



Rizzetta & Company

Summit View Community Development District

Board of Supervisors' Special Meeting January 25, 2024

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

www.summitviewcdd.org

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

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

www.summitviewcdd.org

Board of Supervisors	Doug Weiland Natalie Feldman Robert Tankel Pete Williams Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Grace Kobitter	KE Law Group
District Engineer	Ed Mazur	Florida Land Design & Permitting

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 · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summitviewcdd.org

January 17, 2024

Board of Supervisors Summit View Community Development District

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Summit View Community Development District will be held on **Thursday, January 25, 2024 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 December 15, 2023Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for November 2023.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on the District's Intent to Use the Uniform Method of Collection
 1. Consideration of Resolution 2024-08, Authorizing Uniform Method of Collection.....Tab 3
 - B. Public Hearing on the Levy of Special Assessments on Assessment Area Two
 1. Proof of Publication (Mailed/Published).....Tab 4
 2. Presentation of *2023 Supplemental Engineer's Report for the Summit View Community Development District*, dated December 4, 2023.....Tab 5
 3. Presentation of *Master Special Assessment Allocation Report (Assessment Area Two)*, dated December 15, 2023.....Tab 6
 4. Consideration of Resolution 2024-09, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on the Property Specially Benefited by Such Projects; Confirming the District's Intention to Issue Special Assessment Bonds; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, *Florida Statutes*.....Tab 7

- C. Consideration of Resolution 2024-10, Amending and Restating Resolution No. 2024-05 and Ratifying the Filing of an Amended Petition with the City of Dade City, Florida, Requesting the Adoption of an Ordinance, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment.....Tab 8
- D. Update on Bond Financing/Bond Financing Matters

5. STAFF REPORTS

- A. District Counsel
- B. District 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

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 regular meeting of the Board of Supervisors of Summit View Community Development District was held on **Friday, December 15, 2023, at 10:15 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, Chairman
Natalie Feldman	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Pete Williams	Board Supervisor, Assistant Secretary
	<i>(via conference call)</i>

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company
Kayla O'Connell	Financial Manager, Rizzetta & Company
	<i>(via conference call)</i>
Grace Kobitter	District Counsel, KVV Law Group
	<i>(via conference call)</i>
Jennifer Kilinski	District Counsel, KVV Law Group
	<i>(via conference call)</i>
Ed Mazur	District Engineer, Florida Land Design & Permitting
	<i>(via conference call)</i>
Audience	None

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

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
November 17, 2023**

On a Motion by Dr. Weiland, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 17, 2023, as presented, for Summit View Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
2023**

On a Motion by Mr. Williams, seconded by Ms. Feldman, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2023 (\$5,370.00), for Summit View Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Construction
Requisitions #CR75 and #CR76**

Mr. Huber reviewed the construction requisitions for the Board.

On a Motion by Dr. Weiland, seconded by Ms. Feldman, with all in favor, the Board of Supervisors ratified Construction Requisitions #CR75 and #CR76, for Summit View Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Amended and
Restated Master Engineer's Report**

Mr. Mazur presented the revisions made to the reports to include additional acreage and anticipated construction cost increases.

On a Motion by Mr. Thompson, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved the amended and restated Master Engineer's Report, for Summit View Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Amended and
Restated Master Assessment
Methodology Report**

Ms. O'Connell presented the updated report highlighting the changes that match the updated Engineer's Report. Mr. Williams requested that a table showing the pay down and total amortization for end users be included in the report.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

December 15, 2023 - Minutes of Meeting

Page 3

On a Motion by Mr. Williams, seconded by Dr. Weiland, with all in favor, the Board of Supervisors approved amended and restated Master Assessment Methodology Report, as discussed, for Summit View Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06,
Declaring Special Assessments and
Setting a Public Hearing on Master
Debt Assessments and Adopting a
Preliminary Assessment Roll**

Ms. Kobitter reviewed the resolution, noting that it amends the prior resolution. Following a brief discussion, the Board decided to hold the public hearing on January 25, 2024.

On a Motion by Dr. Weiland, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2024-06, declaring special assessments, adopting a preliminary assessment roll, and setting the Public Hearing for January 25, 2024, 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.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Designating a Date, Time, and Location
of a Public Hearing Regarding the
District's Intent to Use the Uniform
Method for the Levy, Collection, and
Enforcement of Non-Ad Valorem
Special Assessments for the
Expansion Parcel**

Ms. Kobitter reviewed the resolution. Following a brief discussion, the Board decided to hold the public hearing on January 25, 2024.

On a Motion by Ms. Feldman, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2024-07, designating the date, time and location of the public hearing to use the Uniform Method of Collection for the expanded parcel as January 25, 2024, 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.

TENTH ORDER OF BUSINESS

**Update Regarding Boundary
Amendment**

Ms. Kobitter informed the Board that hearing with the City on the amended boundary is scheduled for January 9th and 23rd and she anticipates no issues.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No Report

C. District Manager

Mr. Huber noted that the next meeting would now be a special meeting on January 25, 2024, at 10:00 a.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience members present to comment.

It was stated that the first 28 lots are scheduled to close on February 14th.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Thompson, seconded by Dr. Weiland, with all in favor, the Board of Supervisors adjourned the meeting at 10:32 a.m., for Summit View Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Tampa, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,169.28**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summit View Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	100065	GAA-D41159 11/23	Down Payment Policy#100123786 11/23	\$ 559.00
Florida Department of Commerce	100066	88862	Special District Fee FY 23/24	\$ 175.00
IPFS Corporation	ACH	GAA-D41159 10/23 ACH	Insurance FY23/24 ACH	\$ 498.07
TECO	100063	211028683509 10/23	Electric Services 10/23	\$ 70.27
TECO	100069	211028683509 11/23	Electric Services 11/23	\$ 65.99
TECO	100063	211028763996 10/23	Electric Services 10/23	\$ 1,337.14
TECO	100069	211028763996 11/23	Electric Services 11/23	\$ 1,357.20
TECO	100064	211029435370 10/23	Electric Services 10/23	\$ <u>106.61</u>
Report Total				\$ <u>4,169.28</u>

IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D41159

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Per your request, we have paid the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent. Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.

- Payment Instructions:**
1. All payments must be made payable to IPFS CORPORATION
 2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
 3. Be sure your payment is mailed in time to reach our office by your due date.
 4. Mail your payment to the address on the coupon.



1-0.1600 00000D9RPB07M 1/1 BIN:0 0-363

**INSURED**

SUMMIT VIEW COMMUNITY DEV DIST
RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

DISCLOSURE

TOTAL PREMIUMS	\$5,590.00
DOWN PAYMENT	\$559.00
AMOUNT FINANCED	\$5,031.00
FINANCE CHARGE	\$429.92
ASSESSMENTS	\$17.85
TOTAL PAYMENTS	\$5,478.77
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$498.07
ANNUAL % RATE	16.650
ACCEPTANCE DATE	10/11/23

SCHEDULE OF PAYMENTS

PYMT NO.	DUE DATE	AMOUNT
1	11/01/23	\$498.07
2	12/01/23	\$498.07
3	01/01/24	\$498.07
4	02/01/24	\$498.07
5	03/01/24	\$498.07
6	04/01/24	\$498.07
7	05/01/24	\$498.07
8	06/01/24	\$498.07
9	07/01/24	\$498.07
10	08/01/24	\$498.07
11	09/01/24	\$498.07

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE FIRE, AUTO MAR, I.M., CAS	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
100123786	10/01/23	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$5,590.00

Make online payments or view account information at www.ipfs.com.

Please use access code L99J3VGZJ to register (first time users).

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88862
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001645

Summit View Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

RECEIVED

OCT - 5 2023



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: summitviewcdd.org
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/19/2006
11. Creation Document on File: 01/19/2006
12. Date Established: 07/29/2005
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Dade City
15. Creation Document(s): City Ordinance 2005-0894
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William A. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL: 32399-4124. Direct questions to (850) 717-8430.

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9989 - FAX: (770)225 2866
ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
10/12/23	GAA-D41159	11/01/23

RECEIVED
OCT 19 2023

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

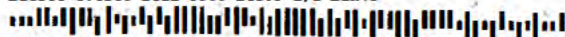
To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

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218544 0.4800 1012 8909 28399 1/1 BIN:0



SUMMIT VIEW COMMUNITY DEV DIST
RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

10.19.23

CURRENT BALANCE	PAYMENT DUE
\$5,478.77	\$498.07

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

SUMMIT VIEW COMMUNITY DEV DIST
RIZZETTA & CO
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
1	GAA-D41159	11/01/23

PAYMENT DUE: \$498.07
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$498.07

IF RECEIVED AFTER 11/06/23

5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY

PLEASE PAY THIS AMOUNT

\$24.90

\$522.97

GAA00411593 00000522975



SUMMIT VIEW CDD
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Statement Date: October 20, 2023

Amount Due: \$70.27

Due Date: November 10, 2023

Account #: 211028683509

Account Summary

Current Service Period: September 16, 2023 - October 16, 2023

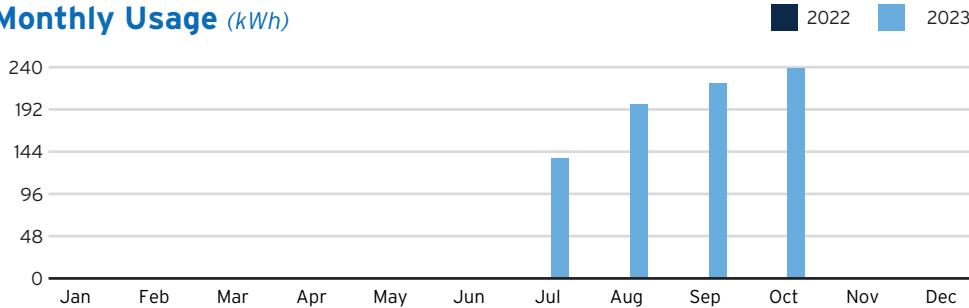
Previous Amount Due	\$67.27
Payment(s) Received Since Last Statement	-\$67.27
Current Month's Charges	\$70.27

Amount Due by November 10, 2023 \$70.27

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
10.23.2023

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028683509

Due Date: November 10, 2023

Amount Due: \$70.27

Payment Amount: \$ _____

678544369940

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6785443699402110286835090000000070276

Your Energy Insight



Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to view your account online.

SAFETY TIP: Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.





Service For:
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Account #: 211028683509
Statement Date: October 20, 2023
Charges Due: November 10, 2023

Meter Read

Service Period: Sep 16, 2023 - Oct 16, 2023

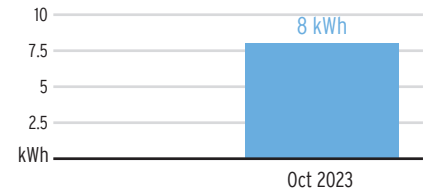
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809828	10/16/2023	2,011		1,772		239 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	239 kWh @ \$0.07990/kWh	\$19.10
Fuel Charge	239 kWh @ \$0.05239/kWh	\$12.52
Storm Protection Charge	239 kWh @ \$0.00400/kWh	\$0.96
Clean Energy Transition Mechanism	239 kWh @ \$0.00427/kWh	\$1.02
Storm Surcharge	239 kWh @ \$0.01061/kWh	\$2.54
Florida Gross Receipt Tax		\$1.52
Electric Service Cost		\$60.91
Franchise Fee		\$3.99
Municipal Public Service Tax		\$5.37
Total Electric Cost, Local Fees and Taxes		\$70.27

Avg kWh Used Per Day



Important Messages

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Total Current Month's Charges

\$70.27

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT VIEW CDD
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Statement Date: November 20, 2023

Amount Due: \$65.99

Due Date: December 11, 2023

Account #: 211028683509

Account Summary

Current Service Period: October 17, 2023 - November 14, 2023

Previous Amount Due	\$70.27
Payment(s) Received Since Last Statement	-\$70.27
Current Month's Charges	\$65.99

Amount Due by December 11, 2023 \$65.99

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
11.21.23

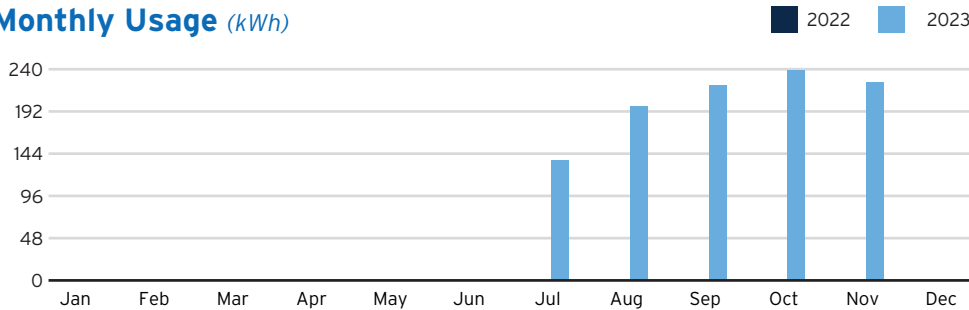


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028683509

Due Date: December 11, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$65.99

Payment Amount: \$ **65.99**

673606132382

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6736061323822110286835090000000065998



Service For:
35073 RAMAPO MOUNTAIN BLVD
DADE CITY, FL 33525

Account #: 211028683509
Statement Date: November 20, 2023
Charges Due: December 11, 2023

Meter Read

Service Period: Oct 17, 2023 - Nov 14, 2023

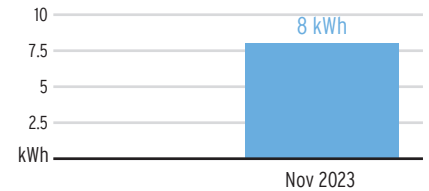
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809828	11/14/2023	2,236		2,011		225 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.75000		\$21.75
Energy Charge	225 kWh @ \$0.07990/kWh		\$17.98
Fuel Charge	225 kWh @ \$0.05239/kWh		\$11.79
Storm Protection Charge	225 kWh @ \$0.00400/kWh		\$0.90
Clean Energy Transition Mechanism	225 kWh @ \$0.00427/kWh		\$0.96
Storm Surcharge	225 kWh @ \$0.01061/kWh		\$2.39
Florida Gross Receipt Tax			\$1.43
Electric Service Cost			\$57.20
Franchise Fee			\$3.75
Municipal Public Service Tax			\$5.04
Total Electric Cost, Local Fees and Taxes			\$65.99

Avg kWh Used Per Day



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

Total Current Month's Charges

\$65.99

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SUMMIT VIEW CDD
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Statement Date: October 16, 2023

Amount Due: **\$1,337.14**

Due Date: November 06, 2023

Account #: 211028763996

Account Summary

Current Service Period: September 12, 2023 - October 10, 2023

Previous Amount Due	\$1,337.14
Payment(s) Received Since Last Statement	-\$1,337.14
Current Month's Charges	\$1,337.14

Amount Due by November 06, 2023 **\$1,337.14**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
10.17.2023



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Tampa Electric,
ask to see his or her
company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996

Due Date: November 06, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$1,337.14**

Payment Amount: \$ _____

684717192802

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6847171928022110287639960000001337147



Service For:
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Account #: 211028763996
Statement Date: October 16, 2023
Charges Due: November 06, 2023

