

PETITION TO ESTABLISH **WINDING OAKS COMMUNITY** **DEVELOPMENT DISTRICT**

Submitted by:

Jere Earlywine
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KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, D.R. HORTON, INC. ("Petitioner"), hereby petitions the City Council for the City of Ocala, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Ocala, Florida, and consists of approximately 460.12 acres of land. **Exhibit 1** depicts the general location of the project. The site is generally located south of SW 66th Street, east of SW 54th Court Road, and north of SW 80th Street. The sketch and metes and bounds descriptions of the external boundary of the proposed District are set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels, with the exception of a planned school parcel that is also identified in **Exhibit 2**.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owner(s) of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Brian Mihelich, Robert Fitzgerald, Felicia Breedlove, Kara Distotell, and Adam Bolton, with an address of 3300 SW 34th Ave., Suite 101-A, Ocala, Florida 34474. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Winding Oaks Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed from 2024 through 2030. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is agricultural. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are

shown in **Exhibit 6**. These proposed land uses are consistent with the applicable local comprehensive plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 0155527
jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

11. This petition to establish a community development district should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

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

c. The establishment of the proposed District will prevent the general body of taxpayers in the county from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will

provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

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

WHEREFORE, Petitioner respectfully requests that the City Council for the City of Ocala, Florida:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;


b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 29th day of January, 2024.

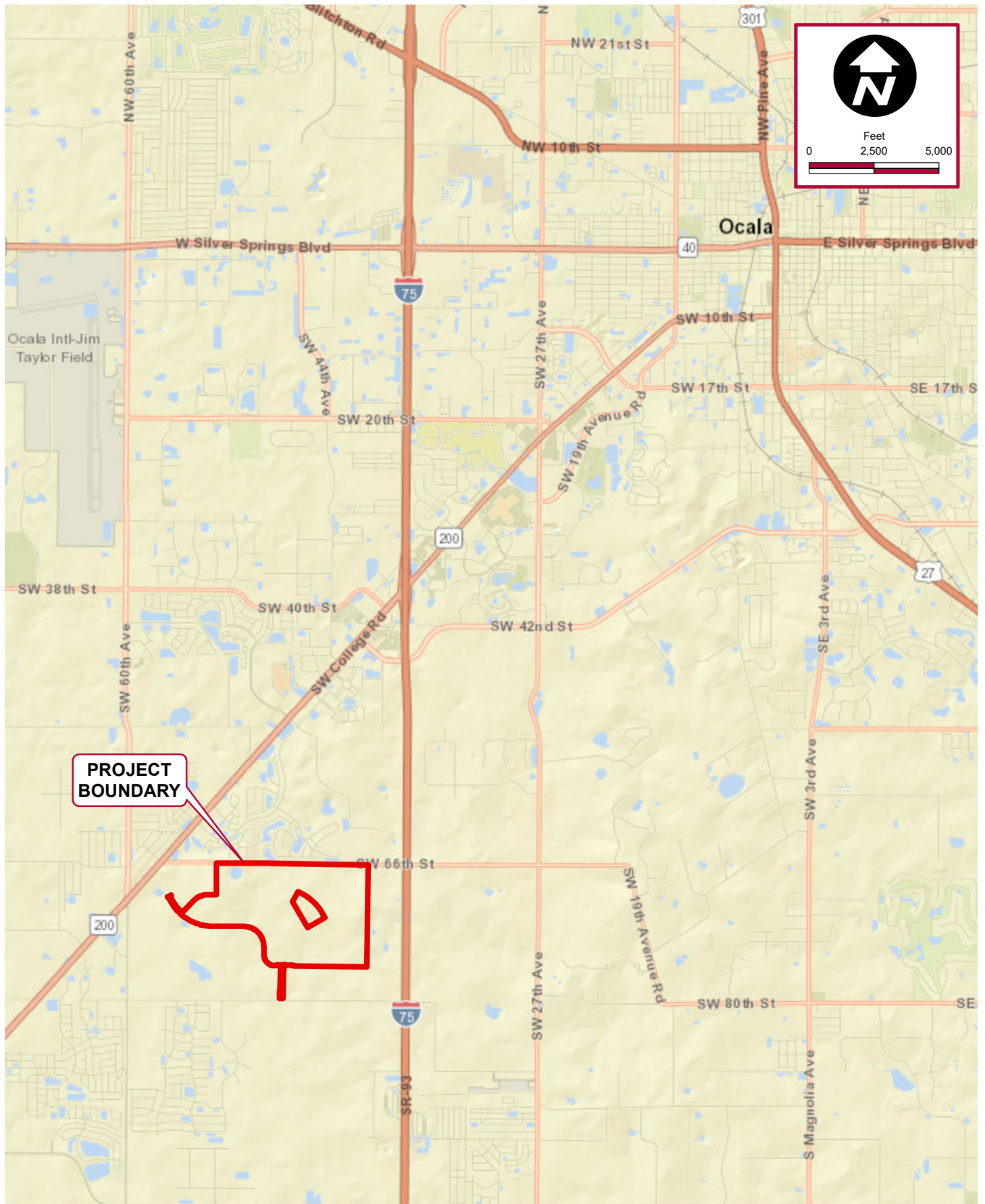
Submitted by:



