



Rizzetta & Company

Summit View Community Development District

**Board of Supervisors' Meeting
April 30, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.watersedgecdd.org

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the office of Rizzetta & Company, Inc., located at:
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Doug Weiland Natalie Feldman Robert Tankel Pete Williams John Blakely	Chairman Viced Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Jennifer Kilinski	Hopping Green & Sams
District Engineer	Paul Skidmore	Florida Design Consultants

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL • FL 33544

April 22, 2021

**Board of Supervisors
Summit View Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Summit View Community Development District will be held on **Friday, April 30, 2021 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on March 19, 2021Tab 1
 - B. Consideration of Minutes of the Landowner's Meeting held on March 19, 2021Tab 2
 - C. Acceptance of Minutes of the Board of Supervisors' Meeting held on May 23, 2008Tab 3
 - D. Acceptance of Minutes of the Landowners' Meeting held on November 6, 2007Tab 4
 - E. Consideration of Operation and Maintenance Expenditures for March 2021Tab 5
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Special Assessments
 1. Consideration of Resolution 2021-31, Imposing Special Assessments and Adopting an Assessment RollTab 6
 - B. Consideration of Resolution 2021-32, Delegating Bonds (under separate cover)
 - a. Master Trust Indenture
 - b. First Supplemental Trust Indenture
 - c. Preliminary Limited Offering Memorandum
 - d. Bond Purchase Contract
 - e. Continuing Disclosure Agreement
 - C. Consideration of Issuer Counsel Documents
 - a. Completion Agreement
 - b. Collateral Assignment Agreement
 - c. True Up Agreement
 - D. Consideration of Ancillary Financing Matters

5. **STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Matthew Huber
Matthew Huber
Regional District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The organizational meeting of the Board of Supervisors of Summit View Community Development District was held on **Friday, March 19, 2021, at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Dr. Weiland	Board Supervisor
Natalie Feldman	Board Supervisor
Pete Williams	Board Supervisor
John Blakley	Board Supervisor

Also present were:

Robert Tankel	Board Supervisor <i>(via conference call)</i>
Matthew Huber	Regional District Manager, Rizzetta & Company
Emma Gregory	District Counsel, Hopping, Green & Sams, P.A. <i>(via conference call)</i>
Jennifer Kilinski	District Counsel, Hopping, Green & Sams, P.A. <i>(via conference call)</i>
Paul Skidmore	Interim District Engineer, Florida Design <i>(via conference call)</i>
Scott Brizendine	VP of Operations, Rizzetta & Company, Inc.
Bill Johnson	Finance Manager, Rizzetta & Company, Inc.
Sara Zane	Underwriter, MBS Capital Markets, LLC

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Huber advised for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office for
Board Supervisors**

Mr. Huber advised that Dr. Weiland, Ms. Feldman, Mr. Tankel, Mr. Williams, and Mr. Blakley had been administered the oath of office prior to the onset of the meeting. Mr. Huber advised that each Supervisor is entitled to receive Supervisor Compensation per Florida Statutes. Dr. Weiland, Ms. Feldman, and Robert Tankel declined compensation. Mr. Williams and Mr. Blakley accepted compensation for meeting attendance.

FOURTH ORDER OF BUSINESS

Review of Chapter 190, Florida Statutes

Ms. Kilinski reviewed Chapter 190, Florida Statutes with the Board.

FIFTH ORDER OF BUSINESS

**Review of Guide to Sunshine
Amendment and Code of Ethics for
Public Officers and Employees**

Ms. Kilinski reviewed the guide to Sunshine Amendment and Code of Ethics with the Board. Mr. Huber gave the Supervisors the new supervisor package.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Certifying and Canvassing Results of
Landowner Election**

Mr. Huber presented Resolution 2021-01, Certifying and Canvassing Results of Landowner Election.

On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board adopted Resolution 2021-01, Certifying and Canvassing Results of Landowner Election for Summit View Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02,
Appointing a Chairman**

Mr. Huber presented Resolution 2021-02, Appointing a Chairman.

On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board adopted Resolution 2021-02, appointing Douglas Weiland as Chairman for Summit View Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03,
Appointing a Vice Chairman**

Mr. Huber presented Resolution 2021-03, Appointing a Vice Chairman.

On a Motion by Mr. Williams seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-03, Appointing Natalie Feldman as Vice Chairman, for Summit View Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Appointing a District Manager**

Mr. Huber presented Resolution 2021-04, appointing a District Manager. Mr. Huber presented the Rizzetta & Company, Inc. Agreement to the Board.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2021-04, Appointing Rizzetta & Company, Inc. as District Manager and approving the Rizzetta & Company, Inc. Agreement for Summit View Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Appointing a Secretary**

Mr. Huber presented Resolution 2021-05, Appointing a Secretary of the District.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-05, Appointing Bob Schleifer as Secretary of the District for Summit View Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Appointing a Treasurer and Assistant
Treasurer**

Mr. Huber presented Resolution 2021-06, Appointing Scott Brizendine as Treasurer and Shawn Wildermuth as Assistant Treasurer of the District.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-06, Appointing Scott Brizendine as Treasurer and Shawn Wildermuth as Assistant Treasurer of the District for Summit View Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-07,
Appointing Assistant Secretaries**

Mr. Huber presented Resolution 2021-07, Appointing Assistant Secretaries of the District.

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On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-07, Appointing Robert Tankel, Pete Williams, John Blakley, and Matthew Huber as Assistant Secretaries of the District for Summit View Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08,
Appointing District Counsel**

Ms. Kilinski presented Resolution 2021-08, Appointing Hopping Green & Sams, P.A. as District Counsel. Ms. Kilinski also presented the fee agreement as provided by Hopping, Green & Sams, P.A.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2020-07, appointing Hopping, Green & Sams, P.A. as District Counsel and approving the Hopping, Green & Sams, P.A. fee agreement for Summit View Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-09,
Designating Registered Agent and
Registered Office**

Mr. Huber presented Resolution 2021-09, Designating the Registered Agent and Registered Office of the District.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-09, Designating Jennifer Kilinski as Registered Agent and designating the Office of Hopping Green & Sams, 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301 as Registered Office of the District for Summit View Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-10,
Designating Primary Administrative
Office and Local Records Office**

Mr. Huber presented Resolution 2021-10, Designating Primary Administrative Office and Local Records Office.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-10, Designating Rizzetta & Company, Inc. as Registered Agent, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 as Registered Office of the District for Summit View Community Development District.

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SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-11,
Establishing a Policy for Public
Comments**

Ms. Kilinski presented Resolution 2021-11, Establishing a Policy for Public Comment during the Board of Supervisors' meetings.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-11, Establishing a Policy for Public Comment for Summit View Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-12,
Adopting Investment Guidelines**

Ms. Kilinski presented Resolution 2021-12, Adopting Investment Guidelines for the District.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-12, Adopting Investment Guidelines for Summit View Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-13,
Adopting Prompt Payment Policy**

Ms. Kilinski presented Resolution 2021-13, Adopting Prompt Payment Policy for the District.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-13, Adopting Prompt Payment Policy for Summit View Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-14,
Adopting an Internal Controls Policy**

Mr. Kilinski presented Resolution 2021-14, Adopting an Internal Controls Policy for the District.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2021-14, Adopting an Internal Control Policy for Summit View Community Development District.

TWENTIETH ORDER OF BUSINESS

**Consideration of Agreement for Interim
Engineering Services and Work
Authorization No. 1**

Mr. Huber presented the Agreement for Interim Engineering Services with Florida Design Consultants and Work Authorization No.1.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board approved the Interim Engineer Agreement as Florida Design Consultants and Work Authorization No. 1 as presented for Summit View Community Development District.

TWENTY-FIRST ORDER OF BUSINESS Authorize RFQ for District Engineer

Mr. Huber presented the RFQ for District Engineer and explained the advertising process to the Board.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board authorized staff to advertise for the RFQ for District Engineer for Summit View Community Development District.

TWENTY-SECOND ORDER OF BUSINESS Discussion of District Website

Mr. Huber discussed the requirement for a District website per Florida Statutes, Chapter 189.069 along with the new ADA compliance requirements.

TWENTY-THIRD ORDER OF BUSINESS Consideration of Website Services Proposal

Mr. Huber presented a proposal form Campus Suite for the District's website services.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved Campus Suite's proposal for the District's website services with minimum requirements for Summit View Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS Consideration of Resolution 2021-15, Travel Reimbursement Policy

Mr. Huber presented Resolution 2021-15, Adopting a policy for the reimbursement of District travel expenses.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-15, Adopting a Travel Reimbursement Policy for Summit View Community Development District.

TWENTY-FIFTH ORDER OF BUSINESS Consideration of Resolution 2021-16, Setting Forth District Policy for Legal Defense of Board Members and Officers

Mr. Huber presented Resolution 2021-16, Setting Forth District Policy for Legal Defense of Board Members and Officers.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-16, Setting Forth District Policy for Legal Defense of Board Members and Officers for Summit View Community Development District.

TWENTY-SIXTH ORDER OF BUSINESS Public Officers Liability and General Insurance

Mr. Huber presented the proposal from Egis Insurance for officers' liability and general insurance.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Egis Insurance's proposal for officer's liability and general insurance as presented for Summit View Community Development District.

TWENTY- SEVENTH ORDER OF BUSINESS Consideration of Resolution 2021-17, Adopting Records Retention Schedule

Mr. Huber presented Resolution 2020-17, Adopting a Records Retention Schedule.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-17, Adopting Records Retention Schedule for Summit View Community Development District.

TWENTY-EIGHTH ORDER OF BUSINESS Consideration of Resolution 2021-18, Authorizing Chair and Vice Chair to Execute Plats, Permits and Deeds

Mr. Huber presented Resolution 2021-18, Authorizing Chair and Vice Chair to execute plats, permits, and deeds.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-18, Authorizing the Chairman and Vice Chairman to Execute Plats, Permits, and Deeds for Summit View Community Development District.

TWENTY-NINTH ORDER OF BUSINESS Consideration of Resolution 2021-19, Authorizing Execution of Public Depositor Report

Mr. Huber presented Resolution 2021-19, Authorizing Execution of Public Depositor Report.

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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-19, Authorizing Execution of Public Depositor Report for Summit View Community Development District.

THIRTIETH ORDER OF BUSINESS

**Consideration of Resolution 2021-20,
Designating Date, Time and Location of
Regular Meetings of the District**

Mr. Huber presented Resolution 2021-20, Designating Date, Time and Location of Regular Meeting of the District.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2021-20, Designating Dates, Time and Location for Regular Meetings of the District (The third Friday of the month at 10:00 a.m. at the office of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Summit View Community Development District.

THIRTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2021-21,
Approving Proposed Budget for Fiscal
Year 2020/2021 Submission to the
County and Setting the Date, Time, and
Location for Public Hearings**

Mr. Huber presented the proposed budget for Fiscal Year 2020/2021. He further presented Resolution 2021-21, Approving the Proposed Budgets for Fiscal Year 2020/2021 for Submission to the County and Setting the Date, Time, and Location for Public Hearings.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-21, Approving Proposed Budget for Fiscal Year 2020/2021 for Submission to the County and Setting the Public Hearings on the Final Budget for May 21, 2021 at 10:00 a.m. to be held at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Summit View Community Development District.

THIRTY-SECOND ORDER OF BUSINESS

**Consideration of Resolution 2021-22,
Setting the Date, Time and Location
and Authorize Publication of Public
Hearing on Rules of Procedure**

Ms. Kilinski presented Resolution 2021-22, Setting the Date, Time and Location and Authorize the Publication of Hearing on Rules of Procedure.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-22, Setting the Public Hearing on the Rules of Procedure for May 21, 2021 at 10:00 a.m. to be held at the office of Rizzetta & Company, Inc., located at 5844

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Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Summit View Community Development District.

THIRTY-THIRD ORDER OF BUSINESS

Discussion Regarding Draft Rules and Notices

Ms. Kilinski asked the Board to review and submit any questions they had to her.

THIRTY-FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-23, Ratifying Actions of Staff Regarding Notice of Landowner's Meeting

Ms. Kilinski presented Resolution 2021-23, Ratifying Actions of Staff regarding Notice of Landowners' Meeting.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-23, Ratifying Actions of Staff Regarding Notice of Landowners' Meeting for Summit View Community Development District.

THIRTY-FIFTH ORDER OF BUSINESS

Appointment of an Audit Committee and Scheduling the First Meeting of the Committee

Mr. Huber provided an overview of the auditor selection process and asked the Board to appoint an Audit Committee and set the first meeting of the Committee.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board appointed itself as the Audit Committee and set the first meeting of the Audit Committee for May 21, 2021 at 10:00 a.m. to be held at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL 33544 for Summit View Community Development District.

THIRTY-SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-24, Selecting District Depository

Mr. Huber presented Resolution 2021-24, Selecting District Depository to open the operating account to be used for the payment for the normal operating expenses.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-24, Selecting District Depository (Region's Bank) for Summit View Community Development District.

THIRTY-SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-25, Authorizing Bank Account Signatories

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Mr. Huber presented Resolution 2021-25, Authorizing Bank Account Signatories.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-25, Authorizing Bank Account Signatories (Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Secretary and Assistant Secretaries) for Summit View Community Development District.

THIRTY- EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-26,
Approving Disbursement of Funds**

Mr. Huber presented Resolution 2021-26, Approving Disbursement of Funds. Mr. Huber stated that the resolution allows District Manager to approve the payment of recurring expenses up to \$5,000.00 and expenses exceeding \$5,000.00 with the Chairman's approval. Ms. Kilinski will revise the language of the resolution to include the approval of the allowance of larger amount contracts outside of a meeting for prompt payment.

On a Motion by Mr. Williams, seconded by Mr. Tankel, with all in favor, the Board adopted Resolution 2021-26, Approving Disbursement of Funds, allowing District Manager to approve the payment of recurring expenses up to \$5,000.00 for Summit View Community Development District.

THIRY-NINTH ORDER OF BUSINESS

**Consideration of FY 2020/2021 Budget
Funding Agreement**

Mr. Huber presented Fiscal Year 2020/2021 Budget Funding Agreement to the Board.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved the Fiscal Year 2020/2021 Funding Agreement for Summit View Community Development District.

FORTIETH ORDER OF BUSINESS

**Consideration of Construction
Funding Agreement**

Mr. Huber presented the Construction Funding Agreement for Infrastructure Project between Summit View, LLC and Summit View CDD to the Board.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Construction Funding Agreement for Capital Project between Summit View, LLC and Summit View CDD for Summit View Community Development District.

FORTY-FIRST ORDER OF BUSINESS

**Consideration of Temporary
Construction & Access Agreement**

Mr. Huber presented the Temporary Construction & Access Agreement.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Temporary Construction & Access Agreement for Summit View Community Development District.

FORTY-SECOND ORDER OF BUSINESS **Consideration of Resolution 2021-27, Accepting Certification Fill Dirt**

Ms. Kilinski presented Resolution 2021-27, Accepting Certification of Fill Dirt.

On a Motion by Dr. Weiland, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2021-27, Accepting Certification Fill Dirt for Summit View Community Development District.

FORTY-THIRD ORDER OF BUSINESS **Consideration of Bond Financing Team Funding Agreement**

Mr. Huber presented the Bond Financing Team Funding Agreement to the Board.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Bond Financing Team Funding Agreement for Summit View Community Development District.

FORTY-FOURTH ORDER OF BUSINESS **Consideration of Resolution 2021-28, Appointing Underwriter/Investment Banker**

Mr. Huber presented Resolution 2021-28, Appointing Underwriter/Investment Banker.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-28, Appointing MBS Capital Markets, LLC as their Underwriter/Investment Banker for Summit View Community Development District.

FORTY-FIFTH ORDER OF BUSINESS **Consideration of Resolution 2021-29, Appointing Bond Counsel**

Mr. Huber presented Resolution 2021-28, Appointing Bond Counsel.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board adopted Resolution 2021-29, Appointing Greenberg Traurig as Bond Counsel for Summit View Community Development District.

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**FORTY-SIXTH ORDER OF BUSINESS Consideration of Agreement
Appointing Trustee**

A discussion ensued regarding the appointment of a trustee.

On a Motion by Dr. Weiland, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2021-29, Appointing Regions Bank as Trustee for Summit View Community Development District.

**FORTY-SEVENTH ORDER OF BUSINESS Consideration of Acquisition
Agreement**

Ms. Kilinski presented the Acquisition Agreement between Summit View CDD and Summit View, LLC to the Board.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved the Acquisition Agreement between Summit View CDD and Summit View, LLC for Summit View Community Development District.

**FORTY-EIGHTH ORDER OF BUSINESS Presentation of Master Engineer's
Report**

Mr. Skidmore presented and reviewed his revised Master Engineer's Report.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved the revised Master Engineer's Report as presented for Summit View Community Development District.

**FORTY-NINTH ORDER OF BUSINESS Presentation of Master Assessment
Methodology Report**

Mr. Brizendine presented and reviewed his revised Master Assessment Methodology Report. A discussion was held regarding a mailed notice and the landowners.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved the revised Master Assessment Methodology Report as presented for Summit View Community Development District.

**FIFTIETH ORDER OF BUSINESS Consideration of Resolution 2021-30,
Declaring Special Assessments and
Setting Hearing on Special
Assessments**

Mr. Huber presented revised Resolution 2021-30, Declaring Special Assessments and Setting Hearing on Special Assessments. A discussion ensued regarding May funding, so the hearing needs to be held on April 30th.

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On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board adopted revised Resolution 2021-30, Declaring Special Assessments and Setting Hearing on Special Assessments for April 30, 2021 at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for Summit View Community Development District.

FIFTY-FIRST ORDER OF BUSINESS

Consideration of Acquisition of Work Product and Stormwater Improvements

Ms. Kilinski presented the Acquisition of Work Product and Stormwater Improvements.

On a Motion by Dr. Weiland, seconded by Mr. Blakely, with all in favor, the Board approved the Acquisition of Work Product and Stormwater Improvements (Keene Services) in substantial form for Summit View Community Development District.

FIFTY-SECOND ORDER OF BUSINESS

Consideration of Darvis, Inc., Contract Assignment Package for Surveying Services

Ms. Kilinski presented the Darvis Inc., Contract Assignment Package for Surveying Services to the Board. The bills are being paid by the landowner now and they will need to be reimbursed. The reimbursement will be submitted to the District via requisition.

On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board approved the Darvis, Inc., Contract Assignment Package for Surveying Services in substantial form for Summit View Community Development District.

FIFTY-THIRD ORDER OF BUSINESS

Consideration of Faulkner Engineering Services, Inc., Contract Assignment Package for Geotechnical Services

Ms. Kilinski presented the Faulkner Engineering Services, Inc., Contract Assignment Package for Geotechnical Services to the Board.

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board approved the Faulkner Engineering Services, Inc., Contract Assignment Package in substantial form for Geotechnical Services for Summit View Community Development District.

FIFTY-FOURTH ORDER OF BUSINESS

Consideration of Deeb, Inc., Contract Assignment Package for General Contractor Services

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Ms. Kilinski presented the Deeb, Inc., Contract Assignment Package for General Contractor Services to the Board.

On a Motion by Mr. Williams, seconded by Mr. Tankel, with all in favor, the Board approved the Deeb, Inc., Contract Assignment Package for General Contractor Services in substantial form for Summit View Community Development District.

FIFTY-FIFTH ORDER OF BUSINESS

Consideration of JES, Contract Assignment Package for Construction Management Services

Ms. Kilinski presented the JES, Contract Assignment Package for Construction Management Services to the Board. D. Weiland and Ms. Feldman abstained from voting.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with three in favor, and two abstaining (Doug Weiland and Natalie Feldman) the Board approved the JES, Contract Assignment Package for Construction Management Services in substantial form for Summit View Community Development District.

FIFTY-SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski presented and reviewed the E-Verify Memo of Understanding.

On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the E-Verify Memo of Understanding as presented for Summit View Community Development District.

B. Interim District Engineer

No report.

C. District Manager

Mr. Huber reminded the Board that the next regular meetings of the Board of Supervisors' will be held on April 30, 2021 and May 21, 2021 at 10:00 a.m. and the at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

FIFTY-SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTY-EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated if there was no further business to come before the Board, then a motion to adjourn would be in order.

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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board adjourned the meeting at 11:28 a.m. for Summit View Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Summit View Community Development District was held on **Friday, March 19, 2021 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present:

Douglas Weiland

Proxy Holder/Landowner

Also Present Were:

Matthew Huber

Regional District Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order. He confirmed that notice had been given for this time and place as required by Florida Statute Chapter 190.

SECOND ORDER OF BUSINESS

**Election of Chairperson for Purpose of
Conducting Landowner Election**

Dr. Weiland appointed Mr. Huber as Chairperson of the meeting for the purpose of conducting the Landowner Election.

THIRD ORDER OF BUSINESS

**Determination of Number of Voting
Units Represented**

Mr. Huber reviewed the documentation provided by Dr. Weiland of Summit View LLC , showing ownership of 135.5 total acres for a total of 136 votes.

FOURTH ORDER OF BUSINESS

**Nomination for Positions of
Supervisor**

Dr. Weiland submitted the following nominations for the Supervisor positions.