Service Period: Sep 12, 2023 - Oct 10, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74

Lighting Charges **\$1,337.14**

Total Current Month's Charges

\$1,337.14

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SUMMIT VIEW CDD
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Statement Date: November 14, 2023

Amount Due: \$1,357.20

Due Date: December 05, 2023

Account #: 211028763996

Account Summary

Current Service Period: October 11, 2023 - November 08, 2023

Previous Amount Due	\$1,337.14
Payment(s) Received Since Last Statement	-\$1,337.14
Current Month's Charges	\$1,357.20

Amount Due by December 05, 2023 \$1,357.20

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
11.15.23



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028763996

Due Date: December 05, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,357.20

Payment Amount: \$ 1,357.20

673606129287

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6736061292872110287639960000001357202



Service For:
13350 HAPPY HILL RD PH 2B
DADE CITY, FL 34685

Account #: 211028763996
Statement Date: November 14, 2023
Charges Due: December 05, 2023

Service Period: Oct 11, 2023 - Nov 08, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	646 kWh @ \$0.03511/kWh	\$22.68
Fixture & Maintenance Charge	34 Fixtures	\$554.88
Lighting Pole / Wire	34 Poles	\$712.64
Lighting Fuel Charge	646 kWh @ \$0.05169/kWh	\$33.39
Storm Protection Charge	646 kWh @ \$0.01466/kWh	\$9.47
Clean Energy Transition Mechanism	646 kWh @ \$0.00036/kWh	\$0.23
Storm Surcharge	646 kWh @ \$0.00326/kWh	\$2.11
Florida Gross Receipt Tax		\$1.74

Lighting Charges **\$1,337.14**



Other Fees and Charges

Lighting Late Payment Fee	\$20.06
Total Other Fees and Charges	\$20.06

Total Current Month's Charges

\$1,357.20

Important Messages

More clean energy to you

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SUMMIT VIEW CDD
300 STATE ST E, APT 210
OLDSMAR, FL 34677-3704

Statement Date: October 31, 2023

Amount Due: \$106.61

Due Date: November 21, 2023

Account #: 211029435370

Account Summary

Current Service Period: September 27, 2023 - October 25, 2023

Previous Amount Due	\$343.59
Payment(s) Received Since Last Statement	-\$343.59
Current Month's Charges	\$106.61

Amount Due by November 21, 2023 \$106.61

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **25% lower** than it was in your previous period.

RECEIVED
11.01.23



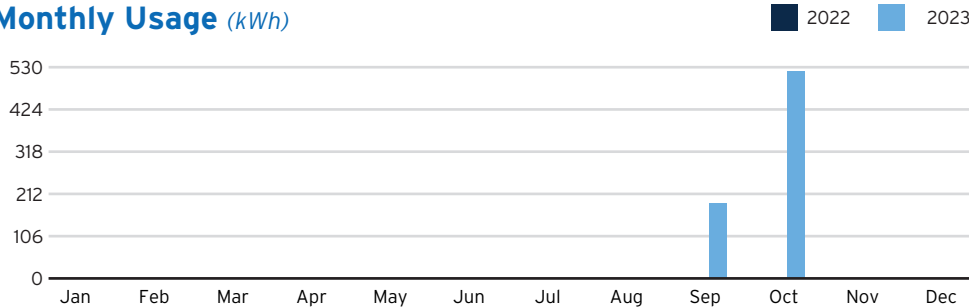
Scan here to view your account online.

SAFETY TIP: Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211029435370

Due Date: November 21, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$106.61

Payment Amount: \$ 106.61

618050780353

SUMMIT VIEW CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6180507803532110294353700000000106611



Service For:
300 STATE ST E
APT 210, OLDSMAR, FL 34677-3704

Account #: 211029435370
Statement Date: October 31, 2023
Charges Due: November 21, 2023

Meter Read

Service Period: Sep 27, 2023 - Oct 25, 2023

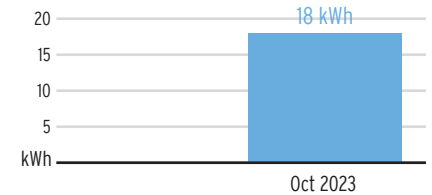
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000746314	10/25/2023	51,994		51,474		520 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.71000	\$20.59
	Energy Charge	520 kWh @ \$0.06847/kWh	\$35.60
	Fuel Charge	520 kWh @ \$0.04908/kWh	\$25.52
	Storm Protection Charge	520 kWh @ \$0.00373/kWh	\$1.94
	Clean Energy Transition Mechanism	520 kWh @ \$0.00430/kWh	\$2.24
	Storm Surcharge	520 kWh @ \$0.01022/kWh	\$5.31
	Florida Gross Receipt Tax		\$2.34
	Electric Service Cost		\$93.54
	Franchise Fee		\$6.13
	Municipal Public Service Tax		\$6.94
	Total Electric Cost, Local Fees and Taxes		\$106.61

Avg kWh Used Per Day



Important Messages

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

Total Current Month's Charges

\$106.61

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

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All Other

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P.O. Box 111
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Contact Us

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Tab 3

RESOLUTION 2024-08

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summit View Community Development District (the “**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “**Uniform Method**”); and

WHEREAS, on January 23, 2024, the City Commission of the City of Dade City, Florida adopted Ordinance No. 2023-39, amending the District’s boundaries to include approximately .636 acres of land to those lands within the boundaries of the District (the “**Expansion Parcel**”); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Pasco County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the Uniform Method of collecting assessments over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the

Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the Uniform Method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of January 2024.

ATTEST:

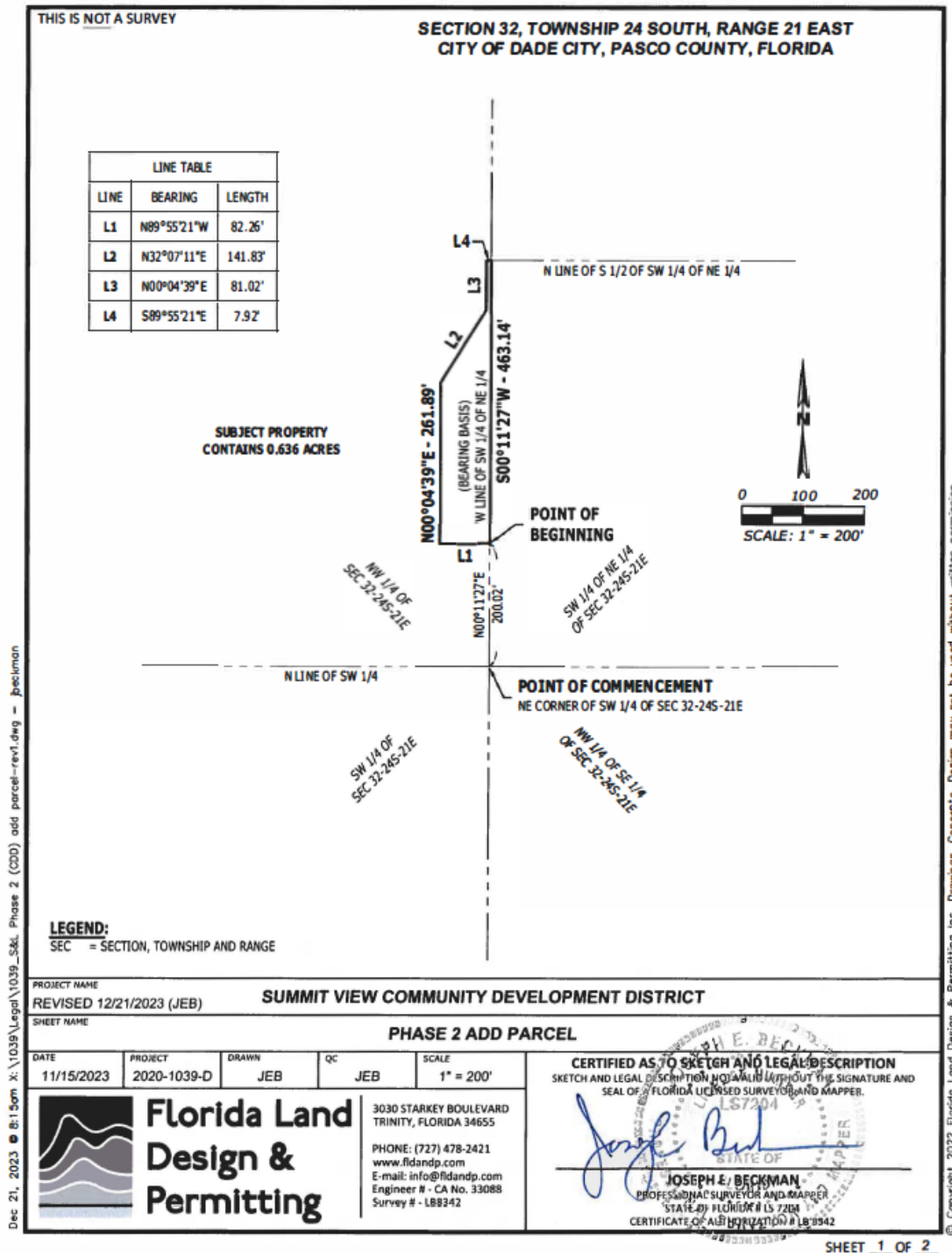
**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description of Expansion Parcel

Exhibit A Legal Description of Expansion Parcel



THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 7.92 FEET TO AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG SAID WEST LINE SOUTH 00°11'27" WEST, FOR 463.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.636 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N00°11'27"E, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

REVISED 12/21/2023 (JEB)

SHEET NAME

PHASE 2 ADD PARCEL



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

Dec 21, 2023 @ 8:15am X:\1039\Legal\1039_S&L Phase 2 (000) add parcel-rev1.dwg - Beckman

© Copyright 2022 Florida Land Design & Permitting Inc. Drawings, Concepts, Design may not be used without written permission.

SHEET 2 OF 2

Tab 4

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

$$\}_{SS}$$

Before the undersigned authority personally appeared **Jean Mitotes** 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: Assessment** was published in said newspaper by print in the issues of: **1/ 3/24, 1/10/24** or by publication on the newspaper's website, if authorized, on

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 nor 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 01/10/2024


Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS 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 Board of Supervisors ("Board") of the Summit View Community Development District ("District") will hold a public hearing on Thursday, January 25, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the office of Rizzetta & Company, Inc., 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 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 Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023, as may be further amended (the master project described therein, the "CIP"). 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 Manager located at c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 933-5571 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management, utilities (water and sewer), utilities commitment and impact fees, hardscape and landscape, undergrounding of conduit, recreational amenities, off-site improvements, and related soft costs, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$15,567,486.90, \$8,068,806 of which is attributable to Assessment Area Two, as defined in the Assessment Report (defined herein).

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 (Assessment Area Two), dated December 15, 2023 ("Assessment Report"), as may be further amended and supplemented, and which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. These assessments are anticipated to replace the previously imposed master assessments only for Assessment Area Two within the District (Phase 1B and Phase 2A only).

As described in more detail in the Assessment Report, the District's assessments are 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 gross acre basis and will be allocated on an equivalent assessment unit ("EAU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel within Assessment Area Two 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 \$11,245,000 in debt to be assessed by the District in Assessment Area Two, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Total # of Units/Acres	EAU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Single Family 40'	6	0.80	\$38,444	\$3,633
Single Family 50'	168	1.00	\$48,056	\$4,541
Single Family 60'	51	1.20	\$57,667	\$5,449
	225			

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

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 are anticipated to 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. Notwithstanding the description of the Maximum Assessments herein, 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. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District. Further, this notice shall not affect the Series 2021 Assessment currently levied on property within Phases 1A and 2B in the District for which Series 2021 Bonds were previously issued.

At the same date, time, and place, 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.

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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by calling (813) 933-5571, at least three business days prior to the meeting. 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), for aid in contacting the District Manager's Office.

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE 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 PLAT 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") was established by Ordinance No. 2005-0894 as adopted by the City Commission of the City of Dade City, Florida, as may be amended from time to time, and 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, fund, plan, establish, acquire, install, 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, on March 19, 2021, the District previously adopted Resolution 2021-30, determining to provide certain capital improvements and to defray the costs thereof by making certain assessments on benefited property and declaring the intent to do the same and later, on June 8, 2021, adopted Resolution 2021-31, whereby the District's Board of Supervisors ("Board") acted as an Equalization Board, conducted a public hearing on the proposed assessments, and levied a master lien ("2021 Master Lien"); and

WHEREAS, the District issued its Special Assessment Bonds, Series 2021A and Special Assessment Bonds, Series 2021B (together, the "2021 Bonds") on or around August 10, 2021, pursuant to the 2021 Master Lien and Resolution 2021-36, which levied the lien securing the 2021 Assessments, as such assessments are defined in the financing documents related to the District Series 2021 Bonds; and

WHEREAS, since the time of the levy of such 2021 Master Lien, costs of construction, interest rates and other factors 1/03/2024, 1/10/2024

have changed, resulting in an increased in costs and an increase in benefit to the lands within the District such that the District hereby finds it is in the District's best interest to proceed with amended and restated proceedings as provided for herein and only for Phase 1B and Phase 2A within the District (hereinafter, "Assessment Area Two"); and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District's Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023, as may be amended or supplemented from time to time, attached hereto as Exhibit A and incorporated herein by reference (the "Engineer's Report" and the improvements described therein, the "Improvements"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefited lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments and shall supplement the previous proceedings undertaken by the District pursuant to Resolutions 2021-30 and 2021-31; and

WHEREAS, as set forth in the Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023, as may be amended or supplemented from time to time, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), 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:

- (i) benefits from the Improvements will accrue to the property improved;
- (ii) the amount of those benefits will exceed the amount of the Assessments; and
- (iii) the Assessments are fairly and reasonably allocated.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is asset forth in the Assessment Report attached as Exhibit B.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the Engineer's Report, 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 IMPROVEMENTS, 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 Improvements is \$15,567,486.90, of which \$8,068,806 is attributable to Assessment Area Two ("Estimated Cost").

B. The Assessments will defray approximately \$11,245,000 which is the anticipated maximum par value of any bonds attributable to Assessment Area Two and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified 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 are 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 if 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 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 practices.

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 hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, 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 benefit to and the maximum 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: Thursday, January 24, 2024
TIME: 10:00 a.m.
LOCATION: Rizzetta & Company, Inc.,
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. 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 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 twenty (20) days prior to the date of the hearing established 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 the 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 areas 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 this 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 desired 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. These proceedings are intended, only upon conclusion of the proceedings, to supplement and amend the previous proceedings conducted pursuant to Resolutions 2021-30 and 2021-31. However, this Resolution and the assessment proceedings conducted pursuant to this Resolution and Florida law shall in no way affect the Series 2021 Assessments current levied to Phases 1A and 2B in the District for which Series 2021 Bonds were previously issued nor the master proceedings associated with Phases 1A and 2B. These assessment proceedings shall only supplement and amend the master lien and assessments to be allocated to Assessment Area Two (Phases 1B and 2A, including the 1.012 acres to be added pursuant to that certain boundary amendment process to be effectuated on or around January 23, 2024).

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 wholly 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.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED this 15th day of December 2023.

