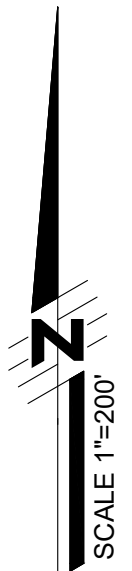
SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 16 OF 18 SHEETS</b>			

**PARCEL 1  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

**NORTHEAST 1/4 OF  
SECTION 27-25-20**  
**SOUTHEAST 1/4 OF  
SECTION 26-25-20**

**ELAM ROAD**  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348



**POINT OF  
COMMENCEMENT  
NORTHEAST CORNER  
EPPERSON NORTH C.D.D.**  
**POINT OF BEGINNING**

**EASTERLY BOUNDARY  
OF PARCEL 2  
EPPERSON NORTH C.D.D.**

**PARCEL 2  
EPPERSON  
NORTH C.D.D.**  
(O.R. 9770, PAGE 815)

**SOUTHERLY BOUNDARY  
OF THE MAINTAINED  
RIGHT-OF-WAY  
FOR ELAM ROAD**

**NORTHWEST CORNER  
OF EPPERSON RANCH  
PHASE 5-1**

**EPPERSON  
NORTH C.D.D.  
EXPANSION  
PARCEL**

**EPPERSON RANCH  
PHASE 5-1**  
(PLAT BOOK 80, PAGES 139-145)

**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

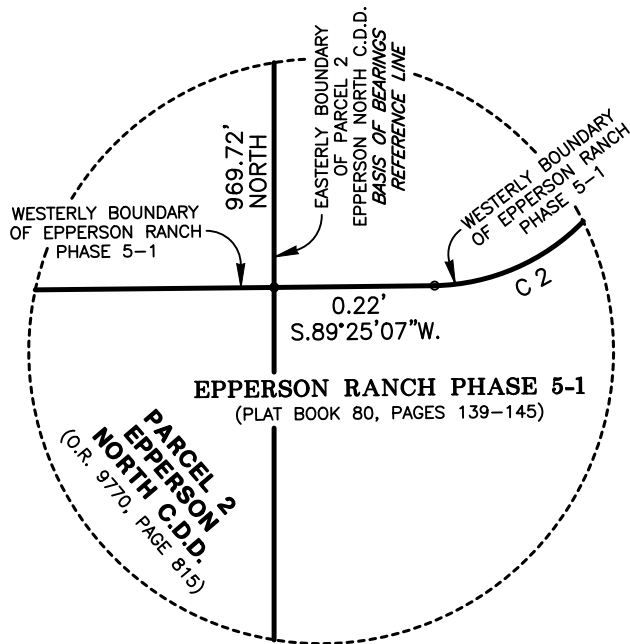
**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown  
hereon shall be assumed to have the  
same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**SEE DETAIL "B"  
ON SHEET 18**

**EPPERSON NORTH C.D.D.  
AFTER EXPANSION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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SECTIONS 22,23,26,27&28, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 17 OF 18 SHEETS</b>			



**DETAIL "B"**  
NOT TO SCALE  
(SEE SHEET 17)

**NOTE:**  
SEE SHEETS 1-4 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
3) CURVE DATA TABLE

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

## EPPERON NORTH C.D.D. AFTER EXPANSION

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 18 OF 18 SHEETS</b>			

Prepared For: <b>METRO DEVELOPMENT</b>											
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>											
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Drawn: WFS</td> <td style="width: 33%;">Checked: AWM</td> <td style="width: 33%;">Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-16-22</td> <td colspan="2">Dwg: Epperon North CDD-AMENDED-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperon-North (Metro)\CDD\NORTH CDD\2022 AMEND</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-16-22	Dwg: Epperon North CDD-AMENDED-DS.dwg		File Path: P:\Epperon-North (Metro)\CDD\NORTH CDD\2022 AMEND		
Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001									
Date: 3-16-22	Dwg: Epperon North CDD-AMENDED-DS.dwg										
File Path: P:\Epperon-North (Metro)\CDD\NORTH CDD\2022 AMEND											
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>		<small>SECTIONS 22,23,26,27&amp;28, TOWNSHIP 25 SOUTH, RANGE 20 EAST</small>									

# Exhibit E

**CONSENT AND JOINDER OF LANDOWNERS TO THE  
BOUNDARY AMENDMENT OF THE  
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

Executed this 21<sup>st</sup> day of February, 2022.

