BEFORE THE CITY COMMISSION
CITY OF NEW SMYRNA BEACH, FLORIDA

PETITION TO ESTABLISH SOUTH VILLAGE NSB COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Pulte Home Company, LLC (hereafter "***Petitioner***"), hereby petitions the City Commission of the City of New Smyrna Beach, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, to establish a community development district with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed South Village NSB Community Development District (the "***District***") is located entirely within the City of New Smyrna Beach, Florida. **Exhibit 1** depicts the general location of the District. The District covers approximately 770.73 acres of land, more or less, generally located east of S.R. 415, south of S.R. 44, and west of Interstate 95. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the District which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the District in accordance with section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 3.**

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the District are as follows:

Name: Bill Tew
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

Name: Bernard Sullivan
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

Name: Maleia Smiferguso
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

Name: Christopher Cleary
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

Name: Mary Burns
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is "South Village NSB Community Development District".

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4.** The proposed land uses for lands contained within the District are consistent with the City's approved Future Land Use Plan.

7. Major Water and Wastewater Facilities and Outfalls. **Exhibit 5** shows the existing major trunk water mains, reclaim lines, sewer interceptors and outfalls for the lands to be included within the District.

8. District Facilities and Services. **Exhibit 6** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install and identifies the

costs associated with the same. At present, these improvements are estimated to be made, constructed and installed in seven (7) phases over the time period from 2025 through 2034. **Exhibit 7** identifies the general location of the phases. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("***SERC***") prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida**.** The authorized agent for the Petitioner is Mark A. Watts. See **Exhibit 9 -** Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Mark A. Watts, Esq.
mark.watts@cobbcole.com
Cobb Cole, P.A.
231 North Woodland Boulevard
DeLand, Florida 32720

11. This petition to establish the South Village NSB Community Development District should be granted for the following reasons:

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

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

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

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

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

WHEREFORE, Petitioner respectfully requests the City Commission of the City of New Smyrna Beach to:

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

[*Continued to next page*]

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

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities as authorized and described by section 190.012(2)(a) and 190.012(2)(d), *Florida Statutes (2025)*; and

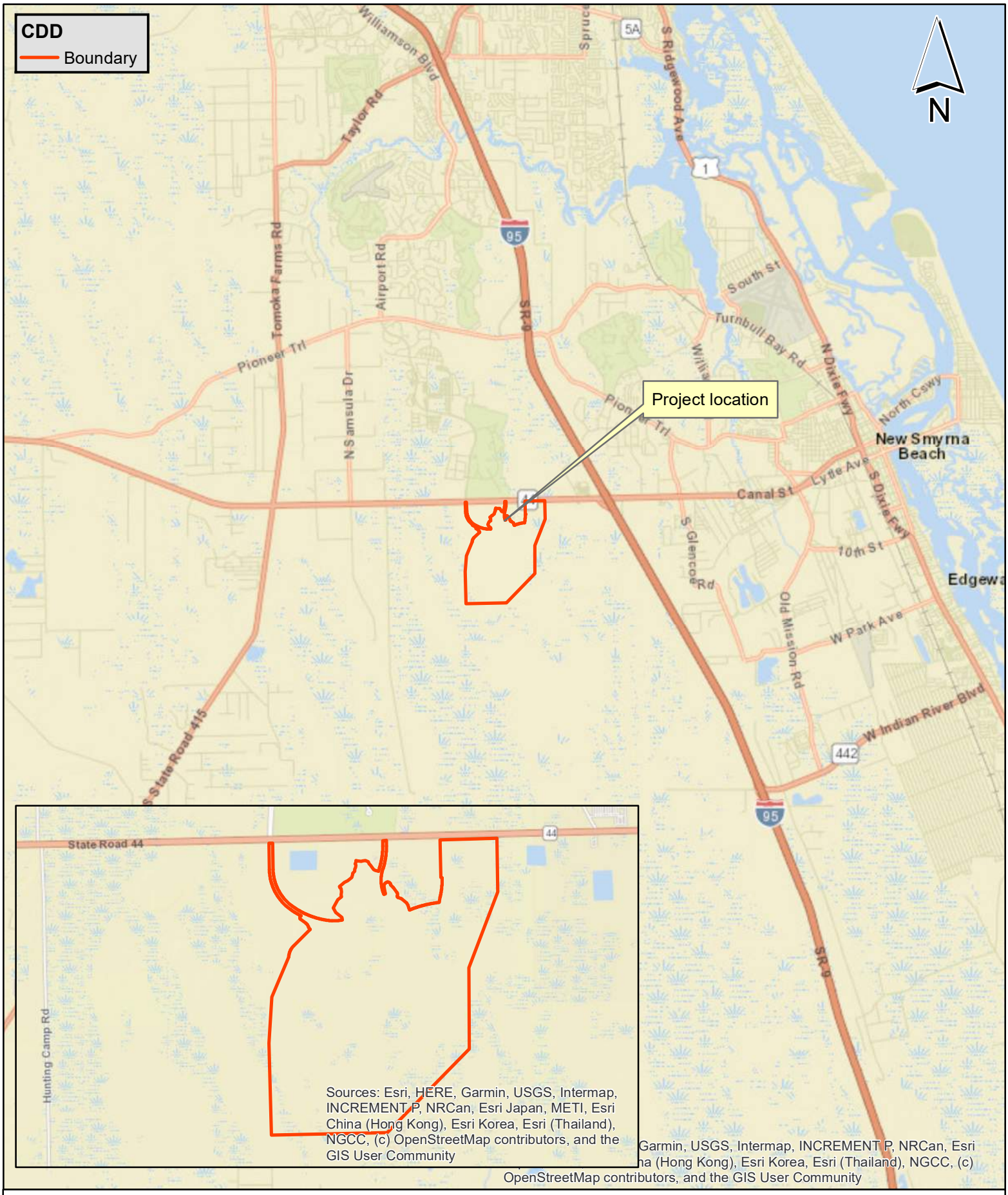
c. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 24th day of November 2025.

Mark A. Watts, Esq.
Florida Bar No. 157521
mark.watts@cobbcole.com
Cobb Cole, P.A.
231 North Woodland Boulevard
DeLand, Florida 32720
(386) 736-7700 (telephone)
Authorized Agent for Petitioner

EXHIBIT 1

General Location Map



Info:

Date Saved: 3/10/2025 Created by: ghayworth
Path: Z:\PROJECTS\2021\21066 South Village\CDD Map.mxd

10,000 5,000 0 10,000 Feet

Location Map
South Village NSB CDD
New Smyrna Beach, FL

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

EXHIBIT 2

Legal Description

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Sections 20, 21, 28 and 29, Township 17 South, Range 33 East, Volusia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 17 South, Range 33 East, Volusia County, Florida; thence N88°59'18"E, along the North line of said Section 28, a distance of 1279.79 feet to the Point of Beginning; thence departing said North line, run S20°55'54"W, a distance of 1,010.36 feet; thence S00°09'30"E, a distance of 2,184.23 feet; thence S44°25'05"W, a distance of 3,158.86 feet; thence S88°34'48"W, a distance of 3,121.49 feet; thence N01°25'12"W, a distance of 2,489.22 feet; thence N03°28'54"E, a distance of 1,241.79 feet; thence N22°46'24"E, a distance of 1,168.02 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 450.00 feet and a Central Angle of 43°31'38"; thence run Northeasterly along the arc of said curve, a distance of 341.86 feet (Chord Bearing = N23°36'22"E, Chord = 333.70 feet); thence N45°22'11"E, a distance of 612.71 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 300.00 feet and a Central Angle of 03°30'38"; thence run Northeasterly along the arc of said curve, a distance of 18.38 feet (Chord Bearing = N47°07'30"E, Chord = 18.38 feet); thence N41°07'11"W, a distance of 16.27 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 19.00 feet and a Central Angle of 57°04'42"; thence run Northwesterly along the arc of said curve, a distance of 18.93 feet (Chord Bearing = N40°14'52"W, Chord = 18.15 feet) to a Point of Reverse Curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 56°41'02"; thence Northwesterly along the arc, a distance of 39.57 feet, (Chord Bearing = N40°26'41"W, Chord = 37.98 feet); thence N12°06'10"W, a distance of 19.80 feet; thence N29°26'19"W, a distance of 60.64 feet; thence N45°25'55"W, a distance of 48.30 feet; thence N52°41'14"W, a distance of 190.91 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 40.00 feet and a Central Angle of 106°46'11"; thence run Northerly along the Arc of said curve, a distance of 74.54 feet (Chord Bearing = N00°41'51"E, Chord = 64.21 feet); thence N27°04'57"E, a distance of 31.56 feet to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 2,233.52 feet and a Central Angle of 08°36'22"; thence run Northwesterly along the arc of said curve, a distance of 335.48 feet (Chord Bearing =