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107 W. College Ave.
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EXHIBIT 1

K:\OCA_Civil\142800009-Winding Oaks - DRH\GIS\CDD Maps\Location Map.mxd - 12/6/2023 3:49:48 PM - thomas.trexler



Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

LOCATION MAP

WINDING OAKS PD RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 142800009

December 2023

Figure 1

EXHIBIT 2

**SKETCH OF DESCRIPTION FOR:
CDD BOUNDARY
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**

DESCRIPTION:

A PORTION OF LAND LYING IS SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°01'51"E., 2,813.15 FEET TO THE POINT OF BEGINNING; THENCE N.89°58'29"W., 755.43 FEET; THENCE N.00°01'31"E., 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,840.00 FEET, A CENTRAL ANGLE OF 65°37'58", AND A CHORD BEARING AND DISTANCE OF N.57°09'30"W., 1,994.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,107.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49°27'55", AND A CHORD BEARING AND DISTANCE OF N.49°04'28"W., 75.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 79°48'32", AND A CHORD BEARING AND DISTANCE OF N.66°17'19"E., 150.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 51°13'45", AND A CHORD BEARING AND DISTANCE OF S.00°46'10"W., 90.79 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.88 FEET TO A POINT COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,760.00 FEET, A CENTRAL ANGLE OF 23°22'25", AND A CHORD BEARING AND DISTANCE OF S.36°31'55"E., 713.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 717.99 FEET TO THE END OF SAID CURVE; THENCE N.44°27'08"E., 656.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 45°44'30", AND A CHORD BEARING AND DISTANCE OF N.67°07'45"E., 559.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 574.81 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., 338.06 FEET; THENCE N.00°12'09"E., 1,220.28 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

CONTINUE NEXT PAGE...

NOTES:

1. DATE OF SKETCH: NOVEMBER 3, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

LEGEND:

— LINE BREAK
R/W RIGHT-OF-WAY
CONC. CONCRETE
LS LAND SURVEYOR
LB LICENSED BUSINESS
NO. NUMBER
CL CENTERLINE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
L ARC LENGTH
R RADIUS
Δ DELTA (CENTRAL ANGLE)
CB CHORD BEARING
CH CHORD DISTANCE
○ CHANGE IN DIRECTION

****NOTE: THIS IS NOT A SURVEY****

SHEET 1 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

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



JCH

CONSULTING GROUP, INC.

LAND DEVELOPMENT • SURVEYING & MAPPING

PLANNING • ENVIRONMENTAL • G.I.S.

CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 13TH STREET, OCEAH, FLORIDA 34471
PHONE: (352) 405-1482 FAX: (888) 272-8335 www.JCHg.com

DRAWN:	C.J.H.	J.O.# 16365
REVISED:		DWG.# 16365SK (CDD)
CHECKED:	C.J.H.	SHEET 1 OF 3
APPROVED:	C.J.H.	
SCALE:	---	COPYRIGHT © NOVEMBER, 2023

SKETCH OF DESCRIPTION FOR:
CDD BOUNDARY
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

CONTINUED...

THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FOUR (4) COURSES, (1.) S.89°47'51"E., 628.55 FEET; (2) THENCE S.89°47'49"E., 1,277.93 FEET; (3) S.89°00'21"E., 2,643.86 FEET; (4.) THENCE S.88°51'31"E., 1,297.70 FEET TO THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID EASTERLY BOUNDARY S.00°33'30"W., 2,607.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES, (1.) S.00°25'04"W., 150.55 FEET; (2.) THENCE S.00°33'32"W., 1,174.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, N.89°10'47"W., 1,309.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N.89°09'56"W., 1,315.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, N.89°26'18"W., 185.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF N.70°55'25"W., 78.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.08 FEET TO THE END OF SAID CURVE; THENCE N.89°16'33"W., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND A CHORD BEARING AND DISTANCE OF N.38°25'26"W., 38.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF S.06°29'39"W., 417.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 417.98 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S.00°34'55"W., 889.37 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N.89°35'08"W., 138.02 FEET TO THE WESTERLY RIGHT OF WAY OF AFORESAID S.W. 49TH AVENUE ROAD; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) N.00°34'56"E., 258.98 FEET; (2) THENCE N.15°10'42"E., 51.69 FEET; (3) THENCE N.00°34'51"E., 580.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,143.00 FEET, A CENTRAL ANGLE OF 10°56'22", AND A CHORD BEARING AND DISTANCE OF N.06°01'50"E., 408.54 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 409.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°40'05", AND A CHORD BEARING AND DISTANCE OF S.55°50'04"W., 34.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE N.79°49'54"W., 89.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 70°15'58", AND A CHORD BEARING AND DISTANCE OF S.65°02'07"W., 86.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.98 FEET TO THE END OF SAID CURVE; THENCE N.87°26'04"W., 156.81 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 71°49'46", AND A CHORD BEARING AND DISTANCE OF N.35°54'53"W., 551.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648, A DISTANCE OF 589.22 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°00'00"W., 290.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 89°58'29", AND A CHORD BEARING AND DISTANCE OF N.44°59'15"W., 1,088.70 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,209.17 FEET TO A POINT OF TANGENCY; (3) THENCE N.89°58'29"W., 450.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: SCHOOL BOARD PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'29"W	755.43
L2	N0°01'31"E	10.00
L3	N44°27'08"E	656.42
L4	N90°00'00"E	338.06
L5	N0°12'09"E	1220.28
L6	S89°47'51"E	628.55
L7	S89°47'49"E	1277.93
L8	S89°00'21"E	2643.86
L9	S88°51'31"E	1297.70
L10	S0°33'30"W	2607.30
L11	S0°25'04"W	150.55
L12	S0°33'32"W	1174.61
L13	N89°10'47"W	1309.46