**EPPERSON RANCH, LLC**  
a Florida limited liability company

By:   
\_\_\_\_\_  
John Ryan, Manager

Consideration \$994,400.00

Prepared by & Return to:

Gary N. Strohauser, Esquire  
BAXTER, STROHAUSER, MANNION  
& SILBERMANN, P.A.  
1150 Cleveland Street, Suite 300  
Clearwater, Florida 33755  
File # 11-4718

RE



2011029248

Rcpt: 1352965 Rec: 27.00  
DS: 6960.80 IT: 0.00  
02/25/11 L. Korb, Dpty Clerk

PAULA S. O'NEIL, PH. D. PASCO CLERK & COMPTROLLER  
02/25/11 10:26am 1 of 3  
OR BK 8518 PG 927

Portions of Parcel # 27 25 20 0000 00200 0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22<sup>nd</sup> day of February, 2011, by and between EPCO RANCH, INC., a Florida corporation f/k/a EPPERSON AND ASSOCIATES, INC., a Florida corporation ("Grantor"), and EPPERSON RANCH, LLC, a Florida limited liability company, whose address is 2502 N. Rocky Point Drive, #1050, Tampa, FL 33607, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("Property"):

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

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

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except real estate taxes for the year 2011 and subsequent years, and easements, covenants, conditions, reservations and other matters of record;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Consideration  
\$994,400.00  
3/3

## Exhibit "A"

A parcel of land lying within the Southeast 1/4 of Section 27, Township 25 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

As a Point of Reference commence at the Southeast corner of Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and proceed S 89°55'36" W, along the South boundary of said Section 27, a distance of 1381.93 feet to a point on the Northerly boundary of that certain tract of land described in Official Records Book 7697, Page 1396 of the Public Records of Pasco County, Florida said point lying on a non-tangential curve concave southwesterly, having a radius of 3083.00 feet and a chord bearing N 56°30'51" W, a distance of 158.26 feet; thence along the arc of said curve to the left and the Northerly boundary of said tract, a distance of 158.28 feet to a point of reverse curvature of a curve concave easterly, having a radius of 25.00 feet and a chord bearing N 13°35'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right and the Northerly boundary of said tract, a distance of 38.75 feet; thence on a non-radial line and said Northerly boundary, N 59°11'00" W, a distance of 80.00 feet to a point on a non-tangent curve concave northwesterly, having a radius of 25.00 feet and a chord bearing S 75°13'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right and the Northerly boundary of said tract, a distance of 38.75 feet to a point of reverse curvature of a curve concave southwesterly, having a radius of 3083.00 feet and a chord bearing N 61°33'46" W, a distance of 127.09 feet; thence along the arc of said curve to the left and the Northerly boundary of said tract, a distance of 127.10 feet to the POINT OF BEGINNING; thence continue along said curve concave southwesterly and the Northerly boundary of said tract, having a radius of 3083.00 feet and a chord which bears N 64°51'35" W, a distance of 227.67 feet; thence along the arc of said curve to the left, a distance of 227.73 feet; thence, leaving said Northerly boundary, run N 00°00'00" E, on a non-tangential line, a distance of 2273.53 feet to a point on the South right-of-way line of Elam Road; thence N 86°30'43" E, along said South right-of-way line, a distance of 225.21 feet; thence N 86°55'22" E, along said South right-of-way line, a distance of 401.50 feet; thence N 88°35'59" E, along said South right-of-way line, a distance of 442.78 feet to the point of curvature of a curve concave southerly, having a radius of 9950.00 feet and a chord which bears N 88°52'15" E, a distance of 94.10 feet, thence along the arc of said curve to the right and along said South right-of-way line, a distance of 94.10 feet to a point of tangency; thence N 89°08'30" E, along said South right-of-way line, a distance of 22.79 feet to the Northwest corner of that certain tract of land described in Official Records Book 8274, Page 1702 of the Public Records of Pasco County, Florida; thence departing said South right-of-way line, S 00°00'00" E, along the Westerly boundary of said tract, a distance of 270.83 feet to a point of curvature of a curve concave westerly, having a radius of 2970.00 feet and a chord which bears S 13°59'30" W, a distance of 1436.18 feet; thence along the arc of said curve to the right and the Westerly boundary of said tract, a distance of 1450.55 feet to a point of compound curvature of a curve concave northwesterly, having a radius of 1170.00 feet and a chord which bears S 39°31'30" W, a distance of 468.19 feet; thence along the arc of said curve to the right and the Westerly boundary of said tract, a distance of 471.37 feet to a point of reverse curvature of a curve concave southeasterly, having a radius of 1230.00 feet and a chord which bears S 42°07'50" W, a distance of 382.12 feet; thence along the arc of said curve to the left and the Westerly boundary of said tract, a distance of 383.67 feet; thence S 45°06'36" W, on a non-tangential line and the Westerly boundary of said tract, a distance of 52.90 feet to the beginning of a non-tangential curve concave southeasterly, having a radius of 1242.00 feet and a chord which bears S 29°24'11" W, a distance of 60.83 feet; thence along the arc of said curve to the left and the Westerly boundary of said tract, a distance of 60.83 feet to a point of tangency; thence S 28°00'00" W, along the Westerly boundary of said tract, a distance of 21.84 feet to the POINT OF BEGINNING.

GRANTOR:

EpcO Ranch, Inc.  
a Florida corporation  
f/k/a Epperson and Associates, Inc.  
a Florida corporation

Signed, sealed and delivered  
in the presence of:

[Signature]  
Signature of Witness #1

JAMES M. DRISIT, JR  
Typed/Printed Name of Witness #1

By:

[Signature]  
George L. Epperson as President  
Address: Box 231 State Road 577  
San Antonio, FL 33576

[Signature]  
Signature of Witness #2

Gary N. Strohauser  
Typed/Printed Name of Witness #2

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2011,  
by George L. Epperson as President of EpcO Ranch, Inc., a Florida corporation f/k/a Epperson  
and Associates, Inc., a Florida corporation, on behalf of the company.