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT).
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: PULTE GROUP

DATE OF SKETCH 4/12/2024	REVISIONS
SCALE 1" = 1500'	
F.B. PAGE	
SECTIONS 20, 21, 28 & 29	
TWP. 17 S., RNG. 33 E.	
JOB NO. 22-344	

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

4/15/2024

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

LEGAL DESCRIPTION (continued)

N58°36'52"W, Chord = 335.17 feet) to a Point of Compound Curve, Concave to the Northeast, having a Radius of 1,350.00 feet and a Central Angle of 52°55'51"; thence Northwesterly along the arc, a distance of 1,247.16 feet, (Chord Bearing= N27°50'46"W, Chord =1,203.28 feet); thence N01°22'50"W, a distance of 711.54 feet; thence N88°37'56"E, a distance of 100.00 feet; thence S01°22'50"E, a distance of 711.52 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 1,250.00 feet and a Central Angle of 52°55'51"; thence run Southeasterly along the Arc of said curve, a distance of 1,154.77 feet (Chord Bearing = S27°50'46"E, Chord = 1,114.15 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 2,133.52 feet and a Central Angle of 30°50'02"; thence Easterly along the arc, a distance of 1,148.16 feet, (Chord Bearing= S69°43'43"E, Chord =1,134.36 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 946.00 feet and a Central Angle of 17°02'32"; thence Easterly along the arc, a distance of 281.38 feet, (Chord Bearing= N86°20'00"E, Chord =280.35 feet); thence N12°11'16"W, a distance of 75.63 feet; thence N51°22'20"W, a distance of 205.38 feet; thence N28°05'11"W, a distance of 144.84 feet; thence N28°28'01"E, a distance of 250.28 feet; thence N53°21'03"E, a distance of 132.63 feet; thence N15°39'45"W, a distance of 51.84 feet; thence N08°50'49"E, a distance of 87.15 feet; thence N09°33'32"W, a distance of 91.75 feet; thence N61°35'05"W, a distance of 40.32 feet; thence N16°30'35"W, a distance of 29.50 feet; thence N48°41'34"E, a distance of 74.68 feet; thence N53°07'21"E, a distance of 101.42 feet; thence N61°46'15"E, a distance of 26.88 feet; thence N54°59'14"E, a distance of 70.11 feet; thence N51°20'16"E, a distance of 72.74 feet; thence N53°16'37"E, a distance of 71.96 feet; thence N19°27'45"E, a distance of 77.67 feet; thence N08°33'52"W, a distance of 32.13 feet; thence N42°01'10"E, a distance of 80.00 feet; thence N06°00'07"E, a distance of 48.80 feet; thence N21°58'43"E, a distance of 57.80 feet; thence N07°39'17"E, a distance of 60.37 feet; thence N30°47'58"W, a distance of 46.40 feet; thence N33°29'08"E, a distance of 43.73 feet; thence N07°43'30"E, a distance of 49.81 feet; thence S73°40'17"E, a distance of 37.68 feet; thence S82°26'42"E, a distance of 110.58 feet; thence N71°29'59"E, a distance of 34.78 feet; thence N82°20'40"E, a distance of 76.53 feet; thence S66°09'40"E, a distance of 75.61 feet; thence S29°07'29"E, a distance of 63.17 feet; thence S50°15'05"E, a distance of 44.76 feet; thence S31°21'32"E, a distance of 153.28 feet; thence S74°40'29"E, a distance of 50.87 feet; thence S75°44'29"E, a distance of 90.39 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,106.59 feet and a Central Angle of 04°27'57"; thence run Northerly along the arc of said curve, a distance of 86.25 feet (Chord Bearing = N15°11'24"E, Chord = 86.23 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 1,958.95 feet and a Central Angle of 17°25'22"; thence Northerly along the arc, a distance of 595.69 feet, (Chord Bearing = N08°42'41"E, Chord = 593.39 feet); thence N00°00'00"E, a distance of 153.80 feet; thence N89°28'44"E, a distance of 100.00 feet; thence S00°00'00"E, a distance of 154.71 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 2,058.95 feet and a Central Angle of 17°25'22"; thence run Southerly along the Arc of said curve, a distance of 626.09 feet (Chord Bearing = S08°42'41"W, Chord = 623.69 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 1,006.59 feet and a Central Angle of 39°32'40"; thence Southerly along the arc, a distance of 694.73 feet, (Chord Bearing = S02°20'58"E, Chord = 681.02 feet); thence N67°52'42"E, a distance of 20.23 feet; thence N67°31'47"E, a distance of 11.07 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 16.00 feet and a Central Angle of 80°24'05"; thence run Northeasterly along the Arc of said curve, a distance of 22.45 feet (Chord Bearing = N27°19'45"E, Chord = 20.65 feet); thence N12°52'18"W, a distance of 186.93 feet to the Point of Curvature of a curve,

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SKETCH OF DESCRIPTION

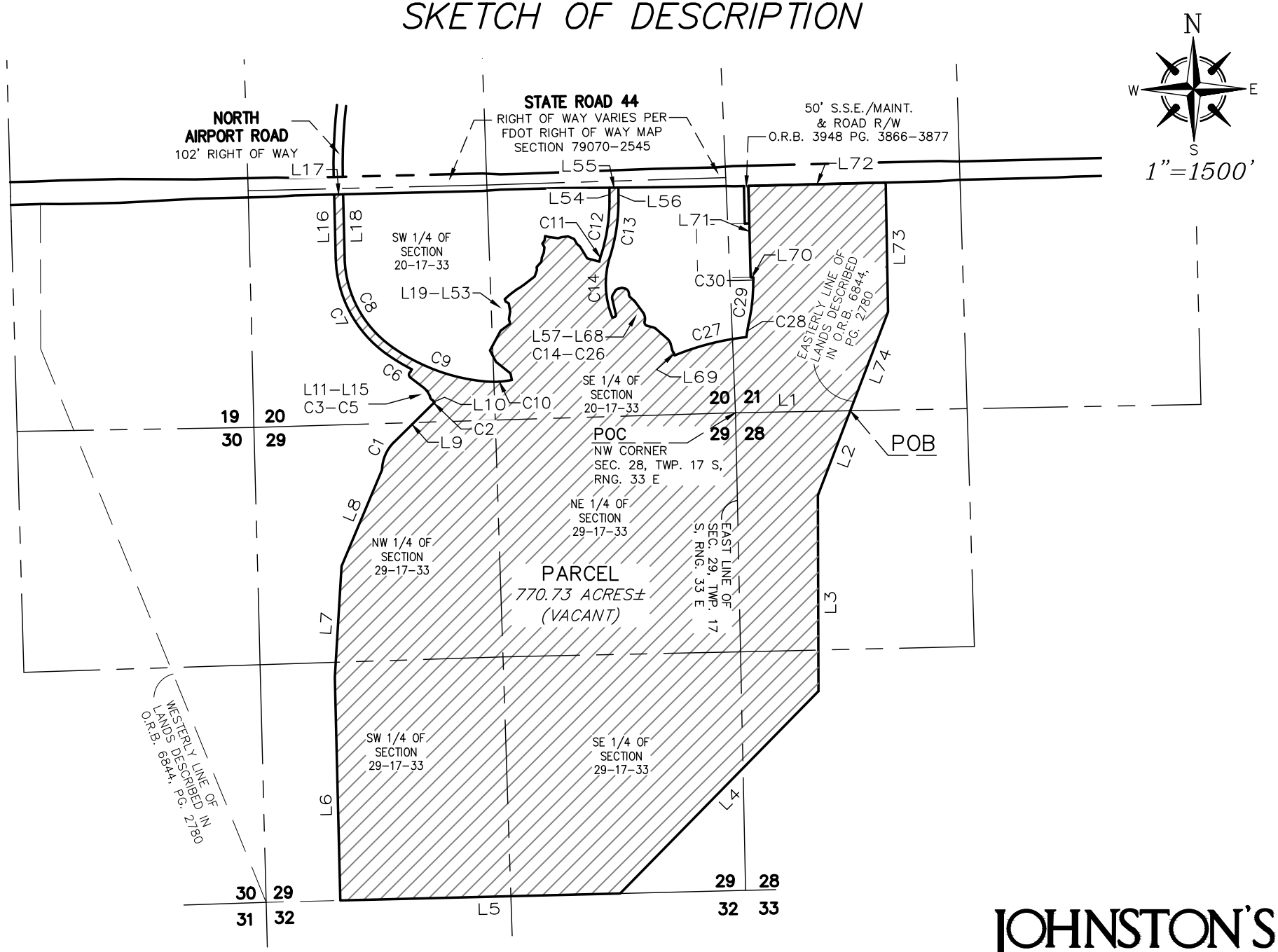
LEGAL DESCRIPTION (continued)