ATTEST:

Assistant Secretary

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023

Exhibit B: Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023

0000322114-01

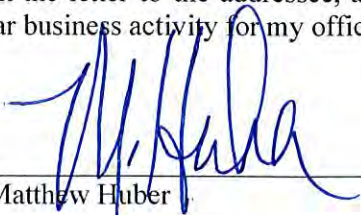
STATE OF FLORIDA)
COUNTY OF PASCO)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Matthew Huber, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Matthew Huber, am employed by Rizzetta & Company, Inc., and, in the course of that employment, serve as District Manager for the Summit View Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Summit View Community Development District.
4. I do hereby certify that on April 30, 2021, and in the regular course of business, I caused the letter, in the form attached hereto as **Exhibit A**, to be sent notifying affected landowner in the Summit View Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of special assessments.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


Matthew Huber

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 30th day of April 2021, by Matthew Huber, for Rizzetta & Company, Inc., who is ☒ personally known to me or ☐ has provided _____ as identification, and who did ___/ did not ___ take an oath.



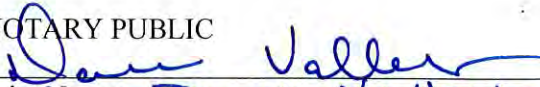
NOTARY PUBLIC

Print Name: Dawn Valley
Notary Public, State of Florida
Commission No.: HH 029283
My Commission Expires: 11-1-24

EXHIBIT A: Form of Mailed Notice

EXHIBIT A
Form of Mailed Notice

**Summit View
Community Development District**

Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Ph: (813) 994-1001

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

April 30, 2021
334 East Lake Road, Suite 172
Palm Harbor, Florida 34685
Attn: Douglas Weiland

***RE: Summit View Community Development District
Notice of Hearing on Assessments to Property
Parcel ID# 32-24-21-0000-00300-0000***

Dear Property Owner:

You are receiving this supplemental mailed notice to the previous notice mailed to you regarding the assessment hearing on April 30, 2021, which is enclosed herein for your reference. You are receiving this supplemental notice because the development plan has changed, resulting in a maximum product total principal and product annual assessment installment higher than previously noticed. The per unit principal and the per unit annual installment, the annual maximum amount anticipated to be paid, have not increased. To allow ample time for participation in the hearing and review of the revised principal numbers, the Board has continued the public hearing for June 4, 2021 at 10:00am at the location set forth herein and in the previous notice. The property that you own that is the subject of this notice is identified above.

As the April 30, 2021 meeting of the District's Board of Supervisors, the District approved updates to the *Master Engineer's Report* dated April 30, 2021 (the "Capital Improvement Plan"), which may be further amended from time to time, that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, roadway improvements, stormwater management systems, water distribution systems, wastewater systems, landscaping, hardscaping and irrigation system improvements, and other eligible public improvements, all as more specifically described in the Capital Improvement Plan (together, the "Improvements").

The District estimates that it will cost approximately up to \$17,700,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, and discounts for early payment. As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District's updated *Master Special Assessment Allocation Report*, dated April 30, 2021 (the "Assessment Report"), attached hereto for your reference. This Assessment Report was also approved at the Board's April 30, 2021, public meeting. The Capital Improvement Plan and the Assessment Report are available for review and inspection by contacting the District Manager's office, Rizzetta & Company, Inc., in writing or in person at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by phone at (813) 994-1001.

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

April 30, 2021

will be levied against all benefitted 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 the costs based on land use.

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be \$17,700.00 exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the Pasco County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will now be held on **June 4, 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. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice. 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.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Records Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

Matthew Huber

District Manager

Enclosures

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summitviewcdd.org

VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT

April 9, 2021

334 East Lake Road, Suite 172
Palm Harbor, Florida 34685
Attn: Douglas Weiland

**RE: *Summit View Community Development District
Notice of Hearing on Assessments to Property
Parcel ID# 32-24-21-0000-00300-0000***

Dear Property Owner:

You are receiving this notice because Pasco County records indicate that you are a property owner within the Summit View Community Development District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified above.

At the March 19, 2021, meeting of the District’s Board of Supervisors, the District approved the *Master Engineer’s Report* dated March 17, 2021 (the “Capital Improvement Plan”), which may be amended from time to time, that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, roadway improvements, stormwater management systems, water distribution systems, wastewater systems, landscaping, hardscaping and irrigation system improvements, and other eligible public improvements, all as more specifically described in the Capital Improvement Plan (together, the “Improvements”).

The District estimates that it will cost approximately up to \$17,800,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, and discounts for early payment. As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District’s *Master Special Assessment Allocation Report*, dated March 19, 2021 (the “Assessment Report”). This Assessment Report was also approved at the Board’s March 19, 2021, public meeting. The Capital Improvement Plan and the Assessment Report are available for review and inspection by contacting the District Manager’s office, Rizzetta & Company, Inc., in writing or in person at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by phone at (813) 994-1001.

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 benefitted 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.

April 9, 2021

The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use.

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be \$17,800.00 exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the Pasco County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **Friday, 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. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

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.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Records Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

Matthew Huber

District Manager

Exhibit A

MASTER ENGINEER'S REPORT
FOR THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
13350 HAPPY HILL ROAD, DADE CITY, FL 33525

PREPARED FOR:

BOARD OF SUPERVISORS
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

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

April 30, 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 (as set forth in Appendix A hereto), for the Summit View Community Development District ("District" or "CDD"). 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 (the "Developer"), 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 (the "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 396 single-family residential units, 59.31 acres of Residential Development, 21.75 acres of District Roads, 3.24 acres of Recreational Facilities, and 51.05 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.

3. PROPOSED PROJECT

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are planned for 396 single-family residential units. The CIP is intended to function as one system of improvements, with costs of the CIP being broken out into Master, Sub-Phase 1 or Sub-Phase 2 costs, as illustrated in Appendix A attached hereto.

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:	88 Units
50-foot-wide x 110' deep (Min.) Product:	228 Units
60-foot-wide x 110' deep (Min.) Product:	80 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 the District for ownership, operation, and maintenance. All internal roadways will be open to the public.

No Impact Fee Credits are available for roadway improvements.

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 by the Developer 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, private 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 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 the City for operation and maintenance.

Impact Fees in connection with the water and wastewater utility improvements 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 District will pay a sewer capacity reservation fee for the entire community which is equal to 50% of the total impact fee prior to the recording of the first plat, or at least \$1,060,696.00.

There are impact fee credits for the sewer capacity reservation fee. The Developer is retaining these impact fee credits. In exchange, the Developer would be required to pay back the capacity reservation fee upon the closing of each residential unit.

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 shall be within the rights-of-way owned by the CDD, and maintained by the CDD in order to be funded by the CDD.

Undergrounding of Electrical Utility Lines

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 the 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.

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 stormwater 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
Undergrounding of Conduit	CDD	CDD
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 shown 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.

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	\$2,084,544.00
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%)	\$682,979.98
TOTAL	\$14,342,579.59

* 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 A
Cost Breakdown for CIP

<u>Infrastructure</u>	<u>Master</u>	<u>Sub-Phase 1</u>	<u>Sub-Phase 2</u>	<u>Total CIP</u>
Roadways	\$532,439.00	\$783,520.29	\$951,133.90	\$2,267,093.19
Stormwater Management	\$122,497.00	\$2,528,686.05	\$2,210,131.28	\$4,861,314.33
Utilities (Water and Sewer)	\$435,659.00	\$760,071.14	\$1,195,183.78	\$2,390,913.92
Utilities Commitment/Impact Fees	\$1,042,272.00	\$0.00	\$1,042,272.00	\$2,084,544.00
Hardscape/Landscape	\$0.00	\$83,300.00	\$86,700.00	\$170,000.00
Undergrounding of Conduit	\$0.00	\$52,800.00	\$57,275.00	\$110,075.00
Recreational Amenities, Walking Trails	\$0.00	\$49,000.00	\$51,000.00	\$100,000.00
Professional Services*	\$1,242,405.00	\$0.00	\$0.00	\$1,242,405.00
Offsite Improvements	\$433,254.17	\$0.00	\$0.00	\$433,254.17
Contingency	\$0.00	\$319,068.93	\$363,911.00	\$682,979.98
TOTAL	\$3,808,526.17	\$4,576,446.41	\$5,957,606.96	\$14,342,579.59

Product Type:	<u>Sub-Phase 1</u>	<u>Sub-Phase 2</u>
40-foot-wide x 110' deep (Min.) Product:	82 Units	6 Units
50-foot-wide x 110' deep (Min.) Product:	72 Units	156 Units
60-foot-wide x 110' deep (Min.) Product:	31 Units	49 Units
Total:	185 Units	211 Units

* All Master Costs occur at the same time as Sub-Phase 1 costs except for \$293,830.00 of costs for Professional Services which is timed to occur during Sub-Phase 2 but is included in the total above for Professional Services.

EXHIBIT “A”

Exhibit B



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Summit View Community Development District

Master Special Assessment
Allocation Report

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

rizzetta.com

April 30, 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 or more 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 \$14,342,579.59 as specified in the Engineer’s Report dated April 13, 2021. (“**Master 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.

“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 or 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 or more series to fund a portion of the Capital Improvement Program, as defined below. 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 the landowners that will benefit from the Capital Improvement Program. The current development plan for the District includes approximately 396 residential units.

The District received a favorable bond validation judgment 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 professional services, and is estimated to cost \$14,342,579.59 as shown in detail on Table 2. It is expected that the District will issue bonds in one or more series 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 special district may levy special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the special 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 special 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 special 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 more precisely defined as the land uses which specifically receive benefit from the CIP as described in this Master Report and supplements thereto.

It is anticipated that the CIP will provide special benefit to all 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.

170.201, Florida Statutes, 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 the Master 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 and front footage. 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.



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B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more 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 Maximum 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 that will be subject to the Maximum Assessments at the time of this Report 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



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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 an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to the Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel, 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 Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel 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, in order for assessments to be at 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 achieve 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.



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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 on a first platted, first assigned basis 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 assessable property within the District, then the District may undertake a pro rata reduction of assessments for all assessed properties within the District, 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 this Master Report, including any 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 assessment resolutions of the District. 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	EAU	Sub-Phase 1	Sub-Phase 2	TOTAL UNITS	(1)
Single Family 40'	0.80	82	6	88	
Single Family 50'	1.00	72	156	228	
Single Family 60'	1.20	31	49	80	
TOTAL:		185	211	396	

(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	\$2,084,544.00
Hardscape/Landscape	\$170,000.00
Differential Cost of Undergrounding of Conduit	\$110,075.00
Recreational Amenities Walking Trails	\$100,000.00
Professional Services	\$1,242,405.00
Off-Site Master Improvements	\$433,254.17
Contingency (5%)	\$682,979.98
Total CIP Construction Costs	<u>\$14,342,579.59</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	88	70.40	17.85%	\$2,560,136	\$29,092
Single Family 50'	1.00	228	228.00	57.81%	\$8,291,349	\$36,366
Single Family 60'	1.20	80	96.00	24.34%	\$3,491,094	\$43,639
		396	394.40	100.00%	\$14,342,580	

(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")	\$1,155,964
SOURCES:	
ESTIMATED PRINCIPAL AMOUNT	\$17,770,000 (1)
Total Net Proceeds	\$17,770,000
USES:	
Construction Account	(\$14,342,580)
Debt Service Reserve Fund	(\$1,155,964)
Capitalized Interest (24 months)	(\$1,777,000)
Costs of Issuance	(\$139,056)
Underwriter's Discount	(\$355,400)
Total Uses	(\$17,770,000)

(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	\$17,770,000
Aggregate Annual Installment	\$1,155,964 (1)
Estimated County Collection Costs	2.00% \$24,595 (2)
Maximum Early Payment Discounts	4.00% \$49,190 (2)
Estimated Total Annual Installment	\$1,229,749

(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'	88	0.80	\$3,171,927	\$36,045	\$219,509	\$2,494
Single Family 50'	228	1.00	\$10,272,718	\$45,056	\$710,910	\$3,118
Single Family 60'	80	1.20	\$4,325,355	\$54,067	\$299,330	\$3,742
TOTAL	396		\$17,770,000		\$1,229,749	

(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	\$131,289.25	\$9,085.70
<hr/>			
Total:	135.35	\$17,770,000	\$1,229,749

(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

Tab 5

**2023 SUPPLEMENTAL ENGINEER'S REPORT FOR THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

December 20, 2023

1. PURPOSE

This report supplements the *Amended and Restated Master Engineer's Report for the Summit View Community Development District*, dated December 20, 2023 ("**Master Report**") for the purpose of describing the portion of the improvements set forth herein and that are part of the District's CIP¹, hereinafter known as the "**Phase 2 Project**."

2. Phase 2 Project

The District's Phase 2 Project includes the portion of the CIP that is necessary for the development of what is known as Phase 2 within the District, also referred to as Assessment Area Two. A legal description and sketch of Phase 2 are shown in **Exhibit A-1**, made up of 68.086 acres owned by Summit View LLC. This acreage, as set forth herein, has increased by 0.636 acres, pending a successful boundary amendment through Dade City scheduled for January of 2024, and as a result of the proposed inclusion of the area on the attached **Exhibit A-2**.

Product Mix

The table below shows the product types that will be part of the Phase 2 Project. The total lot count is 221. Please see Exhibit B for the location of the various sized lots.

Unit Type	Phase 1B	Phase 2A
SF 40	6	0
SF 50	71	95
SF 60	18	31
TOTAL	95	126

List of Phase 2 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the Phase 2 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Phase 2 Project includes, but is not limited to, the following items relating to development of Phase 2: roadways, stormwater management, water and sewer utilities, hardscape and landscape, recreational improvements and walking trails, the differential cost of undergrounding electrical conduit, and soft costs. Phase 2 is further divided into two sections known as Phase 1B and Phase 2A. Exhibit C shows where these sub-phases are located within Phase 2.

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

**2023 SUPPLEMENTAL ENGINEER'S REPORT FOR THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

December 20, 2023

1. PURPOSE

This report supplements the *Amended and Restated Master Engineer's Report for the Summit View Community Development District*, dated December 20, 2023 ("**Master Report**") for the purpose of describing the portion of the improvements set forth herein and that are part of the District's CIP¹, hereinafter known as the "**Phase 2 Project**."

2. Phase 2 Project

The District's Phase 2 Project includes the portion of the CIP that is necessary for the development of what is known as Phase 2 within the District, also referred to as Assessment Area Two. A legal description and sketch of Phase 2 are shown in **Exhibit A-1**, made up of 38.415 acres owned by Summit View LLC. This acreage, as set forth herein, has increased by 0.636 acres, pending a successful boundary amendment through Dade City scheduled for January of 2024, and as a result of the proposed inclusion of the area on the attached **Exhibit A-2**.

Product Mix

The table below shows the product types that will be part of the Phase 2 Project. The total lot count is 221. Please see Exhibit B for the location of the various sized lots.

Unit Type	Phase 1B	Phase 2A
SF 40	6	0
SF 50	71	95
SF 60	18	31
TOTAL	95	126

List of Phase 2 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the Phase 2 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Phase 2 Project includes, but is not limited to, the following items relating to development of Phase 2: roadways, stormwater management, water and sewer utilities, hardscape and landscape, recreational improvements and walking trails, the differential cost of undergrounding electrical conduit, and soft costs. Phase 2 is further divided into two sections known as Phase 1B and Phase 2A. Exhibit C shows where these sub-phases are located within Phase 2.