FIFTH ORDER OF BUSINESS

Casting of Ballots

1. Douglas Weiland – 135 Votes
2. Natalie Feldman – 120 Votes
3. Robert Tankel - 100 Votes
4. Pete Williams – 75 Votes
5. John Blakely – 75 Votes

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

1. Douglas Weiland – 135 Votes – Term – 4 years – Seat #5
2. Natalie Feldman – 120 Votes – Term – 4 years – Seat #4
3. Robert Tankel - 100 Votes – Term 2 years – Seat #3
4. Pete Williams – 75 Votes – Term 2 years – Seat # 2
5. John Blakely – 75 Votes – Term 2 years – Seat #1

SEVENTH ORDER OF BUSINESS

**Landowner
Comments**

Questions

and

Mr. Huber asked if there were any questions or comments. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that there was no other business scheduled. The meeting was adjourned at 10:11 a.m.

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Summit View Community Development District was held on **Friday, May 23, 2008 at 11:40 p.m.** at the office of Florida Design Consultants, located at 3030 Starkey Boulevard, New Port Richey, FL 34655.

Present and constituting a quorum were:

Kevin Cimino
Douglas Weiland
Tom Sunderman

Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg
Tracy Robin
Julie West

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley & Robin
Representative, JES Properties

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hallberg called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Consideration of Board Supervisor Resignations

Mr. Hallberg stated that the next item on the agenda was the consideration of Board Supervisor resignations from Matt Dunn and Steve Rogers. He asked for a motion to approve.

On a Motion by Mr. Cimino, seconded by Mr. Weiland, with all in favor, the Board of Supervisors accepted the Board Supervisor resignations from Matt Dunn and Steve Rogers for Summit View Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Board Supervisor Replacements

Mr. Hallberg asked if there were any nominations for Board Supervisor replacements. Mr. Weiland nominated Julie West. Mr. Hallberg asked for a motion to approve.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

May 23, 2008 Meeting Minutes

Page 2

On a Motion by Mr. Weiland, seconded by Mr. Cimino, with all in favor, the Board of Supervisors appointed Julie West as Board Supervisor for Summit View Community Development District.

Mr. Hallberg, a Notary Public in the State of Florida, administered the oath to Julie West. Ms. West swore and affirmed to the oath that he read.

Mr. Hallberg stated that he has received a letter of resignation from Board Supervisor Kevin Cimino. He asked for a motion to accept.

On a Motion by Mr. Weiland, seconded by Mr. Sunderman, with all in favor, the Board of Supervisors accepted the Board Supervisor resignation from Kevin Cimino for Summit View Community Development District.

Mr. Hallberg presented Resolution 2008-01, Redesignating the Officers. The Board made the following nominations: Doug Weiland to serve as Chairman, Tom Sunderman as Vice Chairman, and the remainder of the Board along with Nils Hallberg and Sue Ellen Gehrke will serve as Assistant Secretaries. Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Weiland, seconded by Ms. West, with all in favor, the Board of Supervisors approved Resolution 2008-01, Realigning Officers as discussed for Summit View Community Development District.

Mr. Weiland made a motion to adjourn the meeting.

On a Motion by Mr. Weiland, seconded by Ms. West, with all in favor, the Board of Supervisors adjourned the meeting at 11:45 a.m. for Summit View Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

MINUTES OF MEETING

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

The Landowners' meeting of the Board of Supervisors of Summit View Community Development District was held on **Tuesday, November 6, 2007 at 8:30 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for the purposes of electing three Supervisors.

Present:

Nils Hallberg

**Proxy Holder and District Manager,
Rizzetta & Company, Inc.**

Scott Brizendine

Representative, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Appointment of Chairman

Mr. Brizendine called the meeting to order. He confirmed that notice had been given for this time and place as required by Florida law. Mr. Brizendine stated that he will continue chairing the meeting.

SECOND ORDER OF BUSINESS

**Announcement of Candidates/Call for
Nominations**

Mr. Brizendine stated that the purpose of this meeting was to elect three members of the Board of Supervisors. He stated that the seats are currently held by Matt Dunn, Tom Sunderman and Steve Rogers.

THIRD ORDER OF BUSINESS

Election of Supervisors

Mr. Brizendine stated that based on the votes cast by the Landowner, the two individuals receiving the highest number of votes will each serve a four year term. The individual receiving the next highest number of votes will serve a two year term.

Mr. Brizendine read the votes into the record as follows: Steve Rogers received 46 votes, Matt Dunn received 45 votes and Tom Sunderman received 44 votes. Therefore, Mr. Rogers and Mr. Dunn will each receive a four-year term, and Mr. Sunderman will receive a two-year term.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine stated that there was no other business scheduled. The meeting was adjourned at 8:31 a.m.

Tab 5

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,685.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	001000	12866	Policy #100120786 03/19/21-10/01/21	2,685.00
Report Total				<u>\$ 2,685.00</u>



Customer	Summit View Community Development District
Acct #	1072
Date	03/10/2021
Customer Service	Kristina Rudez
Page	1 of 1

Invoice Summary	\$ 2,685.00
Payment Amount	
Payment for:	Invoice#12866
100120786	

Please detach and return with payment

Customer: Summit View Community Development District

Total

\$	2,685.00
----	----------

Thank You

Eqis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Date _____

03/10/2021

Tab 6

RESOLUTION 2021-31

A RESOLUTION OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Summit View Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing on April 30, 2021, pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management and drainage systems and related earthwork, potable water distribution systems, reclaimed water distribution systems, sanitary sewer collection and conveyance systems, landscaping and hardscape improvements, roadway improvements, electric utility improvements, recreational

improvements and other infrastructure projects and services necessitated by the development of, and serving certain lands within the development, the District (together the “**Project**”), as further described in the *Master Engineer’s Report*, dated March 17, 2021 (the “**Engineer’s Report**”) attached as **Exhibit A** hereto and incorporated herein by this reference.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Project, the nature and location of which was initially described in Resolution 2021-30 and is shown in the Engineer’s Report, and which Project’s plans and specifications are on file at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District Records Offices**”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment revenue bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2021-30, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2021-30 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2021-30, said Resolution 2021-30 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2021-30, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-30, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the

amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On April 30, 2021, a public hearing and meeting of the Board (“**Public Hearing and Meeting**”) was held in compliance with all legal requirements, including, but not limited to the requirements of Section 286.011, *Florida Statutes*.

(m) At the Public Hearing and Meeting on April 30, 2021, at the time and place specified in paragraph (1) above, the Board met as an Equalization Board, opened and conducted such Public Hearing and Meeting, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(n) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer’s Report, which Engineer’s Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Allocation Report* dated March 19, 2021 (the “**Assessment Methodology**,” attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the “**Assessments**”); and

(iii) the Assessment Methodology is hereby approved, adopted and confirmed and the District ratifies its use in connection with the issuance of the Bonds; and

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B; and

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2021-30, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the

provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Project costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The

District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Pasco County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Methodology, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Methodology. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that Summit View, LLC, the current landowner and developer, intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres in the District and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Methodology, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of

the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Pasco County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of Page Intentionally Left Blank.]

PASSED AND ADOPTED THIS 30th DAY OF APRIL, 2021.

**SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Master Engineer's Report*, dated March 17, 2021

Exhibit B: *Master Special Assessment Allocation Report*, dated March 19, 2021

Exhibit A

Draft

MASTER ENGINEER'S REPORT
FOR THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Florida Land Design & Permitting
3030 Starkey Boulevard
Trinity, Florida 34655

March 17, 2021

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“**CIP**”), and estimated costs of the CIP, for the Summit View Community Development District (“**District**”). The District was established on July 12, 2005 by the City Commission of the City of Dade City, pursuant to Ordinance 2005-0894. The Developer of the project within the district is Summit View LLC, who is the current sole owner of the land of the District (Exhibit A below).

The CIP, as described herein, contains improvements that are within the scope of the “Projects” defined in the Final Judgment entered on September 21, 2005 by the Circuit Court of the Sixth Judicial Circuit in *Summit View Community Development District v. The State of Florida, et al.*, Case No. 51-2005-CA002129 ES, Section B.

2. GENERAL SITE DESCRIPTION

The site is 135.35 acres located within the City of Dade City and lies entirely in Section 32, Township 24 South, Range 21. The site is approximately 1 mile +/- north of State Road 52 on the east side of Happy Hill Road. The project consists of 403 Units, 59.30 acres of Residential Development, 21.75 acres of District Roads, 3.24 acres of Recreational Facilities, and 51.06 acres of Storm Management Ponds and Open Space.

As noted in **Exhibit A**, the District’s boundaries include approximately 135.35 acres of land located in the City of Dade City, Florida.

3. PROPOSED PROJECT

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are planned for 403 residential units. The CIP is intended to be constructed in one phase of infrastructure improvements (the improvements herein detailed known together as the “**Master Project**” or “**CIP**”).

The proposed site plan for the District is attached as **Exhibit B** to this report, and the plan enumerates the proposed lot count, by type. A legal description is attached hereto as **Exhibit C**.

The following charts show the planned product types and land uses for the District:

PRODUCT TYPES

40-foot-wide x 110’ deep (Min.) Product:	87 Units
50-foot-wide x 110’ deep (Min.) Product:	269 Units
60-foot-wide x 110’ deep (Min.) Product:	47 Units

LAND USE

Residential Area:	59.31 acres
District Right-of way:	21.75 acres

Stormwater Management Ponds and Open Space:	51.05 acres
Recreational Facilities:	3.24 acres

The CIP the following infrastructure categories:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders and maintained by the CDD. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and dedicated to CDD for ownership, operation, and maintenance. All internal roadways will be open to the public.

No Impact Fee Credits are available.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to on site retention ponds. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including inlets and storm sewer systems within the right-of-way. A portion of the stormwater improvements were constructed in 2018 and are being acquired by the District.

NOTE: No private earthwork is included in the CIP and the District will not fund any cost of placing fill on, or mass grading of lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at along Happy Hill Road just north of the intersection of Winding Hills Loop.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite 6" Forcemain and onsite lift stations. The offsite Forcemain connection will be made at Janke Drive and State Road 52.

The water and wastewater collection systems for all phases will be completed by the District and then dedicated to Dade City for operation and maintenance.

Impact Fees are as follows: The current rate for the water impact fee is \$1,321 per unit. The current rate for the wastewater impact fee is \$3,943 per unit. Therefore, the total charge per unit for the water

and wastewater impact fees is \$5,264 per unit. The project is required to pay a sewer capacity reservation fee for the entire community which shall be equal to at least 50% of the total impact fee prior to the recording of the first plat, or at least \$1,034,376.00. There are impact fee credits for the sewer capacity reservation fee. The Developer is retaining these impact fee credits.

Hardscape and Landscape:

The District will construct and/or install landscaping and hardscaping within District common areas and rights-of-way. The hardscaping will consist of entry features and landscaping.

Installation, operation, and maintenance of any irrigation system will be the responsibility of the Homeowner's Association.

The City has distinct design criteria requirements for planting design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is in rights-of-way owned by the CDD will be maintained by the CDD.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Tampa Electric Company in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community, which is a requirement within Dade City. Any lines and transformers located in such areas would be owned by Tampa Electric Company and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the District intends to construct walking trails throughout the District.