Concave to the East, having a Radius of 60.00 feet and a Central Angle of 45°04'09"; thence run Northerly along the Arc of said curve, a distance of 47.20 feet (Chord Bearing = N09°39'47"E, Chord = 45.99 feet); thence N32°11'52"E, a distance of 47.28 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 60.00 feet and a Central Angle of 46°22'54"; thence run Northeasterly along the Arc of said curve, a distance of 48.57 feet (Chord Bearing = N55°23'18"E, Chord = 47.26 feet); thence N78°34'45"E, a distance of 26.24 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 60.00 feet and a Central Angle of 21°20'01"; thence run Easterly along the Arc of said curve, a distance of 22.34 feet (Chord Bearing = N89°14'46"E, Chord = 22.21 feet); thence S80°05'14"E, a distance of 17.94 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 80°02'35"; thence run Southeasterly along the Arc of said curve, a distance of 83.82 feet (Chord Bearing = S40°03'57"E, Chord = 77.17 feet); thence S00°02'39"E, a distance of 9.16 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 48°14'46"; thence run Southeasterly along the Arc of said curve, a distance of 33.68 feet (Chord Bearing = S24°10'02"E, Chord = 32.70 feet); thence S48°17'25"E, a distance of 60.50 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 11°49'12"; thence run Southeasterly along the Arc of said curve, a distance of 12.38 feet (Chord Bearing = S42°22'49"E, Chord = 12.36 feet); thence S36°28'13"E, a distance of 154.92 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 122.52 feet and a Central Angle of 47°01'22"; thence run Southerly along the arc of said curve, a distance of 100.55 feet (Chord Bearing = S09°31'05"E, Chord = 97.76 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 41.52 feet and a Central Angle of 89°22'03"; thence run Southeasterly along the arc of said curve, a distance of 64.76 feet (Chord Bearing = S31°10'45"E, Chord = 58.39 feet); thence S75°51'46"E, a distance of 71.51 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 56.00 feet and a Central Angle of 27°01'09"; thence run Southeasterly along the Arc of said curve, a distance of 26.41 feet (Chord Bearing = S62°21'11"E, Chord = 26.16 feet); thence S48°50'37"E, a distance of 178.76 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 106.00 feet and a Central Angle of 34°46'28"; thence run Southeasterly along the arc of said curve, a distance of 64.33 feet (Chord Bearing = S31°15'32"E, Chord = 63.35 feet); thence S13°52'18"E, a distance of 61.38 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 94.00 feet and a Central Angle of 22°33'55"; thence run Southeasterly along the Arc of said curve, a distance of 37.02 feet (Chord Bearing = S25°09'15"E, Chord = 36.78 feet); thence S22°21'55"E, a distance of 37.15 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 2,943.81 feet and a Central Angle of 16°06'33"; thence run Easterly along the arc of said curve, a distance of 827.68 feet (Chord Bearing = N75°41'22"E, Chord = 824.95 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,000.00 feet and a Central Angle of 07°51'53"; thence run Northerly along the arc of said curve, a distance of 137.27 feet (Chord Bearing = N09°30'34"E, Chord = 137.16 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 2,000.00 feet and a Central Angle of 13°41'48"; thence Northerly along the arc, a distance of 478.10 feet, (Chord Bearing = N06°35'36"E, Chord = 476.97 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 650.00 feet and a Central Angle of 04°53'07"; thence Northerly along the arc, a distance of 55.42 feet, (Chord Bearing = N02°11'16"E, Chord = 55.41 feet); thence N85°08'27"W, a distance of 33.14 feet; thence N01°22'55"W, a distance of 1,019.87 feet; thence N88°37'10"E, a distance of 1,531.97 feet; thence S01°03'12"E, a distance of 1,442.08 feet; thence S20°55'54"W, a distance of 1,180.37 feet to the Point of Beginning.

Containing 770.73 acres, more or less.

JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION



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SURVEYING INC.
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LINE TABLES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°59'18"E	1279.79'
L2	S20°55'54"W	1010.36'
L3	S00°09'30"E	2184.23'
L4	S44°25'05"W	3158.86'
L5	S88°34'48"W	3121.49'
L6	N01°25'12"W	2489.22'
L7	N03°28'54"E	1241.79'
L8	N22°46'24"E	1168.02'
L9	N45°22'11"E	612.71'
L10	N41°07'11"W	16.27'
L11	N12°06'10"W	19.80'
L12	N29°26'19"W	60.64'
L13	N45°25'55"W	48.30'
L14	N52°41'14"W	190.91'
L15	N27°04'57"E	31.56'
L16	N01°22'50"W	711.54'
L17	N88°37'56"E	100.00'
L18	S01°22'50"E	711.52'
L19	N12°11'16"W	75.63'
L20	N51°22'20"W	205.38'
L21	N28°05'11"W	144.84'
L22	N28°28'01"E	250.28'
L23	N53°21'03"E	132.63'
L24	N15°39'45"W	51.84'
L25	N08°50'49"E	87.15'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	N09°33'32"W	91.75'
L27	N61°35'05"W	40.32'
L28	N16°30'35"W	29.50'
L29	N48°41'34"E	74.68'
L30	N53°07'21"E	101.42'
L31	N61°46'15"E	26.88'
L32	N54°59'14"E	70.11'
L33	N51°20'16"E	72.74'
L34	N53°16'37"E	71.96'
L35	N19°27'45"E	77.67'
L36	N08°33'52"W	32.13'
L37	N42°01'10"E	80.00'
L38	N06°00'07"E	48.80'
L39	N21°58'43"E	57.80'
L40	N07°39'17"E	60.37'
L41	N30°47'58"W	46.40'
L42	N33°29'08"E	43.73'
L43	N07°43'30"E	49.81'
L44	S73°40'17"E	37.68'
L45	S82°26'42"E	110.58'
L46	N71°29'59"E	34.78'
L47	N82°20'40"E	76.53'
L48	S66°09'40"E	75.61'
L49	S29°07'29"E	63.17'
L50	S50°15'05"E	44.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S31°21'32"E	153.28'
L52	S74°40'29"E	50.87'
L53	S75°44'29"E	90.39'
L54	N00°00'00"E	153.80'
L55	N89°28'44"E	100.00'
L56	S00°00'00"E	154.71'
L57	N67°52'42"E	20.23'
L58	N67°31'47"E	11.07'
L59	N12°52'18"W	186.93'
L60	N32°11'52"E	47.28'
L61	N78°34'45"E	26.24'
L62	S80°05'14"E	17.94'
L63	S00°02'39"E	9.16'
L64	S48°17'25"E	60.50'
L65	S36°28'13"E	154.92'
L66	S75°51'46"E	71.51'
L67	S48°50'37"E	178.76'
L68	S13°52'18"E	61.38'
L69	S22°21'55"E	37.15'
L70	N85°08'27"W	33.14'
L71	N01°22'55"W	1019.87'
L72	N88°37'10"E	1531.97'
L73	S01°03'12"E	1442.08'
L74	S20°55'54"W	1180.37'