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

Permits

The status of the applicable permits necessary for the Phase 2 Project is as follows:

Agency	Portion of Phase 2	Status
Dade City	Phase 1B Construction Plans	Issued
Dade City	Phase 2A Construction Plans	Pending
FDEP	Phase 1B Water System	Pending
FDEP	Phase 1B Sewer System	Issued
FDEP	Phase 2A Water System	Pending
FDEP	Phase 2A Sewer System	Pending
SWFWMD	Phase 1B	Issued
SWFWMD	Phase 2A	Issued

Estimated Costs

The table below shows the costs that are necessary for delivery of Phase 1B and 2A. See Exhibits D, E and F for the proposed drainage, potable water and sewer systems used to prepare the cost estimates below.

ESTIMATED COSTS OF DELIVERING THE PHASE 2 PROJECT

Improvement	Phase 1B	Phase 2A	Total/ Phase 2	O&M Entity
Earthwork, Erosion Control	<i>\$472,700</i>	<i>\$975,000</i>	<i>\$1,447,700</i>	CDD
Roadways	<i>\$976,900</i>	<i>\$710,950</i>	<i>\$1,687,850</i>	CDD
Stormwater Management	<i>\$748,200</i>	<i>\$1,092,000</i>	<i>\$1,840,200</i>	CDD
Utilities (Water and Sewer)	<i>\$955,500</i>	<i>\$1,440,600</i>	<i>\$2,396,100</i>	City
Professional Services (Engineering, Survey)	\$50,000	\$90,000	\$140,000	N/A
Hardscape/Landscape	\$40,000	\$70,000	\$110,000	CDD
Undergrounding of Conduit	\$35,000	\$50,000	\$85,000	CDD
Recreational Improvements, Walking Trails	\$50,000	\$75,000	\$125,000	CDD
Contingency (3%)	\$99,849	\$135,107	\$234,956	N/A
	\$3,428,149	\$4,638,657	\$8,066,806	

- The earthwork, roadway, drainage and utilities construction costs shown in italics above are based on a negotiated contract with the contractor that will construct Phase 1B and 2A.
- Utility impact fees for the Phase 2 lots are less than the credits created as a result of the construction of the recently completed booster pump for this area of Dade City. Therefore, no impact fees are shown in the above table.
- The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

- d. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- e. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

3. CONCLUSION

The Phase 2 Project will be designed in accordance with current governmental regulations and requirements. The Phase 2 Project 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 to the Phase 2 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, 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 issued pursuant to Section 380.06, Florida Statutes;
- the Phase 2 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Phase 2 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the Phase 2 Project that is at least equal to the costs of the Phase 2 Project.

As described above, this report identifies the benefits from the Phase 2 Project to the lands within the District. The general public, property owners outside of Assessed Area Two, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's Phase 2 Project, which is designed solely to provide special benefits peculiar to property within Assessment Area Two, and enable properties within Assessment Area Two to be developed.

The Phase 2 Project will be owned by the District or other governmental units and such Phase 2 Project 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 of the Phase 2 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Phase 2 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the Phase 2 Project or the fair market value.

Please note that the Phase 2 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Phase 2 Project, 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.



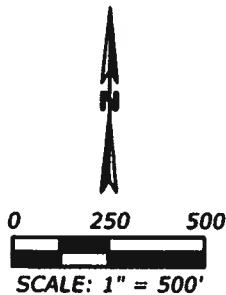
Edward Mazur, Jr., P.E.
Date 12-20-2023

EXHIBIT A-1

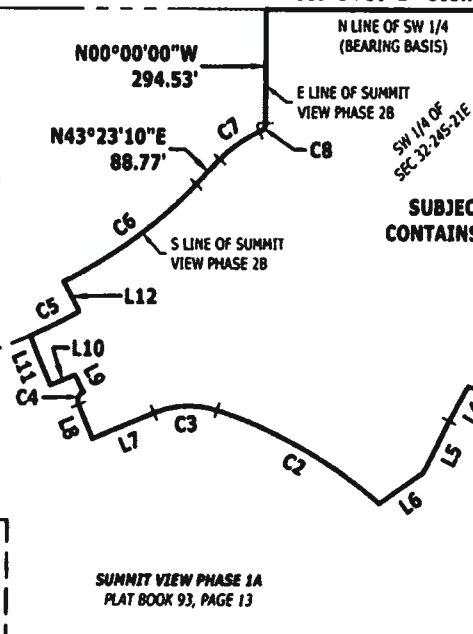
THIS IS NOT A SURVEY

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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	599.00'	70°38'14"	738.48'	S70°22'39"W	692.59'
C2	1,178.50'	23°51'25"	490.71'	N60°29'04"W	487.17'
C3	239.00'	40°08'30"	167.44'	S87°30'59"W	164.04'
C4	25.00'	90°00'00"	39.27'	N22°26'44"E	35.36'
C5	1,260.00'	6°27'37"	142.07'	N63°11'28"E	142.00'
C6	1,200.00'	20°26'55"	428.27'	N53°36'38"E	426.00'
C7	310.00'	23°32'29"	127.37'	N55°09'25"E	126.48'
C8	25.00'	66°55'39"	29.20'	N33°27'50"E	27.57'



SUMMIT VIEW PHASE 2B
PLAT BOOK 88, PAGE 108



**SUBJECT PROPERTY
CONTAINS 68.086 ACRES**

LEGEND:

SEC = SECTION, TOWNSHIP AND RANGE

REVISED 12/21/2023 (JEB)

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2

DATE	PROJECT	DRAWN	QC	SCALE
10/11/2023	2020-1039-D	JEB	JEB	1" = 500'



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - L88342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Joseph E. Beckman
JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204

CERTIFICATE OF AUTHORIZATION # LB 8342

SHEET 1 OF 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WESTERLY EXTENSION, AND SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 101.60 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW PHASE 1A AS RECORDED IN PLAT BOOK 93, PAGE 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUMMIT VIEW PHASE 1A THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 80°25'57" WEST, FOR 139.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (2) WESTERLY 738.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 599.00 FEET, A CENTRAL ANGLE OF 70°38'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°22'39" WEST, FOR 692.59 FEET; (3) SOUTH 28°48'33" WEST, FOR 102.72 FEET; (4) SOUTH 26°35'41" WEST, FOR 151.29 FEET; (5) SOUTH 54°54'41" WEST, FOR 138.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) NORTHWESTERLY 490.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,178.50 FEET, A CENTRAL ANGLE OF 23°51'25", AND A CHORD BEARING AND DISTANCE OF NORTH 60°29'04" WEST, FOR 487.17 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (7) WESTERLY 167.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 40°08'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°30'59" WEST, FOR 164.04 FEET; (8) SOUTH 67°26'44" WEST, FOR 173.01 FEET; (9) NORTH 22°33'16" WEST, FOR 95.00 FEET TO A POINT ON A CURVE TO THE RIGHT; (10) NORTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 22°26'44" EAST, FOR 35.36 FEET; (11) NORTH 28°15'54" WEST, FOR 50.25 FEET; (12) SOUTH 67°26'44" WEST, FOR 68.42 FEET; (13) NORTH 22°33'16" WEST, FOR 137.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE

REVISED 12/21/2023 (JEB)

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2

**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - L88342

LEGAL DESCRIPTION:

LEFT, SAME BEING A POINT ON THE SOUTH LINE OF SUMMIT VIEW PHASE 2B AS RECORDED IN PLAT BOOK 88, PAGE 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, AND THE EAST LINE OF SAID SUMMIT VIEW PHASE 2B, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: (1) NORTHEASTERLY 142.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,260.00 FEET, A CENTRAL ANGLE OF 06°27'37", AND A CHORD BEARING AND DISTANCE OF NORTH 63°11'28" EAST, FOR 142.00 FEET; (2) NORTH 27°41'00" WEST, FOR 88.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) NORTHEASTERLY 428.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°26'55", AND A CHORD BEARING AND DISTANCE OF NORTH 53°36'38" EAST, FOR 426.00 FEET; (4) NORTH 43°23'10" EAST, FOR 88.77 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHEASTERLY 127.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 23°32'29", AND A CHORD BEARING AND DISTANCE OF NORTH 55°09'25" EAST, FOR 126.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (6) NORTHEASTERLY 29.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°55'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°27'50" EAST, FOR 27.57 FEET; (7) NORTH 00°00'00" EAST, FOR 294.53 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°54'39" EAST, FOR 663.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 68.086 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N89°54'39"W, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

REVISED 12/21/2023 (JEB)

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.flidandp.com
E-mail: info@flidandp.com
Engineer # - CA No. 33088
Survey # - L88342

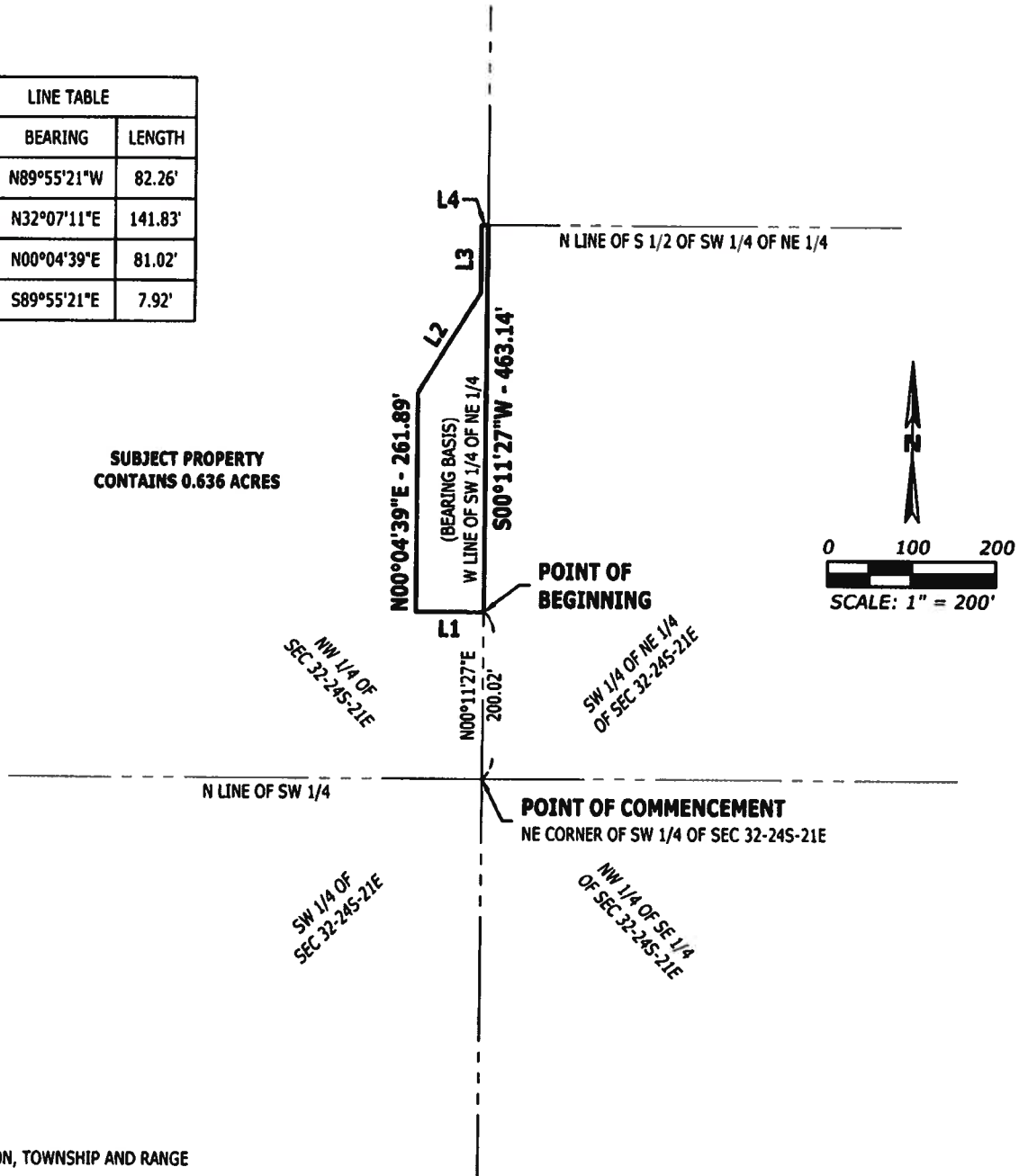
EXHIBIT A-2

THIS IS NOT A SURVEY

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'21"W	82.26'
L2	N32°07'11"E	141.83'
L3	N00°04'39"E	81.02'
L4	S89°55'21"E	7.92'

SUBJECT PROPERTY
CONTAINS 0.636 ACRES



LEGEND:

SEC = SECTION, TOWNSHIP AND RANGE

PROJECT NAME

REVISED 12/21/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2 ADD PARCEL

DATE	PROJECT	DRAWN	QC	SCALE
11/15/2023	2020-1039-D	JEB	JEB	1" = 200'



**Florida Land
Design &
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3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
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E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Joseph E. Beckman
STATE OF
JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 7.92 FEET TO AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG SAID WEST LINE SOUTH 00°11'27" WEST, FOR 463.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.636 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N00°11'27"E, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

REVISED 12/21/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2 ADD PARCEL



**Florida Land
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3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

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Engineer # - CA No. 33088
Survey # - L88342