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°09'56"W	1315.67
L15	N89°26'18"W	185.13
L16	N89°16'33"W	266.56
L17	S0°34'55"W	889.37
L18	N89°35'08"W	138.02
L19	N0°34'56"E	258.98
L20	N15°10'42"E	51.69
L21	N0°34'51"E	580.76
L22	N79°49'54"W	89.96
L23	N87°26'04"W	156.81
L24	N0°00'00"E	290.68
L25	N89°58'29"W	450.12

**NOTE: THIS IS
NOT A
SURVEY**
SHEET 2 OF 3
ONE IS NOT
COMPLETE
WITHOUT THE
OTHERS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	2107.74	1840.00	065°37'58"	1994.37	N57°09'30"W
C2	77.70	90.00	049°27'55"	75.31	N49°04'28"W
C3	162.97	117.00	079°48'32"	150.11	N66°17'19"E
C4	93.88	105.00	051°13'45"	90.79	S00°46'10"W
C5	717.99	1760.00	023°22'25"	713.02	S36°31'55"E
C6	574.81	720.00	045°44'30"	559.66	N67°07'45"E
C7	80.08	125.00	036°42'16"	78.71	N70°55'25"W
C8	44.38	25.00	101°42'13"	38.78	N38°25'26"W
C9	417.98	2018.00	011°52'03"	417.23	S06°29'39"W
C10	409.16	2143.00	010°56'22"	408.54	N06°01'50"E
C11	38.69	25.00	088°40'05"	34.94	S55°50'04"W
C12	91.98	75.00	070°15'58"	86.32	S65°02'07"W
C13	589.22	470.00	071°49'46"	551.39	N35°54'53"W
C14	1209.17	770.00	089°58'29"	1088.70	N44°59'15"W



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DRAWN:	C.J.H.	J.O.# 16365
REVISED:		DWG.# 16365SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 3
APPROVED:	C.J.H.	
SCALE:	---	COPYRIGHT © NOVEMBER, 2023

MARION COUNTY, FLORIDA

SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST

S.W. 66TH STREET

S.W. 80TH STREET

S.W. COLLEGE ROAD

S.W. 49TH AVENUE ROAD

"EXCEPTION" PARCEL NO: 35512-001-05 OFFICIAL RECORDS BOOK 7196, PAGE 953

PORTION OF PARCEL NO: 35512-001-00 460.12 ACRES, MORE LESS

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTH 1/4 CORNER SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST

0 500 1000

1 INCH = 1000 FEET

****NOTE: THIS IS NOT A SURVEY** SHEET 3 OF 3 ONE IS NOT COMPLETE WITHOUT THE OTHERS**



JCH

PLANNING + ENVIRONMENTAL + G.I.S.
 CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
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DRAWN:	C.J.H.	J.O.# 16365
REVISED:		DWG.# 16365SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 3
APPROVED:	C.J.H.	
SCALE: 1" = 100'		COPYRIGHT © NOVEMBER, 2023

EXHIBIT 3

**Consent and Authorization of Landowner
to the Establishment of a Community Development District
[*Proposed Winding Oaks Community Development District*]**

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

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that the petitioner has the right by contract for the establishment of the Community Development District, and that Jere Earlywine of Kutak Rock LLP is authorized to file and prosecute the petition for establishment.

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.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Winding Oaks Community Development District]

Executed this 12th day of DECEMBER, 2023.

Signed and delivered in our presence as
witnesses:

Witness #1:

Barbara Hopewell

Signature

Barbara Hopewell

Print Witness #1 Name

Cradle Holdings, Inc.,
a Cayman Islands corporation

By: [Signature]

Print Name: LARRY DAVIS

Title: President

Witness #2

Mary Klimek Smith

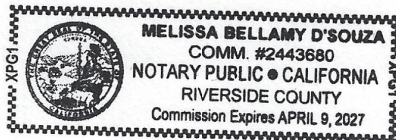
Signature

MARY KLIMEK-SMITH

Print Witness #2 Name

STATE OF California
COUNTY OF Riverside

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization, this 12th day of December 2023, by **LARRY DAVIS, PRESIDENT OF CRADLE HOLDINGS,**
INC., who appeared before me this day in person, and who is either personally known to me, or
produced passport as identification.