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CURVE TABLE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	450.00'	43°31'38"	341.86'	N23°36'22"E	333.70'
C2	300.00'	3°30'38"	18.38'	N47°07'30"E	18.38'
C3	19.00'	57°04'42"	18.93'	N40°14'52"W	18.15'
C4	40.00'	56°41'02"	39.57'	N40°26'41"W	37.98'
C5	40.00'	106°46'11"	74.54'	N00°41'51"E	64.21'
C6	2233.52'	8°36'22"	335.48'	N58°36'52"W	335.17'
C7	1350.00'	52°55'51"	1247.16'	N27°50'46"W	1203.28'
C8	1250.00'	52°55'51"	1154.77'	S27°50'46"E	1114.15'
C9	2133.52'	30°50'02"	1148.16'	S69°43'43"E	1134.36'
C10	946.00'	17°02'32"	281.38'	N86°20'00"E	280.35'
C11	1106.59'	4°27'57"	86.25'	N15°11'24"E	86.23'
C12	1958.95'	17°25'22"	595.69'	N08°42'41"E	593.39'
C13	2058.95'	17°25'22"	626.09'	S08°42'41"W	623.69'
C14	1006.59'	39°32'40"	694.73'	S02°20'58"E	681.02'
C15	16.00'	80°24'05"	22.45'	N27°19'45"E	20.65'
C16	60.00'	45°04'09"	47.20'	N09°39'47"E	45.99'
C17	60.00'	46°22'54"	48.57'	N55°23'18"E	47.26'
C18	60.00'	21°20'01"	22.34'	N89°14'46"E	22.21'
C19	60.00'	80°02'35"	83.82'	S40°03'57"E	77.17'
C20	40.00'	48°14'46"	33.68'	S24°10'02"E	32.70'
C21	60.00'	11°49'12"	12.38'	S42°22'49"E	12.36'
C22	122.52'	47°01'22"	100.55'	S09°31'05"E	97.76'
C23	41.52'	89°22'03"	64.76'	S31°10'45"E	58.39'
C24	56.00'	27°01'09"	26.41'	S62°21'11"E	26.16'
C25	106.00'	34°46'28"	64.33'	S31°15'32"E	63.35'
C26	94.00'	22°33'55"	37.02'	S25°09'15"E	36.78'
C27	2943.81'	16°06'33"	827.68'	N75°41'22"E	824.95'
C28	1000.00'	7°51'53"	137.27'	N09°30'34"E	137.16'
C29	2000.00'	13°41'48"	478.10'	N06°35'36"E	476.97'
C30	650.00'	4°53'07"	55.42'	N02°11'16"E	55.41'

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

EXHIBIT 3

Landowner Consent

CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of those certain lands which are more fully described in the Legal Description and Sketch of Description attached hereto as **Exhibit A** (the "**Property**").

The undersigned understands and acknowledges that Pulte Home Company, LLC (the "**Petitioner**") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190, *Florida Statutes*.

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

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or a written revocation is issued, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.

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

[*signatures on following page*]

Executed this 16th day of July, 2025.

SOUTH VILLAGE PROPERTIES, LLC, a Georgia limited liability company

By: Zaid Toukan
Its: Manager

STATE OF Georgia)
COUNTY OF Fulton)

Zaid toukan

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16 day of July 2025, by ~~Roy Jenkins~~, as Manager of South Village Properties, LLC, a Georgia limited liability company, who is ☐ personally known to me or ☑ produced Drivers license as identification.

ROY FRANKLIN JENKINS NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA March 19, 2029

Roy Jenkins
(Official Notary Signature & Seal)

Print Name: Roy Jenkins
Notary Public, State of ~~Florida~~ Georgia

Exhibit A: Sketch of Description of the Property

Exhibit A

Legal Description and

Sketch of Description of the Property

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Sections 20, 21, 28 and 29, Township 17 South, Range 33 East, Volusia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 17 South, Range 33 East, Volusia County, Florida; thence N88°59'18"E, along the North line of said Section 28, a distance of 1279.79 feet to the Point of Beginning; thence departing said North line, run S20°55'54"W, a distance of 1,010.36 feet; thence S00°09'30"E, a distance of 2,184.23 feet; thence S44°25'05"W, a distance of 3,158.86 feet; thence S88°34'48"W, a distance of 3,121.49 feet; thence N01°25'12"W, a distance of 2,489.22 feet; thence N03°28'54"E, a distance of 1,241.79 feet; thence N22°46'24"E, a distance of 1,168.02 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 450.00 feet and a Central Angle of 43°31'38"; thence run Northeasterly along the arc of said curve, a distance of 341.86 feet (Chord Bearing = N23°36'22"E, Chord = 333.70 feet); thence N45°22'11"E, a distance of 612.71 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 300.00 feet and a Central Angle of 03°30'38"; thence run Northeasterly along the arc of said curve, a distance of 18.38 feet (Chord Bearing = N47°07'30"E, Chord = 18.38 feet); thence N41°07'11"W, a distance of 16.27 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 19.00 feet and a Central Angle of 57°04'42"; thence run Northwesterly along the arc of said curve, a distance of 18.93 feet (Chord Bearing = N40°14'52"W, Chord = 18.15 feet) to a Point of Reverse Curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 56°41'02"; thence Northwesterly along the arc, a distance of 39.57 feet, (Chord Bearing = N40°26'41"W, Chord = 37.98 feet); thence N12°06'10"W, a distance of 19.80 feet; thence N29°26'19"W, a distance of 60.64 feet; thence N45°25'55"W, a distance of 48.30 feet; thence N52°41'14"W, a distance of 190.91 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 40.00 feet and a Central Angle of 106°46'11"; thence run Northerly along the Arc of said curve, a distance of 74.54 feet (Chord Bearing = N00°41'51"E, Chord = 64.21 feet); thence N27°04'57"E, a distance of 31.56 feet to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 2,233.52 feet and a Central Angle of 08°36'22"; thence run Northwesterly along the arc of said curve, a distance of 335.48 feet (Chord Bearing =

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT).
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: PULTE GROUP

DATE OF SKETCH 4/12/2024	REVISIONS
SCALE 1" = 1500'	
F.B. PAGE	
SECTIONS 20, 21, 28 & 29	
TWP. 17 S., RNG. 33 E.	
JOB NO. 22-344	

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

4/15/2024

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

LEGAL DESCRIPTION (continued)