[Signature]  
Notary Public, State of Florida

Commission Expires: \_\_\_\_\_

Personally known to me

Produced \_\_\_\_\_ as identification



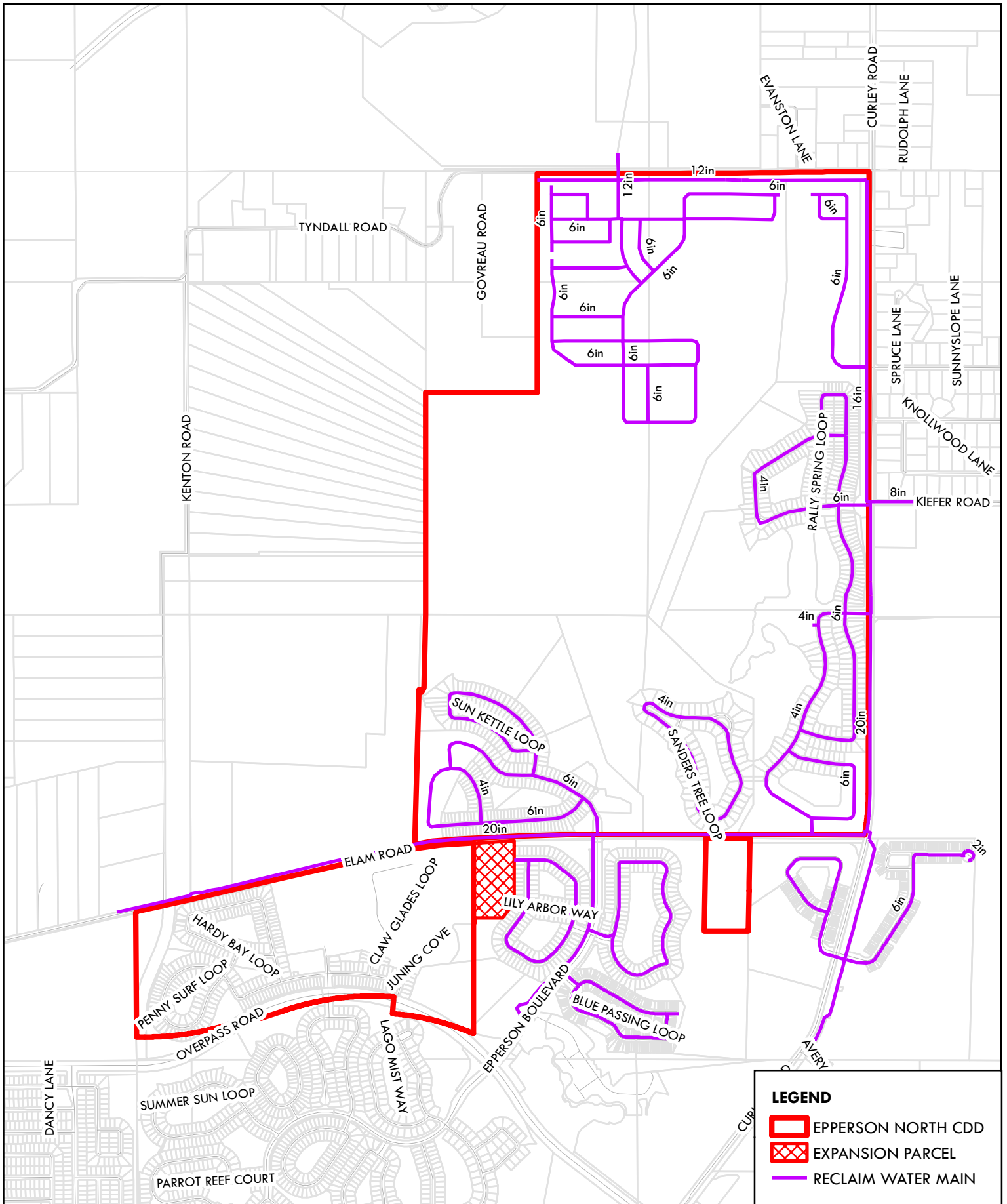


# Exhibit F

**Exhibit F**  
**Epperson North Community Development District**  
**Board of Supervisors**

1. Michael Lawson  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
2. Doug Draper  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
3. Lori Price  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
4. Christie Ray  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
5. Vacant Seat