Melissa D'Souza
NOTARY PUBLIC, STATE OF California

Name: Melissa Bellamy D'Souza
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Winding Oaks Community Development District]

Executed this 12th day of December, 2023.

Signed and delivered in our presence as
witnesses:

Witness #1:

Zainab Olasege

Signature

Zainab Olasege

Print Witness #1 Name

Witness #2

Noah Leszcz

Signature

Noah Leszcz

Print Witness #2 Name

Cradle Holdings, Inc.,

a Cayman Islands corporation

By: Sheldon Plener

Print Name: SHELDON PLENER

Title: Chairman

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 12th day of December, 2023, by **SHELDON PLENER, CHAIRMAN OF CRADLE
HOLDINGS, INC.**, who appeared before me this day in person, and who is either personally known to
me, or produced _____ as identification.

F. P. Arnone
NOTARY PUBLIC, STATE OF ONTARIO
PROV

Name: F. P. ARNONE

(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)



EXHIBIT A

A PORTION OF LAND LYING IS SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°01'51"E., 2,813.15 FEET TO THE POINT OF BEGINNING; THENCE N.89°58'29"W, 755.43 FEET; THENCE N.00°01'31"E., 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,840.00 FEET, A CENTRAL ANGLE OF 65°37'58", AND A CHORD BEARING AND DISTANCE OF N.57°09'30"W, 1,994.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,107.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49°27'55", AND A CHORD BEARING AND DISTANCE OF N.49°04'28"W, 75.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 79°48'32", AND A CHORD BEARING AND DISTANCE OF N.66°17'19"E., 150.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 51°13'45", AND A CHORD BEARING AND DISTANCE OF S.00°46'10"W, 90.79 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.88 FEET TO A POINT COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,760.00 FEET, A CENTRAL ANGLE OF 23°22'25", AND A CHORD BEARING AND DISTANCE OF S.36°31'55"E., 713.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 717.99 FEET TO THE END OF SAID CURVE; THENCE N.44°27'08"E., 656.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 45°44'30", AND A CHORD BEARING AND DISTANCE OF N.67°07'45"E., 559.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 574.81 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., 338.06 FEET; THENCE N.00°12'09"E., 1,220.28 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

CONTINUE NEXT PAGE...

NOTES:

1. DATE OF SKETCH: NOVEMBER 3, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

LEGEND:

— LINE BREAK
R/W RIGHT-OF-WAY
CONC. CONCRETE
LS LAND SURVEYOR
LB LICENSED BUSINESS
NO. NUMBER
CL CENTERLINE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
L ARC LENGTH
R RADIUS
Δ DELTA (CENTRAL ANGLE)
CB CHORD BEARING
CH CHORD DISTANCE
o CHANGE IN DIRECTION

****NOTE: THIS IS NOT A SURVEY****

SHEET 1 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. — LS 6553
OF JCH CONSULTING GROUP, INC.

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

(4.) THENCE S.88°51'31"E, 1,297.70 FEET TO THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID EASTERLY BOUNDARY S.00°33'30"W, 2,607.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES, (1.) S.00°25'04"W, 150.55 FEET; (2.) THENCE S.00°33'32"W, 1,174.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, N.89°10'47"W, 1,309.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N.89°09'56"W, 1,315.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, N.89°26'18"W, 185.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF N.70°55'25"W, 78.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.08 FEET TO THE END OF SAID CURVE; THENCE N.89°16'33"W, 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND A CHORD BEARING AND DISTANCE OF N.38°25'26"W, 38.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF S.06°29'39"W, 417.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 417.98 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S.00°34'55"W, 889.37 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N.89°35'08"W, 138.02 FEET TO THE WESTERLY RIGHT OF WAY OF AFORESAID S.W. 49TH AVENUE ROAD; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) N.00°34'56"E, 258.98 FEET; (2) THENCE N.15°10'42"E, 51.69 FEET; (3) THENCE N.00°34'51"E, 580.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,143.00 FEET, A CENTRAL ANGLE OF 10°56'22", AND A CHORD BEARING AND DISTANCE OF N.06°01'50"E, 408.54 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 409.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°40'05", AND A CHORD BEARING AND DISTANCE OF S.55°50'04"W, 34.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE N.79°49'54"W, 89.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 70°15'58", AND A CHORD BEARING AND DISTANCE OF S.65°02'07"W, 86.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.98 FEET TO THE END OF SAID CURVE; THENCE N.87°26'04"W, 156.81 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 71°49'46", AND A CHORD BEARING AND DISTANCE OF N.35°54'53"W, 551.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648, A DISTANCE OF 589.22 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°00'00"W, 290.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 89°58'29", AND A CHORD BEARING AND DISTANCE OF N.44°59'15"W, 1,088.70 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,209.17 FEET TO A POINT OF TANGENCY; (3) THENCE N.89°58'29"W, 450.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: SCHOOL BOARD PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'29"W	755.43
L2	N0°01'31"E	10.00
L3	N44°27'08"E	656.42
L4	N90°00'00"E	338.06
L5	N0°12'09"E	1220.28
L6	S89°47'51"E	628.55
L7	S89°47'49"E	1277.93
L8	S89°00'21"E	2643.86
L9	S88°51'31"E	1297.70
L10	S0°33'30"W	2607.30
L11	S0°25'04"W	150.55
L12	S0°33'32"W	1174.61
L13	N89°10'47"W	1309.46