SKETCH OF DESCRIPTION

N58°36'52"W, Chord = 335.17 feet) to a Point of Compound Curve, Concave to the Northeast, having a Radius of 1,350.00 feet and a Central Angle of 52°55'51"; thence Northwesterly along the arc, a distance of 1,247.16 feet, (Chord Bearing= N27°50'46"W, Chord =1,203.28 feet); thence N01°22'50"W, a distance of 711.54 feet; thence N88°37'56"E, a distance of 100.00 feet; thence S01°22'50"E, a distance of 711.52 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 1,250.00 feet and a Central Angle of 52°55'51"; thence run Southeasterly along the Arc of said curve, a distance of 1,154.77 feet (Chord Bearing = S27°50'46"E, Chord = 1,114.15 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 2,133.52 feet and a Central Angle of 30°50'02"; thence Easterly along the arc, a distance of 1,148.16 feet, (Chord Bearing= S69°43'43"E, Chord =1,134.36 feet) to a Point of Compound Curve, Concave to the North, having a Radius of 946.00 feet and a Central Angle of 17°02'32"; thence Easterly along the arc, a distance of 281.38 feet, (Chord Bearing= N86°20'00"E, Chord =280.35 feet); thence N12°11'16"W, a distance of 75.63 feet; thence N51°22'20"W, a distance of 205.38 feet; thence N28°05'11"W, a distance of 144.84 feet; thence N28°28'01"E, a distance of 250.28 feet; thence N53°21'03"E, a distance of 132.63 feet; thence N15°39'45"W, a distance of 51.84 feet; thence N08°50'49"E, a distance of 87.15 feet; thence N09°33'32"W, a distance of 91.75 feet; thence N61°35'05"W, a distance of 40.32 feet; thence N16°30'35"W, a distance of 29.50 feet; thence N48°41'34"E, a distance of 74.68 feet; thence N53°07'21"E, a distance of 101.42 feet; thence N61°46'15"E, a distance of 26.88 feet; thence N54°59'14"E, a distance of 70.11 feet; thence N51°20'16"E, a distance of 72.74 feet; thence N53°16'37"E, a distance of 71.96 feet; thence N19°27'45"E, a distance of 77.67 feet; thence N08°33'52"W, a distance of 32.13 feet; thence N42°01'10"E, a distance of 80.00 feet; thence N06°00'07"E, a distance of 48.80 feet; thence N21°58'43"E, a distance of 57.80 feet; thence N07°39'17"E, a distance of 60.37 feet; thence N30°47'58"W, a distance of 46.40 feet; thence N33°29'08"E, a distance of 43.73 feet; thence N07°43'30"E, a distance of 49.81 feet; thence S73°40'17"E, a distance of 37.68 feet; thence S82°26'42"E, a distance of 110.58 feet; thence N71°29'59"E, a distance of 34.78 feet; thence N82°20'40"E, a distance of 76.53 feet; thence S66°09'40"E, a distance of 75.61 feet; thence S29°07'29"E, a distance of 63.17 feet; thence S50°15'05"E, a distance of 44.76 feet; thence S31°21'32"E, a distance of 153.28 feet; thence S74°40'29"E, a distance of 50.87 feet; thence S75°44'29"E, a distance of 90.39 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,106.59 feet and a Central Angle of 04°27'57"; thence run Northerly along the arc of said curve, a distance of 86.25 feet (Chord Bearing = N15°11'24"E, Chord = 86.23 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 1,958.95 feet and a Central Angle of 17°25'22"; thence Northerly along the arc, a distance of 595.69 feet, (Chord Bearing = N08°42'41"E, Chord = 593.39 feet); thence N00°00'00"E, a distance of 153.80 feet; thence N89°28'44"E, a distance of 100.00 feet; thence S00°00'00"E, a distance of 154.71 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 2,058.95 feet and a Central Angle of 17°25'22"; thence run Southerly along the Arc of said curve, a distance of 626.09 feet (Chord Bearing = S08°42'41"W, Chord = 623.69 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 1,006.59 feet and a Central Angle of 39°32'40"; thence Southerly along the arc, a distance of 694.73 feet, (Chord Bearing = S02°20'58"E, Chord = 681.02 feet); thence N67°52'42"E, a distance of 20.23 feet; thence N67°31'47"E, a distance of 11.07 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 16.00 feet and a Central Angle of 80°24'05"; thence run Northeasterly along the Arc of said curve, a distance of 22.45 feet (Chord Bearing = N27°19'45"E, Chord = 20.65 feet); thence N12°52'18"W, a distance of 186.93 feet to the Point of Curvature of a curve,

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

LEGAL DESCRIPTION (continued)