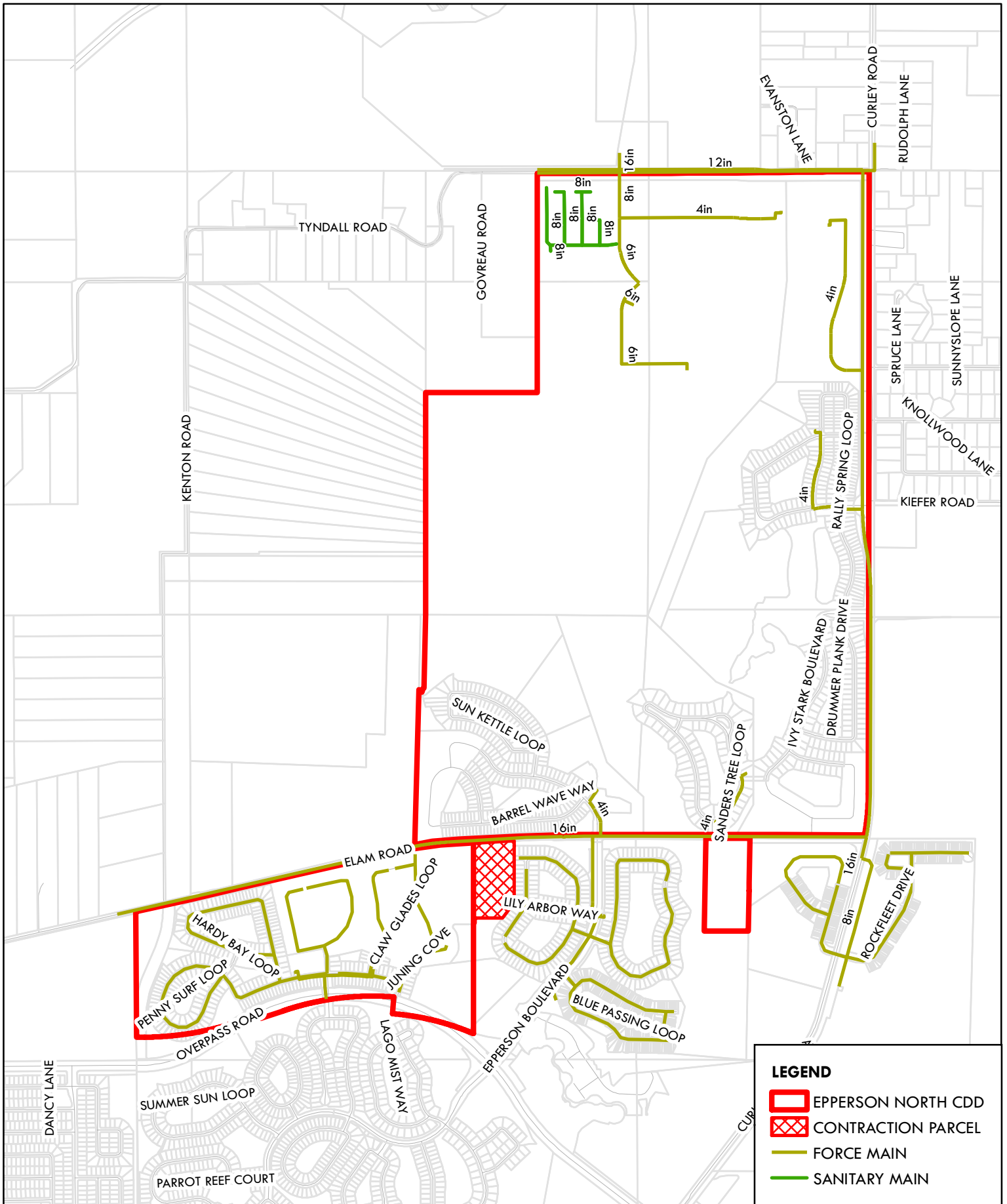
# Composite Exhibit G

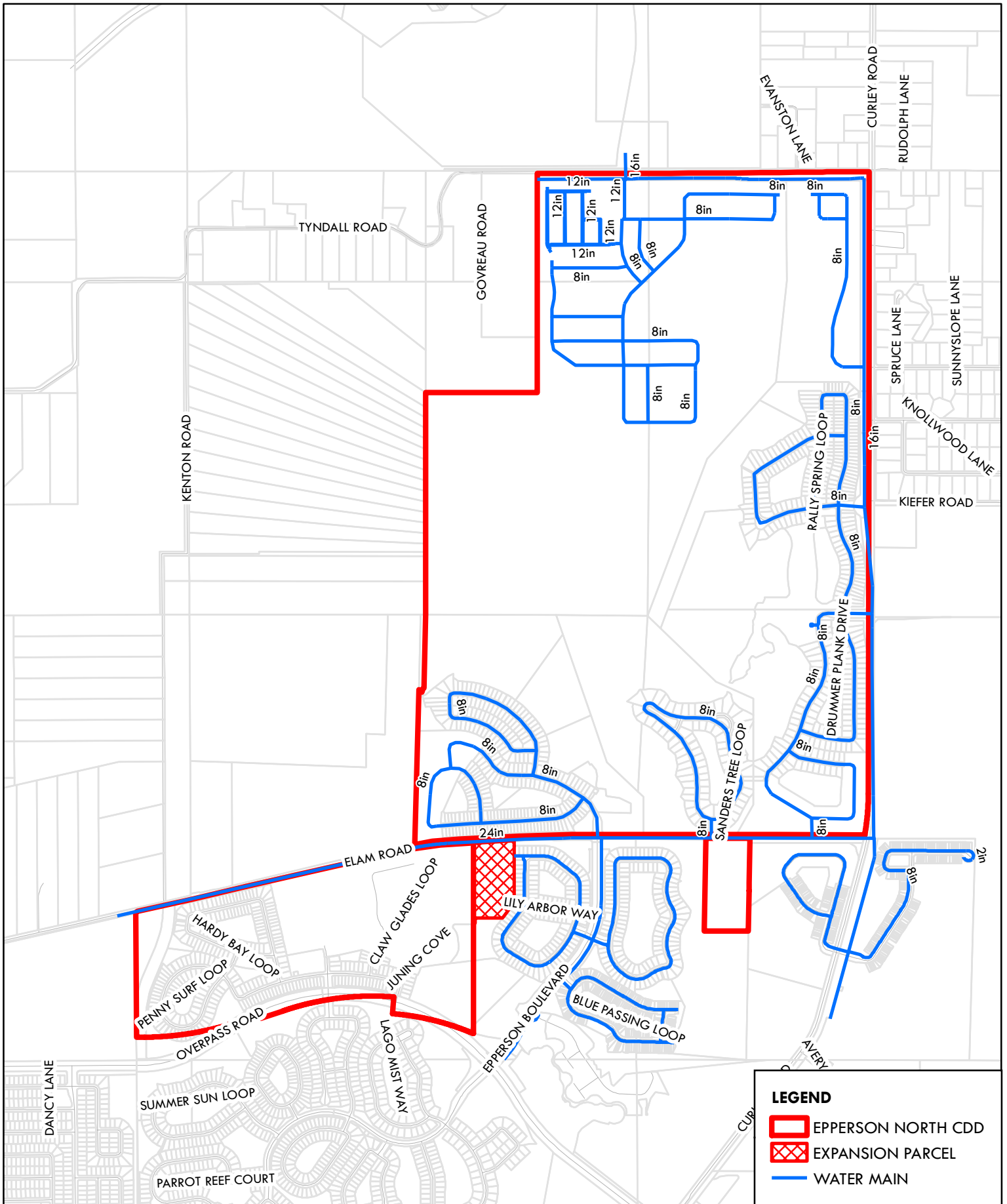


**LEGEND**

- EPPERSON NORTH CDD
- EXPANSION PARCEL
- RECLAIM WATER MAIN







**LEGEND**

- EPPERSON NORTH CDD
- EXPANSION PARCEL
- WATER MAIN



# Exhibit H

# EPPERSON NORTH

## Estimated Construction Costs and Proposed Timetable

Description	Phase 1 2019	Phases 2-6 2019-2023	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,659,850	\$4,979,540	\$6,639,390
Consultant / Management Fees	\$967,510	\$2,902,540	\$3,870,050
Storm Water Management	\$3,781,760	\$11,345,270	\$15,127,030
Roads	\$4,857,690	\$14,573,070	\$19,430,760
Potable Water	\$713,960	\$2,141,900	\$2,855,860
Sanitary Sewer	\$998,020	\$2,994,060	\$3,992,080
Dry Utilities Trenching	\$401,380	\$1,204,120	\$ 1,605,500
Recreational Amenity	\$1,500,000	\$4,500,000	\$6,000,000
Landscaping/Irrigation/Hardscape/Recreation	\$1,237,340	\$3,712,010	\$4,949,350
Permit Fees and Impact Fees <sup>1</sup>	\$1,883,250	\$5,649,750	\$7,533,000
Contingency	\$617,500	\$1,852,500	\$2,470,000
<b>Total</b>	<b>\$18,618,260</b>	<b>\$55,854,760</b>	<b>\$74,473,020</b>

<sup>1</sup> The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.



# EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

## Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Earthwork	CDD	--	--
Subdivision Roadways and Alleys <sup>2</sup>	CDD	CDD	CDD
Collector and Arterial Roadways <sup>3</sup>	CDD	County	County
Offsite Road & Utilities <sup>1</sup>	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Drainage Storm	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

<sup>1</sup>Pasco County Utilities will only maintain lines in public rights-of-way or County owned easements. The County shall not own or maintain on-site utilities within the boundaries of the CDD.