EXHIBIT B

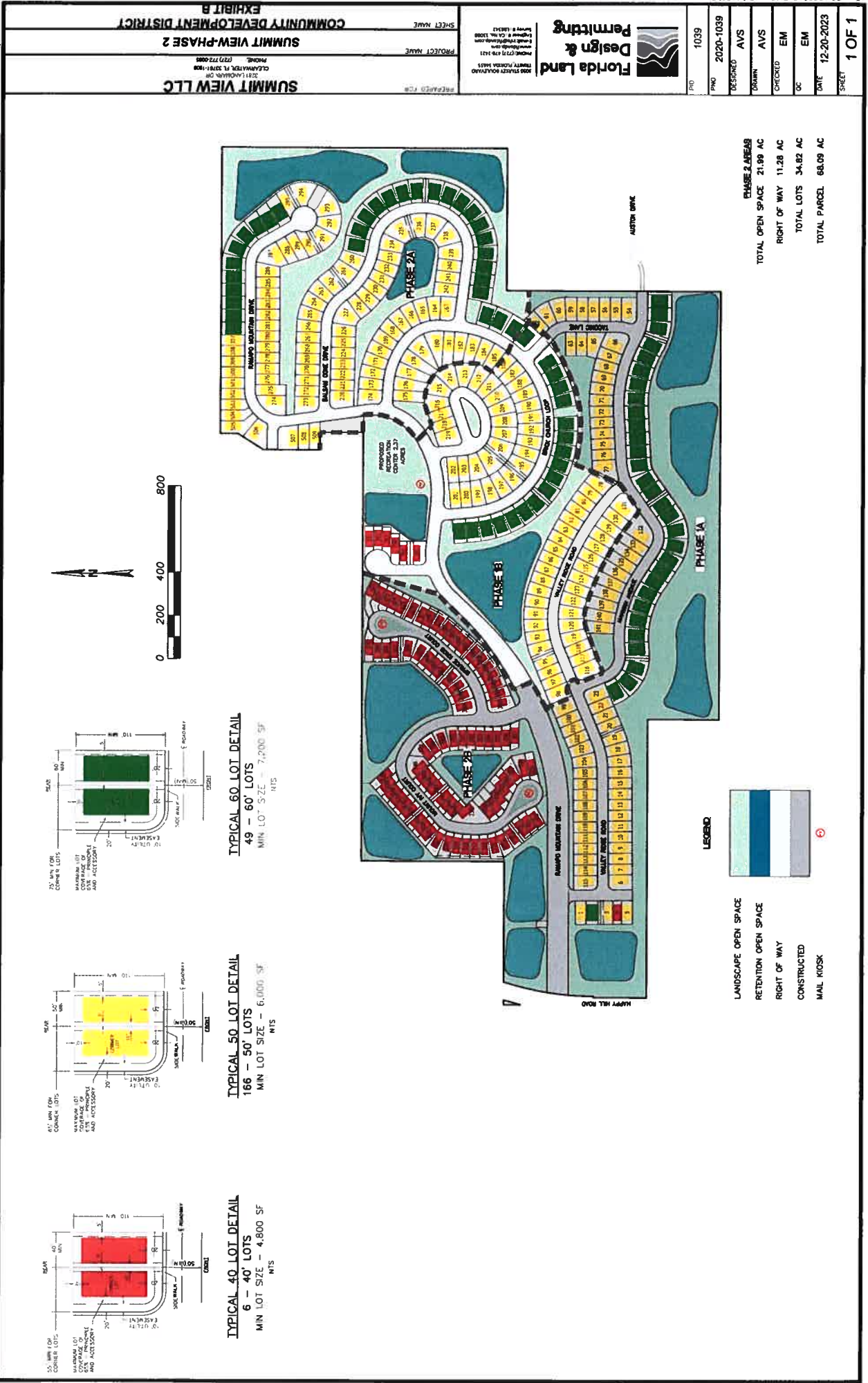
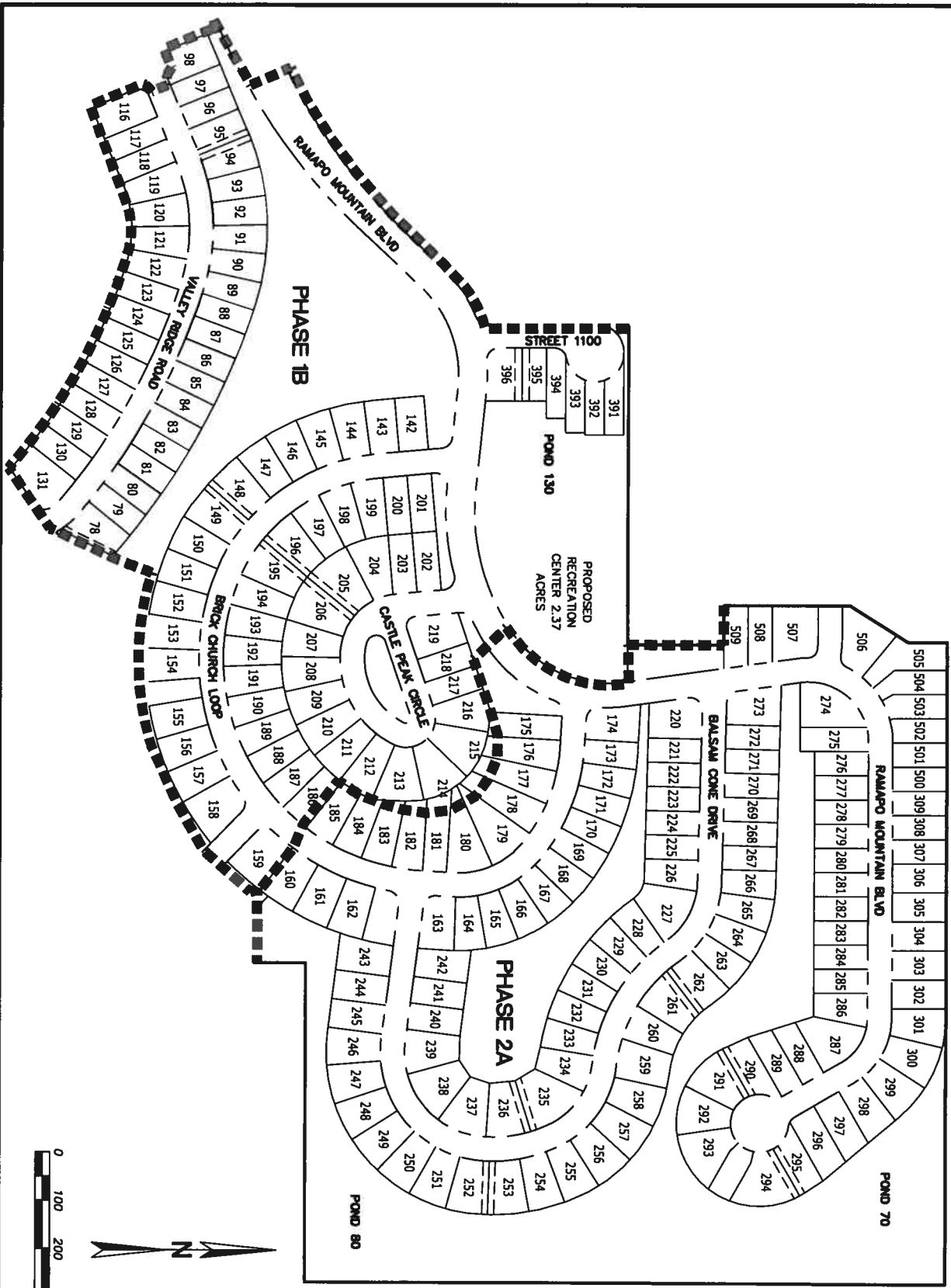


EXHIBIT C

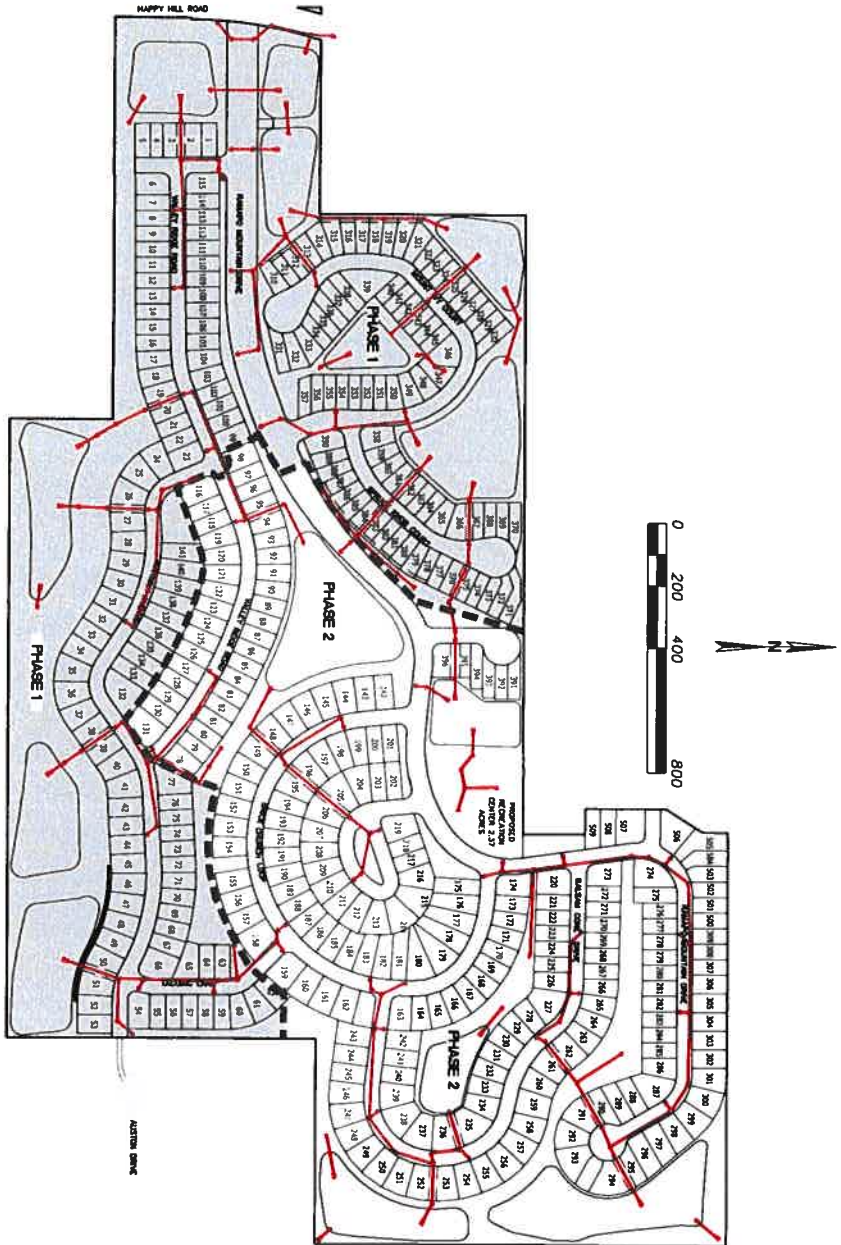


		Summit View LLC 3381 LANDMARK DR CLEARWATER, FL 33761-1108 PHONE: (772) 772-0285	
PREPARED FOR Summit View LLC		PROJECT NAME Summit View-Phase 2	
SHEET NAME EXHIBIT C		DATE 12-20-2023	
DWT 1039		DATE 12-20-2023	
DESIGNED AVS		CHECKED EM	
DRAWN AVS		DATE 12-20-2023	
SCALE 1 OF 1		SHEET	

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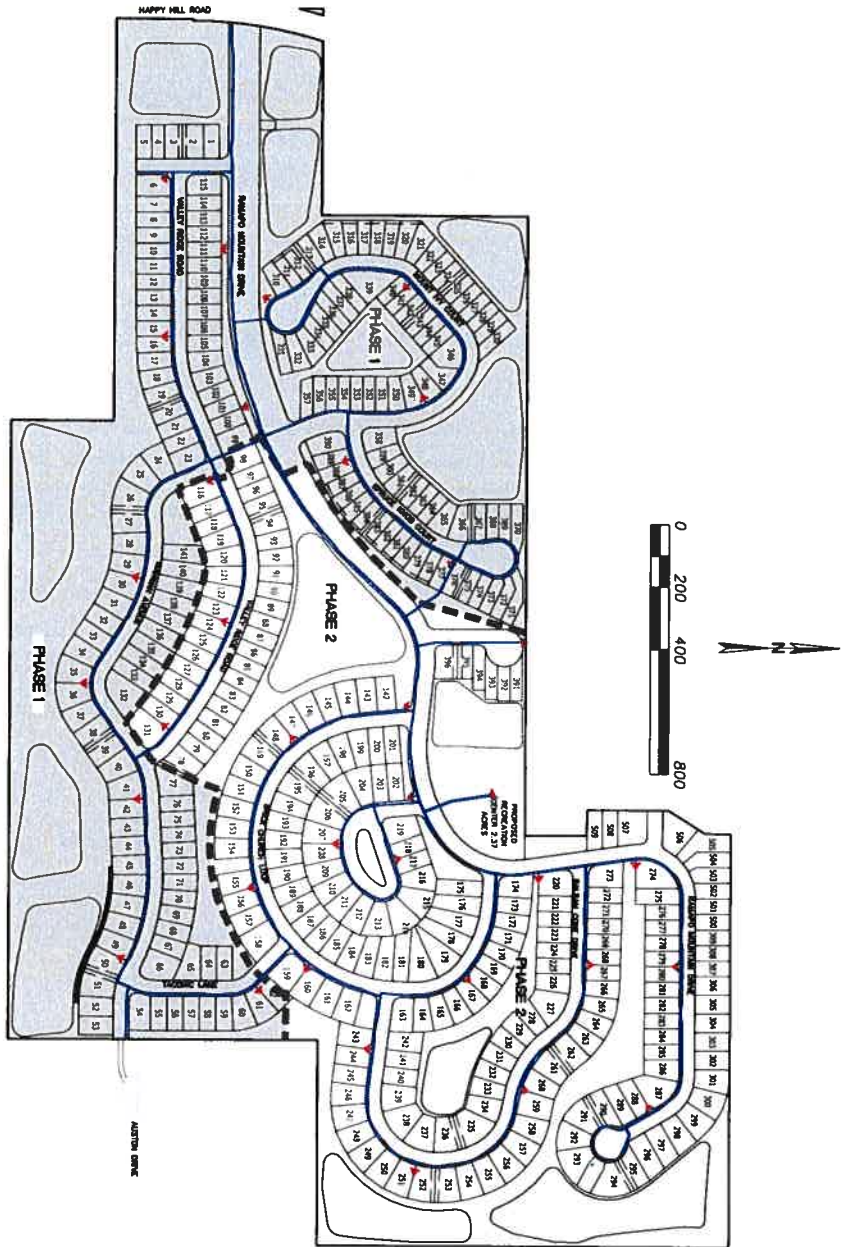
EXHIBIT D

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Florida Land Design & Permitting 3020 STANLEY BOULEVARD TAMPA, FLORIDA 33611 PHONE: (772) 479-1431 www.floridaland.com E-mail: info@floridaland.com Engineer P. CA No. 53008 Survey E. 188343		SUMMIT VIEW LLC 3281 LANDMARK DR. CLEARWATER, FL 33761-1808 PHONE: (727) 772-0285	
PROJECT NAME		SUMMIT VIEW-PHASE 2	
SHEET NAME		STORM LAYOUT EXHIBIT D	
PROJ	1039		
DESIGNED	AVS		
DRAWN	AVS		
CHECKED	EM		
DATE	12-20-2023		
SHEET	1 OF 1		