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°09'56"W	1315.67
L15	N89°26'18"W	185.13
L16	N89°16'33"W	266.56
L17	S0°34'55"W	889.37
L18	N89°35'08"W	138.02
L19	N0°34'56"E	258.98
L20	N15°10'42"E	51.69
L21	N0°34'51"E	580.76
L22	N79°49'54"W	89.96
L23	N87°26'04"W	156.81
L24	N0°00'00"E	290.68
L25	N89°58'29"W	450.12

****NOTE: THIS IS
NOT A
SURVEY**
SHEET 2 OF 3
ONE IS NOT
COMPLETE
WITHOUT THE
OTHERS**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	2107.74	1840.00	065°37'58"	1994.37	N57°09'30"W
C2	77.70	90.00	049°27'55"	75.31	N49°04'28"W
C3	162.97	117.00	079°48'32"	150.11	N66°17'19"E
C4	93.88	105.00	051°13'45"	90.79	S00°46'10"W
C5	717.99	1760.00	023°22'25"	713.02	S36°31'55"E
C6	574.81	720.00	045°44'30"	559.66	N67°07'45"E
C7	80.08	125.00	036°42'16"	78.71	N70°55'25"W
C8	44.38	25.00	101°42'13"	38.78	N38°25'26"W
C9	417.98	2018.00	011°52'03"	417.23	S06°29'39"W
C10	409.16	2143.00	010°56'22"	408.54	N06°01'50"E
C11	38.69	25.00	088°40'05"	34.94	S55°50'04"W
C12	91.98	75.00	070°15'58"	86.32	S65°02'07"W
C13	589.22	470.00	071°49'46"	551.39	N35°54'53"W
C14	1209.17	770.00	089°58'29"	1088.70	N44°59'15"W