<sup>2</sup>Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

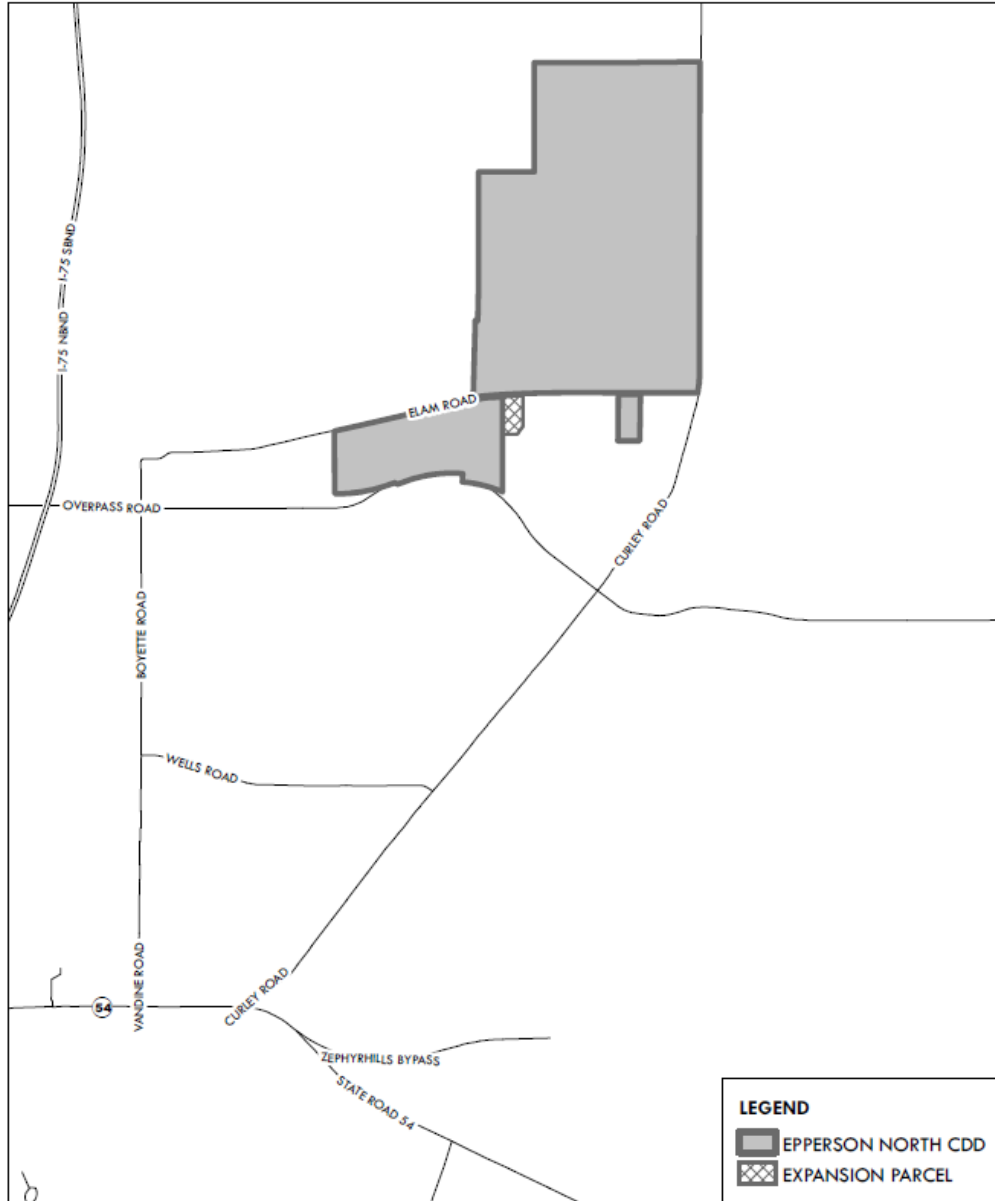
<sup>2</sup>Subdivision roadways and Alleys will be maintained by the CDD or other community associations.

<sup>3</sup>Collector and Arterial roadways will be maintained by County.

\* The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

# Exhibit I

**Statement of Estimated Regulatory Costs  
To Expand the Boundaries of the  
Epperson North Community Development District**



February 16, 2022

**Prepared by**  
DPFG Management and Consulting, LLC  
250 International Parkway | Suite 208  
Lake Mary, Florida 32746

**Table of Contents**

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A. EXECUTIVE SUMMARY .....2

B. PURPOSE AND SCOPE .....2

C. EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT .....2

D. STATUTORY ELEMENTS .....3

Economic Analysis.....4

Types of Individuals Affected.....4

Estimated Public Costs, Effect on Public Revenue and Other .....6

## **A. EXECUTIVE SUMMARY**

The Epperson North Community Development District (“**District**”) seeks to expand its boundaries by approximately 9.8 acres of land (“**Expanded Land**”). This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with Pasco County (the “**County**”), to expand the boundaries of the District in accordance with Section 190.046, Florida Statutes.

With respect to the expansion, this document confirms 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 expansion. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the petitioner.

Expanding the boundaries of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed expansion of the District is anticipated to have positive impact on future private development and County Revenues.

## **B. PURPOSE AND SCOPE**

This SERC has been prepared as a component of the petition filed with the County to expand the boundaries of the District in accordance with Section 190.005, Florida Statutes.

Specifically, the District petitioned the Pasco County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 18-26 adopted by the Pasco County Board of County Commissioners, Florida, establishing the District on July 10, 2018, to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to expand its boundaries.

## **C. EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 18-26 by the Board of County Commissioners of Pasco County and is authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to expand its boundaries by approximately 9.8 acres of land.

#### **D. STATUTORY ELEMENTS**

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

- 1) An economic analysis showing whether the rule directly or indirectly:
  - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
  - 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 rule.
- 2) 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;
- 3) 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;
- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule<sup>1</sup>;
- 5) An analysis of the impact on small businesses as defined by s. 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined in s. 120.52, Florida Statutes. 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;
- 6) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the expansion of the boundaries of the District are summarized below.

---

<sup>1</sup> 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.