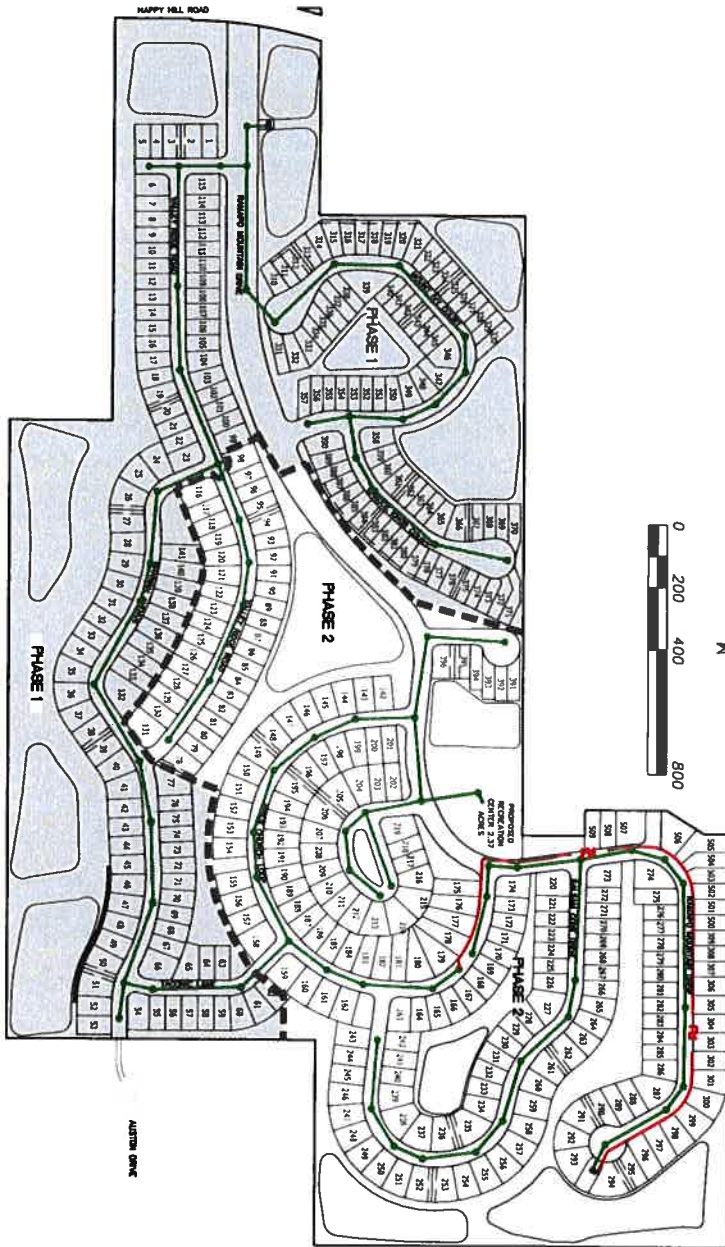
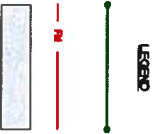
EXHIBIT E



Florida Land Design & Permitting 3208 FLAREY BOULEVARD TAMPA, FLORIDA 33613 PHONE: (727) 478-1421 www.floridaland.com E-mail: info@floridaland.com Engineer: C. A. No. 13008 Survey: E. 108242		SUMMIT VIEW LLC 3281 LANDMARK DR. CLEARWATER, FL 33761-1009 PHONE: (727) 772-0099	
PREPARED FOR		PROJECT NAME	
SHEET NAME		SUMMIT VIEW-PHASE 2 POTABLE WATER LAYOUT EXHIBIT E	
POD	1039		
POD	2020-1039		
DESIGNED	AVS		
DRAWN	AVS		
CHECKED	EM		
QC	EM		
DATE	12-20-2023		
SHEET	1 OF 1		

EXHIBIT F

SANITARY LAYOUT
SANITARY MH#
FORCEMAIN
CONSTRUCTED



PO	1039
PROJ	2020-1039
DESIGNED	AVS
DRAWN	AVS
CHECKED	EM
QC	EM
DATE	12-20-2023
SHEET	1 OF 1



**Florida Land
Design &
Permitting**

3000 STARKEY BOULEVARD
TAMPA, FL 33613
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E-mail: info@floridaland.com
Engineer: CA No. 13308
Survey: S. 13814

PREPARED FOR
SUMMIT VIEW LLC
3281 LANDMARK DR.
CLEARWATER, FL 33761-1808
PHONE: (727) 772-0085

PROJECT NAME
SUMMIT VIEW-PHASE 2

SHEET NAME
**SANITARY LAYOUT
EXHIBIT F**

**AMENDED AND RESTATED
MASTER ENGINEER'S REPORT
FOR THE
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
13350 HAPPY HILL ROAD, DADE CITY, FL 33525**

PREPARED FOR:

**BOARD OF SUPERVISORS
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT**

ENGINEER:

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

December 20, 2023

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AMENDED AND RESTATED MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP"), and update the estimated costs of the CIP with actual construction costs that have resulted in an overall increase to the CIP from the previous master report. 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, (the "**Developer**"), 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 and, pending a boundary amendment filed, will be 135.50 acres, located within 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 originally contained 396 single family residential units and, pending boundary amendment along with minor layout revisions, will consist of 406 single-family residential units, 59.95 acres of Residential Area, 21.75 acres of District Roads, 3.24 acres of Recreational Facilities, and 51.05 acres of Storm Management Ponds and Open Space.

As noted in **Exhibit A**, the District's boundaries include approximately 135.50 acres of land located in the City.

3. PROPOSED PROJECT

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are planned for 406 single-family residential units. The CIP is intended to function as one system of improvements, with costs of the CIP being broken out into Master, Sub-Phase 1 or Sub-Phase 2 costs, as illustrated in Appendix A attached hereto.

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.

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

PRODUCT TYPES

40-foot-wide x 110' deep (Min.) Product:	88 Units
50-foot-wide x 110' deep (Min.) Product:	238 Units
60-foot-wide x 110' deep (Min.) Product:	80 Units

LAND USE

Residential Area:	59.95 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 owned 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 the District for ownership, operation, and maintenance. All internal roadways will be open to the public.

No Impact Fee Credits are available for roadway improvements.

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 previously constructed by the Developer and acquired by the District in conjunction with the Series 2021 Bonds.

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, private 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 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 the City for operation and maintenance.

Impact Fees in connection with the water and wastewater utility improvements 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 District will pay a sewer capacity reservation fee for the entire community which

is equal to 50% of the total impact fee prior to the recording of the first plat, or at least \$1,060,696.00. There are impact fee credits for the sewer capacity reservation fee. The Developer is retaining these impact fee credits. In exchange, the Developer would be required to pay back the capacity reservation fee upon the closing of each residential unit.

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 shall be within the rights-of-way owned by the CDD, and maintained by the CDD in order to be funded by the CDD.

Undergrounding of Electrical Utility Lines

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 the 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.

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 stormwater 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
Undergrounding of Conduit	CDD	CDD
Off-Site Improvements	City	City

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

Agency	Portion of Phase 2	Status
Dade City	Phase 1B Construction Plans	Issued
Dade City	Phase 2A Construction Plans	Pending
FDEP	Phase 1B Water System	Issued
FDEP	Phase 1B Sewer System	Issued
FDEP	Phase 2A Water System	Pending
FDEP	Phase 2A Sewer System	Pending
SWFWMD	Phase 1B	Issued
SWFWMD	Phase 2A	Issued

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table A shown 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.

TABLE A

<u>Facility Description</u>	<u>Total CIP Costs</u>
Roadways	\$4,451,509.29
Stormwater Management	\$4,491,383.05
Utilities (Water and Sewer)	\$3,591,830.14
Utilities Commitment/Impact Fees	\$1,042,272.00
Hardscape/Landscape	\$193,300.00
Undergrounding of Conduit	\$137,800.00
Recreational Amenities Walking Trails	\$174,000.00
Professional Services	\$518,405.00
Off-Site Improvements	\$433,254.17
Contingency	\$533,733.25
TOTAL	\$15,567,486.90

Note:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Please see Appendix for an explanation of costs.

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 benefiting 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.


Edward Mazur, Jr., P.E. 12/20/2023
Date
FL License No. 21318

APPENDIX

Cost Breakdown

<u>Infrastructure</u>	<u>Master</u>	<u>Sub-Phase 1</u>	<u>Sub-Phase 2⁽³⁾</u>	<u>Total CIP</u>
Roadways	\$532,439.00	\$783,520.29	\$3,135,550.00 ⁽²⁾	\$4,451,509.29
Stormwater Management	\$122,497.00	\$2,528,686.05	\$1,840,200.00	\$4,491,383.05
Utilities (Water and Sewer)	\$435,659.00	\$760,071.14	\$2,396,100.00	\$3,591,830.14
Utilities Commitment/Impact Fees	\$1,042,272.00	\$0.00	\$0.00	\$1,042,272.00
Hardscape/Landscape	\$0.00	\$83,300.00	\$110,000.00	\$193,300.00
Undergrounding of Conduit	\$0.00	\$52,800.00	\$85,000.00	\$137,800.00
Recreational Amenities, Walking Trails	\$0.00	\$49,000.00	\$125,000.00	\$174,000.00
Professional Services ⁽¹⁾	\$378,405.00	\$0.00	\$140,000.00	\$518,405.00
Offsite Improvements	\$433,254.17	\$0.00	\$0.00	\$433,254.17
Contingency	\$0.00	\$298,777.25	\$234,956.00	\$533,733.25
TOTAL	\$2,944,526.17	\$4,556,154.73	\$8,066,806.00	\$15,567,486.90

Product Type:	<u>Sub-Phase 1</u>	<u>Sub-Phase 2</u>
40-foot-wide x 110' deep (Min.) Product:	82 Units	6 Units
50-foot-wide x 110' deep (Min.) Product:	72 Units	166 Units
60-foot-wide x 110' deep (Min.) Product:	31 Units	49 Units
Total:	185 Units	221 Units

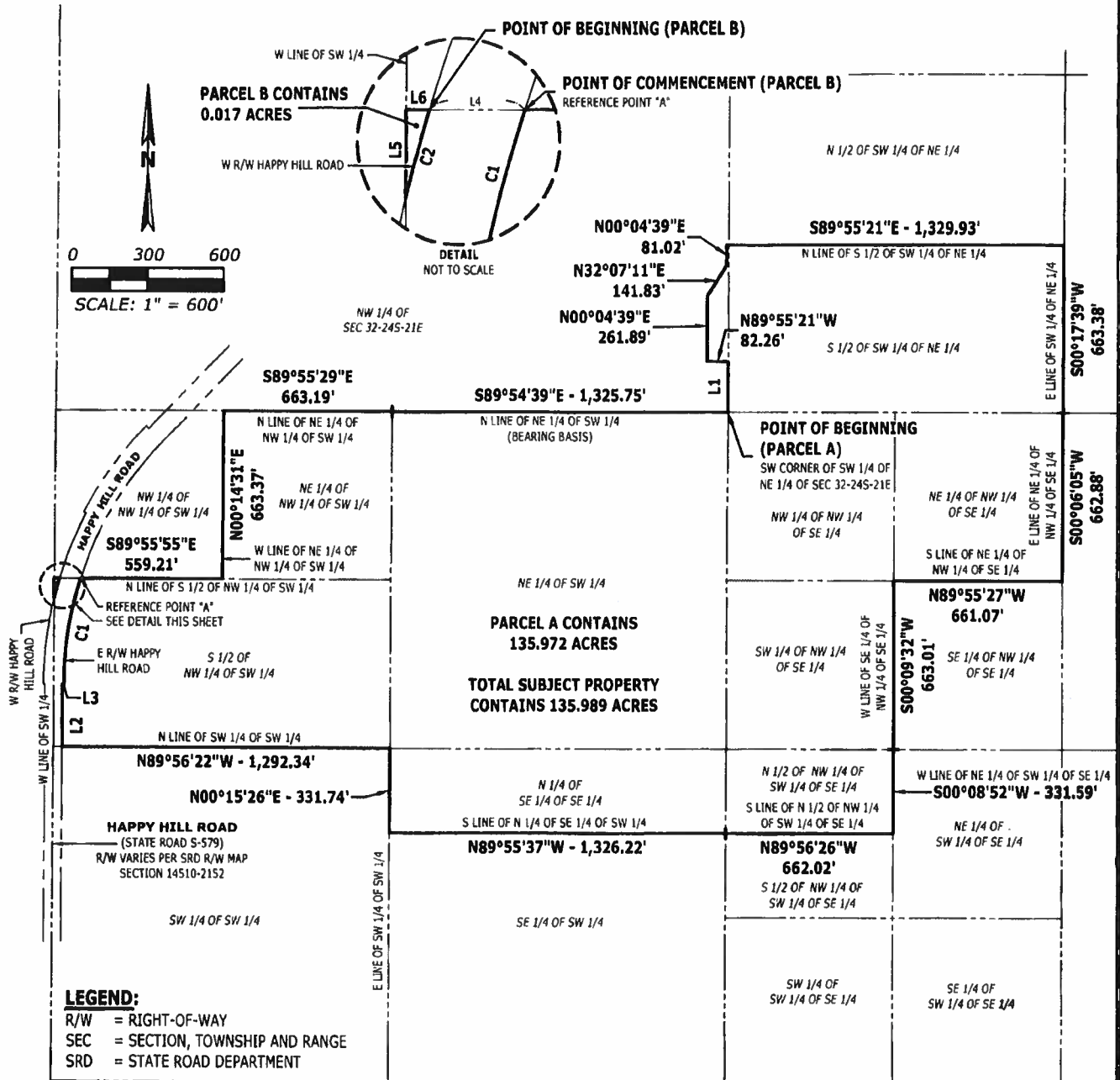
Notes:

1. All Master Costs occur at the timing of Sub Phase 1 except for the \$293,830.00 which is timed to occur during Sub Phase 2 and is included in the total in the above Professional Fees.
2. Includes earthwork and erosion control.
3. Sub-Phase 2 costs are based on construction contracts signed in November 2023.

EXHIBIT “A”

THIS IS NOT A SURVEY

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



PROJECT NAME

REVISED 12/22/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

OVERALL BOUNDARY

DATE	PROJECT	DRAWN	QC	SCALE
11/20/2023	2020-1039-D	JEB	JEB	1" = 600'



**Florida Land
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3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Joseph E. Beckman
JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #LS-7204
CERTIFICATE OF AUTHORIZATION #188342

SHEET 1 OF 4

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'39"W	81.86'
L2	N00°15'13"E	245.37'
L3	S89°44'47"E	5.00'
L4	N89°55'55"W	83.73'
L5	N00°15'46"E	76.71'
L6	S89°55'55"E	20.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,392.40'	17°28'59"	424.87'	N08°59'42"E	423.22'
C2	1,472.40'	3°05'33"	79.48'	S15°12'05"W	79.47'

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N89°54'39"W, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

REVISED 12/22/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

OVERALL BOUNDARY



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - L88342

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH 00°11'27" EAST, FOR 200.02 FEET; THENCE NORTH 89°55'21" WEST, FOR 82.26 FEET; THENCE NORTH 00°04'39" EAST, FOR 261.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WESTERLY EXTENSION, AND SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 663.01 FEET; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 32, SOUTH 00°08'52" WEST, FOR 331.59 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°56'26" WEST, FOR 662.02 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, NORTH 89°55'37" WEST, FOR 1,326.22 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°15'26" EAST, FOR 331.74 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, NORTH 89°56'22" WEST, FOR 1,292.34 FEET TO THE EAST RIGHT-OF-WAY OF HAPPY HILL ROAD (COUNTY ROAD #579) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14510-2152; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°15'13" EAST, FOR 245.37 FEET; (2) SOUTH 89°44'47" EAST, FOR 5.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (3) NORTHERLY 424.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,392.40 FEET, A CENTRAL ANGLE OF 17°28'59", AND A CHORD BEARING AND DISTANCE OF NORTH 08°59'42" EAST, FOR 423.22 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 32, SAME BEING

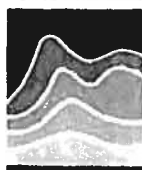
PROJECT NAME

REVISED 12/22/2023 (JEB)

SHEET NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

OVERALL BOUNDARY



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fladandp.com
E-mail: info@fladandp.com
Engineer # - CA No. 33088
Survey # - L88342

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (CONTINUED)

REFERENCE POINT "A"; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'55" EAST, FOR 559.21 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°14'31" EAST, FOR 663.37 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'29" EAST, FOR 663.19 FEET; THENCE ALONG AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, SOUTH 89°54'39" EAST, FOR 1,325.75 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINING 135.972 ACRES.

TOGETHER WITH:

PARCEL B

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID REFERENCE POINT "A", SAME BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY OF HAPPY HILL ROAD (COUNTY ROAD #579) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14510-2152 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, NORTH 89°55'55" WEST, FOR 83.73 FEET TO THE WEST RIGHT-OF-WAY OF SAID HAPPY HILL ROAD (COUNTY ROAD #579), SAME ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTHERLY 79.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,472.40 FEET, A CENTRAL ANGLE OF 03°05'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°12'05" WEST 79.47 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°15'46" EAST, FOR 76.71 FEET TO AFORESAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE SOUTH 89°55'55" EAST, FOR 20.49 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINING 0.017 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 135.989 ACRES.

PROJECT NAME

REVISED 12/22/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

OVERALL BOUNDARY



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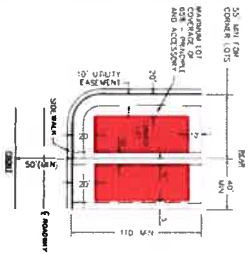
3030 STARKEY BOULEVARD
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E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

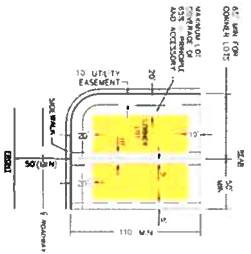
Dec 22, 2023 @ 10:48am C:\Users\Beck\AppData\Local\Temp\AsPublish_20524\1039_S41_Overall (CDD)-rev2.dwg - jbeck

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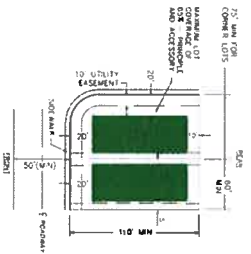
EXHIBIT “B”



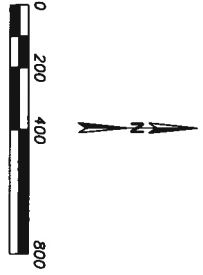
TYPICAL 40' LOT DETAIL
6 - 40' LOTS
MIN LOT SIZE - 4,800 SF
NTS



TYPICAL 50' LOT DETAIL
166 - 50' LOTS
MIN LOT SIZE - 6,000 SF
NTS



TYPICAL 60' LOT DETAIL
49 - 60' LOTS
MIN LOT SIZE - 7,200 SF
NTS



- LEGEND**
- LANDSCAPE OPEN SPACE
 - RETENTION OPEN SPACE
 - RIGHT OF WAY
 - CONSTRUCTED
 - MAIL KIOSK



PHASE 1 AREAS
TOTAL OPEN SPACE 21.89 AC
RIGHT OF WAY 11.28 AC
TOTAL LOTS 34.82 AC
TOTAL PARCEL 88.09 AC

Florida Land Design & Permitting 3050 STANLEY BOULEVARD TRINITY, FLORIDA 34655 PHONE: (771) 478-2421 www.floridaland.com E-mail: info@floridaland.com E-mail: sales@floridaland.com E-mail: survey@floridaland.com Survey #: LMS341		SUMMIT VIEW LLC 3281 LANDMARK DR CLEARWATER, FL 34615-1809 PHONE: (771) 772-0285	
PREPARED FOR SUMMIT VIEW-PHASE 2		PROJECT NAME COMMUNITY DEVELOPMENT DISTRICT	
SHEET NAME EXHIBIT B		DATE 12-20-2023	
1 OF 1		Dec 22, 2023 © 7:18am P:\1039\PH2.dwg - ghorrison	

Tab 6



Rizzetta & Company

Summit View Community Development District

Master Special Assessment
Allocation Report (Assessment Area Two)

3434 Colwell Ave Suite 200
Tampa, FL 33614

rizzetta.com

December 15, 2023

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (ASSESSMENT AREA TWO)

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I. INTRODUCTION

This Master Special Assessment Allocation Report (Assessment Area Two) (hereinafter, **“Assessment Area Two 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, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project benefitting Assessment Area Two, which includes Phase 1B and Phase 2A of the Development (hereinafter defined). Supporting documentation and calculations for this Assessment Area Two Master Report can be found in Exhibit A, Tables 1 – 6 and are specific to Assessment Area Two. The District previously adopted that certain Amended Master Special Assessment Allocation Report, dated June 18, 2021, which continues to apply to the lots and lands contained Phase 1A and Phase 2B within the District.

The District plans to issue a series of bonds to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program. 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 within Assessment Area Two that will benefit from the CIP.

II. DEFINED TERMS

“Assessment Area Two” - An assessment area of approximately 68.463 acres within the District, consisting of 225 residential units planned for Phases 1B and 2A.

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for Assessment Area Two within the District. The total cost for the Capital Improvement Program is estimated to be \$8,066,806 as specified in 2023 Supplemental Engineer’s Report dated December 2023.

“Developer” – Summit View, LLC.

“Development” – development of the project known as the Summit View community.

“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.

“Engineer’s Report” – Refers to the Engineer’s Report dated December 4, 2023, as prepared by Florida Land Design and Permitting.

“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.



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“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.

“Series 2021 Bonds” – the District’s previously issued \$3,355,000 Special Assessment Bonds, Series 2021A and \$2,645,000 Special Assessment Bonds, Series 2021B for the “2021 Project”, as defined in the financing documents related to the District’s issuance of the Series 2021 Bonds.

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

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, as of the date of this Report, has submitted a petition for a boundary amendment to add an additional +/- 1.012 acres, which if approved would bring the total District acreage to +/-136.36 acres.

The District previously issued its \$3,355,000 Special Assessment Bonds, Series 2021A and \$2,645,000 Special Assessment Bonds, Series 2021B (**“Series 2021 Bonds”**) for Phase 1A and 2B of the development which debt assessments have been levied to secure the Series 2021 Bonds pursuant to separate assessment resolutions and assessment reports (the “Series 2021 Assessments”). The Series 2021 Assessments securing the Series 2021 Bonds are allocated to specific property within the District, separate and distinctive from Assessment Area Two and such assessments and lien shall not be impacted by this Report. The current development plan for the District includes approximately 410 residential units, 225 residential units which are located in Assessment Area Two and 185 platted residential units which are located in Phase 1A and Phase 2B which lands are encumbered by the Series 2021 Assessments.

The District received a favorable bond validation judgment 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 for Assessment Area Two.



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IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the Engineer's Report, the District's Capital Improvement Program includes, but is not limited to, earthwork, erosion control, stormwater management, utilities (water and sewer), professional services (engineering, survey), hardscape/landscape, undergrounding of conduit, recreational improvements, and contingency. The District plans to issue a single series of bonds to fund a portion of the CIP benefiting Assessment Area Two, with the balance funded by the Developer or other sources.

Table 3 demonstrates the allocation of the estimated CIP costs among the proposed development plan for Assessment Area Two. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a special district may levy special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the special 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 Assessment Area Two within the District and differ in nature to those general or incidental benefits that landowners outside of Assessment Area Two within the District or the general public may enjoy. A special 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 special 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.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the 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 Assessment Area Two, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the Engineer's Report and herein.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within Assessment Area Two. These infrastructure projects are a system of improvements and were designed specifically to facilitate the development of the District's properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within Assessment Area Two within the District.



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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 discussions with the District's Engineer, evaluation of the Engineer's Report, as well as discussions with other District staff and the Developer regarding the project, it has been determined that the manner to allocate the final assessments 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 construction costs allocated to the various planned unit types for Assessment Area Two. The costs are allocated using EAU factors.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue a single series of bonds to fund a portion of the CIP for Assessment Area Two. 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 assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP for Assessment Area Two is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, 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 bonds issued to finance the entire CIP for Assessment Area Two.



C. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien on Assessment Area Two based on the maximum benefit conferred on each parcel therein by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit in Assessment Area Two. 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 borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The District lands within Assessment Area Two that will be subject to the Maximum Assessments at the time of this Report consist of 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 Assessment Area Two 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 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 with respect to Assessment Area Two, 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 an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to the Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel, 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 Unplatted Parcel will be responsible for the total



assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel 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, in order for assessments to be at 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 achieve 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 Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the lands within Assessment Area Two. 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 on a first platted, first assigned basis 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 assessable property within Assessment Area Two within the District, then the District may undertake a pro rata reduction of assessments for all assessed properties within Assessment Area Two 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 this Report, 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 within Assessment Area Two. 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 assessment resolutions of the District. 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.



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EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (ASSESSMENT AREA TWO)**

TABLE 1: CURRENT DEVELOPMENT PLAN - ASSESSMENT AREA TWO

PRODUCT	EAU	PH 1B & 2A	TOTAL UNITS (AA2)
Single Family 40'	0.80	6	6
Single Family 50'	1.00	168	168
Single Family 60'	1.20	51	51
TOTAL:		225	225

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (ASSESSMENT AREA TWO)**

TABLE 2: TOTAL CIP COST DETAIL (ASSESSMENT AREA TWO)

DESCRIPTION	TOTAL ESTIMATED COSTS
Earthwork/erosion control	\$1,447,700
Roadways	\$1,687,850
Stormwater management	\$1,840,200
Utilities (water/sewer)	\$2,396,100
Professional services (engineering, survey)	\$140,000
Hardscape/landscape	\$110,000
Undergrounding of conduit	\$85,000
Recreational improvements, walking trails	\$125,000
Contingency	\$234,956
Total CIP Construction Costs (Assessment Area Two)	\$8,066,806

NOTE: Infrastructure cost estimates provided by the District Engineer.

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (ASSESSMENT AREA TWO)**

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION - ASSESSMENT AREA TWO

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU	% of EAU	TOTAL COST ⁽¹⁾	PER UNIT COST
Single Family 40'	0.80	6	4.80	2.05%	\$165,473	\$27,579
Single Family 50'	1.00	168	168.00	71.79%	\$5,791,553	\$34,474
Single Family 60'	1.20	51	61.20	26.15%	\$2,109,780	\$41,368
		225	234.00	100.00%	\$8,066,806	

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

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (ASSESSMENT AREA TWO)**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate		8.0%
Maximum Annual Debt Service ("MADS")		\$998,864
SOURCES:		
	MAXIMUM PRINCIPAL AMOUNT	\$11,245,000
	Total Net Proceeds	\$11,245,000
USES:		
	Construction Account	(\$8,066,806)
	Debt Service Reserve Fund	(\$998,864)
	Capitalized Interest (24 months)	(\$1,799,200)
	Costs of Issuance	(\$155,230)
	Underwriter's Discount	(\$224,900)
	Total Uses	(\$11,245,000)

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate		8.0%
Maximum Initial Principal Amount		\$11,245,000
Aggregate Annual Installment		\$998,864 (1)
Estimated County Collection Costs	2.00%	\$21,252 (2)
Maximum Early Payment Discounts	4.00%	\$42,505 (2)
Estimated Total Annual Installment		\$1,062,622

(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 (ASSESSMENT AREA TWO)**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS - ASSESSMENT AREA TWO (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'	6	0.80	\$230,667	\$38,444	\$21,797	\$3,633
Single Family 50'	168	1.00	\$8,073,333	\$48,056	\$762,908	\$4,541
Single Family 60'	51	1.20	\$2,941,000	\$57,667	\$277,916	\$5,449
TOTAL	225		\$11,245,000		\$1,062,622	

(1) Represents maximum assessments for Assessment Area Two and allocated by EAU.

(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.



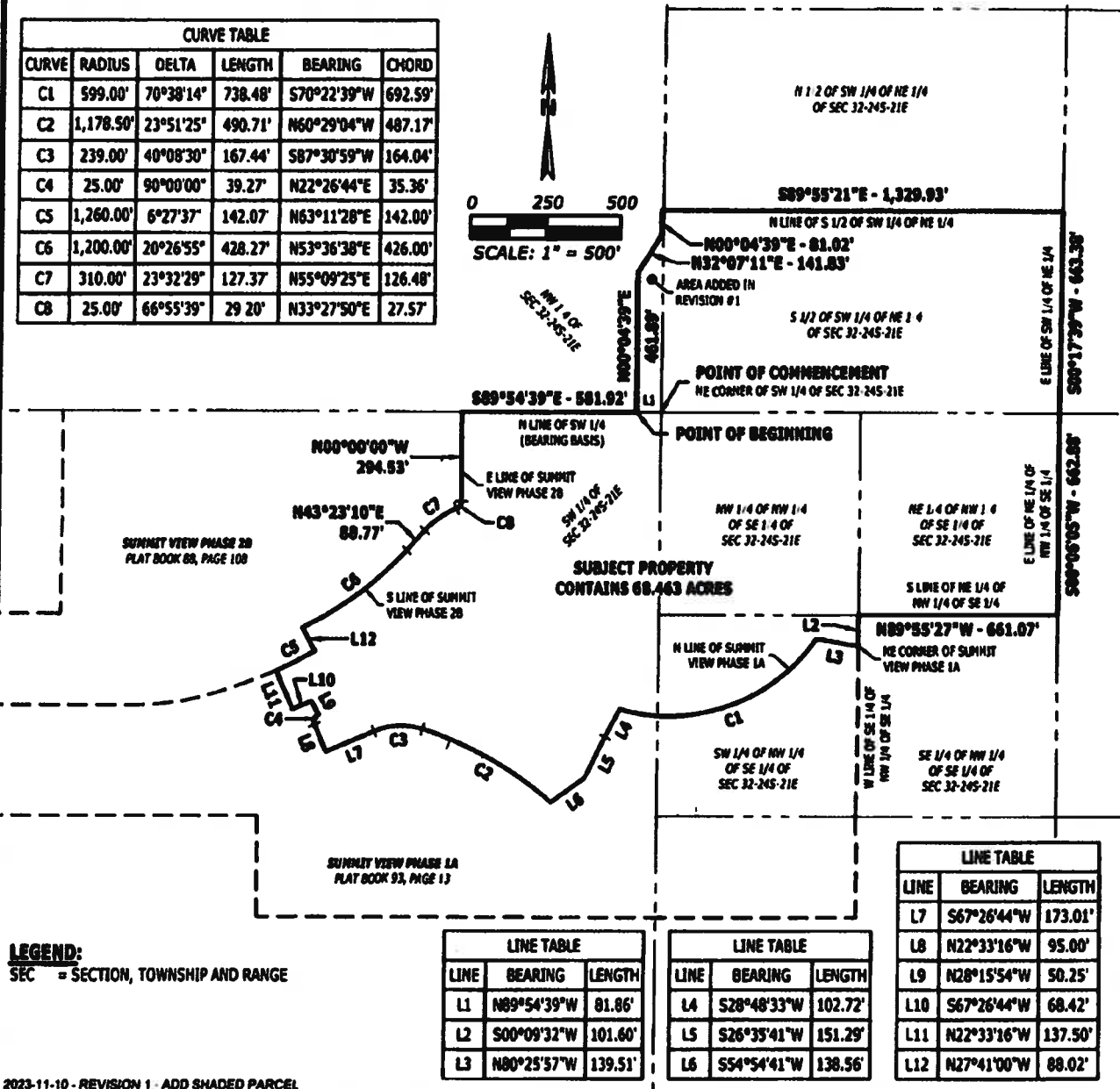
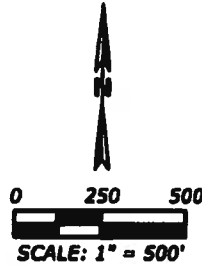
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT MAXIMUM ASSESSMENT LIEN ROLL - ASSESSMENT AREA TWO				
PARCEL ID NO.	LEGAL DESCRIPTION	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
32-24-21-0000-00300-0000	PER OR 4291 PG 600 SUBJECT TO AN INGRESS AND E	Unplatted (LEGAL ATTACHED)	\$164,249.30/ACRE	\$15,521.11/ACRE
TOTAL (68.463 Acres)*			\$11,245,000	\$1,062,622

*Includes acreage post boundary ammendment of 1.012 acres to be completed January 23, 2024.