The District is not anticipated to finance additional amenities, parks, and other common areas for the benefit of the District ("Non CDD Amenity Improvements"). These Non CDD Amenity improvements will be funded and are anticipated to be owned by the homeowners' association for ownership, operation, and maintenance.

Environmental Conservation/Mitigation

There are no forested and herbaceous wetland impacts associated with the construction of the District's infrastructure, therefore there is no wetland mitigation required. The District will be responsible for the

design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying, architectural and legal fees associated with the CIP, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

All roadway, water, wastewater, and storm sewer system components associated with the improvements along Happy Hill Road and Roth Lane are considered off-site improvements and are included within this category of improvement expected to be financed by the District.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

All the foregoing offsite improvements are required by applicable development approvals. Note that, there are no direct impact fee or similar credits available from the construction of any off-site roadway or stormwater improvements. A contingent reimbursable credit for future third party connections to the constructed off-site water and wastewater lines of \$613.00 per unit will be retained by Developer.

The following table shows who will finance, own and operate the various improvements of the CIP:

TABLE A

<u>Facility Description</u>	<u>Ownership</u>	<u>O&M Entity</u>
Roadways	CDD	CDD
Stormwater Management	CDD	CDD
Utilities (Water and Sewer)	City	City
Hardscape/Landscape	CDD	CDD
Street Lighting	Tampa Electric	Tampa Electric
Undergrounding of Conduit	CDD	CDD
Environmental Conservation/Mitigation	N/A	N/A
Off-Site Improvements	City	City

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

	<u>Approved</u>	<u>Expiration</u>
Dade City Zoning Ordinance No.: 2020-23	December 8, 2020	n/a
Dade City Land Use Ord. 2005-0888	October 25, 2005	n/a
Dade City PUD Rezoning Ord. 2005-0905 Amended	January 10, 2006 Dec. 8, 2021	PD-H1 n/a
Dade City Prel. Dev. Plan 03.16.2005	August 31, 2018	n/a
Dade City Mass Grading Plan 11.14.2007	August 31, 2018	same as SWFWMD
Dade City Phase 2B Final Subdivision Plat	Pending	
Dade City Ph. I & II Const. Plans 11.14.2007 As revised by plans to be submitted by March 5, 2021.	confirmed	N/A
Dade City Offsite Utilities	Sept. 2018	n/a
Pasco R/W Exist. 01.11.2006 12.20.2007	Aug 19, 2014	n/a
SWFWMD ERP 44030817.000 Mining	September 16, 2006	September 19, 2011
SWFWMD ERP 44030817.007 (Ext of .000)	August 28, 2014	August 28, 2019
44030817.016 (Ext of .007)	June 27, 2019	Jan. 25, 2022
44030817.025 (Ext of .016)	Jan. 16, 2020	Aug. 16, 2022
SWFWMD ERP 44030817.002 Letter Mod	December 4, 2006	December 4, 2011
SWFWMD ERP 44030817.003 Phase 2	August 23, 2007	August 23, 2012
SWFWMD ERP 44030817.004 Phase 1	August 23, 2007	August 23, 2012
SWFWMD ERP 44030817.008 (Ext of .002)	August 28, 2014	August 28, 2019
44030817.017 (Ext of .008)	June 27, 2019	Jan. 25, 2022
44030817.026 (Ext of .017)	Jan. 16, 2020	Aug. 16, 2022
SWFWMD ERP 44030817.006 Letter Mod	May 6, 2009	September 19, 2011
SWFWMD ERP 44030817.011 (Ext of .006)	August 28, 2014	August 28, 2019
44030817.019 (Ext of .011)	June 27, 2019	Jan. 25, 2022
SWFWMD ERP 44030817.009 (Ext of .003)	August 28, 2014	August 28, 2019
44030817.020(Ext of .009)	June 27, 2019	Jan. 25, 2022

	44030817.024(Ext of .020)	Jan 16, 2020	Aug. 16, 2022
SWFWMD ERP	44030817.010 (Ext of .004)	August 28, 2014	August 28, 2019
	44030817.021(Ext of .010)	June 27, 2019	Jan. 25, 2022
	44030817.023(Ext of .021)	Jan. 16, 2020	Aug, 16, 2022
SWFWMD ERP	44030817.018	June 27, 2019	March 9, 2023
SWFWMD WUP	20001194.003	May 14, 2018	May 14, 2028
FDEP NOI NPDES Phase II		July 11, 2018	July 11, 2023
FDEP NOI NPDES Phase I		September 29, 2018	September 28, 2023
FDEP Water		October 19, 2018	October 18, 2023
FDEP Wastewater		Nov. 30, 2018	Nov. 29, 2023

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table A show below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table A are reasonable and consistent with market pricing, both for the CIP.

TABLE A

<u>Facility Description</u>	<u>Total CIP Costs</u>
Roadways	\$2,267,093.19
Stormwater Management	\$4,861,314.33
Utilities (Water and Sewer)	\$2,390,913.92
Utilities Commitment/Impact Fees	\$2,068,752.00
Hardscape/Landscape	\$170,000.00
Undergrounding of Conduit	\$110,075.00
Recreational Amenities Walking Trails	\$100,000.00
Professional Services	\$1,242,405.00
Off-Site Improvements	\$433,254.17
Contingency (5%)	\$682,190.38
TOTAL	\$14,325,997.99

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost of the CIP as set forth herein is reasonable based on prices currently being experienced in Pasco County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure.
- All of the improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and
- The CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site at the expense of the Developer.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Paul E. Skidmore, P.E. Date

FL License No. 39631

APPENDIX
Cost Breakdown

<u>Facility Description</u>	<u>Sub-Phase 1</u> <u>Costs (192</u> <u>Units)</u>	<u>Sub-Phase 2</u> <u>Costs (211</u> <u>Units)</u>	<u>Total CIP Costs</u>
Roadways	\$ 1,315,959.29	\$ 951,133.90	\$2,267,093.19
Stormwater Management	\$ 2,651,183.05	\$ 2,210,131.28	\$4,861,314.33
Utilities (Water and Sewer)	\$ 1,195,730.14	\$ 1,195,183.78	\$2,390,913.92
Utilities Commitment/Impact Fees	\$1,034,376.00	\$1,034,376.00	\$2,068,752.00
Hardscape/Landscape	\$83,300.00	\$86,700.00	\$170,000.00
Undergrounding of Conduit	\$52,800.00	\$57,275.00	\$110,075.00
Recreational Amenities Walking Trails	\$49,000.00	\$51,000.00	\$100,000.00
Professional Services	\$ 678,770.00	\$ 563,635.00	\$1,242,405.00
Off-Site Improvements	\$433,254.17	\$0.00	\$433,254.17
Contingency (5%)	\$374,718.63	\$307,471.75	\$682,190.38
<i>TOTAL</i>	\$7,869,091.28	\$6,456,906.71	\$14,325,997.99

Master Cost (all costs listed are included in the above phased costs)

Roadways	\$532,439.00
Stormwater	\$122,497.00
Utilities (Water and Sewer On-site)	\$435,659.00
Professional Services	\$1,242,405.00
Utilities Commitment/Impact Fees	\$1,034,376.00
Off-Site Improvements	\$433,254.17
<i>TOTAL</i>	\$3,800,630.17

EXHIBIT “A”

**SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST
DADE CITY, PASCO COUNTY, FLORIDA**

LEGAL DESCRIPTION: (PER COMMITMENT)

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ALL OF SAID PROPERTY BEING SITUATE IN PASCO COUNTY, FLORIDA.

SUBJECT TO ALL RIGHTS OF WAY FOR ROADS.

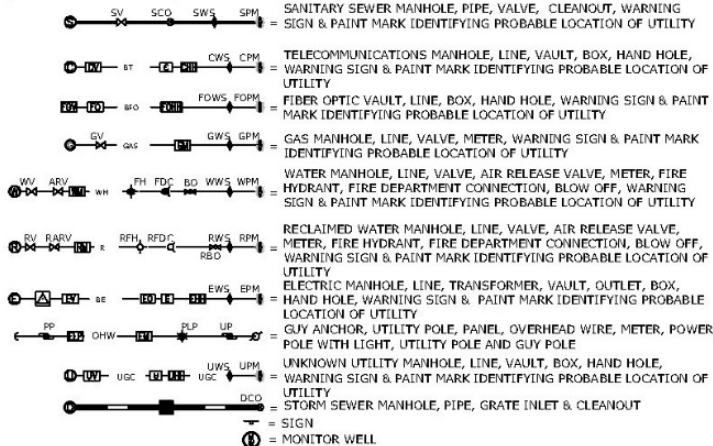
SCHEDULE B-II: (PER COMMITMENT)

- DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- NOT A SURVEY MATTER.**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A SURVEY MATTER.**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- NOT A SURVEY MATTER.**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A SURVEY MATTER.**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
- NOT A SURVEY MATTER.**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
- NOT A SURVEY MATTER.**
7. INTENTIONALLY DELETED.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- NOT A SURVEY MATTER.**
9. INTENTIONALLY DELETED.
10. RULES AND REGULATIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS SET OUT IN CERTIFICATE RECORDED IN BOOK 190, PAGE 83.
- THE LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PROPERTY.**
11. EASEMENT AGREEMENT BY AND BETWEEN ROADSIDE GROVES AND ANTHONY L. WATKINS RECORDED IN BOOK 5047, PAGE 105 AND SUPPORTED BY AFFIDAVIT RECORDED IN BOOK 5047, PAGE 114.
- SHOWN HEREON.**
12. NOTICE OF ESTABLISHMENT OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 7042, PAGE 1682, TOGETHER WITH THE TERMS AND CONDITIONS CONTAINED IN FINAL JUDGMENT RECORDED IN BOOK 6625, PAGE 1372.
- INCLUDES ALL OF SUBJECT PROPERTY LYING EAST OF HAPPY HILL ROAD.**
13. ANY AND ALL LOSS OR DAMAGE OF ANY KIND, INCLUDING BUT NOT LIMITED TO COSTS AND ATTORNEY'S FEES, ARISING FROM OR RELATED TO ANY CLAIM OR ALLEGATION SET FORTH IN THE PENDING LITIGATION IN THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, UNDER CASE NO. 2018-CA-001241, STYLED JANET DENLINGER V. SUMMIT VIEW, LLC ET AL.
- NOT A SURVEY MATTER.**
14. ANY AND ALL LOSS OR DAMAGE OF ANY KIND, INCLUDING BUT NOT LIMITED TO COSTS AND ATTORNEY'S FEES, ARISING FROM OR RELATED TO ANY CLAIM OR ALLEGATION SET FORTH IN THE PENDING LITIGATION IN THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, UNDER CASE NO. 2018-CA-002117, STYLED ROBERTO VALDEZ V. SUMMIT VIEW, LLC ET AL.
- NOT A SURVEY MATTER.**
15. TERMS, CONDITIONS, RIGHTS AND OBLIGATIONS OF THE SETTLEMENT AGREEMENT DATED AUGUST 31, 2018, BY AND BETWEEN THE CITY OF DADE CITY AND SUMMIT VIEW, LLC, DOUGLAS J. WEILAND, JES PROPERTIES, INC., AND CWESIII, LLC, RECORDED OCTOBER 3, 2018 IN BOOK 9797, PAGE 843.
- THE LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PROPERTY.**
16. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THAT AGREEMENT FOR PROVISION OF WATER AND WASTEWATER SERVICES BETWEEN SUMMIT VIEW, LLC AND CITY OF DADE CITY RECORDED OCTOBER 3, 2018 IN BOOK 9797, PAGE 918.
- INCLUDES ALL OF SUBJECT PROPERTY LYING EAST OF HAPPY HILL ROAD.**
17. EASEMENT OVER THE LAND DESCRIBED IN SCHEDULE "A" IN FAVOR OF THE ADJOINING LANDS RESULTING FROM SAID LANDS BEING LANDLOCKED.
- NOT A SURVEY MATTER.**
18. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
- NOT A SURVEY MATTER.**