## **Economic Analysis**

- 1) An economic analysis showing whether the ordinance directly or indirectly:
  - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

The District, together with 100% of the landowners of the Expanded Property, have agreed to expand the District's boundary. Following expansion, the economic impact on economic impact, job creation, or investment is anticipated to be positive or neutral in nature. For example, the expansion of the District boundaries will allow the District to proceed with construction of improvements within the expansion parcel, thus increasing demand for construction labor and professional consultants. The expansion of the boundaries is also expected to have a positive impact on property values and real estate sales in the area.

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

The impact on overall business competitiveness, productivity, or innovation resulting from the District boundary expansion is likely to be minimal but positive in nature. Professional services related to the boundary expansion and the anticipated developmental efforts are expected to be performed by local or state-based professionals or providers. Once the development is complete in the expansion area, local real estate professionals will see additional sales opportunities. No adverse impacts on business competitiveness related to the expansion of the District boundaries are identified.

- 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 rule.

An increase in overall regulatory or transaction costs is highly unlikely. Pasco County may incur incidental administrative costs to review the petition for the boundary expansion; however, it is anticipated that these costs will be offset by County's filing fees.

Although operational services will be extended to the expansion area, the operating costs will continue to be funded by the landowners through special assessments levied by the District. While the District may incur costs related to the issuance of future revenue bonds, these costs will be allocated to the Expansion Area on a proportional basis pursuant to the District's existing allocation methodology. It is expected that the costs borne by the owners in the expansion area through the payment of special assessments will be similar to costs associated with the District's original bond issuance.

For these reasons, the expansion of the boundaries of the District is not likely to have an adverse impact on the items described in 1(a), 1(b) and 1(c) above.

## **Types of Individuals Affected**

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

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the expansion ordinance 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 expansion of the District boundaries and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(b) below.
- b) **COUNTY AND ITS RESIDENTS** - The County and those residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the expansion, other than any one-time administrative costs outlined in Section 3(a) below.
- c) **CURRENT PROPERTY OWNERS-EXISTING DISTRICT** - The current property owners of the lands within the boundaries of the Existing District will not be affected by the expansion, and no benefits are being removed.
- d) **CURRENT PROPERTY OWNERS-EXPANDED LAND** - The current property owners of the lands subject to the expansion will not be adversely affected.



### Estimated Public Costs, Effect on Public Revenue and Other

- 3) 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;
  - a) COUNTY - The County will not incur any quantifiable on-going costs. County may, however, choose to review certain documents related to the expansion. To offset these one-time administrative costs, the petitioner will submit a filing fee to the County.
  - b) STATE – the State of Florida will not incur any additional administrative costs as a result of the expansion to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes. This amount has been paid by the District and will not change if the District boundaries are expanded. Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own 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.
  - 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 negative effect on state and local revenues.

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

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

Transactional costs are primarily related to infrastructure costs. Since there is no increase in infrastructure costs, there are no transactional costs related with the expansion of the boundaries.

- 5) An analysis of the impact on small businesses as defined by s. 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined in s. 120.52, Florida Statutes. 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.

Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities. 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.

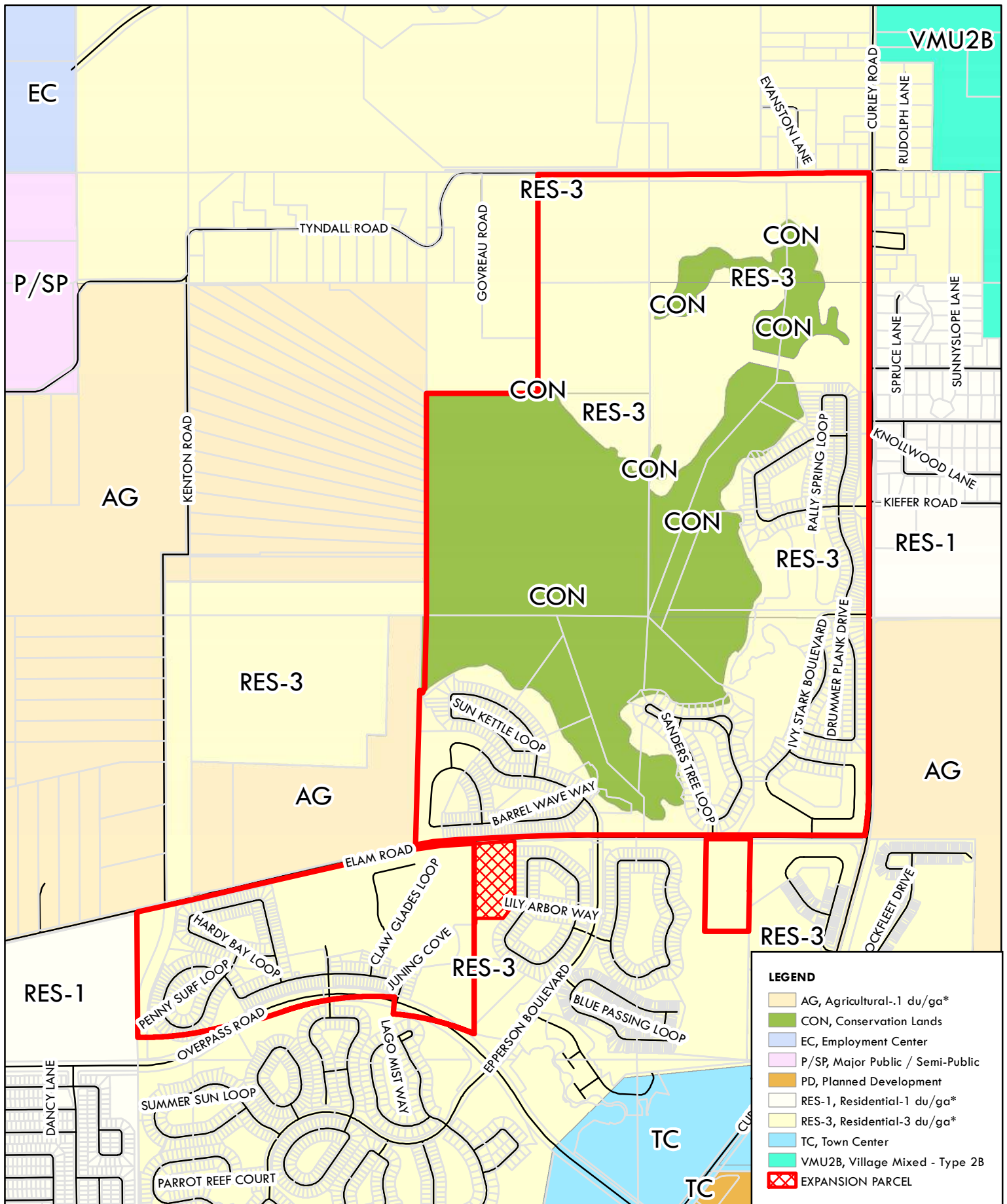
- 6) Any additional information that the agency determines may be useful.