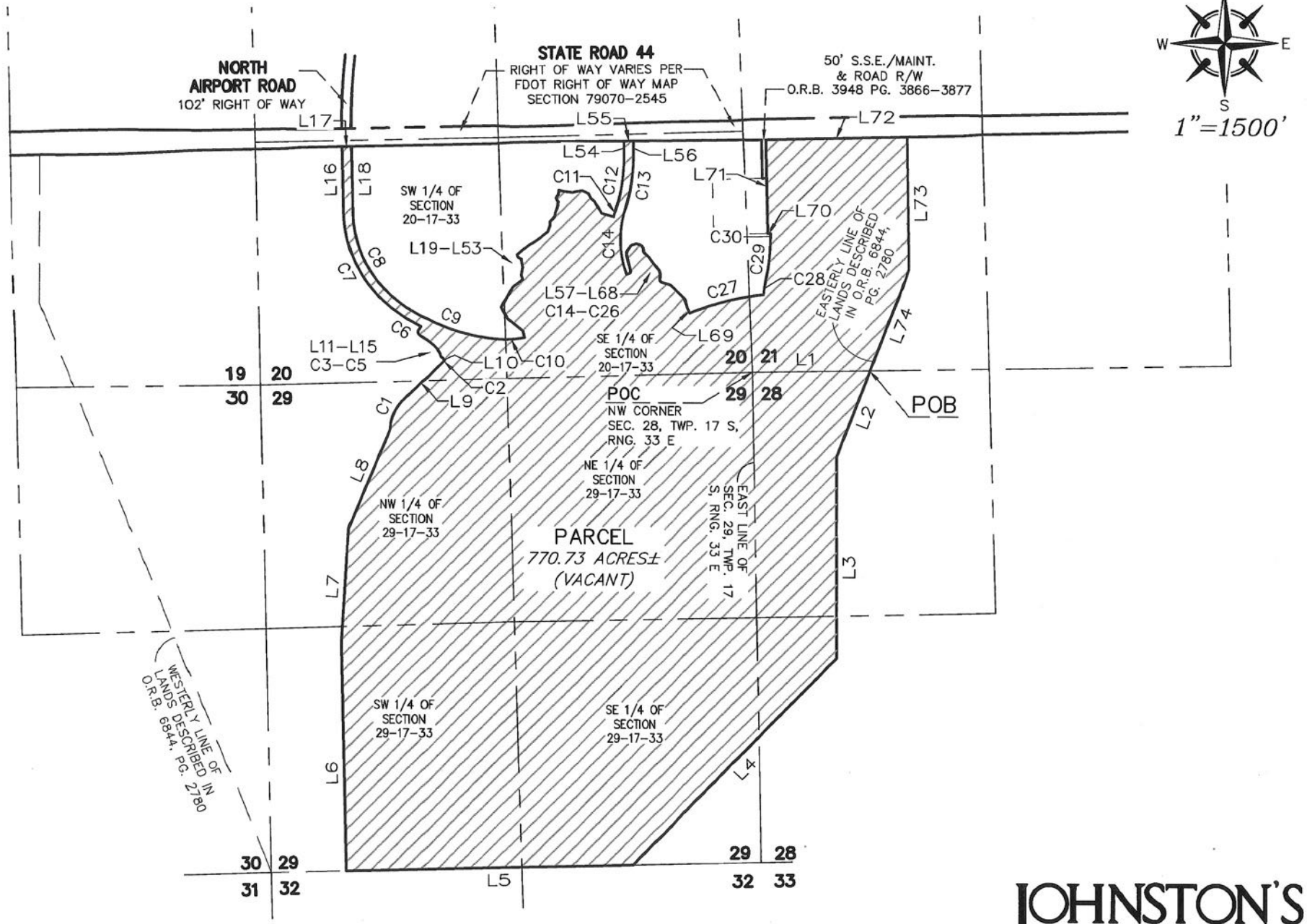
SKETCH OF DESCRIPTION

Concave to the East, having a Radius of 60.00 feet and a Central Angle of 45°04'09"; thence run Northerly along the Arc of said curve, a distance of 47.20 feet (Chord Bearing = N09°39'47"E, Chord = 45.99 feet); thence N32°11'52"E, a distance of 47.28 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 60.00 feet and a Central Angle of 46°22'54"; thence run Northeasterly along the Arc of said curve, a distance of 48.57 feet (Chord Bearing = N55°23'18"E, Chord = 47.26 feet); thence N78°34'45"E, a distance of 26.24 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 60.00 feet and a Central Angle of 21°20'01"; thence run Easterly along the Arc of said curve, a distance of 22.34 feet (Chord Bearing = N89°14'46"E, Chord = 22.21 feet); thence S80°05'14"E, a distance of 17.94 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 80°02'35"; thence run Southeasterly along the Arc of said curve, a distance of 83.82 feet (Chord Bearing = S40°03'57"E, Chord = 77.17 feet); thence S00°02'39"E, a distance of 9.16 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 40.00 feet and a Central Angle of 48°14'46"; thence run Southeasterly along the Arc of said curve, a distance of 33.68 feet (Chord Bearing = S24°10'02"E, Chord = 32.70 feet); thence S48°17'25"E, a distance of 60.50 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 60.00 feet and a Central Angle of 11°49'12"; thence run Southeasterly along the Arc of said curve, a distance of 12.38 feet (Chord Bearing = S42°22'49"E, Chord = 12.36 feet); thence S36°28'13"E, a distance of 154.92 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 122.52 feet and a Central Angle of 47°01'22"; thence run Southerly along the arc of said curve, a distance of 100.55 feet (Chord Bearing = S09°31'05"E, Chord = 97.76 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 41.52 feet and a Central Angle of 89°22'03"; thence run Southeasterly along the arc of said curve, a distance of 64.76 feet (Chord Bearing = S31°10'45"E, Chord = 58.39 feet); thence S75°51'46"E, a distance of 71.51 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 56.00 feet and a Central Angle of 27°01'09"; thence run Southeasterly along the Arc of said curve, a distance of 26.41 feet (Chord Bearing = S62°21'11"E, Chord = 26.16 feet); thence S48°50'37"E, a distance of 178.76 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 106.00 feet and a Central Angle of 34°46'28"; thence run Southeasterly along the arc of said curve, a distance of 64.33 feet (Chord Bearing = S31°15'32"E, Chord = 63.35 feet); thence S13°52'18"E, a distance of 61.38 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 94.00 feet and a Central Angle of 22°33'55"; thence run Southeasterly along the Arc of said curve, a distance of 37.02 feet (Chord Bearing = S25°09'15"E, Chord = 36.78 feet); thence S22°21'55"E, a distance of 37.15 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 2,943.81 feet and a Central Angle of 16°06'33"; thence run Easterly along the arc of said curve, a distance of 827.68 feet (Chord Bearing = N75°41'22"E, Chord = 824.95 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,000.00 feet and a Central Angle of 07°51'53"; thence run Northerly along the arc of said curve, a distance of 137.27 feet (Chord Bearing = N09°30'34"E, Chord = 137.16 feet) to a Point of Reverse Curve, Concave to the West, having a Radius of 2,000.00 feet and a Central Angle of 13°41'48"; thence Northerly along the arc, a distance of 478.10 feet, (Chord Bearing = N06°35'36"E, Chord = 476.97 feet) to a Point of Reverse Curve, Concave to the East, having a Radius of 650.00 feet and a Central Angle of 04°53'07"; thence Northerly along the arc, a distance of 55.42 feet, (Chord Bearing = N02°11'16"E, Chord = 55.41 feet); thence N85°08'27"W, a distance of 33.14 feet; thence N01°22'55"W, a distance of 1,019.87 feet; thence N88°37'10"E, a distance of 1,531.97 feet; thence S01°03'12"E, a distance of 1,442.08 feet; thence S20°55'54"W, a distance of 1,180.37 feet to the Point of Beginning.

Containing 770.73 acres, more or less.

JOHNSTON'S SURVEYING INC.
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Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION

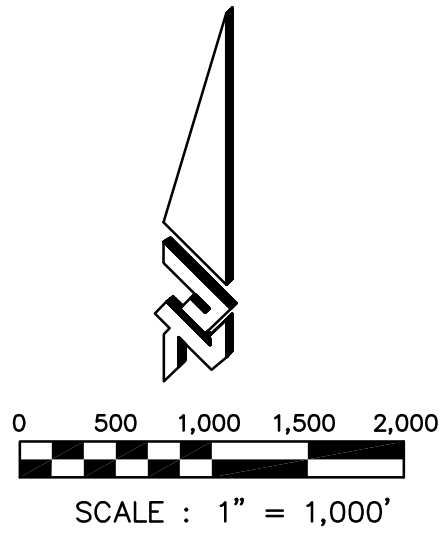


JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

EXHIBIT 4

Future Land Use Map





LEGEND:

- AGR - AGRICULTURAL
- CON - CONSERVATION
- SCD - SUSTAINABLE COMMUNITY DEVELOPMENT

NOTE:

INFORMATION OBTAINED FROM CITY OF NEW SMYRNA BEACH: COMPREHENSIVE PLAN MAP II-4 – FUTURE LAND USE MAP (NOVEMBER 2025)

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

SOUTH VILLAGE NSB
FUTURE LAND USE PLAN

CITY OF NEW SMYRNA BEACH VOLUSIA COUNTY, FLORIDA

24

XXX
NOT VALID WITHOUT SEAL

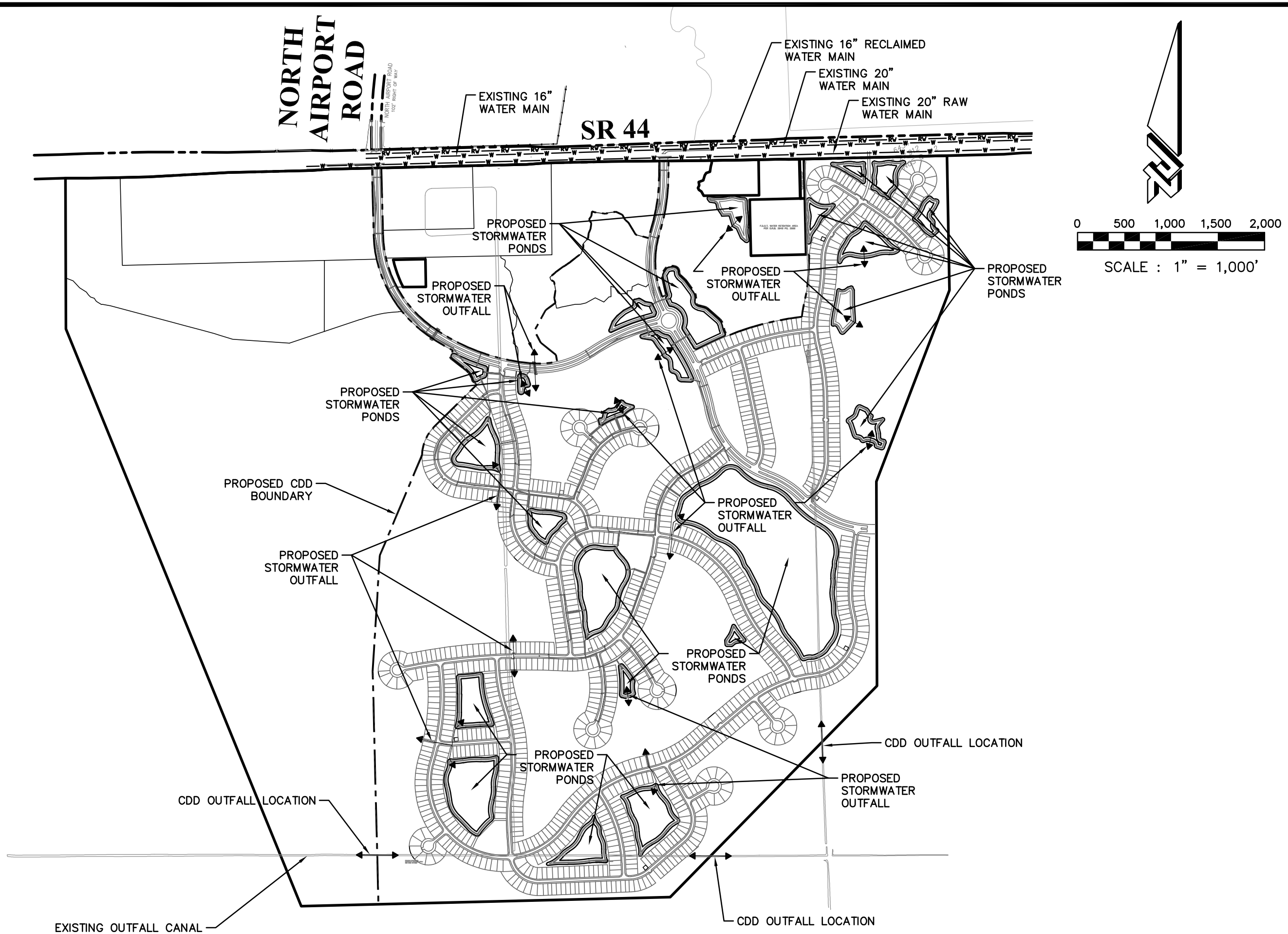
PROJECT NO:	ZC 21066
DESIGNED BY:	MLR
DRAFTED BY:	MLR
CHECKED BY:	RMH
DRAWING FILE:	21066-CDD-EX-4 (B)
XREF'S:	XXXXX.DWG
XREF'S:	XXXXX.DWG

EXHIBIT 4

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EXHIBIT 5

Drainage and Utility Map



ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

SOUTH VILLAGE NSB UTILITY & STORMWATER EXHIBIT

CITY OF NEW SMYRNA BEACH VOLUSIA COUNTY, FLORIDA

XXX
NOT VALID WITHOUT SEAL

PROJECT NO:	ZC 21066
DESIGNED BY:	MLR
DRAFTED BY:	MLR
CHECKED BY:	RMH
DRAWING FILE:	21066-CDD-EX-5
XREF'S:	XXXXX.DWG
XREF'S:	XXXXX.DWG