ABBREVIATION LEGEND:

A/C	= AIR CONDITIONER	MAS	= MASONRY
ADW	= ASPHALT DRIVEWAY	MB	= MAILBOX
BC	= BACK OF CURB	MES	= MITERED END SECTION
BWF	= WIRE OR BARBED WIRE FENCE	MOL	= MORE OR LESS
(C)	= CALCULATED DATA	NAD	= NORTH AMERICAN DATUM
CB	= CABLE / TELECOMMUNICATIONS BOX	NAVD	= NORTH AMERICAN VERTICAL DATUM
CCR	= CERTIFIED CORNER RECORD	NCVD	= NATIONAL GEODETIC VERTICAL DATUM
CDW	= CONCRETE DRIVEWAY	NR	= NORMAL POOL ELEVATION
CLF	= CHAIN LINK FENCE	NR	= NON-RADIAL
CMP	= CORRUGATED METAL PIPE	OA	= OVERALL
CO	= CLEANOUT	OHW	= OVERHEAD WIRE
CONC	= CONCRETE	ORB	= OFFICIAL RECORDS BOOK
CPB	= CONDO PLAT BOOK	(P)	= PLAT DATA
CPC	= CORRUGATED PLASTIC PIPE	PAO	= PROPERTY APPRAISERS OFFICE
CSW	= CONCRETE SIDEWALK	PB	= PLAY BOOK
CV	= COVERED CONC	PE	= PEDESTRIAN CROSSWALK SIGNAL
(D)	= DEED DATA	PG(S)	= PAGE(S)
DB	= DEED BOOK	PL	= PROPERTY LINE
DBH	= DIAMETER BREAST HEIGHT	POB	= POINT OF BEGINNING
DMH	= DRAINAGE MANHOLE	POC	= POINT OF COMMENCEMENT
EB	= ELECTRIC BOX	POL	= POINT ON LINE
ELEC	= ELECTRIC	PP	= POWER/UTILITY POLE
EW	= EDGE OF WATER	PVC	= POLYVINYL CHLORIDE PIPE
EP	= EDGE OF PAVEMENT	PVCF	= PVC FENCE
EPM	= ELECTRIC PAINT MARK	RCP	= REINFORCED CONC PIPE
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE	R/W	= RIGHT-OF-WAY
ESMT	= EASEMENT	RWM	= RIGHT-OF-WAY MAP
FFE	= FINISHED FLOOR ELEVATION	SEC	= SET 4"x4" CONCRETE MONUMENT
FI	= FIRE HYDRANT	SCM	= PRM LB 8342
FCM	= FOGGED CONCRETE MONUMENT (AS NOTED)	SEC	= SECTION, TOWNSHIP AND RANGE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	SHW	= SEASONAL HIGH WATER ELEVATION
FIR	= FOUND IRON ROD (AS NOTED)	SIR	= SET IRON ROD 1/2" LB 8342
FIND	= FOUND NAIL AND DISK (AS NOTED)	SMH	= SANITARY MANHOLE
FINL	= FOUND NAIL	SND	= SET NAIL AND DISK LB 8342
FOB	= FIBER OPTIC BOX	SPM	= SANITARY PAINT MARK
FOP	= FOUND OPEN PIPE	SRD	= STATE ROAD DEPARTMENT
FOV	= FIBER OPTIC VAULT	S/W	= SIDEWALK
FPF	= FOUND PINCHED PIPE	SDF	= WOOD FENCE
FRS	= FOUND RAILROAD SPIKE	WM	= WATER METER
FXC	= FOUND X-CUT	WPM	= WATER PAINT MARK
GI	= GRATE INLET	WV	= WATER VALVE
GPM	= GAS PAINT MARK	TBM	= TEMPORARY BENCHMARK
GUY	= GUY ANCHOR	THH	= TRAFFIC HAND HOLE
GV	= GAS VALVE	TOS	= TOP OF BANK
IE	= INVERT ELEVATION	TOT	= TOE OF SLOPE
IHH	= IRRIGATION HAND HOLE	TSB	= TRAFFIC SIGNAL BOX
IV	= IRRIGATION VALVE	TSV	= TRAFFIC SIGNAL POLE
(L)	= LEGAL DESCRIPTION DATA	TSV	= TRAFFIC SIGNAL VAULT
LP	= LIGHT POLE	VIP	= VITRIFIED CLAY PIPE
(M)	= MEASURED DATA	DIP	= DUCTILE IRON PIPE

SYMBOL LEGEND:



LINETYPE LEGEND:

 = BOUNDARY
 = TOE OF SLOPE
 = TOP OF BANK
 = RIGHT-OF-WAY
 = CENTERLINE

SURVEYOR'S NOTES:

- TYPE SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY. THE INTENT OF THIS SURVEY IS TO SHOW A LIMITED NUMBER OF NUMBER TRANSITS TO FACILITATE COMPARISON WITH LIDAR TOPOGRAPHIC DATA. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-4804933, DATED JUNE 30, 2020 @ 8:00AM (AND NOTED I/C THRU 2/5/21 @ 8:00 AM). SEE SCHEDULE B-II AND NOTES, THIS SHEET.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES IF SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
5. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.
6. THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. ADJOINING PROPERTY OWNERS AND RECORDING INFORMATION IS BASED ON THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY. NAMES AND RECORDING INFORMATION WAS OBTAINED ON 3/5/2021.
9. AT THE TIME OF THIS SURVEY THERE IS CURRENT EARTH MOVING WORK UNDER WAY ON THE SUBJECT PROPERTY.
10. INTERIOR IMPROVEMENTS ARE SHOWN ACCORDING TO THAT CERTAIN TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 15(C) AND HAVE NOT BEEN RESURVEYED FOR THIS SURVEY.
11. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.
12. BEARINGS AND STATE PLANE COORDINATES (FLORIDA WEST ZONE) SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 83(2011). CONTROL STATIONS UTILIZED ARE IDENTIFIED BY THE NATIONAL GEODETIC SURVEY (NGS) AS "K37 155" AND "L37 156". AS A MEANS OF REFERENCE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, BEING N89°56'22"W, AS SHOWN HEREON.
13. HORIZONTAL CONTROL POSITIONS WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION AND ARE THE PRODUCT OF REDUNDANT OBSERVATIONAL SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL CONTROL POINTS IS COMPUTED TO BE 0.05 FEET USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS.
14. COORDINATES AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
15. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING:
- A) STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR SECTION NO. 14510-2152 (ROAD NO. 5-579) AS RECORDED IN ROAD PLAT BOOK 1, PAGE 279 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE RIGHT-OF-WAY FOR HAPPY HILL ROAD IS ACCORDING TO SAID RIGHT-OF-WAY MAP.
- B) A TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY TITLE "SUMMIT VIEW" PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., PROJECT NUMBER 2020-1039, DATED JUNE 5, 2020.
- C) F7 2007 PASCO COUNTY HORIZONTAL CONTROL DENSIFICATION (L726) MAP FOR TOWNSHIP 24 SOUTH, RANGE 21 EAST, AS PREPARED BY DC JOHNSON ASSOCIATES, PROJECT NUMBER NO. 2006-102A01, DATED 3/3/2008. CERTAIN SUBMERGED SECTION CORNER POSITIONS WERE CALCULATED UTILIZING THIS MAP.
- D) CERTIFIED CORNER RECORDS AS NOTED HEREON, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- E) UNITED STATES GEOLOGICAL SURVEY TOPOGRAPHIC MAP OF DADE CITY, FLORIDA (2018). NAMES OF WATER BODIES SHOWN HEREON ARE ACCORDING TO SAID MAP.
16. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP (MAP NUMBER 12101C0280F, MAP EFFECTIVE DATE SEPTEMBER 26, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARED OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
17. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TEITH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE-HUNDRETH OF A FOOT.
18. LAST DATE OF FIELD SURVEY: 11/23/2020

FLORIDA LAND DESIGN & PERMITTING, INC.