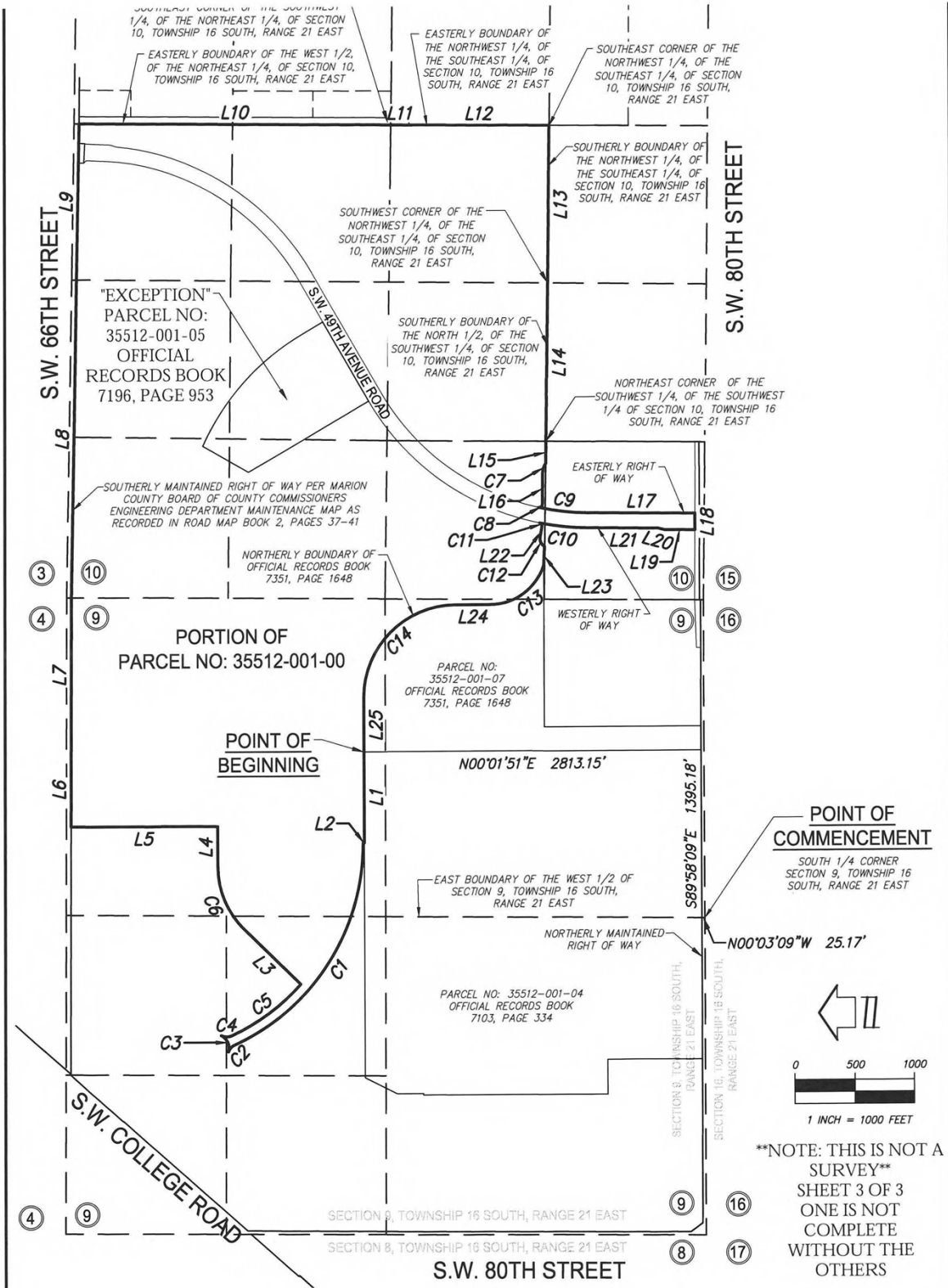


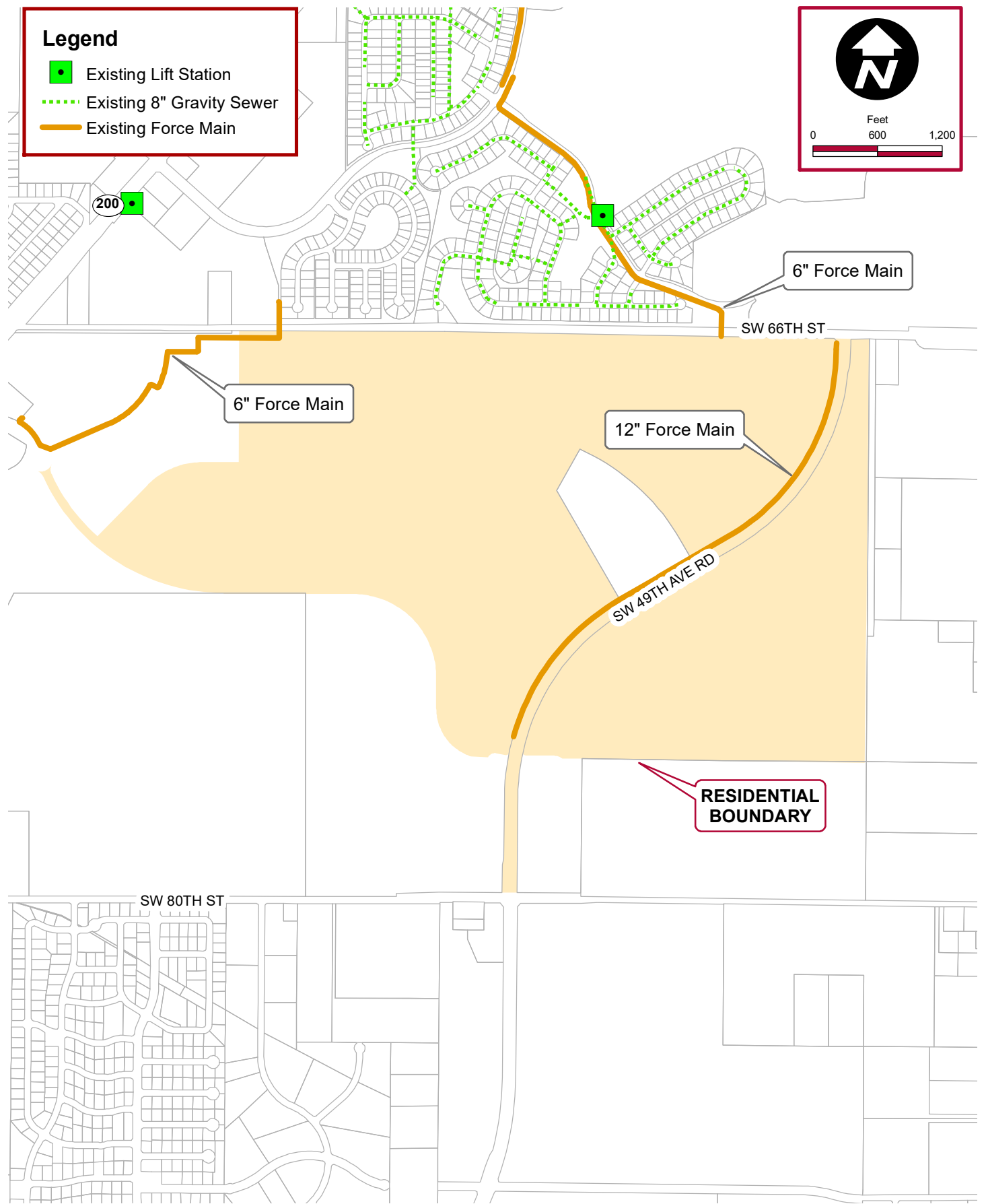
EXHIBIT 4

Legend

- Existing Lift Station
- Existing 8" Gravity Sewer
- Existing Force Main



Feet
0 600 1,200



Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

SANITARY SEWER UTILITY MAP

WINDING OAKS PD RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 142800009

December 2023

Figure 2

Legend

- Existing 8" Water Main
- Existing 12" Water Main



Feet

0 600 1,200

SW 66TH ST

SW 49TH AVE RD

RESIDENTIAL
BOUNDARY

SW 80TH ST

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POTABLE WATER UTILITY MAP

WINDING OAKS PD RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 142800009

December 2023

Figure 3

EXHIBIT 5

PROPOSED FACILITIES & ESTIMATED COSTS

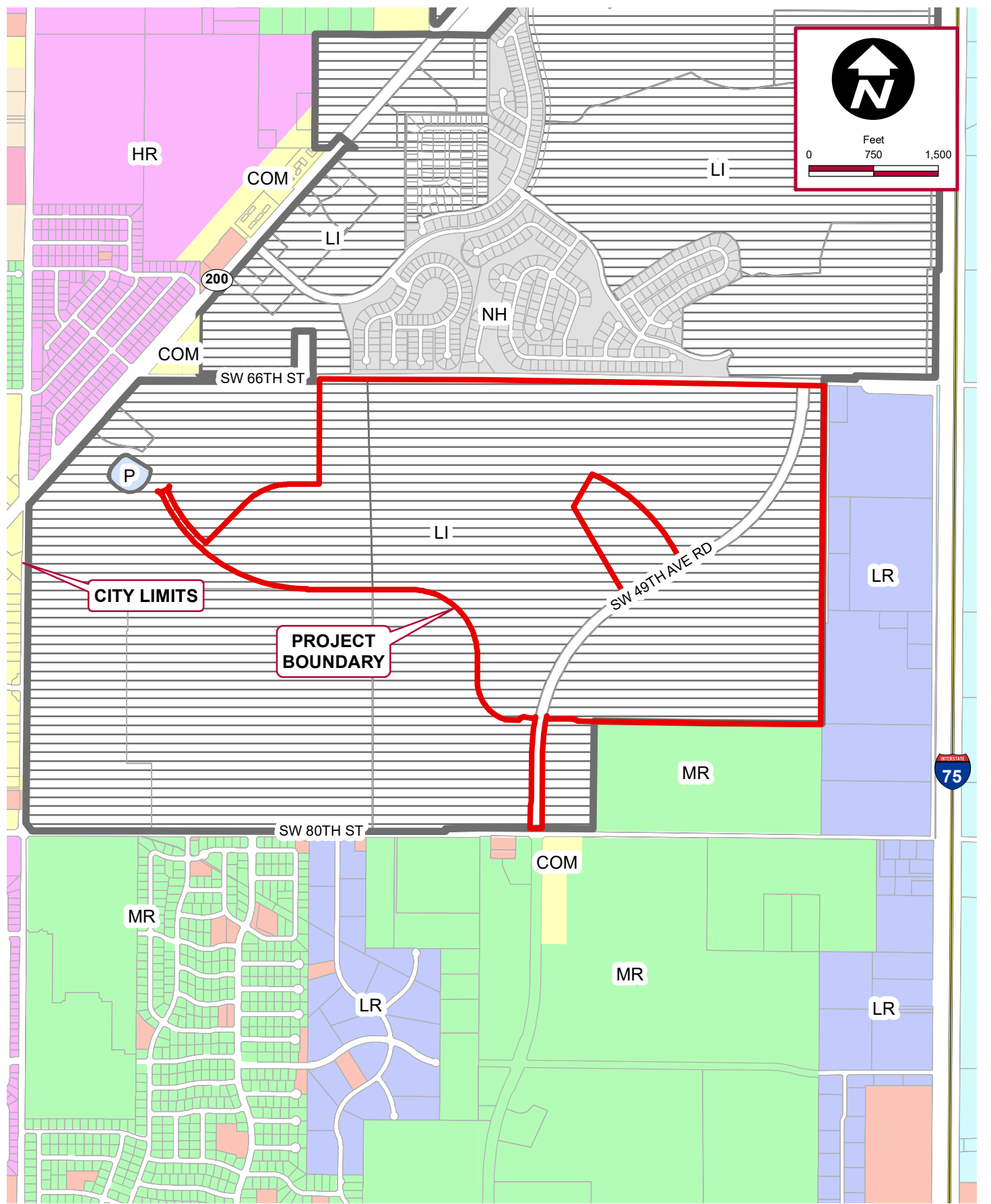
Improvement	Cost Estimate	Ownership and Maintenance Entity
Stormwater Management	\$12,163,721	CDD
Roadways (Subdivision)	\$15,627,713	CDD
Roadways (SW 71 st Place Road)	\$7,100,000	City
Roadways (SW 49th Avenue Road Int.)	\$1,000,000	County
Water & Wastewater Systems	\$21,165,662	City
Undergrounding of Conduit	\$500,000	CDD
Hardscape/Landscape/Irrigation	\$8,200,000	CDD
Conservation Areas	\$100,000	CDD
Off-Site Improvements	\$975,000	City/County
Professional Services	\$6,000,000	CDD
Contingency	\$7,283,209	As above
TOTAL	\$80,115,305.00	

*All costs shown are estimates only. Moreover, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowner's association upon completion.

**Offsites include SW 49th Avenue Signal Ave. Intersection Improvements (at 71st Pl. Rd.), SW 66th Street Turn Lane Improvements, and SW 67th Ln. Rd. & SW 54th Ct. Rd. landscape/monumentation installation and maintenance (roadways in commercial area). Pursuant to Section 190.012(1)(g), the City approves the CDD's financing, construction, acquisition, and installation of these offsite improvements, including as well the operation, maintenance, repair and replacement of offsite landscaping/hardscaping/irrigation/lighting improvements within or adjacent to such rights-of-way.

EXHIBIT 6

K:\OCA_Civil\142800009-Winding Oaks - DRH\GIS\CDD Maps\Future Land Use Map.mxd - 2/12/2024 3:13:23 PM - thomas.trexler



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Phone: (352) 438-3000
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FUTURE LAND USE MAP

WINDING OAKS PD RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 142800009

December 2023

Figure 4

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Winding Oaks Community Development District** (the “District”). The proposed District comprises approximately 460.12 acres of land located within Marion County, Florida (hereafter “County”). The project is planned for approximately 1,698 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

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

1.2 Overview of the Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 460.12 acres.

The Development plan for the proposed lands within the District includes approximately 1,698 residential units. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule¹ directly or indirectly: 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; 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 is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “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, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 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.

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

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

¹ For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City would enact in connection with the creation of the District.

3.0 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.

As noted above, the District is a community designed for approximately 1,698 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the owners of land within the proposed boundaries will also be under the jurisdiction of the District.

4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the County is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

Marion County

The County and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the County are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than the petition to establish a CDD.

The annual costs to the County because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. Furthermore, the County will not incur any quantifiable

on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the County, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the County. In accordance with State law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the potable water, sanitary sewer and reclaimed utility systems; master stormwater system; electrical undergrounding; gas; conservation/mitigation areas; and onsite and offsite roadway improvements may be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are also shown in Table 1 below. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District's capital improvement program.

**Table 1.
Proposed Facilities and Services**

Improvement	Cost Estimate	Ownership and Maintenance Entity
Stormwater Management	\$12,163,721	CDD
Roadways (Subdivision)	\$15,627,713	CDD
Roadways (SW 71 st Place Road)	\$7,100,000	City of Ocala
Roadways (SW 49th Avenue Road Int.)	\$1,000,000	Marion County
Water & Wastewater Systems	\$21,165,662	City
Undergrounding of Conduit	\$500,000	CDD
Hardscape/Landscape/Irrigation	\$8,200,000	CDD
Conservation Areas	\$100,000	CDD
Off-Site Improvements	\$975,000	City/County

Professional Services	\$6,000,000	CDD
Contingency	\$7,283,209	As above
TOTAL	\$80,115,305.00	

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

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the District has the ability to maintain infrastructure better than a Homeowners' Association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

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

low.

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

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The County has an estimated un-incarcerated population that is greater than 75,000 according to the 2020 U.S. Census. Therefore, the County is not defined as a “small county” according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer’s Engineer and other professionals associated with the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

EXHIBIT 8

AUTHORIZATION OF AGENT

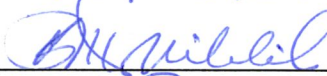
This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP to act as agent for Petitioner, **D.R. HORTON, INC.**, with regard to any and all matters pertaining to the Petition to Establish the Winding Oaks Community Development District in the City of Ocala, Florida and pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

D.R. HORTON, INC.



Print Name: Robert Fitzgerald
Address: 3300 SW 34th Ave. Ste 101-A
Ocala, FL 34474



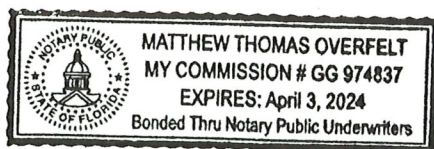
Print Name: Brian M. Michelich
Address: 3300 SW 34th Ave. Ste 101-A
Ocala, FL 34474

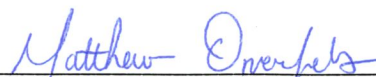


By: DAVID DONOVAN
Its: VICE PRESIDENT

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of January, ²⁰²⁴2023, by David Donovan, as Vice President of D.R. Horton, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.




Notary Public, State of Florida