EXHIBIT 5

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EXHIBIT 6

District Facilities and Services

EXHIBIT 6
SOUTH VILLAGE NSB COMMUNITY DEVELOPMENT DISTRICT
FACILITIES AND SERVICES

Component[1]	Estimated Construction Costs	Funded[2]	Maintained	Ownership
Onsite Rights-Of-Way[3]	$9,335,000	CDD	City	City
Offsite Rights-Of-Way[4]	2,500,000	CDD	FDOT/County	FDOT/County
Onsite and Offsite Trails[5]	800,000	CDD	CDD	CDD
Stormwater Management Systems and Earthwork	24,300,000	CDD	CDD	CDD
Conservation and Wetland Areas	N/A	CDD	CDD	CDD
Onsite Potable Water Utilities	3,330,000	CDD	NSBU	NSBU
Onsite Reclaimed Water Utilities	2,300,000	CDD	NSBU	NSBU
Onsite Sewer & Wastewater Utilities	7,000,000	CDD	NSBU	NSBU
Offsite Utilities	1,800,000	CDD	NSBU	NSBU
Undergrounding of Electric Conduit[6]	1,100,000	CDD	NSBU	NSBU
Landscape, Hardscape & Irrigation of Public Common Areas	5,100,000	CDD	CDD	CDD
Subtotal	**57,535,000**			
Soft Costs	5,753,500			
Contingency	5,753,500			
Total	**$69,042,000**			

Key: CDD = South Village NSB Community Development District, City = City of New Smyrna Beach, County = Volusia County, NSBU = New Smyrna Beach Utilities, FDOT = Florida Department of Transportation

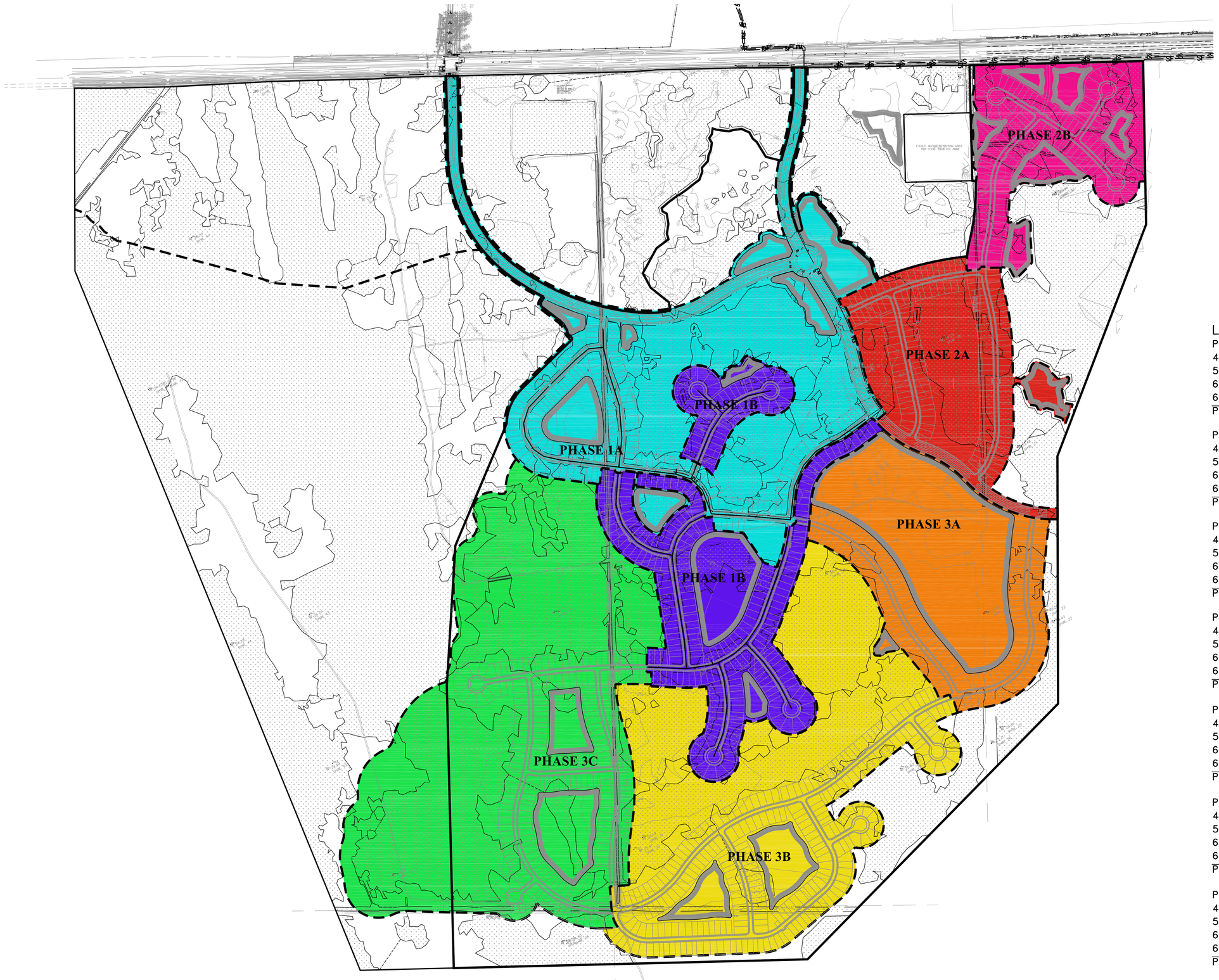
Footnotes

1) All development shall be conducted in accordance with final approvals by the City, and this petition is not intended to alter any such approvals.
2) Developer may alternatively elect to privately fund/finance certain of the improvements above, and have an HOA own and operate such improvements instead of the CDD.
3) Denotes public rights-of-way internal to the CDD boundaries, including sidewalks within the right-of-way.
4) FDOT will own/maintain the improvements to SR 44 right-of-way and County will own/maintain the improvements to North Airport Road right-of-way.
5) For portions of the trail where the underlying real property is owned by a private third party, the CDD will have a permanent easement from the landowner for purposes of operation and maintenance of the public trail system.
6) CDD intends to lease streetlights through an agreement with the electric provider. Accordingly, the CDD will not finance the streetlights but instead will fund them through an annual operations assessment. However, the CDD's improvement plan may include the differential cost of undergrounding the electric utilities.

EXHIBIT 7

PHASING

MAP



0 200 400 600 800

SCALE : 1" = 400'

LEGEND:

EXISTING WETLANDS

PROPOSED ASPHALT PAVEMENT

LOT COUNT PER PHASE:

PHASE 1A:	
40' LOT	23
50' LOT	87
60' LOT	40
64' LOT	3
PHASE 1A TOTAL	153

PHASE 1B:	
40' LOT	27
50' LOT	119
60' LOT	97
64' LOT	14
PHASE 1B TOTAL	257

PHASE 2A:	
40' LOT	10
50' LOT	85
60' LOT	42
64' LOT	4
PHASE 2A TOTAL	141

PHASE 2B:	
40' LOT	12
50' LOT	60
60' LOT	38
64' LOT	5
PHASE 2B TOTAL	115

PHASE 3A:	
40' LOT	11
50' LOT	76
60' LOT	44
64' LOT	5
PHASE 3A TOTAL	136

PHASE 3B:	
40' LOT	16
50' LOT	152
60' LOT	81
64' LOT	8
PHASE 3B TOTAL	257

PHASE 3C:	
40' LOT	14
50' LOT	126
60' LOT	69
64' LOT	9
PHASE 3C TOTAL	218

PROJECT TOTAL 1277

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
OWENSBORO BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

(LC 42)
(EB 6516)

NO.	DATE	BY	SUBMITTALS / REVISIONS

SOUTH VILLAGE PHASE MAP

VOLUSIA COUNTY, FLORIDA
CITY OF NEW SMYRNA BEACH

PROJECT NO: ZC 21066
DESIGNED BY: MLR
DRAFTED BY: MLR
CHECKED BY: RH
DRAWING FILE: 21066_PHASE
XREFS: 21066_SURV.DWG
XREFS: 21066_BAS.DWG

XXX
NOT VALID WITHOUT SEAL

SHEET: 1 OF 1

R:\21066 SOUTH VILLAGE\FINAL ENGINEERING PLANS\CAD\DWGS\EXHIBITS\21066_PHASE.DWG -- PRINTED: 7/7/2025 8:21 AM

EXHIBIT 8

SERC

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **South Village NSB Community Development District** (the "District"). The proposed District comprises approximately 770.73 acres of land located within the City of New Smyrna Beach, Florida (hereafter "City"). The project is planned for approximately 1,277 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

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

1.2 Overview of the South Village NSB Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 770.73 acres.

The development plan for the proposed lands within the District includes approximately 1,277 residential units. Such uses are authorized for inclusion within the District. A community development district ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." *See* Section 190.002(1)(a), Florida Statutes.

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with

the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency[1], and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

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

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

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

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

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

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

As noted above, the South Village NSB Community Development District is a community that is proposed to include approximately 1,277 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the developer and any other landowner will also be under the jurisdiction of the District. Such owners purchase property within the District willingly and with knowledge and advance notice they are subject to the District's jurisdiction, including notice recorded in the public records, in title and through purchase and sale agreements.

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

[1] For the purposes of this SERC, the term "agency" means City of New Smyrna Beach and the term "rule" means the ordinance(s) which the City of New Smyrna Beach will enact in connection with the creation of the District.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The proposed District will encompass under 2500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the Florida Department of Economic Opportunity, which offsets such costs.

City of New Smyrna Beach

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the City charges the petitioner a filing fee to cover the cost of staff review of the petition.

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

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

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

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

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that onsite and offsite roads; stormwater management systems; onsite and offsite utilities; common area landscape, hardscape and irrigation; onsite and offsite trails, conservation and wetlands, undergrounding of the electrical system; and soft costs and contingencies will be financed by the District.

Table 1.
South Village NSB CDD Proposed Facilities and Services

District Infrastructure	Construction	Ownership	Capital Financing*	Operation and Maintenance
Onsite Roads	Developer	City	District Bonds	City
Offsite Roads	Developer	County/FDOT	District Bonds	County/FDOT
Stormwater Management	Developer	District	District Bonds	District
Onsite Water, Sewer & Reclaimed Water Utilities	Developer	NSBU	District Bonds	NSBU
Offsite Water, Sewer & Reclaimed Water Utilities	Developer	NSBU	District Bonds	NSBU
Common Area Landscape, Hardscape & Irrigation	Developer	District	District Bonds	District
Onsite and Offsite Trails	Developer	District	District Bonds	District
Conservation/Wetlands	Developer	District	District Bonds	District
Undergrounding Electrical	Developer	NSBU	District Bonds	NSBU

*Costs not funded by bonds will be funded by the developer.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are estimated to be approximately $69,042,000. The District may issue special assessment bonds or other revenue bonds to fund the construction and/or acquisition of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that benefit from the District's capital improvement program.

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

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

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

Table 2. Cost Estimate for District Facilities

District Infrastructure	Estimated Cost
Onsite Roads	$ 9,335,000
Offsite Roads	2,500,000
Stormwater Management	24,300,000
Onsite Utilities	12,600,000
Offsite Utilities	1,800,000
Common Area Landscape, Hardscape & Irrig	5,100,000
Onsite and Offsite Trails	800,000
Undergrounding Electrical	1,100,000
Soft Costs and Contingencies	11,507,000
TOTAL	$ 69,042,000

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

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

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

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

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

Lastly, based upon Chapter 2025-189, *Laws of Florida* (SB 108), the following potential transactional costs need to be specifically addressed in determining the estimate of such costs relative to the proposed District:

1. Filing Fee – *up to $15,000 per unincorporated county or municipality for which the District is located and fully funded by the petitioner. The District will be required to pay an annual Special District fee of $175 to the State per provisions of Section 189.018, Florida Statutes.*
2. Expenses to obtain a license – *The District will not require any individual or entity to obtain any specific licenses as a result of adoption of the rule.*
3. Necessary Equipment – *The District will not require any specific equipment that is necessary to operate the District.*
4. Installation, utilities for, and maintenance of necessary equipment – *The District will not require any specific equipment that is necessary to operate the District.*
5. Necessary operations or procedures – *The District will incur cost for the operation and maintenance of the facilities detailed in table 1 which should not exceed $500,000 annually*

that will be fully funded by the property owners of the District.

6. Accounting, financial, information management, and other administrative processes – *The District will contract with a management consulting firm to provide these services that should not exceed $50,000 annually that will be fully funded by the property owners of the District. The State will incur information management and administrative processes as a result of the requirements of the Uniform Special District Accountability Act codified in Chapter 189, Florida Statutes, which transactional costs related thereto are intended to be offset by the annual $175 filing fee paid by the District.*
7. Labor, based on relevant wages, salaries, and benefits – *The District will utilize independent contractors to operate District therefore no direct cost associated with labor, wages, etc.*
8. Materials and supplies – *There maybe cost for materials and supplies that should not exceed $25,000 annually that will be fully funded by the property owners of the District.*
9. Capital expenditures, including financing costs – *See table 2 above*
10. Professional and technical services, including contracted services necessary to implement and maintain compliance – *The District will contract for management, legal and engineering services in order to maintain compliance with all rules, regulations and statutes which cumulatively should not exceed $100,000 annually (a portion of which is noted in the response to 6. above) that will be fully funded by the property owners of the District.*
11. Monitoring and reporting – *The District will contract with an engineering firm to ensure the District complies with any monitoring and reporting requirements which should not exceed $10,000 annually that will be fully funded by the property owners of the District.*
12. Qualifying and recurring education, training and testing – *Any cost associated with education, training and testing is part of the consultants contract therefore no additional cost.*
13. Travel – *There may be minor travel cost associated with maintaining the District that should be less than $5,000 annually and will be fully funded by the property owners of the District*.
14. Insurance and surety requirements – *The basic liability insurance policy for the District should not exceed $10,000 annually and will be fully funded by the property owners of the District. Property insurance may also be required and is not reflected in the above estimate.*
15. A fair and reasonable allocation of administrative costs and overhead – *The District is less than 2,500 acres and initially the Administrative costs and overhead should be allocated on per acre basis with all cost being fully funded by the property owners of the District.*
16. Reduced sales or other revenue – *Sales and Other Revenue should not be impacted by the establishment of the District.*
17. Other items suggested by the rules ombudsman in the Governor' office or by any other interested person, business organization, or business representative – *None.*

Further, Ch. 2025-189, Laws of Florida (SB 106), also requires an analysis of the market impacts likely to result from compliance with the district establishment, if applicable, such as the following:

1. Changes to customer charges for goods or services – *No Impact*
2. Changes to the market value of goods or services produced, provided, or sold – *No Impact*
3. Changes to cost resulting from the purchase of substitute or alternative goods or services – *No Impact*
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing required education, training or testing. – *The District is required to annually adopt a budget that includes administrative fees paid to consultants that fully understand the compliance requirements associated with the establishment of the District. The annual administrative budget is generally less than $150,000 and fully funded by the property owners of the District.*

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide

infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

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

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

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a "small city" according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

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

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

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

Prepared by:
Governmental Management Services - Central Florida, LLC
July 23, 2025

EXHIBIT 9

Authorization of Agent

Authorization of Agent

This shall serve as a designation of Mark A. Watts of Cobb Cole, P.A., whose address is 231 North Woodland Boulevard, DeLand, Florida 32720, to act as agent for Pulte Home Company, LLC, a Michigan limited liability company ("Petitioner"), with regard to any and all matters pertaining to the Petition to the City Commission of the City of New Smyrna Beach, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Executed this 28 day of May, 2025.

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: Maleia P Smiferguso
Name: Maleia Smiferguso
Title: Director – Land Development (Central Florida)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 28th day of MAY, 2025, by Maleia Smiferguso, as a Director – Land Development of Pulte Home Company, LLC, who is ☑ personally known to me or ☐ produced _____ as identification.

EUGENIA RIOS-DORIA
Notary Public - State of Florida
Commission # HH 334450
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

(Official Notary Signature & Seal)

Print Name: EUGENIA RIOS-DORIA
Notary Public, State of Florida

4919-0865-9997.2