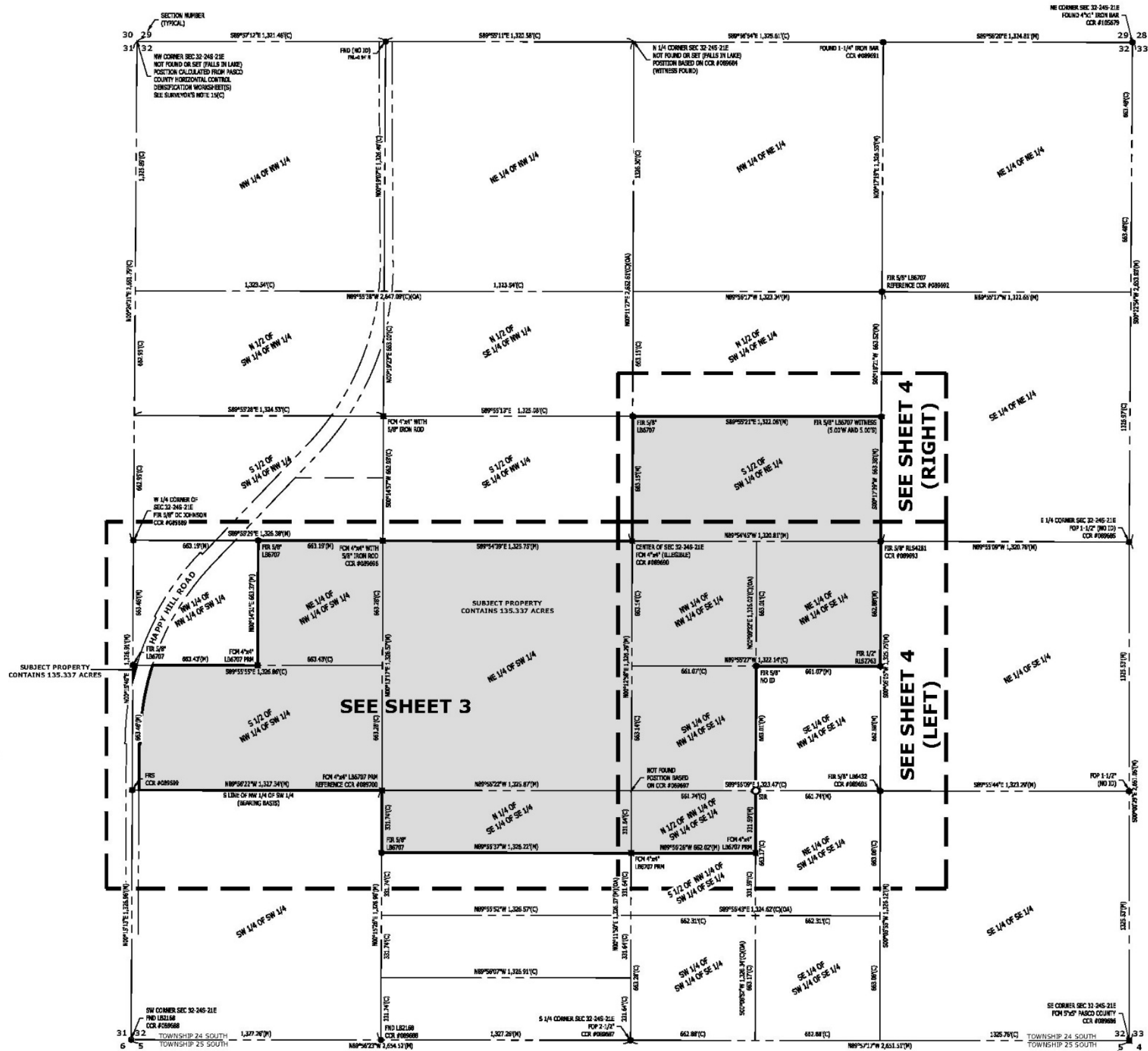
JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

CERTIFIED TO:

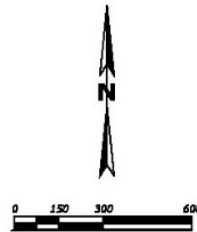
D.R. HORTON, INC., A DELAWARE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
BOOTH & COOK, P.A.
SUMMIT VIEW, LLC

SUMMIT VIEW, LLC 384 E. LAKE ROAD #172 SUITE 100 BOCA RATON, FL 33433 PHONE: (561) 992-9790		Florida Land Design & Permitting 		3090 STARKEY BOULEVARD TRANTY, FLORIDA 34855 PHONE: (727) 478-2021 www.floridapdp.com Email: info@floridapdp.com Fax: (727) 478-2008 Survey# - 183442		DATE	ISS	REV	REVISIONS
PROJECT NO 00030004		PROJECT NAME SUMMIT VIEW		SHEET NAME BOUNDARY SURVEY					
FIELD BOOKS 2020-1036		DATE JEB		DATE JEB					
DATE 3/10/2021		DATE JEB		DATE JEB					
SHEET 1		OF 4		OF 4					

— SUBJECT PROPERTY



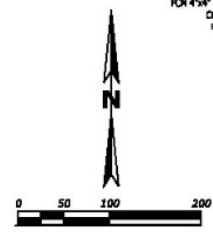
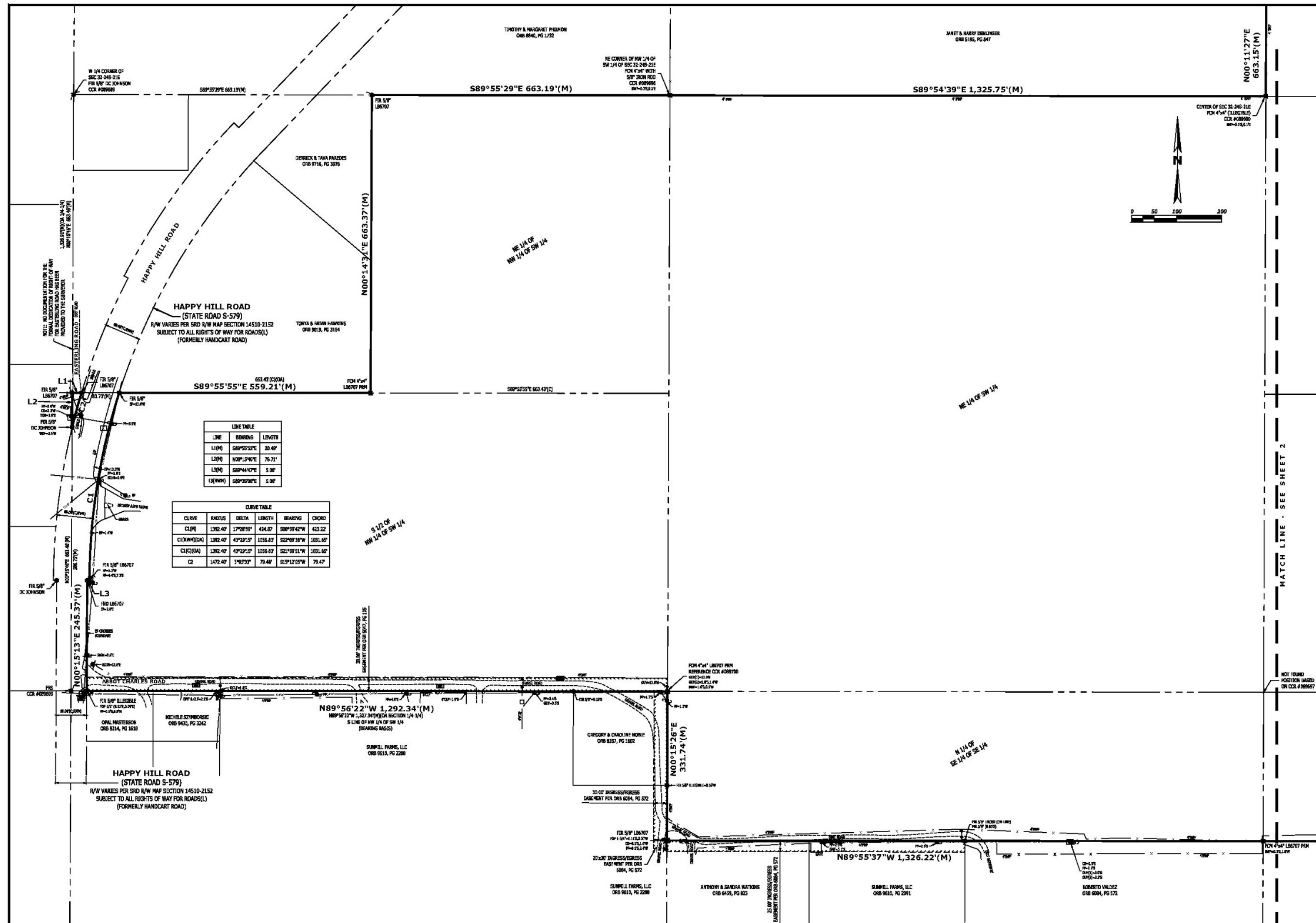
KEY MAP AND SECTION BREAKDOWN SHEET



Florida Land Design & Permitting

3035 OCEAN BLVD. SUITE 100
FORT MYERS, FL 33905
PHONE: (772) 478-2421
FAX: (772) 478-2422
E-MAIL: info@fldesign.com
ENGINEER # 13842
SURVEYOR # 13842

PROJECT NO.	1039
PROJECT NAME	SUMMIT VIEW
SHEET NAME	BOUNDARY SURVEY
DATE	3/10/2021
SHEET	2 of 4



LINE TABLE		
LINE	BEARING	LENGTH
L1(M)	S89°55'53"E	20.49'
L2(M)	N00°13'46"E	76.71'
L3(M)	S89°44'47"E	5.00'
L3(RUN)	S89°35'00"E	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
CL(H)	1392.40	17°28'59"	434.87	S00°59'42"W	423.22
CL(RHWD)(DA)	1392.40	43°22'15"	1356.83	S22°09'38"W	1031.65
CL(C)(DA)	1392.40	43°22'15"	1356.83	S21°59'51"W	1031.65
C2	1472.40	34°05'33"	79.46	S15°12'05"W	79.47

**Florida Land
Design &
Permitting**

3030 STARKEY BLVD BULEVARD
TRINITY FLORIDA 34455

PHONE: (727) 478-2021
www.fladp.com
E-mail: info@fladp.com
Engineer # CA No. 33048
Surveyor # - 183642

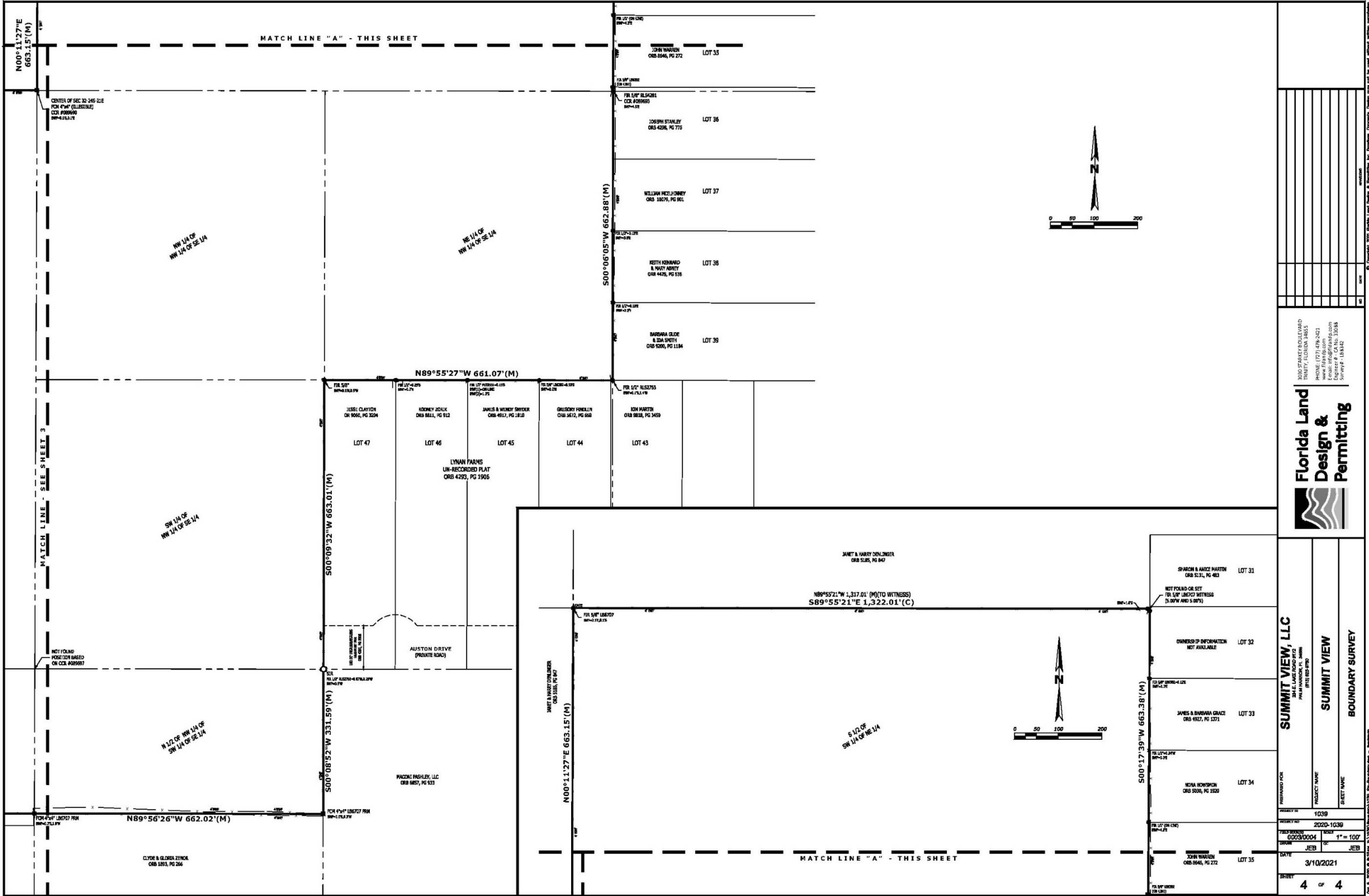
SUMMIT VIEW, LLC
3M E LAKE ROAD #172
PALM HARBOR, FL 34681
(813) 652-4760

SUMMIT VIEW

BOUNDARY SURVEY

PROJECT NO	1039	
PROJECT NO	2020-1039	
FIELD NUMBER	0003/0004	SCALE 1" = 100'
DRAWN	JEB	JEB
DATE	3/10/2021	
SHEET	3 OF 4	

[illegible]

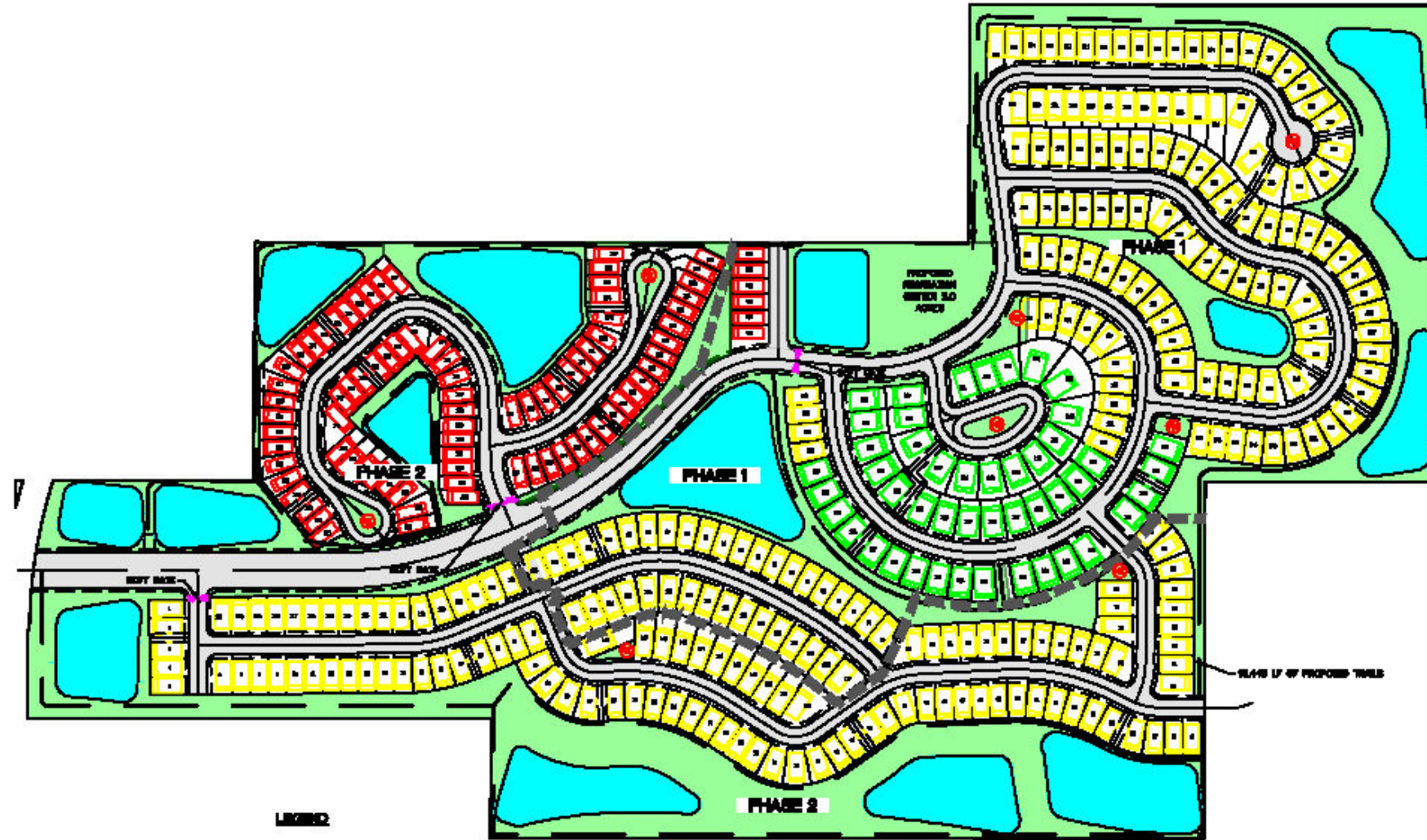
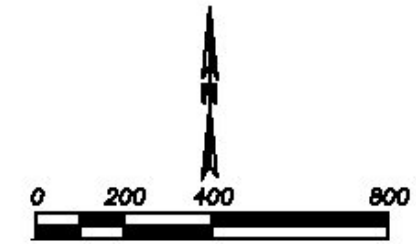


Florida Land Design & Permitting

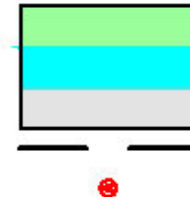
3025 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 898-2421
FAX: (727) 898-2421
E-mail: info@floridaland.com
Engineer # CA No. 33088
Surveyor # 16842

SUMMIT VIEW, LLC	
PROJECT NO.	1039
PROJECT NAME	2020-1039
SUMMIT VIEW	
BOUNDARY SURVEY	
DATE	3/10/2021
SHEET	4 OF 4

EXHIBIT “B”



LANDSCAPE OPEN SPACE
POND OPEN SPACE
RIGHT OF WAY
PROPOSED TRAILS
MAIL KIOSK



	<u>ACRES</u>
TOTAL OPEN SPACE	53.46 AC
RIGHT OF WAY	22.10 AC
TOTAL LOTS	59.80 AC
TOTAL PARCEL	135.35 AC

2857 LAURENCE CTR.
CLARKSTON, AL 36024-0002
PHONE: (205) 772-0000

SUMMIT VIEW
COMMUNITY DEVELOPMENT
DISTRICT EXHIBIT B

**Florida Land
Design &
Permitting**

File	1039
Page	2020-1039
Document	EFR
Document	EFR
Checked	PS
CC	PS
Date	03-16-2021
Sheet	1 OF 1

EXHIBIT “C”

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ALL OF SAID PROPERTY BEING SITUATE IN PASCO COUNTY, FLORIDA.

SUBJECT TO ALL RIGHTS OF WAY FOR ROADS

Exhibit B



Rizzetta & Company

Summit View Community Development District

Master Special Assessment
Allocation Report

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

rizzetta.com

March 19, 2021

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

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I. INTRODUCTION

This Master Special Assessment Allocation Report (the “Master Report”) is being presented in anticipation of financing a capital infrastructure project by the Summit View Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Incorporated has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project.

The District plans to issue bonds in one series to fund a portion of the capital infrastructure project, herein referred as the Capital Improvement Program. This Master Report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all of the land uses within the District that will benefit from the Capital Improvement Program.

II. DEFINED TERMS

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for the District. The total cost for the Capital Improvement Program is estimated to be \$14,546,900.42 as specified in the Engineer’s Report dated March 3, 2021. (**“Engineer’s Report”**).

“Developer” – Summit View, LLC.

“District” – Summit View Community Development District.

“District Engineer” – Florida Land Design & Permitting

“End User” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Master Engineer’s Report” – Means the engineer’s report dated March 3, 2021 prepared by the District Engineer describing the CIP and an estimated cost thereof.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Unplatted Parcels” – Undeveloped lands or parcels that are not yet subject to a recorded plat in their final end-use configuration.



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III. DISTRICT INFORMATION

The Summit View Community Development District was established by the City Commission of Dade City on July 12, 2005, pursuant to City Ordinance No. 2005-0894. The District encompasses approximately 135.35 acres and is located within Dade City and lies entirely in Section 32, Township 24 South, Range 21. The District is approximately 1 mile +/- north of State Road 52 on the east side of Happy Hill Road.

The District plans to issue bonds in one series to fund a portion of the Capital Improvement Program, as defined below. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the Capital Improvement Program. The current development plan for the District includes approximately 393 residential units. It is anticipated that all future 393 Platted Units within the boundaries of the District will benefit from the CIP and thus will be subject to the Series 2021 Assessments.

The District received a favorable bond validation judgement from the Sixth Judicial Circuit of the State of Florida on September 21, 2005, in case No. 51-2005-CA002129 ES, Section B.

Table 1 illustrates the District's preliminary development plan.

IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the Master Engineer's Report, the District's Capital Improvement Program includes, but is not limited to, roadway improvements, a stormwater management system, utilities (water and sewer), utility impact fees, hardscape/landscape, undergrounding of electrical conduit, recreational walking trails and is estimated to cost \$14,546,900.42 as shown in detail on Table 2. It is expected that the District will issue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Developer or other sources.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to certain assessable lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.



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A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Master Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District or within designated assessment areas within the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the report.

It is anticipated that the CIP will provide special benefit to the assessable lands within the District. As described in the Master Engineer's Report, "The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and the CIP will function as a system of improvements benefitting all lands within the District."

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Based on evaluation of Master District Engineer's Report, and in consultation with the Developer regarding the CIP, and by resolution of the Board of Supervisors, it has been determined that the manner in which the governing body of the District believes it is in the District's best interest to allocate the assessments for the bonds to be issued by the District is to be based on the front footage of each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry.

Table 3 demonstrates the allocation of the estimated costs allocated to the various planned unit types. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. These EAU factors, which utilize a 50' lot frontage as the standard lot size, are provided on Table 3. As described further herein, and based in part on the report of the District Engineer, it is our professional opinion that the Maximum Assessments are supported by sufficient benefit from the CIP, and that the Maximum Assessments are fairly and reasonably allocated to all



assessable properties subject to the Maximum Assessments.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy maintenance special assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing is included in Table 4 of this report. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire portion of the CIP is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, is not obligated to finance the total CIP, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

Initially, the District will be imposing a Master Assessment lien based on the maximum benefit conferred on each parcel by the CIP. Accordingly, Table 6 reflects the Maximum Assessment per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments levied against the assessable property owners within the District will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

All of the lands within the District are subject to the Maximum Assessments and are Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not



determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; (3) until the lands are sold, it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

This Master Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

In the event Unplatted Parcels (“Transferred Property”) are sold to a third party not affiliated with the project developer, assessments will be assigned to the Transferred Property based on the maximum total number of Platted Units assigned by the project developer to that Transferred Property, subject to review by the District’s methodology consultant to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with the methodology in this Master Report. The owner of the Transferred Property will be responsible for the total assessments applicable to the Transferred Property, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.



D. True-Up Determination & Payments

This Master Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the lands within the District. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the development plan as identified herein, the District shall allocate the assessments to the product types being platted and the remaining property in accordance with this Master Report and cause the assessments to be recorded in the District's Improvement Lien Book. If a change in development shows a net increase in the overall principal amount of assessments able to be assigned to the Property, then the District may undertake a pro rata reduction of assessments for all assessed properties within the Property, or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of assessments able to be assigned to the planned units described in the Master Report, and located within the District or designated assessment area, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the shortfall in assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include any applicable accrued interest pursuant to the applicable bond trust indenture.

For further detail on the true-up process, please refer to the applicable agreement and applicable assessment resolution(s).

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: CURRENT DEVELOPMENT PLAN

PRODUCTS	LOT SIZE	EAU	TOTAL UNITS (1)
Single Family 40'	40'	0.80	81
Single Family 50'	50'	1.00	278
Single Family 60'	60'	1.20	47
TOTAL:			406

(1) Product totals are shown for illustrative purposes and not fixed per product type. Development plan is subject to change with land platting.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION	TOTAL ESTIMATED COST
Roadways	\$2,267,093.19
Stormwater Management	\$4,861,314.33
Utilities (Water and Sewer)	\$2,390,913.92
Utilities Impact Fees	\$2,068,752.00
Hardscape/Landscape	\$170,000.00
Undergrounding of Conduit	\$110,075.00
Recreational Amenities Walking Trails	\$100,000.00
Professional Services	\$1,452,788.27
Off-Site Master Improvements	\$433,254.17
Contingency (5%)	\$692,709.54
Total CIP Construction Costs	<u>\$14,546,900.42</u>

NOTE: Infrastructure cost estimates provided by the District Engineer.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU	% of EAU	TOTAL COST (1)	PER UNIT COST
Single Family 40'	0.80	81	64.80	16.23%	\$2,361,321	\$29,152
Single Family 50'	1.00	278	278.00	69.64%	\$10,130,357	\$36,440
Single Family 60'	1.20	47	56.40	14.13%	\$2,055,223	\$43,728
		406	399.20	100.00%	\$14,546,900	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate	5.000%
Maximum Annual Debt Service ("MADS")	\$1,047,003
SOURCES:	
ESTIMATED PRINCIPAL AMOUNT	\$16,095,000 (1)
Total Net Proceeds	\$16,095,000
USES:	
Construction Account	(\$14,546,900)
Debt Service Reserve Fund	(\$1,047,003)
Costs of Issuance	(\$179,197)
Underwriter's Discount	(\$321,900)
Total Uses	(\$16,095,000)

(1) The District is not obligated to issue this amount of bonds.

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	5.000%
Maximum Initial Principal Amount	\$16,095,000
Aggregate Annual Installment	\$1,047,003 (1)
Estimated County Collection Costs	2.00% \$22,277 (2)
Maximum Early Payment Discounts	4.00% \$44,553 (2)
Estimated Total Annual Installment	\$1,113,833

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Single Family 40'	81	0.80	\$2,612,615	\$32,255	\$180,803	\$2,232
Single Family 50'	278	1.00	\$11,208,442	\$40,318	\$775,665	\$2,790
Single Family 60'	47	1.20	\$2,273,943	\$48,382	\$157,365	\$3,348
TOTAL	406		\$16,095,000		\$1,113,833	

(1) Represents maximum assessments based on total CIP and allocated by EAU. Actual imposed amounts may be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

**SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL (1)**

PARCEL ID NO.	ACREAGE	MAXIMUM PRINCIPAL/ACRE	MAXIMUM ANNUAL INSTALLMENT/ACRE⁽¹⁾
See attached legal description	1	\$118,913.93	\$8,229.28
<hr/>			
Total:		135.35	\$16,095,000
			\$1,113,833

(1) The allocation of the maximum assessment lien applied to each parcel above is based on units determined by the gross acreage of the parcel. As described in the Master Special Assessment Allocation Report, as parcels are platted, the assessments will be allocated in accordance with the allocation methodology described in the Report.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, ALL OF SAID PROPERTY BEING SITUATE IN PASCO COUNTY, FLORIDA.

SUBJECT TO ALL RIGHTS OF WAY FOR ROADS

Blank

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessments** was published in **Tampa Bay Times: 4/ 7/21, 4/14/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature Affiant

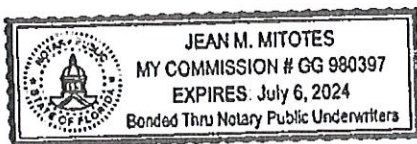
Sworn to and subscribed before me this 04/14/2021



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



**PURSUANT TO SECTION 170.07, FLORIDA STATUTES,
BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA STATUTES,
BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

The Summit View Community Development District Board of Supervisors ("Board") will hold public hearings on April 30, 2021 at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Summit View Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Master Engineer's Report, dated March 17, 2021 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management systems, water distribution systems, wastewater systems, entry landscaping, hardscaping and irrigation system improvements, and other eligible public improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Allocation Report, dated March 19, 2021 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") basis at the time that such property is platted or subject to a site plan. The costs are allocated using EAU factors, which have the effect of stratifying costs based on land use.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$17,600,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed maximum annual schedule of assessments is as follows:

PRODUCT	UNITS	EAU FACTOR	PRODUCT TOTAL PRINCIPAL, \$	PER UNIT ANNUAL PRINCIPAL, \$	PRODUCT ANNUAL PRINCIPAL, \$	PER UNIT ANNUAL PRINCIPAL, \$
Single Family 40	87	0.80	\$1,736,000	\$20,000	\$1,736,000	\$20,000
Single Family 40	309	1.00	\$1,122,000	\$36,000	\$3,421,800	\$11,074
Single Family 40	47	1.30	\$2,541,000	\$54,079	\$2,541,000	\$54,079
TOTAL	443		\$5,399,000		\$7,708,800	

1) Payments maximum assessments based on total debt and allocated by EAU. Actual repayment amounts may vary.
2) Product total above the maximum principal debt and is not based on debt.
3) Actual repayment amounts may vary due to other debt obligations, which may change.

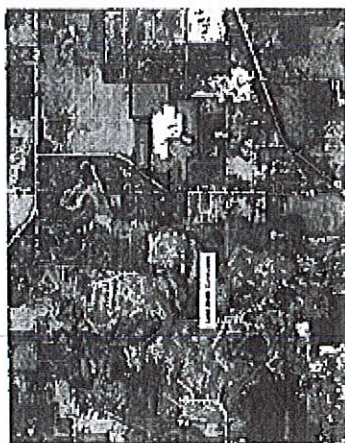
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 30, 2021 at 10:00 a.m. at offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

Additional information regarding this public hearing may be obtained by contacting the District Manager, Matt Huber, at mhuber@rizzetta.com or by calling (813) 994-1001.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.



SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2021-03
A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS, DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID, DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL, ADDRESSING THE SETTING OF PUBLIC HEARINGS, PROVIDING FOR PUBLICATION OF THIS RESOLUTION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS the Summit View Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the City of Dade City, Florida, and

WHEREAS the District is authorized by Chapter 190, Florida Statutes, to finance, kind, plan, establish, acquire, lease, equip, operate, extend, or construct certain improvements, including but not limited to transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, extend, or maintain the infrastructure improvements described in the District's Master Engineer's Report, dated March 17, 2021 attached hereto as Exhibit A and incorporated herein by reference (and the improvements contained therein, the "Project"); and

WHEREAS it is in the best interest of the District to pay all or a portion of the cost of the Project by special assessments pursuant to Chapter 190, Florida Statutes ("Assessments"); and

WHEREAS the District is empowered by Chapter 170, Supplemental and Alternative Method of Making Local Assessments, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, kind, plan, establish, acquire, lease, equip, operate, extend, or maintain the Project and to impose, levy and collect the Assessments; and

WHEREAS, as set forth in the Master Special Assessment Allocation Report, dated March 19, 2021, attached hereto as Exhibit B and incorporated herein by reference and on file at Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (District Records Office), the District hereby finds and determines that:

(a) benefits from the Project will accrue to the property improved;

(b) the amount of those benefits will exceed the amount of the Assessments; and

(c) the Assessments are fair and reasonably allocated;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** The Board hereby declares that it has determined to undertake all or a portion of the Project and to deliver all or a portion of the cost thereof by the Assessments.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Project and to deliver all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office, Exhibit B is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE PROJECT, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Project is \$14,101,796.37 (Estimated Cost).

B. The Assessments will deliver approximately \$14,775,000, which is the anticipated maximum per value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B.

C. The manner in which the Assessments will be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the year in which the Assessments are levied for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year or is determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method, e.g., on the tax roll or by direct bill, does not mean that such method will be used to collect 2 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practice.

Assessments are not available to the District in any year or is determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method, e.g., on the tax roll or by direct bill, does not mean that such method will be used to collect 2 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practice.

5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat herewith provided for.

6. ASSESSMENT PLAN. Pursuant to Section 170.04, Florida Statutes, there is on file at the District Records Office, an assessment plan showing the area to be assessed, with certain and specific descriptions of the Project and the estimated cost of the Project, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.05, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefits to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: April 30, 2021

TIME: 10:00 a.m.

LOCATION: Offices of Rizzetta & Company, Inc.,
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

The purpose of the public hearings is to hear comment and objections to the proposed assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pasco County by two (2) publications one (1) week apart with the first publication at least thirty (30) days prior to the date of the hearing, estimated herein. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the area to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause the Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or deemed in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is in whole or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

Passed and Adopted on March 19, 2021.

ATTEST:

SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT

[Signature]
District Secretary

[Signature]
District Manager, Board of Supervisors

Exhibit A: Master Engineer's Report, dated March 17, 2021

Exhibit B: Master Special Assessment Allocation Report, dated March 19, 2021