Certain data utilized in the 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.

### Conclusion

For the above stated reasons, the proposed expansion to the boundaries of the Epperson North Community Development District will be a beneficial land development in the County and will not have any material negative impacts to the State or County. This SERC Report provides supporting justification for granting the petition to expand the boundaries of this community development district.

## Exhibit J



**LEGEND**

- AG, Agricultural-1 du/ga\*
- CON, Conservation Lands
- EC, Employment Center
- P/SP, Major Public / Semi-Public
- PD, Planned Development
- RES-1, Residential-1 du/ga\*
- RES-3, Residential-3 du/ga\*
- TC, Town Center
- VMU2B, Village Mixed - Type 2B
- EXPANSION PARCEL

# Draft Ordinance

**AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 18-26 EXPANDING THE BOUNDARIES OF THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, the Epperson North Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 18-26, adopted on July 10, 2018 to adopt an ordinance expanding the boundaries of the Epperson North Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the County, in determining whether to expand the District boundaries, has considered and finds that all statements contained in the Petition to Expand the Boundaries of the Epperson North Community Development District (the "Petition") are true and correct; and

**WHEREAS**, the County has considered and finds that the expansion to the boundaries 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 expanded boundaries of 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 expanded 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 contracted 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 County, on \_\_\_\_\_, 2022, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance expanding the boundaries of the District.

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

**SECTION 1. AUTHORITY**

Pasco County Ordinance No. 18-26 is hereby amended 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. AMENDMENT OF THE BOUNDARIES OF THE DISTRICT**

a. The Petition is attached hereto in its entirety as Exhibit A and incorporated herein.

b. The area within Exhibit C of the Petition is hereby added to -the District. The amended boundaries of the District shall be those depicted in Exhibit D of the Petition.

c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance No.18-26.

**SECTION 4. 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 5. EFFECTIVE DATE**

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board of County Commissioners by electronic email 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 \_\_\_\_ day of \_\_\_\_\_, 2022

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF PASCO  
COUNTY, FLORIDA

\_\_\_\_\_  
NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

\_\_\_\_\_  
, CHAIR

# Draft Hearing Notice



**NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION  
OF THE PETITION AND ORDINANCE TO EXPAND THE  
BOUNDARIES OF THE EPPERSON NORTH COMMUNITY  
DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190,  
FLORIDA STATUTES**

**[INSERT MAP HERE]**

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Pasco County Board of County Commissioners beginning at \_\_\_\_\_ a/p.m., \_\_\_\_\_, \_\_\_\_\_, 2022 at the West Pasco Government Center, Board Room, 1<sup>st</sup> Floor, 8731 Citizens Drive, New Port Richey, Florida to consider a petition and the adoption of an ordinance to contract the boundaries of the Epperson North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Epperson North Community Development District are outlined above. The petitioner has proposed to expand the boundaries of the Epperson North Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, West Pasco Government Center, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for further information, you may call 727-847-8140 ext.1953. All interested parties may participate

in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal any decision made by the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit [www.mypasco.net](http://www.mypasco.net). To view the Board of County Commissioners Agenda, please visit <https://www.pascocountyfl.net/6/Pasco-Agendas-and-Minutes>.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

*Publication date:* \_\_\_\_\_, 2022



FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 29, 2022

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

Attention: Jessica Popplewell

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 22-46, which was filed in this office on August 26, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh