

CHAPTER 600. OVERLAY AND SPECIAL DISTRICT AREAS

SECTION 603. CONNECTED CITY STEWARDSHIP DISTRICT

603.1. Intent and Purpose

- A. The State of Florida legislature has designated Pasco County for implementation of an advanced technology development corridor as a pilot community pursuant to the local government comprehensive planning certification program.
- B. In a public-private partnership with stakeholders, the County has undertaken a Special Planning Area process to identify an appropriate advanced technology development corridor to fulfill the intent of the legislation to establish a “Connected City” in which access to advanced technology is the catalyst for economic development and entrepreneurship.
- C. There is a particular need to use a specialized and limited single-purpose, dependent, special district unit of local government for the district lands located within the County and covered by this Code to expedite the regulatory process as required to facilitate pad-ready building sites and occupant-ready structures to attract advanced technology employers, start-up companies, and other business entrepreneurs.
- D. The establishment of such a limited, specialized, single-purpose local government for the district lands will serve a necessary and useful public purpose by providing an efficient and effective method of ensuring the long- term stewardship of the advanced technology infrastructure that will be provided for the Connected City by the private partners, and for administration of the specialized rules and regulations for expedited development within the Connected City.
- E. The creation and establishment of the dependent district will provide a more practical and efficient method to assist the County in the delivery of capital infrastructure, facilities, and services to accommodate the growth projected within the Connected City, by providing alternative means for funding and/or financing such infrastructure, facilities, and services which will not overburden the County’s general fund or taxpayers outside the Connected City.
- F. The specialized needs and capabilities of the Connected City can be administered best by the focused and locally accountable management structure of a dependent, special-purpose entity.
- G. The specialized, single-purpose, dependent district will better accommodate the more flexible land use and zoning process for lands within the Connected City, which is necessary to: (i) encourage advanced technology applications which are necessary to attract such employment and business growth; (ii) to implement the unique blend of alternative transportation modes and related development of varied housing forms and types in close proximity to the technology and employment centers, for creation of an inter-generational community; (iv) to support the application of advanced technology to educational, health care, public safety, recreational, and other public facilities within the Connected City; and (v) to ensure

the sustainability of the community and its infrastructure over the life of the Connected City Special Planning Area.

- H. The creation and establishment of the district will promote local financial self-sufficiency for the Connected City by identifying and implementing fiscally sound, innovative, and cost-effective techniques to provide and finance public facilities while encouraging development, use, and coordination of capital improvement plans by all levels of government.
- I. The creation and establishment of the district will encourage and enhance cooperation among communities that have unique assets, irrespective of political boundaries, to bring the private and public sectors together for establishing an orderly and environmentally and economically sound plan for current and future needs and growth.
- J. In order to be responsive to the critical timing required through the exercise of its special management functions, a dependent district requires financing of those functions, including bondable, lienable, and non-lienable revenue, with full and continuing public disclosure and accountability funded by landowners, both present and future, and funded also by users of the systems, facilities, and services provided to the land area by the district without unduly burdening the taxpayers and citizens of the State, the County, or any municipality therein.
- K. The creation by this Code of the Connected City Stewardship District (District) is consistent with the County Comprehensive Plan and the legislative intent of the Connected City pilot program pursuant to Chapter 163, F.S. The establishment of the District shall not be considered a development order (DO) within the meaning of Chapter 380, Florida Statutes. Except for the authority granted to the District herein and the provisions contained within the related Comprehensive Plan Amendment, Land Development Code Amendment, Financial Plan, Master Roadway Plan, and Conceptual Utility Plan for the District (the "Related Connected City Enabling Documents"), the applicable planning and permitting laws, rules and regulations of the County shall apply to the lands within the District.

603.2. Definitions

- A. Ad Valorem Bonds. Bonds which are payable from the proceeds of ad valorem taxes levied on real and tangible personal property and which are generally referred to as general obligation bonds.
- B. Assessable Improvements. Without limitation, any and all public improvements and community facilities that the District is empowered to provide, in accordance with this Code, that provide a special benefit to property within the District.
- C. Assessment Bonds. Special obligations of the District which are payable solely from proceeds of the special assessments or benefit special assessments levied for assessable improvements provided that, in lieu of issuing assessment bonds to fund the costs of assessable improvements, the District may issue revenue bonds for such purposes payable from special assessments.

- D. Assessments. Those non-millage District assessments which include special assessments benefit special assessments, and maintenance special assessments and a non-millage, non-ad valorem maintenance tax if authorized by general law.
- E. Benefit Special Assessments. District assessments imposed, levied, and collected pursuant to the provisions of Section 603.8.J.2.
- F. Board of Supervisors or Supervisors. The governing board of the District, the BCC.
- G. Bonds. Includes certificates and the provisions that are applicable to bonds are equally applicable to certificates. The term bond includes any general obligation bond, assessment bond, refunding bond, revenue bond, and other such obligation in the nature of the bond as provided for in this Code.
- H. Committee or PC. Shall mean the County's Planning Commission, or such replacement, modified or substitute body, entity or person as designated by the BCC from time to time to perform such regulatory and/or advisory functions.
- I. Cost or Costs. When used with reference to any project includes, but is not limited to:
1. The expenses of determining the feasibility or practicability of acquisition, construction, or reconstruction.
 2. The cost of surveys, estimates, plans, maps, permitting, studies, specifications, bidding process, and bidding or contract document preparation.
 3. The cost of improvements.
 4. Planning, engineering, designing, surveying, fiscal, appraisal, legal, and other professional and consultant expenses and charges.
 5. The cost of all labor, materials, machinery, and equipment.
 6. The cost of all lands, properties, rights, easements, demolition, business interruption or other business damages, relocation costs, and franchises acquired, including attorneys' fees, appraisal fees, and related costs.
 7. Financing charges.
 8. The creation of initial reserve and debt service funds.
 9. Working capital.
 10. Interest charges incurred or estimated to be incurred on money borrowed, prior to and during construction and acquisition and for such reasonable period of time after completion of construction or acquisition as the BCC may determine.
 11. The cost of issuance of bonds pursuant to this Code, including advertisements and printing.

12. The cost of any bond or tax referendum held pursuant to this Code and all other expenses of issuance of bonds.
 13. The discount, if any, on the sale or exchange of bonds.
 14. Administrative expenses.
 15. Such other expenses as may be necessary or incidental to the acquisition, disposition, transfer, construction or reconstruction of any project, to the financing thereof, or to the development of any lands within the District.
 16. Payments, contributions, dedications, and any other exactions required as a condition of receiving any governmental approval or permit necessary to accomplish any District purpose, including without limitation permitting fees, impact or mobility fees, development fee surcharges, and capacity reservation or connection fees.
- J. District. The Connected City Stewardship District as identified in Section 603.2.FF, below.
- K. District Manager. The manager of the District.
- L. District Roads. Highways, streets, roads, alleys, transit facilities, sidewalks, bicycle lanes, multi-purpose paths, multi-purpose lanes, and multi-purpose trails, landscaping, storm drains, bridges, and thoroughfares of all kinds, including water management and control facilities, wetland or floodplain mitigation areas, and other roadway, alternative transportation or transit-related facilities associated with District roads or means of vehicular, pedestrian or alternative transportation modes.
- M. CC-Entitled Property or CC-Entitled Properties
1. Those properties within the boundaries of the District which, by their own initiative, apply for and are included within the boundaries of a “Connected City MPUD (CC-MPUD)” rezoning that relies, in whole or in part, upon the entitlements of the Connected City Special Planning Area. CC-Entitled Properties shall not include those properties which rely upon Pre-existing Entitlements (as defined below), or that rely upon Future Excluded Entitlements (as defined below), unless such properties are a “CC-Entitled Property” pursuant to M.2. or M.3. below.
 2. Properties in the District that, by their own initiative, seek and obtain any transportation analysis exemption for the property based on the Connected City Financial Plan; or
 3. Properties in the District that, by their own initiative, seek and obtain an extension of the duration of their Pre-existing Entitlements (as defined below) or Future Excluded Entitlements (as defined below) based on the Connected City Special Planning Area or Financial Plan.

Any property that is not a CC-Entitled Property, as defined by M.1., M.2., or M.3., above, shall be known as a “Non-CC-Entitled Property” for all purposes in the

Related Connected City Enabling Documents, and such Non-CC-Entitled Properties shall not be subject to the terms of this Section 603.

- N. Connected City Financial Plan or Financial Plan. The Connected City Financial Plan (CC-FP) originally adopted by resolution of the BCC on February 7, 2017, and as may be further amended from time to time as recommended by the PC and approved by the Board of County Commissioners acting as the Board of Supervisors.
- O. General Obligation Bonds. Bonds which are secured by, or provide for their payment by, the pledge of the full faith and credit and taxing power of the District, in addition to those special taxes levied for their discharge and such other sources as may be provided for their payment or pledged as security under the resolution authorizing their issuance and for payment of which recourse may be had against the general fund of the District.
- P. Supervisor. A member of the BCC sitting as a member of the Board of Supervisors of the District.
- Q. Land Development Codes. Those codes of the County adopted under the Community Planning Act, Part II, Chapter 163, Florida Statutes, to the extent they are applied by the County to the District. Land development codes shall not mean specific management, engineering, planning, operating, and other criteria and standards needed in the daily management, implementation, and provision by the District of systems, facilities, services, works, improvements, projects, or infrastructure, including design criteria and standards.
- R. Landowner. The owner of a freehold estate as it appears on the deed record, including but not limited to a trustee, a private corporation, and an owner of a condominium unit. Landowner does not include the holder of a remainder or reversionary interest, mortgagee, or any governmental entity who shall not be counted and need not be notified of proceedings under this Code. Landowner also means the owner of a ground lease from a governmental entity which leasehold interest has a remaining term, excluding all renewal options, in excess of fifty (50) years.
- S. General Purpose Local Government. A County, municipality, or consolidated City-County government.
- T. Maintenance Special Assessments. Assessments imposed, levied, and collected pursuant to the provisions of Section 603.8.J.4.
- U. Non-Ad Valorem Assessment. Only those assessments which are not based upon millage and which can become a lien against a homestead as permitted in s.4., Art. X, of the State Constitution.
- V. Powers. Powers used and exercised by the BCC to accomplish the single, limited, and special purpose of the District, including:

1. General powers shall mean those organizational and administrative powers of the District as provided in this section in order to carry out its single special purpose as a local government, public, corporate body politic.
 2. Special powers shall mean those powers enumerated by the District charter to implement its specialized systems, facilities, services, projects, improvements, and infrastructure and related functions in order to carry out its single specialized purpose.
 3. Any other powers, authority, or functions set forth in this Code or in Chapter 189, Florida Statutes.
- W. Project. Any development, improvement, property, power, utility, facility, enterprise, service, system, works, or infrastructure now existing or hereafter undertaken or established under the provisions of this section.
- X. Qualified Elector. Any person at least eighteen (18) years of age who is a citizen of the United States and a legal resident of the State of Florida; such Qualified Elector need not reside in Pasco County, Florida, or within the District.
- Y. Refunding Bonds. Bonds issued to refinance outstanding bonds of any type and the interest and redemption premium thereon. Refunding bonds shall be issuable and may be payable in substantially the same manner as refinanced bonds, except that no approval by the electorate shall be required unless required by the State Constitution or general law.
- Z. Revenue Bonds. Obligations of the District that are payable from revenues including, but not limited to, special assessments, benefit special assessments, service charges and fees, impact fees and surcharges, or other revenues derived from sources other than ad valorem taxes on real or tangible personal property and that do not pledge the property, credit, or general tax revenue of the District.
- AA. Sewer Systems. Any plant, system, facility, or property and additions, extensions, and improvements thereto, at any future time constructed or acquired as part thereof, useful or necessary or having the present capacity for future use in connection with the collection, treatment, purification, or disposal of sewage including, but not limited to, industrial wastes resulting from any process of industry, manufacture, trade, or business or from the development of any natural resource. Sewer system also includes treatment plants, pumping stations, lift stations, valves, force mains, intercepting sewers, laterals, pressure lines, mains, and all necessary appurtenances and equipment; all sewer main laterals and other devices for the reception and collection of sewage from premises connected therewith; and all real and personal property and any interest therein; and rights, easements, and franchises of any nature relating to any such system and necessary or convenient for operation thereof.
- BB. Special Assessments. Assessments as imposed, levied, and collected by the District for the costs of assessable improvements pursuant to the provisions of this Code; Chapter 125, Florida Statutes, and the additional authority under Chapters 189 and 197, Florida Statutes; or other provisions of general law, special law, or applicable

County home rule ordinance, now or hereinafter enacted, which provide or authorize a supplemental means to impose, levy, or collect special assessments.

- CC. State Constitution. The Constitution of the State of Florida, as amended from time to time in accordance with the laws of the State of Florida.
- DD. Taxes or Tax. Those levies and impositions of the BCC that support and pay for government and the administration of law and that may be:
 - 1. Ad valorem or property tax based upon both the appraised value of property and millage at a rate uniform within the jurisdiction; or
 - 2. If and when authorized by general law, non-ad valorem maintenance taxes not based on millage that are used to administer or maintain District systems, facilities, and services.
- EE. Tax Increment Revenue. Shall mean the Tax Increment Revenues, from all properties lying within the District boundaries, calculated pursuant to Chapter 2, Article VI., Division 3 of the Pasco County Code of Ordinances (the Pasco County Multi-Modal Transportation Fund), as it may be amended from time to time; provided, however, that nothing in this Ordinance shall be construed so as to (i) require the County to amend the Code of Ordinances or to separately calculate, budget, or expend tax increment revenues for the District, if such amendment, calculation, budgeting, or expenditure would violate any rate, loan or other bond covenants related to any Multi-Modal Transportation Fund Revenues which are pledged to repayment of any County obligation which pre-dates the adoption of this Ordinance, or (ii) require the County to earmark the Tax Increment Revenues within the District for any District improvements or the District's identified external improvements, unless the Board of County Commissioners elects to do so by subsequent action of the Board.
- FF. Connected City Stewardship District or Stewardship District or Connected City or District. The unit of special and single purpose local government created and chartered by this Code, including the creation of this section and limited to the performance in implementing its single purpose of those general and special powers authorized by its charter under this Code, the boundaries of which are set forth by this Code, the governing head of which is created and authorized to operate with legal existence by this Code, and the purpose of which is as set forth in this Code.
- GG. Water Management and Control Facilities. Any lakes, canals, ditches, reservoirs, dams, impoundments, levees, sluiceways, floodways, pumping stations, or any other works, structures, or facilities for the conservation, control, development, utilization, and disposal of non-potable water and any purposes appurtenant, necessary, or incidental thereto. The term water management and control facilities includes all real and personal property and any interest therein, rights, easements, and franchises of any nature relating to any such water management and control facilities or necessary or convenient for the acquisition, construction, reconstruction, operation or maintenance thereof.
- HH. Water System. Any plant, system, facility, or property and any addition, extension, or improvement thereto at any future time constructed or acquired as part thereof,

useful, necessary, or having the present capacity for future use in connection with the development of sources, treatment, purification, or distribution of water. Water system also includes dams, reservoirs, storage tanks, mains, lines, valves, pumping stations, laterals, and pipes for the purpose of carrying water to the premises connected with such system and all rights, easements, and franchises of any nature relating to any such system and necessary or convenient for the operation thereof.

- II. Pre-existing Entitlements. Unexpired Pasco County rezoning, special exception, conditional use, variance, or other site development permits granted by final approval of the applicable County department or agency having jurisdiction thereof (i.e. BCC, Planning Commission, Development Services) prior to the effective date of this Stewardship Ordinance.
- JJ. Future Excluded Entitlements. Unexpired Pasco County rezoning, special exception, conditional use, variance, or other site development permits granted by final approval of the applicable County department or agency having jurisdiction thereof (i.e. BCC, Planning Commission, Development Services) after the effective date of this Stewardship Ordinance which are Non- CC-Entitled-Properties.
- KK. Connected City MPUD. A property within the District that is granted a final zoning approval by the Board of County Commissioners to the zoning category defined in the Land Development Code Section 522.9 as a “Connected City Master Planned Unit Development.”
- LL. Connected City Study Area or Connected City Overlay District or Connected City Special Planning Area. The geographic area authorized by Senate Bill 1216 and certified by the State of Florida Department of Economic Opportunity for the Connected City Pilot Program pursuant to Chapter 163, F.S., as may be amended from time to time.

603.3. Policy

Based upon its findings, ascertainments, determinations, intent, purpose, and definitions, the BCC states its express policy as follows:

- A. The District and District charter, with its general and special powers as created in this Code, are essential and are the best alternative for the employment, residential, commercial, and other community uses, projects, or functions within the Connected City Study Area, consistent with the County’s effective Comprehensive Plan and the intent of the State Legislature’s Connected City Pilot Program, and are designed to serve a lawful public purpose.
- B. The District, which is a local government and political subdivision, is limited to its special purpose as expressed in this Code, with the power to provide, plan, implement, construct, operate, maintain, repair, improve, replace, manage, and finance as a local government management entity its systems, facilities, services, improvements, infrastructure, and projects and possessing financing powers to fund the District over the long-term with sustained levels of high quality.
- C. Where any conflict arises, the authority granted to the District by and pursuant to this Code or otherwise as established by the BCC pursuant to Section 603.3.E., below,

and the delegation by the BCC of certain powers to the PC and/or the County Administrator or designee, as applicable herein, shall supersede any contrary regulations, rules, policies, and ordinances applicable to the land within the jurisdiction of the District as created by this Code, as it is the express intent of the BCC to implement the expedited procedures contemplated by the Legislature's Pilot Program designation.

- D. It is not the intent of this Code to cause a reclassification for assessment purposes of any agricultural lands within the District, nor prohibit or preclude the use of any land within the District for agricultural purposes or for any use related thereto.
- E. CC-Entitled Properties in the District shall operate and function subject to, and not inconsistent with, the Comprehensive Plan of the County, as amended by the Connected City Overlay District approved by the BCC, and subject to the expedited procedures applicable to CC-Entitled Properties in the District pursuant to the related Land Development Code amendments for CC-Entitled Properties in the District.
- F. The special purpose District shall not have the power of a general purpose local government to adopt a comprehensive plan or related land development codes as those terms are defined in the Community Planning Act; provided, however, that the BCC may, from time to time, create and adopt specific land development codes designed to implement the specific planning concepts within the Connected City Study Area, including expedited entitlement and permitting processes for CC-Entitled Properties, which differ from the general land development codes applicable to other portions of the County or to properties in the District that are not CC-Entitled Properties.

603.4. Creation, Establishment, Jurisdiction, Authority and Legal Construction

- A. The Connected City Stewardship District, which also may be referred to as the Stewardship District, Connected City, or District, is created and incorporated as a public body corporate and politic, dependent, limited, special-purpose local government, a dependent special district, under Chapters 125 and 189, Florida Statutes, and as defined in this Code.
- B. The territorial boundary of the District shall include all of that certain real property as legally described and identified in Section 603.5 below.
- C. This special purpose District is created as a public body corporate and politic and local government authority and power is limited by this Code and subject to the provisions of other general laws, including Chapter 189, Florida Statutes, and the District has jurisdiction to perform such acts and exercise such authorities, functions, and powers as shall be necessary, convenient, incidental, proper, or reasonable for the implementation of its limited, special purpose regarding the sound planning, provision, acquisition, development, operation, maintenance, and related financing of those public systems, facilities, services, improvements, projects, and infrastructure works as authorized herein, including those necessary and incidental thereto.
- D. As a dependent unit of government, the District is authorized by the County to place appropriate signage as determined by the County within County rights-of-way on Overpass Road, S.R. 52/Clinton Avenue, Curley Road and other suitable locations to

identify the District's geographic area or locational name(s) associated with the District, subject to BCC approval for such use. The District also may enter into signage easements with private landowners where appropriate to place such geographic identification signage for the District.

603.5. Legal Identification of Real Estate Parcels Within the District

The legal identification of all real estate parcels that constitute the District (which parcels are identified by their respective tax parcel identification numbers on the tax assessment roll of Pasco County, Florida) is attached hereto as Exhibit 603-A and the District boundaries also are graphically depicted on Exhibit 603-B. All tax parcels identified or depicted thereon shall be henceforth deemed a part of the District and thereby subject to the provisions of this section.

603.6. Board of Supervisors

A. Members

The BCC shall serve as the Board of Supervisors of the District. Membership of the Board of Supervisors shall be identical to the membership of the BCC and governed by the BCC's terms of service and commission districts pursuant to Article VIII, Section (1)(e), Florida Constitution, and Chapter 124, Florida Statutes. The Board of Supervisors shall exercise the powers granted to the District pursuant to this section, except for those powers expressly delegated to the PC herein.

B. Quorum and Voting

A majority of the members of the Board of Supervisors shall constitute a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number.

C. Officers

The Chair of the BCC shall serve as the Chair of the Board of Supervisors and the Vice Chair of the BCC shall serve as the Vice Chair of the Board of Supervisors.

D. Records

The Board of Supervisors shall keep a permanent record book entitled Record of Proceedings of Connected City Stewardship District in which shall be recorded minutes of all meetings, resolutions proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book and all other District records shall, at reasonable times, be opened to inspection in the same manner as State, County, and municipal records pursuant to Chapter 119, Florida Statutes. The record book shall be kept at the office or other regular place of business maintained by the Board of Supervisors in a designated location in the County.

E. Meetings

All meetings of the Board of Supervisors and the PC shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes. Meetings shall be held in a public building, in a Pasco County courthouse, or in a building in the County accessible to the public.

F. Meeting Schedule

In accordance with Section 189.015, Florida Statutes, the Board of Supervisors shall file annually a schedule of its regular meetings with the BCC. The schedule shall include the date, time, and location of each scheduled meeting and shall be published annually in a newspaper of general paid circulation in the manner required by Section 189.015, Florida Statutes. Nothing herein shall preclude the regular BCC meeting schedule which is established annually to satisfy this requirement if the Board of Supervisors' meeting takes place during a regularly scheduled BCC meeting.

603.7. PC and Administrative Review Process

A. General Applicability and Expedited Review.

The County's existing Planning Commission (PC) authority shall apply to all CC-Entitled Properties, as supplemented or modified by the provisions of this Section 603.7. The Committee shall, to the extent practicable, expedite its scheduling and review of its matters pertaining to CC-Entitled Properties within the Connected City. Except only for matters designated for PC authority hereunder, the Administrator or his/her designee(s) shall administer all other planning, permitting and management functions for the District on an expedited basis, in order to fulfill the intent of the Legislature's Pilot Program and this Stewardship Ordinance.

B. General Delegation to and Role of the Administrator for CC-Entitled Properties

The Administrator and his/her designee is hereby expressly delegated the powers specified in this Section 603.7 by the BCC and shall manage the District and report thereon to the Board of Supervisors on District matters, it being the intent of the BCC to delegate to the Administrator and his/her designee all of those matters pertaining to the District which are not reserved for the BCC and/or PC, as specified herein. All Comprehensive Plan amendments, all rezoning approvals (CC-MPUD's for CC-Entitled Properties, and other MPUD's and any Euclidean rezoning for Non-CC-Entitled Properties), and all matters of taxation, assessments, mobility fees/development fees, development agreements, financial plan approvals, and other matters of fiscal responsibility for the District, shall be retained by and shall reside in the BCC, with the PC providing recommendations when applicable to such matters. However, all day-to-day District management, site planning and development permitting (to the extent not further delegated to the Development Services Department by this Code), and other operational matters pertaining to implementation of the Related Connected City Enabling Documents for CC-Entitled Properties, as adopted from time to time by the BCC, are hereby delegated to the Administrator or his/her designee. Without limiting the foregoing, the Administrator or his/her designee shall have authority and responsibility relating to the District Manager selection and performance, subject to any financial limitations in the budgets for the District; administration of District revenues and expenses as

approved by the BCC in its approved Financial Plan or other budgets for the District; implementation of District infrastructure funding and financing as approved by the BCC in its approved Financial Plan or other budgets for the District; implementation of District community planning, site plan approval and the permitting process as approved by the BCC for CC-Entitled Properties in the Related Connected City Enabling Documents from time to time; all District services; District community design features pursuant to the BCC's Related Connected City Enabling Documents; District property management and operation; administration of the Smart Gigabit Community Infrastructure Development Fee program set forth in Section 603.8.M.4, below; administration of the Innovation Enterprise Fund Development Fee program set forth in Section 603.8.M.5, below; and such other matters as the Supervisors deem appropriate to delegate to the Administrator from time to time; provided, however, that such management and implementation shall be consistent with the Related Connected City Enabling Documents applicable to the District, all as approved by the BCC from time to time. The Administrator's decisions on the foregoing matters shall constitute final approval thereof, subject only to the appeal to the BCC pursuant to the procedures set forth in Section 407.1 of the Land Development Code. By way of clarification, the foregoing delegation of authority shall not apply to any Non- CC-Entitled Property, which properties shall remain subject to the customary County entitlement and/or development approval process.

C. Comprehensive Plan and Rezoning Process Reserved to BCC.

Notwithstanding the general and specific delegation of the designated powers to the Committee and the Administrator in Sections 603.7.A. and 603.7.B. above, exclusive jurisdiction over the following matters shall be expressly reserved to the BCC: (i) all proposed Comprehensive Plan amendments for any property lying wholly or partially within the District (as to both CC-Entitled Properties and Non-CC-Entitled Properties); and (ii) all proposed rezonings for any property lying wholly or partially within the District (as to both CC-Entitled Properties and Non-CC-Entitled Properties). All Comprehensive Plan amendment(s) or proposed rezoning(s) within the District, whether for a proposed CC-Entitled Property or a Non-CC-Entitled Property, shall follow the customary entitlement hearing process by the County (with the Planning Commission, as applicable, serving as the recommending bodies). By way of clarification, pursuant to the related Comprehensive Plan Amendment for the lands within the District, the CC- MPUD zoning category shall be the primary regulatory zoning mechanism to govern those properties which desire to become CC-Entitled Properties within the District. The BCC shall reserve its inherent jurisdiction to grant or deny other zoning entitlements to properties which do not elect to become a CC- Entitled Property within the District; provided, however, that: (i) the rights and benefits of CC-Entitled Properties shall not apply to any such property that is not a CC-Entitled Property; and (ii) the BCC shall not be obligated to approve such alternative zoning category (other than CC-MPUD) within the District.

D. Committee Duties

In addition its customary authority under the Land Development Code, the Committee shall have the following specific responsibilities with respect to District operations:

1. The Committee shall review the proposed annual budget of the District, as required in Section 603.8.B.2., below, and make recommendations on the same to the Supervisors; provided, however, that the Committee's recommendations shall be provided to the Supervisors prior to June 1 of each calendar year for the next budget year. After June 1 of each year, the Committee's comments, if any, shall be made at the scheduled public hearings of the BCC regarding adoption of the County's next annual budget.
2. The Committee shall expedite to the extent practicable all development permitting matters related to CC-Entitled Properties that fall within its authority (and which are not further delegated under the Land Development Code). All development permitting matters related to Non-CC-Entitled Properties within the District shall remain subject to the applicable countywide process; furthermore, such Non-CC-Entitled Properties shall not be entitled to the rights and benefits of the Related Connected City Enabling Documents, including the expedited procedures thereunder.
3. The Committee shall review and make recommendations to the Board of County Commissioners on the following items:
 - a. Any proposed change to the Connected City Special Planning Area boundaries, the Connected City Master Roadway Plan, the Connected City Financial Plan, the Connected City Conceptual Utility Plan, the Comprehensive Plan text applicable to the entire Connected City Special Planning Area, or any Land Development Code provisions that are applicable specifically to CC-Entitled Properties in the District.
 - b. Any substantial modification to a CC-MPUD that previously was approved by the BCC.
 - c. Any proposed Development Agreement (DA) or other agreement with the County, District, or District School Board of Pasco County (School Board) for any CC-Entitled Property that relies upon, pledges, or provides credits for the development fee or mobility fee surcharges, or other District revenue sources identified in this Code, including any amendments to such agreements.

603.8. District's General Duties and District Funding

A. District Manager and Employees

Subject to the approved District budget, the Administrator may employ and fix the compensation of a District Manager who shall have charge and supervision of the works of the District, shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this Code, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Committee. The District Manager may hire or otherwise employ and terminate the employment of such other persons including, without limitation, professional, supervisory, and clerical employees as may be necessary and authorized by the Administrator. The

compensation and other conditions of employment of the officers and employees of the District shall be as provided in the approved District budget. In the absence of a District Manager, the County Administrator or designee shall fulfill the duties of the District Manager.

B. Budget, Reports, and Reviews

1. The District shall provide financial reports in such form and such manner as prescribed pursuant to this Code and Chapters 189 and 218, Florida Statutes, as amended from time to time.
2. The County Administrator or designee or District Manager, if applicable, shall prepare a proposed budget for the ensuing fiscal year to be submitted to the Supervisors for approval concurrently with the County's proposed budget process pursuant to the timelines required by state law and such budget may be a part of and included within the County's budget for other funds. The proposed budget shall include, at the direction of the Supervisors, an estimate of all necessary expenditures of the District for the ensuing fiscal year and an estimate of income to the District from the taxes, assessments, and fees provided in this Code. The Supervisors shall consider the proposed budget item by item, ensure its compliance with the Connected City Financial Plan, and may either approve the budget as proposed by the County Administrator or designee or District Manager, or modify the same in part or in whole. The Board of Supervisors shall indicate its approval of the budget by resolution, which resolution shall provide for a hearing on the budget as approved. Notice of the hearing on the budget shall be published in accordance with the requirement for the County's other budget funds. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board of Supervisors shall hear all objections to the budget as proposed and may make such changes as the Board of Supervisors deems necessary. At the conclusion of the budget hearing, the Board of Supervisors shall, by resolution, adopt the budget as finally approved by the Supervisors. The budget shall be adopted in accordance with the timelines required by state law. The budget, and any budget amendments, shall comply with the requirements of Section 189.016, Florida Statutes. Any budget amendments shall be submitted to the Office of Management and Budget, and such amendments shall be processed in accordance with the budget amendment policies and procedures of the County Office of Management and Budget.

C. Disclosure of Public Financing

The District shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the District. Such information shall be made available to all existing residents and all prospective residents of the District. The District shall furnish each developer of a residential development within the District with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy if the developer requests that the District provide such information and pays the District any applicable processing and copying fees. Any developer of a residential development within the District, when required by law to

provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement.

D. General Powers

The District shall have the following general powers, together with all other general powers authorized under Chapter 189, Florida Statutes:

1. To sue and be sued in the name of the District; to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to own and dispose of, real and personal property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.
2. To apply for coverage of its employees under the Florida Retirement System (FRS) in the same manner as if such employees were State employees, subject to necessary action by the District to pay employer contributions into the FRS Trust Fund.
3. To contract for the services of consultants to perform District management, planning, engineering, financial, appraisal, legal, or other appropriate services of a professional nature. Such contracts shall be subject to public bidding or competitive negotiation requirements as set forth in general law and County ordinance.
4. To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the State, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.
 - a. To adopt and enforce rules and orders prescribing powers, duties, and functions of the officers of the District; the conduct of the business of the District; the maintenance of records; and the form of certificates evidencing tax liens and all other documents and records of the District. The Supervisors may also adopt and enforce administrative rules with respect to any of the projects of the District and define the area to be included therein. The Supervisors may also adopt resolutions which may be necessary for the conduct of District business.
 - b. To maintain an office at such place or places as the Board of Supervisors designates in the County, and within the District when facilities are available, and to designate either the Pasco County Attorney, or the District Manager, as the registered agent for the District for service of process or other legal notifications to the District and to change such designation from time to time in accordance with applicable law.

- c. To hold, control, and acquire by donation, purchase or condemnation, or dispose of, any public lands, public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this Code and to make use of such easements, dedications, or reservations for the purposes authorized by this Code.
- d. To lease, as lessor or lessee, to or from any person, corporation, or other business entity, association, or body, public or private, any projects of the type that the District is authorized to undertake and facilities or property of any nature for the use of the District to carry out the purposes authorized by this section.
- e. To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness as hereinafter provided; to levy such taxes and assessments as may be authorized herein; and to charge, collect, and enforce fees and other user charges.
- f. To raise, by user charges, fees or other means authorized by the Connected City Financial Plan, amounts of money which are necessary for the conduct of District activities and services and the maintenance of District facilities and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law.
- g. To exercise the right and power of eminent domain, pursuant to the provision of Chapters 73 and 74, Florida Statutes, over any property within the State for the uses and purpose of the District relating to park land, school land, public utilities, District roads, water management and control, and other public facilities contemplated by the Connected City Financial Plan or otherwise necessary to implement the Connected City Special Planning Area.
- h. To cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this section.
- i. If and when authorized by general law, to determine, order, levy, impose, collect, and enforce maintenance taxes on CC-Entitled Property.
- j. To determine, order, levy, impose, collect, and enforce assessments pursuant any applicable special act, or Chapter 125, Florida Statutes, as amended from time to time, pursuant to authority granted in Section 197.3631, Florida Statutes, or pursuant to other provisions of general or special law or applicable County home rule ordinance, now or hereinafter enacted, which provide for or authorize a supplemental means to order, levy, impose, or collect special assessments. Such special assessments, in the discretion of the District, may be collected and enforced pursuant to the provisions of Sections 197.3632 and 197.3635, Florida Statutes, as they may be amended from time to

time, or as provided by this Code or by other means authorized by general law now or hereinafter enacted. Notwithstanding any contrary provision of this Code, assessments imposed by the District shall only be imposed on CC-Entitled Properties.

- k. To exercise such special powers and other express powers as may be authorized and granted by this section, including powers as provided in any interlocal agreement entered into pursuant to Chapter 163, Florida Statutes, or which shall be required or permitted to be undertaken by the District pursuant to any development approval or development agreement, including any interlocal service agreement with the County for capital construction funding for any capital facilities or systems required of a developer pursuant to any applicable development approval or development agreement.
- l. To exercise all of the powers necessary, convenient, incidental, or proper in connection with any other powers or duties or the special purpose of the District authorized by this section, except as specifically limited herein.
- m. To collect and utilize any impact fees, mobility fees, and/or development fees as may be authorized for collection and use in the District by the BCC in accordance with the Connected City Financial Plan, this Code, and the County's generally applicable impact fee ordinances/regulations.
- n. To collect and utilize the Tax Increment Revenue derived from District lands, but only if such Tax Increment Revenue subsequently is earmarked for use by the BCC pursuant to separate action, in its sole discretion, and subject to any pre-existing loan, rate or other bond covenants of the County related to such Tax Increment Revenue.

E. Special Powers

The District shall have the following special powers to implement its lawful and special purpose and to provide, pursuant to that purpose, systems, facilities, services, improvements, projects, works, and infrastructure, each of which constitutes a lawful public purpose when exercised pursuant to this section, subject to, and not inconsistent with, the regulatory jurisdiction and permitting authority of all other applicable governmental bodies, agencies, and any special district having authority with respect to any area included therein and to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, finance, fund, and maintain improvements, systems, facilities, services, works, projects, and infrastructure. Any or all of the following special powers are granted by this section in order to implement the special purpose of the District:

- 1. To provide water management and control for the lands within the District and to connect some or any of such facilities with roads and bridges and to construct, acquire, and operate any dam, work, appurtenant work, impoundment, or reservoir and any connecting, intercepting, or outlet mains and pipes in, along, or under any street, alley, highway, or other public place or ways including, but not limited to, acquiring, operating,

maintaining, repairing, and improving water management and control facilities necessary for the collection, storage control, development, utilization, and distribution of non-potable waters for irrigation purposes.

2. To provide bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract grade, fill, or cut and roadways over levees and embankments and to construct any and all such works and improvements across, through, or over any public right-of-way, highway, grade fill, or cut.
3. To provide public roads, alternative transportation infrastructure, pedestrian infrastructure, technology infrastructure and related improvements including, but not limited to, transportation and other capital improvements necessary to comply with conditions of development approval applicable to lands within the District. This special power includes, but is not limited to, roads; parkways; interchanges; bridges; transit facilities; landscaping; hardscaping; irrigation; bicycle lanes; sidewalks; multi-purpose trails; multi-purpose paths; multi-purpose lanes and crossings, street lighting; traffic signals; regulatory or informational signage road striping; underground conduit; underground cable, fiber, or wire installation pursuant to an agreement with or tariff of a retail provider of services; intelligent transportation systems and related technology; and all other related improvements and the elements of a functioning, modern road system in general or as related to the conditions of development approval for the lands within the District, together with transportation improvements and facilities that are freestanding or that may be related to any innovative, strategic intermodal system of transportation pursuant to applicable Federal, State, and local law and ordinance.
4. To provide buses, trolleys, trains, transit shelters, ridesharing facilities and services, parking improvements, and related signage.
5. To provide, support, or otherwise facilitate smart metering, public wifi, smart irrigation, and other current or future technology infrastructure within the District.
6. To provide investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the District under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the District and who caused or contributed to the contamination.
7. To protect conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property, and to evaluate, acquire, enhance, manage, monitor, and maintain conservation, mitigation, and preservation lands and wildlife habitat.
8. Using its general and special powers as set forth in this section, to provide any other project within or without the boundaries of the District when the project is the subject of an agreement between the District and the BCC

or with any other applicable public or private entity, if such project is not inconsistent with the effective local Comprehensive Plan.

9. To provide parks and recreation facilities for indoor and outdoor recreational, cultural, and educational uses, including both active and passive recreational uses.
10. To provide fire prevention and control, including fire stations, water mains and plugs, fire trucks, and other vehicles and equipment.
11. To provide school buildings, athletic and recreation facilities, and related structures, which may be leased, sold, or donated to the school district for use in the educational system when authorized by the School Board.
12. To provide security; however, the District may not exercise any powers of a law enforcement agency but may contract with the appropriate, local, general-purpose government agencies for an increased level of such services within the District boundaries.
13. To provide control and elimination of mosquitoes and other arthropods of public health importance.
14. To provide waste collection and disposal.
15. To enter into impact fee, mobility fee, development fee, and other mitigation credit agreements pursuant to the Connected City Financial Plan and consistent with County policy.
16. To provide buildings and structures for District offices, maintenance facilities, meeting facilities, community centers, or any other project authorized or granted by this section.
17. To establish and create, at noticed meetings, such task force(s) or special committee(s) under the direction of the District, as deemed appropriate to expedite or implement any innovative project and to carry out the special purpose of the District as provided in this Code.
18. Except for the specific requirements set forth herein limiting impact fee or mobility fee surcharges or assessments to CC-Entitled Properties, the enumeration of special powers herein shall not be deemed exclusive or restrictive but shall be deemed to incorporate powers, express or implied, necessary or incident to carrying out such enumerated special powers, including also the general powers provided by this Code to the District to implement its single purpose. Further, the provisions of this subsection shall be construed liberally in order to carry out effectively the special purpose of this District under this Code.
19. The District may exercise its powers to provide facilities for potable water, sewer, fire protection, mosquito control, waste collection, and waste disposal services only if such facilities are to be dedicated to and operated by the County, the County's contractors or licensees, or the County

Mosquito Control District, as applicable, or if such entities decline or are unable to provide the service at the time the service becomes necessary. Nothing herein: (i) shall prevent the District from dedicating transportation or other capital facilities to the County if accepted by the County for operation and maintenance; (ii) is intended to limit the power of the County to provide such facilities and to require landowners to utilize such facilities as a condition to development of lands within the District; (iii) is intended to prohibit the District from providing additional services beyond those offered by the County; or (iv) is intended to limit the power of the County to assess or tax land within the District in accordance with law.

F. Issuance of Bond Anticipation Notes

In addition to the other powers provided for in this section, and not in limitation thereof, the District shall have the power, at any time and from time to time after the issuance of any bonds of the District have been authorized, to borrow money for the purposes for which such bonds are to be issued in anticipation of the receipt of the proceeds of the sale of such bonds and to issue bond anticipation notes in a principal sum not in excess of the authorized maximum amount of such bond issue. Such notes shall be in such denomination or denominations, bear interest at such rate as the Board of Supervisors may determine not to exceed the maximum rate allowed by general law, mature at such time or times not later than five (5) years from their applicable date or dates of issuance, and in such form and executed in such manner as the Board of Supervisors shall prescribe. Such notes may be sold at either public or private sale or, if such notes shall be renewal notes, may be exchanged for notes then outstanding on such terms as the Board of Supervisors shall determine. Such notes shall be paid from the proceeds of such bonds when issued. The Board of Supervisors may, in its discretion, in lieu of retiring the notes by means of bonds, retire them by means of current revenues or from any taxes or assessments levied for the payment of such bonds, but, in such event, a like amount of the bonds authorized shall not be issued.

G. Borrowing

The District, at any time, may obtain loans in such amount and on such terms and conditions as the Supervisors may approve for the purpose of paying any of the expenses of the District or any costs incurred or that may be incurred in connection with any of the projects of the District, which loans shall bear interest as the Board of Supervisors determines, not to exceed the maximum rate allowed by general law, and may be payable from and secured by a pledge of such funds, revenues, development fees, taxes, tax increment payments, and assessments as the Supervisors may determine, subject, however, to the provisions contained in any proceeding under which any bonds or notes were theretofore issued and are then outstanding. For the purpose of defraying such costs and expenses, the District may issue negotiable notes or other evidences of debt to be payable at such times and to bear such interest as the Board of Supervisors may determine, not to exceed the maximum rate allowed by general law, and to be sold or discounted at such price or prices and on such terms as the Supervisors may deem advisable. Such borrowings may be made by the District from the BCC for the County, subject to terms and conditions mutually approved by the Supervisors and the BCC. The Supervisors shall have the right to provide for the payment thereof by pledging the whole or any part of the funds, revenues, development fees, taxes, and assessments of the

District. The approval of the electors residing in the District shall not be necessary except when required by the State Constitution.

H. Bonds

1. Sale of Bonds

Bonds may be sold in blocks or installments at different times or an entire issue or series may be sold at one time. Bonds may be sold at public or private sale after such advertisement, if any, as the Supervisors may deem advisable. Bonds may be sold or exchanged for refunding bonds. Special assessment and revenue bonds may be delivered by the District as payment of the purchase price of any project or part thereof, or a combination of projects or parts thereof, or as the purchase price or exchange for any property, real, personal, or mixed, including franchises or services rendered by any contractor, engineer, or other person, all at one time or in blocks from time to time, in such manner and upon such terms as the Board of Supervisors in its discretion shall determine.

2. Authorization and Form of Bonds

Any general obligation bonds, special assessment bonds, or revenue bonds may be authorized by resolution or resolutions of the Board of Supervisors which shall be read by title only and adopted by a majority of all the members thereof then in office. Such resolution or resolutions may be adopted at the same meeting at which they are introduced and need not be published or posted. The Supervisors may, by resolution, authorize the issuance of bonds and fix the aggregate amount of bonds to be issued; the purpose or purposes for which the moneys derived therefrom shall be expended including, but not limited to, payment of costs as defined in Section 603.2.1; the rate or rates of interest, not to exceed the maximum rate allowed by general law; the denomination of the bonds; whether or not the bonds are to be issued in one or more series; the date or dates of maturity, which shall not exceed forty (40) years from their respective dates of issuance; the medium of payment; the place or places within or without the State at which payment shall be made; registration privileges; redemption terms and privileges, whether with or without premium; the manner of execution; the form of the bonds, including any interest coupons; and any and all other terms, covenants, and conditions thereof and the establishment of revenue or other funds. Such authorizing resolution or resolutions may further provide for the contracts authorized by Sections 159.825(1)(f) and (g), Florida Statutes, regardless of the tax treatment of such bonds being authorized, subject to the recommendation of the financial advisors to the District and the finding by the Supervisors of a financial advantage to the District resulting by reason thereof. The seal of the District may be affixed, lithographed, engraved, or otherwise reproduced in facsimile on such bonds. In case any officer whose signature shall appear on any bonds or coupons shall cease to be such officer before the delivery of such bonds, such signature or facsimile shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery. Electronic signatures may be utilized if allowed by State law.

3. Interim Certificates and Replacement Certificates

Pending the preparation of definitive bonds, the Board of Supervisors may issue interim certificates or receipts or temporary bonds, in such form and with such provisions as the Board of Supervisors may determine, exchangeable for definitive bonds when such bonds have been executed and are available for delivery. The Supervisors may also provide for the replacement of any bonds which become mutilated, lost, or destroyed.

4. Negotiability of Bonds

Any bond issued under this Code or any temporary bond, in the absence of an express recital on the face thereof that it is nonnegotiable, shall be fully negotiable and shall be and constitute a negotiable instrument within the meaning and for all purpose of the law merchant and the laws of the State.

5. Defeasance

The Board of Supervisors may make such provision with respect to the defeasance of the right, title, and interest of the holders of any of the bonds and obligations of the District in any revenues, funds, or other properties by which such bonds are secured as the Board of Supervisors deems appropriate. Without limiting the foregoing, the Board of Supervisors may provide that when such bonds or obligations become due and payable or shall have been called for redemption, provision shall be made for paying all sums payable in connection with such bonds or other obligations and then in such event the right, title, and interest of the holders of the bonds in any revenues, funds, or other properties by which such bonds are secured shall thereupon cease, terminate, and become void and the Board of Supervisors may apply any surplus in any sinking fund established in connection with such bonds or obligations and all balances remaining in all other funds or accounts (other than moneys held for the redemption or payment of the bonds or other obligations) to any lawful purpose of the District as the Board of Supervisors shall determine.

6. Issuance of Completion Bonds

If the proceeds of any bonds are less than the cost of completing the project in connection with which such bonds were issued, the Board of Supervisors may authorize the issuance of additional completion bonds, upon such terms and conditions as the Supervisors may provide in the resolution authorizing the issuance thereof, but only in compliance with the resolution or other proceedings authorizing the issuance of the original bonds.

7. Refunding Bonds

The District shall have the power to issue bonds to provide for the retirement or refunding of any bonds or obligations of the District for the purposes of debt service savings, release of covenants, or other governmental purpose. No approval of the qualified electors residing in the District shall be required

for the issuance of refunding bonds except where required by the State Constitution.

8. Revenue Bonds

The District shall have the power to issue revenue bonds from time to time, without limitation as to amount, for any projects. Such revenue bonds may be secured by, or payable from, the gross or net pledge of the revenues to be derived from any project or combination of projects; from the rates, fees, tax increment, or other charges to be collected from the users of any project or projects; from any revenue-producing undertaking or activity of the District; from special assessments; from benefit special assessments; or from any other source. Such bonds shall not constitute an indebtedness of the District and the approval of the qualified electors shall not be required unless the State Constitution requires a referendum.

9. General Obligation Bonds

- a. Subject to the limitations of this section, the District or County shall have the power from time to time to issue general obligation bonds, as may be authorized by State law, to finance or refinance capital projects or to refund outstanding bonds in an aggregate principal amount of bonds outstanding at any one time. Except for refunding bonds issued at a lower net average interest cost rate, no General Obligation Bonds shall be issued unless the bonds are issued to finance or refinance a capital project and the issuance has been approved at an election held in accordance with the requirements for such election as prescribed by the State Constitution. Such elections shall be called to be held in the District by the BCC of the County upon the request of the Supervisors. The expenses of calling and holding an election shall be at the expense of the District and the District shall reimburse the County for any expenses incurred in calling or holding such election.
- b. The District may pledge its full faith and credit for the payment of the principal and interest on such General Obligations Bonds and for any reserve funds provided therefore, or pledge certain ad valorem taxes for the payment thereof, and may unconditionally and irrevocably pledge itself to levy ad valorem taxes on all taxable property in the District, to the extent necessary for the payment thereof, without limitation as to rate or amount.
- c. If the Board of Supervisors determines to issue General Obligation Bonds for more than one capital project, the approval of the issuance of the bonds for each and all such projects may be submitted to the electors on one and the same ballot. The failure of the electors to approve the issuance of bonds for one or more capital projects shall not defeat the approval of any bonds for any capital project which has been approved by the electors. The estimated cost of any project approved may vary up to ten (10) percent from the initial amount in the referendum resolution and those costs may be reallocated to other

approved projects so long as the total cost of all approved projects remains the same. Such provision shall be included in the referendum resolution if desired by the District.

- d. In arriving at the amount of General Obligation Bonds permitted to be outstanding at any one time pursuant to Subparagraph 603.8.H.9.b, there shall not be included any General Obligation Bonds which are additionally secured by the pledge of:
 - (1) Any assessments levied in an amount sufficient to pay the principal and interest on the General Obligation Bonds so additionally secured, which assessments have been equalized and confirmed by resolution of the Board of Supervisors pursuant to this Code, the Pasco County Code of Ordinances, or Section 170.08, Florida Statutes.
 - (2) Water revenues, sewer revenues, or water and sewer revenues of the District to be derived from user fees in an amount sufficient to pay the principal and interest on the General Obligation Bonds so additionally secured.
 - (3) Any combination of assessments and revenues described in Subparagraphs 603.8.H.9.a. and b.

10. Bonds as Legal Investment or Security

- a. All bonds issued under the provisions of this Code shall constitute legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries and for any board, body, agency, instrumentality, County, municipality, or other political subdivision of the State and shall be and constitute security which may be deposited by banks or trust companies as security for deposits of State, County, municipal, or other public funds or by insurance companies as required or voluntary statutory deposits.
- b. Any bonds issued by the District shall be incontestable in the hands of bona fide purchasers or holders for value and shall not be invalid because of any irregularity or defect in the proceedings for the issue and sale thereof.

11. Covenants

Any resolution authorizing the issuance of bonds may contain such covenants as the Board of Supervisors may deem advisable and all such covenants shall constitute valid, legally binding, and enforceable contracts between the District and the bondholders, regardless of the time of issuance thereof. Such covenants may include, without limitation, covenants concerning the disposition of the bond proceeds; the use and disposition of project revenues; the pledging of revenues, taxes, and assessments; the obligations of the District with respect to the operation of the project and the maintenance of adequate project revenues; the issuance of additional bonds;

the appointment, powers, and duties of trustees and receivers; the acquisition of outstanding bonds and obligations; restrictions on the establishment of competing projects or facilities; restrictions on the sale or disposal of the assets and property of the District; the priority of assessment liens; the priority of claims by bondholders on the taxing power of the District; the maintenance of deposits to ensure the payment of revenues by users of District facilities and services; the discontinuance of District services by reason of delinquent payments; acceleration upon default (excluding bonds for self-liquidating projects secured by project revenues); the execution of necessary instruments; the procedure for amending or abrogating covenants with the bondholders; and such other covenants as may be deemed necessary or desirable for the security of the bondholders.

12. Tax Exemption

To the extent allowed by general law, all bonds issued hereunder and interest paid thereon and all fees, charges, and other revenues derived by the District from the projects provided by this Code shall be exempt from all taxes by the State or by any political subdivision, agency, or instrumentality thereof; however, any interest, income, or profits on debt obligations issued hereunder shall not be exempt from the tax imposed by Chapter 220, Florida Statutes.

13. Application of Section 189.051, Florida Statutes

Bonds issued by the District shall meet the criteria set forth in Section 189.051, Florida Statutes.

14. This Code Furnishes Full Authority for Issuance of the Bonds

This Code constitutes full and complete authority for the issuance of bonds and the exercise of the powers of the District provided herein. No procedures or proceedings, publications, notices, consents, approvals, orders, acts, or things by the Board of Supervisors, or any other board, officer, commission, department, agency, or instrumentality of the District, other than those required by this Code, shall be required to perform anything under this Code, except that the issuance or sale of bonds pursuant to the provisions of this Code shall comply with the general law requirements applicable to the issuance or sale of bonds by the District. Nothing in this Code shall be construed to authorize the District to utilize bond proceeds to fund the ongoing operations of the District.

15. Pledge by the County to the Bondholders of the District

The County pledges to the holders of any bonds issued under this Code that it will not limit or alter the rights of the District to own, acquire, construct, reconstruct, improve, maintain, operate, or furnish the projects; or to levy and collect the taxes, assessments, rentals, rates, fees, and other charges provided for herein, to the extent such limits or alterations impair the security of the bondholders; to fulfill the terms of any agreement made with the

holders of such bonds or other obligations; and that it will not, in any way, impair the rights or remedies of such holders.

16. Default

A default on the bonds or obligations of a District shall not constitute a debt or obligation of the State or the County.

I. Trust Agreements

Any issue of bonds may be secured by a trust agreement by and between the District and a corporate trustee or trustees, which may be any trust company or bank having the powers of a trust company within or without the State. The resolution authorizing the issuance of the bonds or such trust agreement may pledge the revenues to be received from any projects of the District and may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as the Board of Supervisors may approve including, without limitation, those covenants set forth in Section 603.8.H.11 above. It shall be lawful for any bank or trust company within or without the State, which may act as a depository of the proceeds of bonds or of revenues, to furnish such indemnifying bonds or to pledge such securities as may be required by the District. Such resolution or trust agreement may set forth the rights and remedies of the bondholders and of the trustee, if any, and may restrict the individual right of action by bondholders. The Supervisors may provide for the payment of proceeds of the sale of the bonds and the revenues of any project to such officer, board, or depository as it may designate for the custody thereof and may provide for the method of disbursement thereof with such safeguards and restrictions as it may determine, all in a manner consistent with general law. All expenses incurred in carrying out the provisions of such resolution or trust agreement may be treated as part of the cost of operation of the project to which such trust agreement pertains.

J. Ad Valorem Taxes; Benefit Special Assessments, Maintenance Special Assessments, and Special Assessments; and Maintenance Taxes

1. Ad Valorem Taxes

The Board of Supervisors shall have the power to levy and assess an ad valorem tax on all the taxable CC-Entitled Property in the District to construct, operate, and maintain assessable improvements; to pay the principal of, and interest on, any General Obligation Bonds of the District; and to provide for any sinking or other funds established in connection with any such bonds. The ad valorem tax provided for herein shall be in addition to County and all other ad valorem taxes provided for by law. Such tax shall be assessed, levied, and collected in the same manner and at the same time as County taxes.

2. Benefit Special Assessments

Subject to the limitations set forth in Section 603.8.D.14, the Board of Supervisors annually shall determine, order, and levy the annual installment

of the total benefit special assessments for bonds or notes issued and related expenses to finance assessable improvements. These assessments may be due and collected during each year that County taxes are due and collected, in which case such annual installment and levy shall be evidenced to and certified to the Property Appraiser by the Board of Supervisors not later than August 31 of each year. Such assessment shall be entered by the Property Appraiser on the County tax rolls and shall be collected and enforced by the Tax Collector in the same manner and at the same time as County taxes and the proceeds thereof shall be paid to the District. However, this subsection shall not prohibit the District in its discretion from using the method prescribed in Section 197.3632, Florida Statutes, as may be amended from time to time, for collecting and enforcing these assessments. Each annual installment of benefit special assessments shall be a lien on the CC-Entitled Property against which assessed until paid and shall be enforceable in like manner as County taxes. Subject to the limitations set forth in Section 603.8.D.14, the amount of the assessment for the exercise of the District's powers shall be determined by the Supervisors based upon a report of the District's engineer and assessed by the Supervisors upon CC-Entitled Properties, which may be part or all of the CC-Entitled Properties in the District, apportioned between the CC-Entitled properties in proportion to the benefits received by each CC-Entitled Property. The Supervisors may, if they determine it is in the best interest of the District, set forth in the proceedings initially levying such benefit special assessments or in subsequent proceedings a formula for the determination of an amount, which when paid by a taxpayer with respect to any tax parcel shall constitute a prepayment of all future annual installments of such benefit special assessments and that the payment of which amount with respect such tax parcel shall relieve and discharge such tax parcel of the lien of such benefit special assessments and any subsequent annual installment thereof. The Supervisors may provide further that upon delinquency in the payment of any annual installment of benefit special assessments, the prepayment amount of all future annual installments of benefit special assessments, as determined in the preceding sentence, shall become immediately due and payable together with such delinquent annual installment. Notwithstanding any contrary provision of this Code, assessments shall only be imposed on CC-Entitled Properties. The Board of Supervisors shall grant development fees or other applicable credits to such owners of CC- Entitled Properties to the extent such assessments may represent a prepayment of applicable Development Fees under the Connected City Financial Plan.

3. Non-Ad Valorem Maintenance Tax

If and when authorized by general law, to maintain and preserve the physical facilities and services constituting the works, improvements, or infrastructure provided by the District pursuant to this section; to repair and restore any one or more of them, when needed; and to defray the current expenses of the District, including any sum which may be required to pay State and County ad valorem taxes on any taxable lands which may have been purchased and which are held by the District under the provision of this Code, the Board of Supervisors may, upon the completion of said systems, facilities, services, works, improvements, or infrastructure, in whole or in part, as may be

certified to the Supervisors by the District engineer, levy annually a non-ad valorem and non-millage tax upon each CC-Entitled Property within the District, to be known as a maintenance tax. This non-ad valorem maintenance tax shall be apportioned upon the basis of the net assessments of benefits assessed as accruing from the original construction and shall be evidenced to and certified by the Board of Supervisors of the District, not later than June 1 of each year to the Property Appraiser of the County and shall be extended by the Property Appraiser on the tax roll of the Property Appraiser, as certified by the Property Appraiser to the Tax Collector, and collected by the Tax Collector on the merged collection roll of the Tax Collector in the same manner and at the same time as County ad valorem taxes and the proceeds therefrom shall be paid to the District. This non-ad valorem maintenance tax shall be a lien until paid on the CC-Entitled Property against which assessed and enforceable in like manner and of the same dignity as County ad valorem taxes.

4. Maintenance Special Assessments

To maintain and preserve the facilities and projects of the District, the Board of Supervisors may levy a maintenance special assessment on CC-Entitled Properties. This assessment may be evidenced to and certified to the Property Appraiser by the Board of Supervisors not later than August 31 of each year and shall be entered by the Property Appraiser on the County tax rolls and shall be collected and enforced by the Tax Collector in the same manner and at the same time as County taxes and the proceeds therefrom shall be paid to the District. However, this subsection shall not prohibit the District in its discretion from using the method prescribed in Section 197.363, Section 197.3631, or Section 197.3632, Florida Statutes, for collecting and enforcing these assessments. These maintenance special assessments shall be a lien on the CC-Entitled Property against which assessed until paid and shall be enforceable in like manner as County taxes. The amount of the maintenance special assessment for the exercise of the District's powers under this section shall be determined by the Supervisors based upon a report of the District's engineer and assessed by the Supervisors upon such CC-Entitled Properties, which may be part or all of the CC-Entitled Properties within the District benefited by the maintenance thereof, apportioned between the properties in proportion to the benefit received by each CC-Entitled Property.

5. Special Assessments

Subject to the limitations set forth in Section 603.D.14, to levy and impose any special assessments pursuant to this subsection.

6. Enforcement of Taxes

The collection and enforcement of all taxes levied by the District shall be at the same time and in like manner as County taxes and the provision of the laws of Florida relating to the sale of lands for unpaid and delinquent County taxes; the issuance, sale, and delivery of tax certificates for such unpaid and delinquent County taxes; the redemption thereof; the issuance to individuals of tax deeds based thereon; and all other procedures in connection therewith

shall be applicable to the District to the same extent as if such statutory provision were expressly set forth herein. All taxes shall be subject to the same discounts as County taxes.

7. When Unpaid Tax is Delinquent and Penalty

All taxes provided for in this Code shall become delinquent and bear penalties on the amount of such taxes in the same manner as County taxes.

8. Status of Assessments

Benefit special assessments, maintenance special assessments, and special assessments are hereby found and determined to be non-ad valorem assessments as defined by Section 197.3632, Florida Statutes. Maintenance taxes are non-ad valorem taxes and are not special assessments.

9. Assessments Constitute Liens and Collection

Any and all assessments, including special assessments, benefit special assessments, and maintenance special assessments authorized by this section, and including special assessments as defined by Section 603.2 and granted and authorized by this subsection, and including maintenance taxes if authorized by general law, shall constitute a lien on the CC-Entitled Property against which assessed from the date of levy and imposition thereof until paid, coequal with the lien of State, County, municipal, and School Board taxes. These assessments may be collected, at the District's discretion, under authority of Section 197.3631, Florida Statutes, as amended from time to time, by the Tax Collector pursuant to the provisions of Sections 197.3632 and 197.3635, Florida Statutes, as amended from time to time, or in accordance with other collection measures provided by law. In addition to, and not in limitation of, any powers otherwise set forth herein or in general law, these assessments may also be enforced pursuant to the provisions of Chapter 173, Florida Statutes, as amended from time to time.

10. Land Owned by Governmental Entity

Except as otherwise provided by law, no levy of ad valorem taxes or non-ad valorem assessments under this Code; Chapter 125, Chapter 170, or Chapter 197, Florida Statutes, as each may be amended from time to time; or otherwise by a board of a district, on property of a governmental entity that is subject to a ground lease as described in Section 190.003(14), Florida Statutes, shall constitute a lien or encumbrance on the underlying fee interest of such governmental entity.

K. Special Assessments

1. As an alternative method to the levy and imposition of special assessments pursuant to Chapter 170, Florida Statutes, pursuant to the authority of Section 197.3631, Florida Statutes, or pursuant to other provision of general law, now or hereafter enacted, or applicable County home rule ordinance, which provide a supplemental means or authority to impose, levy, and collect special assessments as otherwise authorized under this Code, the Board of

Supervisors may, subject to the limitations in Section 603.8.D.14, levy and impose special assessments to finance and exercise any of its powers permitted under this Code using the following uniform procedures:

- a. At a noticed meeting, the Board of Supervisors of the District may consider and review an engineer's report on the costs of the systems, facilities, and services to be provided; a preliminary assessment methodology; and a preliminary roll based on acreage or platted lands, depending upon whether platting has occurred.
 - (1) Subject to the limitations set forth in Section 603.8.D.14, the assessment methodology shall address and discuss, and the Supervisors shall consider, whether the systems, facilities, and services being contemplated will result in special benefits peculiar to the property, different in kind and degree than general benefits, as a logical connection between the systems, facilities, and services themselves and the property and whether the duty to pay the assessments by the property owners is apportioned in a manner that is fair and equitable and not in excess of the special benefit received. The assessment methodology shall recognize the special benefit to CC-Entitled Properties associated with the Connected City Financial Plan infrastructure and apportion the acquisition costs or other costs of such infrastructure in a fair and equitable manner only among the CC-Entitled Properties. It shall be fair and equitable to designate a fixed proportion of the annual debt service, together with interest thereon, on the aggregate principal amount of notes or bonds issued to finance such systems, facilities, and services which give rise to unique, special, and peculiar benefits to property of the same or similar characteristics under the assessment methodology so long as such fixed proportion does not exceed the unique, special, and peculiar benefits enjoyed by such property from such systems, facilities, and services. The assessment methodology also shall take into consideration, where applicable, whether development fees or other credits are required for the CC-Entitled Properties, under the adopted Connected City Financial Plan.
 - (2) The engineer's cost report shall identify the nature of the proposed systems, facilities, and services; their location; a cost breakdown plus a total estimated cost, including cost of construction or reconstruction, labor, and materials, lands, property, rights, easements, franchises, or systems, facilities, and services to be acquired; cost of plans and specifications; surveys of estimates of costs and revenues; costs of engineering, legal, and other professional consultation services; and other expenses or costs necessary or incident to determining the feasibility or practicability of such construction, reconstruction, acquisition, administrative expenses, relationship to the authority and power of the District in its

charter, and such other expenses or costs as may be necessary or incident to the financing to be authorized by the Board of Supervisors.

(3) The preliminary assessment roll to be prepared will be in accordance with the method of assessment provided for in the assessment methodology and as may be adopted by the Board of Supervisors; shall be completed as promptly as possible and shall show the acreage, lots, lands, or plats assessed and the amount of the fairly and reasonably apportioned assessment based on special and peculiar benefit to the property, lot, parcel, or acreage of land; and, if the assessment against each such lot, parcel, acreage, or portion of land is to be paid in installments, the number of annual installments in which the assessment is divided shall be entered into and shown upon the assessment roll.

b. Subject to the limitations set forth in Section 603.8.D.14, the Board of Supervisors of the District may determine and declare by an initial assessment resolution to levy and assess the assessments with respect to assessable improvements stating the nature of the systems, facilities, and services; improvements; projects or infrastructure constituting such assessable improvements; the information in the engineer's cost report; the information in the assessment methodology as determined by the Board of Supervisors at the noticed meeting and referencing and incorporating as part of the resolution the engineer's cost report; the preliminary assessment methodology; and the preliminary assessment roll. If the Board of Supervisors determines to declare and levy the special assessments by the initial assessment resolution, the Supervisors shall also adopt and declare a notice resolution which shall provide and cause the initial assessment resolution to be published once a week for a period of two (2) weeks in newspapers of general circulation published in the County and the Board of Supervisors shall, by the same resolution, fix a time and place at which the owner or owners of the property to be assessed or any other persons interested therein may appear before said Board of Supervisors and be heard as to the propriety and advisability of making such improvements, as to the costs thereof, as to the manner of payment therefore, and as to the amount thereof to be assessed against each property so improved. Thirty (30) days' notice in writing of such time and place shall be given to such property owners. The notice shall include the amount of the assessment and shall be served by mailing a copy to each assessed property owner at his or her last known address, the names and addresses of such property owners being obtained from the records of the Pasco County Property Appraiser or from such other sources as the District Manager or engineer deems reliable. The proof of such mailing shall be made by affidavit of the Manager of the District or by the engineer and said proof is to be filed with the District Manager provided that failure to mail said notice or notices shall not invalidate any of the proceedings hereunder. It is provided further that the last publication shall be at

least one (1) week prior to the date of the hearing on the final assessment resolution. Said notice shall describe the general areas to be improved and advise all interested persons that the description of each property to be assessed, and the amount to be assessed to each piece, parcel, lot, or acre of property, may be ascertained at the office of the Manager of the District. Such service by publication shall be verified by the affidavit of the publisher and filed with the Manager of the District. Moreover, the initial assessment resolution with its attached, referenced, and incorporated engineer's cost, report, preliminary assessment methodology, and preliminary assessment roll, along with the notice resolution, shall be available for public inspection at the office of the District Manager and the office of the engineer, or any other office designated by the Board of Supervisors in the notice resolution. Notwithstanding the foregoing, the landowners of all of the property which is proposed to be assessed may give the District written notice of waiver of any notice and publication provided for in this subparagraph and such notice and publication shall not be required; provided, however, that any meeting of the Board of Supervisors to consider such resolution shall be a publicly noticed meeting.

- c. At the time and place named in the noticed resolution as provided for in Section 603.8.K.1.b, the Board of Supervisors of the District shall meet and hear testimony from affected property owners as to the propriety and advisability of making the systems, facilities, services, projects, works, improvements, or infrastructure and funding them with assessments referenced in the initial assessment resolution on the property. Following the testimony and questions from the Supervisors or any professional advisors to the District or the preparers of the engineer's cost report, the assessment methodology, and the assessment roll, the Board of Supervisors shall make a final decision on whether to levy and assess the particular assessments. Thereafter, the Board of Supervisors shall meet as an equalizing board to hear and to consider any and all complaints as to the particular assessments and shall adjust and equalize the assessments on the basis of justice and right.
- d. When so equalized and approved by resolution or ordinance by the Board of Supervisors, a final assessment roll shall be filed with the Clerk of the Board of Supervisors and such assessment shall stand confirmed and remain legal, valid, and binding first liens on the property against which such assessments are made until paid, equal in dignity to the first liens of ad valorem taxation of County and municipal governments and school boards. However, upon completion of the systems, facilities, service, project, improvement, works, or infrastructure, the District shall credit to each of the assessments the difference in the assessment as originally made, approved, levied, assessed, and confirmed and the proportionate part of the actual cost of the improvement to be paid by the particular special assessment as finally determined upon the completion of the improvement, but in no event shall the final assessment exceed the

amount of the special and peculiar benefits as apportioned fairly and reasonably to the property from the system, facility, or service being provided as originally assessed. Promptly after such confirmation, the assessments shall be recorded by the Clerk of the District in the minutes of the proceedings of the District and the record of the lien in the minutes shall constitute prima facie evidence of its validity. The Board of Supervisors, in its sole discretion, may by resolution grant a discount equal to all or a part of the payee's proportionate share of the cost of the project consisting of note or bond financing costs, such as capitalized interest, funded reserves, and note or bond discounts included in the estimated cost of the project, upon payment in full of any assessments prior to the time such financing costs are incurred and as may be specified by the Board of Supervisors in such resolution.

- e. District assessments may be made payable in installments over no more than forty (40) years from the date of the payment of the first installment thereof and may bear interest at fixed or variable rates.
- 2. Notwithstanding any provision of this section or Chapter 170, Florida Statutes, that portion of Section 170.09, Florida Statutes, that provides that assessments may be paid without interest at any time within thirty (30) days after the improvement is completed and a resolution accepting the same has been adopted by the governing authority shall not be applicable to any District assessments, whether imposed, levied, and collected pursuant to the provisions of this Code or other provision of general law including, but not limited to, Chapter 170, Florida Statutes.
 - 3. Prior to the first record plat approval for any CC-Entitled Property, or construction plan approval where no plat is required, the CC-Entitled Property owner shall record a Consent to Development Fees, Surcharges, and Special Assessments in a form acceptable to the Pasco County Attorney's Office. In addition to the requirements of Subsection 603.8.M.4, the Consent to Development Fees, Surcharges, and Special Assessments shall:
 - a. Consent to and acknowledge the special benefit to the CC- Entitled Property associated with the Connected City Financial Plan infrastructure and credits, the Connected City Special Planning Area entitlements and zoning approvals, including the duration of such approvals, the Related Connected City Enabling Documents, and/or the transportation analysis exemption for Connected City; and
 - b. Waive any right to challenge the assessments of the District based on a lack of special benefit to the CC-Entitled Property, or based on the District's failure to assess Non-CC-Entitled Properties in the District or outside the District, for the costs of infrastructure identified in the Connected City Financial Plan, or for other operation and maintenance expenses.
 - 4. If the District imposes special assessments on CC-Entitled Properties for the costs of infrastructure identified in the Connected City Financial Plan, each

CC-Entitled Property required to pay such assessments shall be entitled to a credit against the applicable impact fees and/or mobility fees and the applicable development fees and surcharges identified in Section 603.8.M, but only to the extent the special assessments are for the same infrastructure costs that were utilized to calculate the impact fees and/or mobility fees and applicable development fees and surcharges in the Connected City Financial Plan. If in the event the County constructs the subject infrastructure prior to collection of such assessments, the County shall retain such funds as reimbursement for the cost of advancing such funds and no credits shall be issued.

5. Any mitigation payments or infrastructure improvements that were made by the owner or predecessor-in-interest for CC-Entitled Properties prior to adoption of this Ordinance and the Related Connected City Enabling Documents, whether pursuant to a previous DO, DA, MPUD, or other mitigation requirement, shall be creditable to the owner of the CC-Entitled Properties against its applicable mobility fees, impact fees, or development fees, notwithstanding that such prior construction or payment for the mitigation item pre-dated this Ordinance; provided, however, that such item is included as a creditable item in the Connected City Financial Plan cost budget which provided the basis for the District's development fees, and provided that the specific terms of such credits are set forth in a separate development agreement or development approval approved by the BCC.
6. Nothing in this Section 603.8.K, or elsewhere in this section, shall preclude the imposition and collection of standard impact fees or mobility fees for new development or building construction upon Non- CC-Entitled Properties within the District; however, the Development Fee surcharges set forth in the CC-FP shall apply only to CC-Entitled Properties. Except for the transit portion of the mobility fee, the base school impact fees, and impact or mobility fee administration fees, all mobility fees and surcharges related to school land or facilities or transportation/mobility impacts, and generated from new development or building construction on any lands within the District boundary (i.e., for both CC-Entitled Properties and Non-CC-Entitled Properties) shall be utilized by the County and School Board only:
 - a. Within the District; or
 - b. For any designated District external mitigation project pursuant to the Financial Plan to mitigate impacts upon, or use of, District infrastructure and public facilities, as applicable.

The foregoing requirements shall apply notwithstanding any contrary provisions in this Code, Sections 1301 or 1302; however, by way of clarification, the voluntary school surcharge fees imposed upon the CC-Entitled Properties shall be earmarked and used only for school facilities within or serving the District, whereas the base school impact fees shall not be restricted to the District and may be utilized pursuant to normal School Board policy. The foregoing requirements shall not apply to impact or mobility fee credits or refunds awarded to Non-CC- Entitled Properties prior to the effective date of this Code.

To the extent the owner or master developer for any CC-Entitled Property within the District has unused fee credits of any type for any impact, mobility, or other development fees, the owner of such credits may sell or assign such credits to any other CC-Entitled or Non-CC- Entitled Property in the District. To transfer the foregoing credits to another individual/entity for use within the District, the owner of the credits must submit to the County Administrator or designee a letter, signed and notarized by the owner of the credits, which specifies the name of the person/entity receiving the transfer of credits and the amount of the credit being transferred.

L. Tax Increment

The County presently has elected not to earmark or otherwise require a separate calculation of the Tax Increment Revenue that is generated from all of the real property in the District, nor has it committed any portion of such future Tax Increment Revenue to the District improvements or District external improvements; however, the BCC reserves its inherent power to do so in the future, in its sole discretion. Notwithstanding the foregoing, in such event the County shall not be required to amend the Code of Ordinances if such amendment would violate any rate, loan or other bond covenants related to any Multi- Modal Transportation Fund Revenues which are pledged to repayment of any County obligation which pre-dates the adoption of this Ordinance.

M. Impact Fees, Mobility Fees, Development Fees, Surcharges, And Traffic Monitoring Requirements.

1. Segregated Accounts. No later than January 1, 2018,, all impact fees (other than the county-wide base school impact fees), mobility fees, development fees, and surcharge amounts collected by the County on all properties within the District for transportation/mobility, schools, parks and recreation, smart gigabit community infrastructure, and innovation enterprise shall be maintained in a separate fund, account, or subaccount for the benefit of the District; provided, however, that the development fee surcharges required herein shall be collected only on the CC-Entitled Properties within the District, and provided further that (i) the innovation enterprise fund may be administered by an independent agency or non-profit organization, in the BCC's discretion, and (ii) the school capital facilities surcharge fees may be administered by a separate entity by mutual agreement of the BCC and the School Board, if legally required. With the exception of the transit and Strategic Intermodal System (SIS) component of the mobility fee, any impact or mobility fee administration fees, parks and recreation fees, and the county-wide base school impact fees, such funds, once collected, may only be expended in accordance with the requirements of law and the respective impact fee and/or mobility fee ordinances and in accordance with the approved Connected City Financial Plan. The BCC has determined that the Villages of Pasadena Hills (VOPH) Super Park will provide significant benefits to the District and is necessary to accommodate the anticipated parks and recreation needs of future residents that will reside in the District. Accordingly, all parks and recreation impact fees collected within the District

shall be earmarked and expended only for the land acquisition costs and facility development costs associated with the VOPH Super Park until such time that the BCC has determined that the land acquisition costs and facility development costs associated with VOPH Super Park has been fully funded. The foregoing requirements shall apply notwithstanding any contrary provisions in this Code, Sections 1301 or 1302. The foregoing requirements shall not apply to impact or mobility fee credits or refunds awarded to Non-CC- Entitled Properties prior to the effective date of this section. The Connected City Financial Plan includes an External Transportation Improvement Fee (as defined therein and which includes the SIS component of the mobility fee) which represents approximately twenty percent (20%) of the total Primary Roadways and Intermediate Roadways within the District (as set forth in the Financial Plan), as mitigation for external transportation impacts from future development within the District. To ensure that funds are available for the external transportation improvements identified in the Financial Plan, CC- Entitled Properties in the District shall not be entitled to use any of their transportation development fee credits to pay the External Transportation Improvement Fee portion of the District's transportation development fees, which External Transportation Improvement Fee portion shall be paid in cash (unless a specific credit against the External Transportation Improvement Fee has been established for external transportation improvements, or cash contributions in lieu of external transportation improvements).

2. Mobility Fee Surcharges. In accordance with the findings set forth in the Connected City Financial Plan, there are hereby established upon all CC-Entitled Properties the mobility fee surcharges set forth in Exhibit 603-C, attached hereto, which shall be calculated by multiplying the County's generally applicable mobility fees times the applicable percentage identified in Exhibit 603-C (surcharges). If the County's generally applicable mobility fees change, the surcharges shall be automatically adjusted and recalculated (using the identified percentage) at the time Building Permits are issued for a specific use. Because surcharges have not been calculated or adopted for the County's previously adopted transportation impact fees, CC-Entitled Properties cannot utilize the opt-out procedure in the County's mobility fee regulations. The County shall have no obligation to subsidize or buy-down the mobility fee surcharges, except to the extent that the County is already subsidizing the base mobility fees.
3. School Capital Facilities Surcharge. The school capital facilities surcharge upon CC-Entitled Properties set forth in Exhibit 603-D (surcharges) shall be a fixed surcharge amount per residential dwelling unit added to the County's generally applicable school impact fees (i.e., not a percentage surcharge to fluctuate with changes in base school impact fees). Such surcharge shall be segregated in a sub-account when remitted by the County to the School District, and shall be governed by the following provisions:
 - a. the surcharge fees may be utilized by the School District for land, facilities, or equipment within the District, in its discretion;

- b. emphasis shall be placed upon the early provision of educational technology facilities in schools which serve the District, and which will promote the intent of the District's pilot program;
 - c. the District and the School District shall act in good faith and utilize best efforts to enter into an interlocal agreement no later than the issuance of the certificate of occupancy for the two hundredth (200th) residential dwelling unit within the CC- Entitled Properties, setting forth a plan for implementation of the technology-related educational facilities, which may include a public-private partnership with one or more CC-MPUD developers within the District;
 - d. any portion of the surcharge that is applied by the School District to land acquisition shall be credited to the school land impact fee; however, any portion of the surcharge used for non-land facilities shall not be subject to any school impact fee credits;
 - e. the continuation of the surcharge by the District after the 200th residential dwelling unit shall be subject to the approval of such interlocal agreement and the good faith use of the surcharge to assist in providing such technology and other capital facilities in the schools serving the District; and
 - f. if required by applicable law, the school surcharge fees may be remitted to and administered by a separate entity, upon mutual agreement of the BCC and the School Board.
4. Smart Gigabit Community Infrastructure Development Fee. The Connected City Financial Plan establishes a "Smart Gigabit Community Infrastructure Development Fee" for all CC-Entitled Properties within the District, to help fund technology improvements within the District and to encourage developers and builders within the District to implement smart gigabit technology applications. The BCC hereby adopts and implements the Smart Gigabit Community Infrastructure Development Fee for CC-Entitled Properties as set forth in Exhibit 603- E, including the credit options provided for in the Connected City Financial Plan for a CC-Entitled Property developer or builder to provide in-kind technology contributions, in lieu of payment of said fee(s), as such credit options may be refined and amended by the Administrator or his/her designee from time to time. The administration of the Smart Gigabit Community Infrastructure Development Fee and related program is hereby delegated to the Administrator and his/her designee. All disputes relating to the Administrator's decision(s) regarding administration of such fees, credit options, or award of credits against the Smart Gigabit Community Infrastructure Development Fee shall be referred to the PC for a final determination. All Smart Gigabit Community Infrastructure Development Fees collected by the County shall be utilized exclusively for such technology improvements within the District, in the discretion of the Administrator or his/her designee.

5. Innovation Enterprise Fund Development Fee. The Connected City Financial Plan establishes an “Innovation Enterprise Fund Development Fee” for all CC-Entitled Properties within the District, to be used exclusively to provide financial assistance or incubator space (through loans, grants, or other funding programs) for start-up technology enterprises, technology research programs or other technology-oriented private ventures, and/or public or private educational, cultural or other programs deemed important to the innovation and technology goals and policies for the District. The BCC hereby adopts and implements the Innovation Enterprise Fund Development Fee for Entitled Properties as set forth in Exhibit 603-F. A CC-Entitled Property developer or builder may provide in-kind contributions or other pre-payment(s) in exchange for credits against said Development Fee, as may be approved by the Administrator or his/her designee, or a delegated Oversight Entity (defined below) for such Innovation Enterprise Fund. All disputes regarding the Administrator’s or Oversight Entity’s decisions relating to credits against the Innovation Enterprise Development Fund shall be referred to the PC for a final determination. All Innovation Enterprise Fund Development Fees collected by the County shall be utilized exclusively for such innovation and technology programs within the District, as determined by the Administrator or his/her designee, or an Oversight Entity (defined below). With the prior approval of the BCC, the oversight of the Innovation Enterprise Fund may be delegated by the Administrator to another governmental or quasi-governmental board or agency, or to an appropriate non-profit innovation or technology organization (“Oversight Entity”) for the selection of recipients and awards of such financial assistance. Unless the Oversight Entity or the Administrator requests an earlier distribution, the County shall transfer on a yearly basis, all Innovation Enterprise Fund Development Fees received by the County to the designated Oversight Entity once the Administrator delegates authority to an Oversight Entity, and subject to the prior approval by the BCC for such delegation, as set forth above.

6. Consent to Development Fees, Surcharges, and Special Assessments. Prior to the first record plat approval for any CC-Entitled Property, or construction plan approval where no plat is required, the CC-Entitled Property owner shall record a Consent to Development Fees, Surcharges, and Special Assessments in a form acceptable to the Pasco County Attorney’s Office. In addition to the requirements of Section 603.8.K.3, the Consent to Development Fees, Surcharges, and Special Assessments shall:
 - a. Consent to the development fees and mobility fee and impact fee surcharges required by this section;
 - b. Acknowledge the basis for the development fees and surcharges in the Financial Plan and this section;
 - c. Waive any right to challenge the development fees and surcharges based on any potential noncompliance with Florida law including, but not limited to, the dual rational nexus test for impact or mobility fees or equal protection; and
 - d. Consent to the imposition of special assessments on the property in the event that the development fees, surcharges and other revenue

sources identified in the Financial Plan are insufficient or unavailable to fund the costs of infrastructure identified in the Financial Plan.

7. Fee Credits For CC-Entitled Properties. If a CC-Entitled Property (i) is required to pay the development fees and surcharges set forth in this Section, or County-approved land donations/acquisition, design, permitting, or construction in lieu of such development fees and surcharges, and (ii) has executed and recorded the Consent to Development Fees, Surcharges, and Special Assessments required by this section and Section 603.8.M, the CC-Entitled Property shall be entitled to the transportation analysis exemption and to the specific fee credits as set forth in the Financial Plan and this Code, as amended. In addition, any CC-Entitled Property which prior to adoption of this Ordinance paid any cash or in-kind mitigation to the County pursuant to a previous DO, DA, or MPUD approval, shall be provided fee credits for such prior mitigation payments and/or in-kind mitigation contributions against the applicable mobility/impact fees and surcharges payable by such CC-Entitled Properties hereunder or pursuant to the Financial Plan, to the extent such prior payment or in-kind mitigation was for a creditable budget item included in the Connected City Financial Plan or otherwise mitigated potential impacts to be caused by future development within the District, and to the extent that the specific terms of such credits are set forth in a separate development approval or development agreement approved by the BCC. In addition, such CC-Entitled Properties are entitled to an exemption from the County's generally applicable transportation analysis requirements pursuant to Section 901.12 of this Code. Such CC-Entitled Properties shall also receive a credit against the County's generally applicable school concurrency requirements for any school impact fee payments, surcharges, or school land donations required by this Code or the applicable development approval for the CC-Entitled Property. The foregoing exemptions and credits do not apply to the County's applicable access management, substandard road, transportation corridor, or transit infrastructure requirements, or to any concurrency public facility not specifically exempted or credited by this Code or included within the Financial Plan.

The process for establishment of mobility fee, impact fee, or development fee (mobility fee or impact fee plus surcharge) credits for CC-Entitled Properties within the District shall be governed by standard County policies and procedures for verification and establishment of fee credit amounts; provided, however, that the County Administrator or his/her designee may adopt specific bid, contract process, and documentation requirements applicable to District and/or CC-MPUD developer pipeline projects, by written policy memoranda.

8. Connected City Traffic Monitoring Requirement. In exchange for the foregoing transportation analysis exemptions and special fee credit provisions provided for the CC-Entitled Properties in the Connected City Financial Plan, the District shall perform the following transportation monitoring program required by the Connected City Comprehensive Plan and Land Development Code:

- a. The monitoring program shall include all Primary Roadways and Intermediate Roadways identified in the Connected City Financial Plan, as well as the following roadways adjacent to the Connected City Special Planning Area: (i) Clinton Avenue from Mirada Boulevard to Curley Road; and (ii) Curley Road from S.R. 52 to Overpass Road.
- b. The monitoring program shall be instituted not later than eighteen (18) months following construction plan approval for vertical construction of fifty percent (50%) of the aggregate entitlements assumed in the Connected City transportation analysis within any Connected City Special Planning Area Zone, as identified in the Connected City Comprehensive Plan Amendment.
- c. Once commenced, the monitoring program shall continue on a biennial basis, through buildout of the Connected City SPA. The monitoring report shall be submitted by the District to the County's Planning and Development Department (or its successor department), not later than every two (2) years, and each monitoring event shall be conducted within a one hundred twenty (120) day period from the due date of the report, to ensure that traffic counts are current, and shall be performed when Pasco County schools are in session.
- d. The traffic monitoring report shall include weekday, a.m. and p.m. peak-hour directional counts from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., with sub-totals at fifteen (15) minute increments.
- e. The traffic counts shall be compared to the generalized capacities for the subject roadway to determine the then-current volume-to-capacity (V/C) ratio.
- f. The County also shall establish a procedure to track preliminary site plan approvals for Non-CC Entitled Properties within the District boundary, and shall provide such data for input by the District into the traffic monitoring report for potential future roadway impacts.
- g. In the event the traffic monitoring report indicates the V/C ratio for a roadway segment exceeds 1.1 (based upon sub-section e, above), the report also shall provide a more detailed monitoring analysis that takes into account the relevant non-counted trips expected from any development(s) having an approved preliminary site plan, in order to confirm that the V/C ratio is not anticipated to exceed 1.2 prior to the next biennial monitoring report period. If the monitoring report indicates that the V/C ratio is expected to exceed 1.2 prior to the next biennial reporting period, then the report also shall provide specific recommendations for the District to reduce the V/C ratio below 1.2, including but not limited to more detailed analysis, addition of lanes, addition of signalization, construction of parallel roadways, etc.

- h. Each construction plan submitted for development approval within CC-Entitled Properties shall include a cumulative report of the aggregate density/intensity approved for development within said project, including all prior construction plan approvals, as compared to the CC-MPUD entitlements for said project. The County shall establish the same cumulative reporting procedure for Non-CC Entitled Properties within the District boundary.

If the results of the foregoing monitoring program demonstrate a V/C ratio worse than (above) 1.2 at any intersection or roadway impacted by the CC-Entitled Properties, the County may either (a) withhold further development approvals within the CC-Entitled Properties until such deficiency is corrected, or legally committed to be corrected, and/or (b) initiate adjustments to the mobility fee surcharges or External Transportation Improvement Fee (as applicable) to provide additional funding for the impacted intersection or roadway. In addition, in connection with the review of a specific Connected City MPUD, the applicant shall analyze which portions of the Financial Plan transportation infrastructure are required to support the requested entitlements in the specific Connected City MPUD under review. If the Connected City MPUD will be constructed in phases, the applicant shall also analyze which portions of the Financial Plan transportation infrastructure are required to support the entitlements in each phase.

- 9. Non-CC-Entitled Properties. Any property within the District which is not a CC-Entitled Property shall continue to pay impact fees or mobility fees, as applicable, in accordance with this Code, as amended, and shall not enjoy any of the rights or benefits available to CC-Entitled Properties under this Ordinance or the Related Connected City Enabling Documents. The conversion of any Non-CC-Entitled Property in the District, from a Non-CC-Entitled Property to a CC-Entitled Property, shall not require an amendment to this Code and may be accomplished through:
 - a. A written request by the property owner to become a CC- Entitled Property, including acceptance by such owner of all obligations under the Related Connected City Enabling Documents; or
 - b. The property owner's written acceptance of a transportation analysis exemption for the property based on the Connected City Financial Plan and this Code, as amended; or
 - c. The BCC's approval, at the property owner's request, of a new CC-MPUD zoning for the property or an existing MPUD zoning amendment that extends the duration of the existing MPUD based on the Connected City transportation analysis or Financial Plan. Any such designation by the County as an CC- Entitled Property may be subject to existing DA(s) for such property.

The BCC reserves its inherent authority to condition any new zoning, amended zoning, or other development approval for any Non-CC- Entitled

Property, upon such mitigation requirements as may apply based upon applicable Comprehensive Plan or Land Development Code provisions, as applicable to such development request.

10. Application of Surcharges to CC-Entitled Properties. Except as specifically set forth in this Code, or in a specific development approval or DA for a CC-Entitled Property, the calculation, collection, administration, and expenditure of the surcharges required by this Code shall be governed by this Code, Section 1302.

N. Issuance of Certificates of Indebtedness Based on Assessments for Assessable Improvements and Assessment Bonds

1. The Board of Supervisors may, after any special assessments or benefit special assessment for assessable improvements are made, determined, and confirmed as provided in this Code, issue Certificates of Indebtedness or Bonds (herein the Certificates) for the amount so assessed against the CC-Entitled Property, as the case may be, and separate Certificates shall be issued against each part or parcel of land or property assessed, which Certificates shall state the general nature of the improvement for which the assessment is made. The Certificates shall be payable in annual installments in accordance with the installments of the special assessment for which they are issued. The Board of Supervisors may determine the interest to be borne by such Certificates, not to exceed the maximum rate allowed by general law, and may sell such Certificates at either private or public sale and determine the form, manner of execution, and other details of such Certificates. The Certificates shall recite that they are payable from the special assessment levied and collected from the part of parcel of land or property against which they are issued. The proceeds of such Certificates may be pledged for the payment of principal of, and interest on, any revenue bonds or General Obligation Bonds issued to finance in whole or in part such assessable improvement or, if not so pledged, may be used to pay the cost or part of the cost of such assessable improvements.
2. The District may assign, for the benefit of the holders of such assessment bonds or other obligations or to a trustee of such bondholders, the assessment liens provided for in this Code. The proceeds of such assessment liens shall be used only for the payment of the assessment bonds or other obligations issued as provided in this section. The District is authorized to covenant with the holders of such assessment bonds, revenue bonds, or other obligations that it will diligently and faithfully enforce and collect all the special assessments, interest, and penalties thereon; foreclose such assessment liens after they have become delinquent; and deposit the proceeds derived from such foreclosure, including interest and penalties, in a special fund and make any other covenants deemed necessary or advisable in order to properly secure the holders of such assessments bonds or other obligations.
3. The assessment bonds, revenue bonds, or other obligations issued pursuant to this section shall have such dates of issue and maturity as shall be deemed advisable by the Board of Supervisors; however, the maturities of

such assessment bonds or other obligations shall not be more than two (2) years after the due date of the last installment which will be payable on any of the special assessments.

4. Such assessment bonds, revenue bonds, or other obligations issued under this section shall bear such interest as the Board of Supervisors may determine, not to exceed the maximum rate allowed by general law; shall be executed; shall have such provision for redemption prior to maturity; shall be sold in the manner; and shall be subject to all of the applicable provisions contained in this Code for revenue bonds, except as the same may be inconsistent with the provisions of this section.
5. All assessment bonds, revenue bonds, or other obligations issued under the provisions of this section shall be, shall constitute, and shall have all the qualities and incidents of negotiable instruments under the law merchant and the law of the State.

O. Tax Liens

All taxes of the District provided for in this section, together with all penalties for default in the payment of the same and all costs in collecting the same, including reasonable attorney's fees and costs, from January 1 for each year the CC-Entitled Property is liable to assessment and until paid, shall constitute a lien of equal dignity with the liens for State and County taxes and other taxes of equal dignity with State and County taxes, upon all the lands against which such taxes shall be levied. A sale of any of the CC-Entitled Property within the District for State and County or other taxes shall not operate to relieve or release the CC-Entitled Property so sold from the lien for subsequent District taxes or installments of District taxes, which lien may be enforced against such property as though no such sale thereof had been made. In addition to, and not in limitation of, the preceding sentence, for purposes of Section 197.552, Florida Statutes, the lien of all special assessment levied by the District shall constitute a lien of record held by a County governmental unit or special district. The provision of Chapter 197, Florida Statutes, shall be applicable to District taxes with the same force and effect as if such provisions were expressly set forth in this Code.

P. Payment of Taxes and Redemption of Tax Liens by the District and Sharing in Proceeds of Tax Sales

1. The District shall have the power and right to:
 - a. Pay any delinquent State, County, district, municipal, or other tax or assessment upon lands located wholly or partially within the boundaries of the District; and
 - b. Redeem or purchase any tax sales certificates issued or sold on account of any State, County, district, municipal, or other taxes or assessments upon lands located wholly or partially within the boundaries of the District.

2. Delinquent taxes paid, or tax sales certificates redeemed or purchased by the District, together with all penalties for the default in payment of the same and all costs in collecting the same, including reasonable attorney's fees and costs, shall constitute a lien in favor of the District of equal dignity with the liens of State and County taxes and other taxes of equal dignity with State and County taxes upon all the real property against which the taxes were levied. The lien of the District may be foreclosed in the manner provided in this Code.
3. In any sale of land pursuant to Section 197.542, Florida Statutes, the District may certify to the Clerk of the Circuit Court the amount of taxes due to the District upon the lands sought to be sold and the District shall share in the disbursement of the sales proceeds in accordance with the provisions of this Code and under the laws of the State.

Q. Foreclosure of Liens

Any lien in favor of the District arising under this Code may be foreclosed by the District by foreclosure proceedings in the name of the District in a court of competent jurisdiction as provided by general law. Other legal remedies shall all remain available to the District.

R. Competitive Procurement, Bids, Negotiations, and Related Provisions Required

1. Notwithstanding any other provision in this Code or the Code of Ordinances, the District shall have the flexibility to enter into contracts for any goods, supplies, materials, or construction services or work subject only to applicable limits under state law governing any competitive bidding requirements for the specified contract item. The District may require the bidders to furnish bonds with a responsible surety to be approved by the County Administrator or his/her designee. Nothing in this section shall prevent the District from undertaking and performing the construction, operation, and maintenance of any project or facility authorized by this Code by the employment of labor, material, and machinery.
2. Notwithstanding any other provision in this Code or the Code of Ordinances, the District shall have the flexibility to enter into contracts for engineering, architecture, landscape architecture, or registered surveying and mapping services subject only to any applicable provisions of state law.
3. Notwithstanding any other provision in this Code or the Code of Ordinances, the District shall have the flexibility to enter into contracts for maintenance services for any District facility or project subject only to any applicable provisions of state law.

S. Fees, Rentals, and Charges; Procedure for Adoption and Modifications; and Minimum Revenue Requirements

1. The District is authorized to prescribe, fix, establish, and collect rates, fees, rentals, or other charges, hereinafter sometimes referred to as revenues, and to revise the same from time to time for the systems, facilities, and services

furnished by the District within the limits of the district including, but not limited to, recreational facilities, water management and control facilities, transit facilities, transportation facilities, alternative transportation facilities, public safety facilities, library facilities and services, and water and sewer systems; to recover the costs of making connection with any District service, facility, or system; and to provide for reasonable penalties against any user or property for any such rates, fees, rentals, or other charges that are delinquent.

2. No such rates, fees, rentals, or other charges for any of the facilities or services of the District shall be fixed until after a public hearing at which all the users of the proposed facility or services, or owners, tenants, or occupants served or to be served thereby, and all other interested persons shall have an opportunity to be heard concerning the proposed rates, fees, rentals, or other charges. Rates, fees, rentals, and other charges shall be adopted under the administrative authority of the District, but shall not apply to District leases. Notice of such public hearing setting forth the proposed schedule or schedules of rates, fees, rentals, and other charges shall have been published in a newspaper of general circulation in the County at least once and at least ten (10) days prior to such public hearing. After such hearing, such schedule or schedules, either as initially proposed or as modified or amended, may be finally adopted. A copy of the schedule or schedules of such rates, fees, rentals, or charges as finally adopted shall be kept on file in an office designated by the Board of Supervisors and shall be open at all reasonable times to public inspection. The rates, fees, rentals, or charges so fixed for any class of users or property served shall be extended to cover any additional users or properties thereafter served which shall fall in the same class, without the necessity of any notice or hearing.
3. Such rates, fees, rentals, and charges shall be just and equitable and uniform for users of the same class and, when appropriate, may be based or computed either upon the amount of service furnished, upon the average number of persons residing or working in or otherwise occupying the premises served, or upon any other factor affecting the use of the facilities furnished, or upon any combination of the foregoing factors, as may be determined by the Board of Supervisors on an equitable basis.
4. The rates, fees, rentals, or other charges prescribed shall be such as will produce revenues, together with any other assessments, taxes, revenues, or funds available or pledged for such purpose, at least sufficient to provide for the items hereinafter listed, but not necessarily in the order stated:
 - a. To provide for all expenses of operation and maintenance of such facility or service.
 - b. To pay when due all bonds and interest thereon for the payment of which such revenues are, or shall have been, pledged or encumbered, including reserves for such purpose.

- c. To provide for any other funds which may be required under the resolution or resolutions authorizing the issuance of bonds pursuant to this Code.
5. The Board of Supervisors shall have the power to enter into contracts for the use of the projects of the District and with respect to the services, systems, and facilities furnished or to be furnished by the District.

T. Connected City Development Review Fee

In recognition of the additional governmental review and oversight required for the proper administration of the District, the limited amount of development entitlements available within the District, and the need for future long-term planning and administration of such entitlements, a Connected City Development Review Fee is hereby established for CC-Entitled Properties in an amount of Two Hundred Dollars (\$200.00) per residential unit or Fifty Dollars (\$50.00) per 1,000 square feet of building area for non-residential uses. The foregoing amounts may be modified by resolution of the BCC, but shall not exceed the actual cost of administering, implementing, and planning for the District. For CC- Entitled Properties this fee shall be in addition to all other applicable County review fees, including impact fee or mobility fee administration fees and rezoning and site plan review fees, and payable at the time of application for Preliminary Development Plan (PDP) approval, based upon the approved entitlements requested in the application, and shall be deposited in a separate account for the use and benefit of the District for the purpose of providing supplemental revenues in the planning and administration of the District (including, without limitation, traffic monitoring expenses, past and present long term planning efforts to establish the Special Planning Area).

U. Planning Fee Credits for Connected City Property Ownership Group

CR Pasco Development Co., LLC, Epperson Ranch, LLC, and Meadow Ridge Owner, LLC, which are the members of the Connected City Property Ownership Group (the "CC POG") that has funded the long term planning of the original Connected City Special Planning Area, the Connected City Financial Plan, and the Related Connected City Enabling Documents, shall receive a credit against certain future application and/or development review fees, as set forth and limited herein (the "Planning Fee Credits"). The following provisions shall apply to documentation, establishment and use of such Planning Fee Credits:

1. The Planning Fee Credits shall be provided for the documented, eligible costs (to include planning, engineering, transportation and legal) actually incurred by the CC POG in connection with the long-term planning and documentation for the creation and adoption of the CC Comprehensive Plan Amendment/Overlay, the CC Stewardship District, the CC Financial Plan, the CC Master Roadway Plan, the CC Conceptual Utility Plan, the CC Land Development Code amendments, and the generic CC- MPUD zoning category; provided, however, that no credits shall be provided for any costs incurred for the specific CC-MPUD zoning process related to application of the CC-MPUD category to the individual properties owned by the CC POG members, nor any Development Agreement(s) related to such individual CC-MPUD's.

2. Once verified and established by the County, the Planning Fee Credits may be used by the CC POG (and their assigns) against the following application and/or review fees customarily required by the County incident to any CC development review fee, any Comprehensive Plan application or amendment, any zoning application or amendment, any transportation analysis review, any site plan application, amendment, or review, any preliminary development plan application, amendment or review, or any site development construction plan application, amendment or review, or any other application, amendment or review fee related to the “horizontal” entitlement or site development review process; provided, however, that the Planning Fee Credits shall not be used for any “vertical” building permit application or review fees, nor any mobility fees, impact fees, or mobility fee system administrative fees.
3. The process for verification and establishment of the Planning Fee Credits shall be consistent with the County’s standard policies for establishment of mobility or impact fee credits, as of the effective date of this Ordinance, or otherwise as required by the Administrator or his/her designee.
4. Unless otherwise approved by the County Administrator or designee, the CC POG members shall not utilize more than \$150,000 in Planning Fee Credits, collectively, in any calendar year.
5. The CC POG members may assign all or any portion of their respective credits to any other landowner or developer within the District, by written assignment delivered to the County.
6. The County shall review and establish the Planning Fee Credits within ninety (90) days after submittal by the CC POG members of the required documentation for review and approval thereof.

V. Recovery of Delinquent Charges

In the event that any rates, fees, rentals, charges, or delinquent penalties shall not be paid as and when due and shall be in default for six (6) days or more, the unpaid balance thereof and all interest accrued thereon, together with reasonable attorney’s fees and costs, may be recovered by the District in a civil action.

W. Enforcement and Penalties

The Board of Supervisors or any aggrieved person within the District may have recourse to such remedies in law and at equity as may be necessary to ensure compliance with the provisions of this section, including injunctive relief to enjoin or restrain any person violating the provisions of this Code or any bylaws, resolutions, regulations, rules, codes, or orders adopted under this Code. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or any building, structure, land, or water is used in violation of this Code or of any code, order, resolution, or other regulation made under authority conferred by this Code or under law, the Board of Supervisors may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use to restrain, correct, or avoid such

violation; to prevent the occupancy of such building, structure, land, or water; and to prevent any illegal act, conduct, business, or use in or about such premises, land or water.

X. Termination of the District

The District shall remain in existence for a minimum of fifteen (15) years; thereafter the District may be terminated and dissolved pursuant to amendment to this Code by the BCC, after retirement of any bonds, or other obligations of the District.

Y. Inclusion of Territory

The inclusion of any or all territory of the District within a municipality does not change, alter, or affect the boundary, territory, existence, or jurisdiction of the District.

Z. Notice of Creation and Establishment

Within thirty (30) days after the effective date of this Code creating this District, the County shall cause to be recorded in the grantor-grantee index of the official records a Notice of Creation and Establishment of Connected City Stewardship District. The notice shall, at a minimum, include the legal identification of the property pursuant to Section 603.5 of this Code.

AA. AA.District Property Public and Fees

Any system, facility, service, works, project, or other infrastructure owned by the District, or funded by Federal tax exempt bonding issued by the District, is public; and the District, by rule, may regulate and may impose reasonable charges or fees for the use thereof, but not to the extent that such regulation or imposition of such charges or fees constitutes denial of reasonable access.

603.9. Detailing of Connected City Master Roadway Plan

A. Status of Plan

Recognizing that the Connected City Special Planning Area has been crafted to provide the roadway network necessary to meet the mobility needs of the District, while maintaining community character, the Connected City Master Roadway Plan has been detailed in the aerials attached hereto as Exhibit 603-G. and shall have the same regulatory effect as the County's Highway Vision Map (see Section 901.1). The Connected City Master Roadway Plan shows the conceptual locations of the anticipated roadways throughout the District and shall supersede the County's Highway Vision Map and the County's arterial and major collector spacing standards for the District.

B. Modification of Connected City Master Roadway Plan

For parcels greater than twenty (20) acres, refinements to the Connected City Master Roadway Plan may be made with the approval of the County Engineer to permit relocation within the interior of the project, while maintaining the entry and exit locations detailed on the Connected City Master Roadway Plan.

On all parcels less than twenty (20) acres and in all cases where the entry and exit locations are proposed to change, the request to deviate from the Connected City Master Roadway Plan shall be made pursuant to the procedures in this Code, Sections 901.1.1 and 407.5, except that the recommending board to the BCC shall be the PC. The PC shall first review and make a recommendation as to any requested deviation from the foregoing requirements, which deviation approval shall be reserved to the BCC, in its discretion.