THIS IS NOT A SURVEY

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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	599.00'	70°38'14"	738.48'	S70°22'39"W	692.59'
C2	1,178.50'	23°51'25"	490.71'	N60°29'04"W	487.17'
C3	239.00'	40°08'30"	167.44'	S87°30'59"W	164.04'
C4	25.00'	90°00'00"	39.27'	N22°26'44"E	35.36'
C5	1,260.00'	6°27'37"	142.07'	N63°11'28"E	142.00'
C6	1,200.00'	20°26'55"	428.27'	N53°36'38"E	426.00'
C7	310.00'	23°32'29"	127.37'	N55°09'25"E	126.48'
C8	25.00'	66°55'39"	29.20'	N33°27'50"E	27.57'



LEGEND:

SEC = SECTION, TOWNSHIP AND RANGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'39"W	81.86'
L2	S00°09'32"W	101.60'
L3	N80°25'57"W	139.51'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S28°48'33"W	102.72'
L5	S26°35'41"W	151.29'
L6	S54°54'41"W	138.56'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S67°26'44"W	173.01'
L8	N22°33'16"W	95.00'
L9	N28°15'54"W	50.25'
L10	S67°26'44"W	68.42'
L11	N22°33'16"W	137.50'
L12	N27°41'00"W	88.02'

2023-11-10 - REVISION 1 - ADD SHADED PARCEL

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2

DATE	PROJECT	DRAWN	QC	SCALE
10/11/2023	2020-1039-D	JEB	JEB	1" = 500'



**Florida Land
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3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34855

PHONE: (727) 478-2421
www.flidndp.com
E-mail: info@flidndp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Joseph E. Beckman

JOSEPH E. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 15 7204
CERTIFICATE OF AUTHORIZATION # LB 8342

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 32, NORTH 89°54'39" WEST, FOR 81.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'39" EAST, FOR 461.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 101.60 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW PHASE 1A AS RECORDED IN PLAT BOOK 93, PAGE 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUMMIT VIEW PHASE 1A THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 80°25'57" WEST, FOR 139.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (2) WESTERLY 738.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 599.00 FEET, A CENTRAL ANGLE OF 70°38'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°22'39" WEST, FOR 692.59 FEET; (3) SOUTH 28°48'33" WEST, FOR 102.72 FEET; (4) SOUTH 26°35'41" WEST, FOR 151.29 FEET; (5) SOUTH 54°54'41" WEST, FOR 138.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) NORTHWESTERLY 490.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,178.50 FEET, A CENTRAL ANGLE OF 23°51'25", AND A CHORD BEARING AND DISTANCE OF NORTH 60°29'04" WEST, FOR 487.17 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (7) WESTERLY 167.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 40°08'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°30'59" WEST, FOR 164.04 FEET; (8) SOUTH 67°26'44" WEST, FOR 173.01 FEET; (9) NORTH 22°33'16" WEST, FOR 95.00 FEET TO A POINT ON A CURVE TO THE RIGHT; (10) NORTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 22°26'44" EAST, FOR 35.36 FEET; (11) NORTH 28°15'54" WEST, FOR 50.25 FEET; (12) SOUTH 67°26'44" WEST, FOR 68.42 FEET; (13) NORTH 22°33'16" WEST, FOR 137.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON THE SOUTH LINE OF SUMMIT VIEW PHASE 2B AS RECORDED IN PLAT BOOK 88,

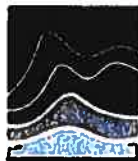
2023-11-10 - REVISION 1 - ADD SHADED PARCEL

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2



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Engineer # - CA No. 33088
Survey # - LB8342

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

PAGE 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, AND THE EAST LINE OF SAID SUMMIT VIEW PHASE 2B, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: (1) NORTHEASTERLY 142.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,260.00 FEET, A CENTRAL ANGLE OF 06°27'37", AND A CHORD BEARING AND DISTANCE OF NORTH 63°11'28" EAST, FOR 142.00 FEET; (2) NORTH 27°41'00" WEST, FOR 88.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) NORTHEASTERLY 428.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°26'55", AND A CHORD BEARING AND DISTANCE OF NORTH 53°36'38" EAST, FOR 426.00 FEET; (4) NORTH 43°23'10" EAST, FOR 88.77 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHEASTERLY 127.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 23°32'29", AND A CHORD BEARING AND DISTANCE OF NORTH 55°09'25" EAST, FOR 126.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (6) NORTHEASTERLY 29.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°55'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°27'50" EAST, FOR 27.57 FEET; (7) NORTH 00°00'00" EAST, FOR 294.53 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°54'39" EAST, FOR 581.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 68.463 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N89°54'39"W, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

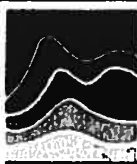
2023-11-10 - REVISION 1 - ADD SHADED PARCEL

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2



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Tab 7

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS 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 THE 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 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, the Summit View Community Development District (the “**District**”) previously indicated its intention to construct certain types of public 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, including the Expansion Parcel, hereinafter defined; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments; and

WHEREAS, the provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to Phase 1 (Phases 1A and 2B within the District).

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 the 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 facilities; roadways; water and wastewater facilities; off-site improvements; electrical utilities (street lighting); entry features and signage; parks and amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, the “**Improvements**”).

(c) The District was established by the City Commission of the City of Dade City, Florida, by Ordinance No. 2005-0894, effective July 12, 2005 (“**Establishing Ordinance**”).

(d) The boundaries of the District were subsequently amended by Ordinance No. 2023-39, effective January 23, 2024 (“**Expansion Ordinance**”), adding approximately .636 acres of land to the District (the “**Expansion Parcel**”).

(e) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional costs of improvements to serve lands currently within the District including the Expansion Parcel, as more particularly described in the attached **Exhibit A** (“**Assessment Area Two**”).

(f) 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 bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(g) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements, the nature and location of which is described in the *Amended and Restated Master Engineer’s Report for the Summit View Community Development District*, dated December 4, 2023 (the “**Amended and Restated Engineer’s Report**”), as supplemented by the *2023 Supplemental Engineer’s Report for the Summit View Community Development District*, dated December 4, 2023 (the “**Supplemental Engineer’s Report**,” and together with the Amended and Restated Engineer’s Report, the “**Engineer’s Report**”, each attached as **Composite Exhibit B** hereto and incorporated herein by this reference, and which plans and specifications are on file at the office of the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District Records Offices**”); (ii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such Assessments (as hereinafter defined).

(h) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on Assessment Area Two, 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.

(i) In order to provide funds with which to pay all or a portion of the costs of the

Improvements which are to be assessed against Assessment Area Two, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(j) By Resolution 2024-06, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on Assessment Area Two and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2024-06 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.

(k) As directed by Resolution 2024-06, said Resolution 2024-06 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 Board.

(l) As directed by Resolution 2024-06, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(m) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-06, 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 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*.

(n) 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 Board.

(o) On January 25, 2024, at the time and place specified in Resolution 2024-06 and the notice referred to in paragraph (n) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (m) 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.

(p) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

- (i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, 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 Improvements against the properties specially benefited thereby within

Assessment Area Two using the method determined by the Board set forth in the *Master Special Assessment Allocation Report (Assessment Area Two)*, dated December 15, 2023 (the “**Assessment Report**”), attached hereto as **Exhibit C** and incorporated herein by this reference, which results in the allocation of assessments in the manner set forth in the final assessment roll included in **Exhibit C** (the “**Assessments**”); and

- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
- (iv) it is hereby declared that the Improvements 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 C**; and
- (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit C**; and
- (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements 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 construction of Improvements initially described in Resolution 2024-06, and more specifically identified and described in **Exhibit B** 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 Improvements and the costs to be paid by Assessments on all specially benefitted property within Assessment Area Two are set forth in **Composite Exhibit B** and **Exhibit C**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels within Assessment Area Two specially benefitted by the Improvements, all as specified in the final assessment roll set forth in **Exhibit C**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit C** 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 Assessment or 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 before or within six months 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 Improvements have 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 Improvements, 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.

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 Improvements and the adoption by the Board of a resolution accepting the Improvements complete, 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. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements 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 Assessments one time if there is also paid, in addition to the prepaid principal balance of the Assessments, 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 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 the period 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 Report, attached hereto as **Exhibit C**, and any reports supplemental thereto, 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 such reports. 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 such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit C**, which process is incorporated herein as if fully set forth (the “**True-Up Methodology**”). 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 with the landowner and primary developer of the lands in Assessment Area Two, that it intends to develop the unit numbers and types shown in **Exhibit C**, on the net developable acres within Assessment Area Two 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 C** from being developed relative to Assessment Area Two. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, 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 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 Improvements, 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 within Assessment Area Two, 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.

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 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 relating to the District's levy of special assessments on Assessment Area Two are, to the extent of such conflict, superseded and repealed. The provisions of this Resolution shall in no way modify or amend the previous assessment proceedings related to Phase 1 (Phases 1A and 2B within the District).

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

APPROVED AND ADOPTED this 25th day of January 2024.

ATTEST:

**SUMMIT VIEW
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

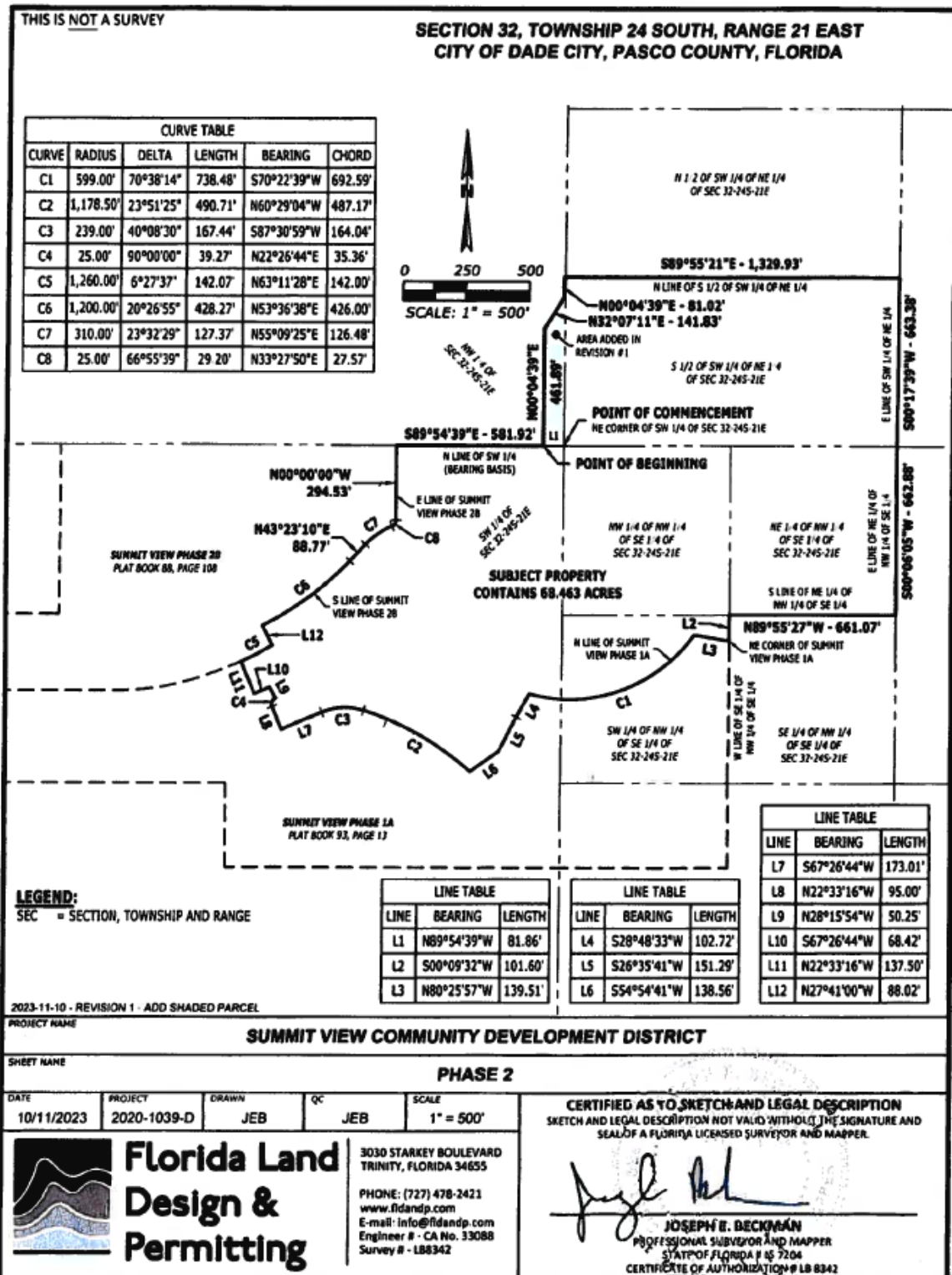
Exhibit A: Assessment Area Two

Comp. Exhibit B: *Amended and Restated Master Engineer's Report for the Summit View Community Development District, dated December 4, 2023*
2023 Supplemental Engineer's Report for the Summit View Community Development District, dated December 4, 2023

Exhibit C: *Master Special Assessment Allocation Report (Assessment Area Two), dated December 15, 2023*

Exhibit A

Assessment Area Two



THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DATE CITY, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 32, NORTH 89°54'39" WEST, FOR 81.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'39" EAST, FOR 461.89 FEET; THENCE NORTH 32°07'11" EAST, FOR 141.83 FEET; THENCE NORTH 00°04'39" EAST, FOR 81.02 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°55'21" EAST, FOR 1,329.93 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°17'39" WEST, FOR 663.38 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SOUTH 00°06'05" WEST, FOR 662.88 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'27" WEST, FOR 661.07 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID WEST LINE, SOUTH 00°09'32" WEST, FOR 101.60 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW PHASE 1A AS RECORDED IN PLAT BOOK 93, PAGE 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUMMIT VIEW PHASE 1A THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 80°25'57" WEST, FOR 139.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (2) WESTERLY 738.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 599.00 FEET, A CENTRAL ANGLE OF 70°38'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°22'39" WEST, FOR 692.59 FEET; (3) SOUTH 28°48'33" WEST, FOR 102.72 FEET; (4) SOUTH 26°35'41" WEST, FOR 151.29 FEET; (5) SOUTH 54°54'41" WEST, FOR 138.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) NORTHWESTERLY 490.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,178.50 FEET, A CENTRAL ANGLE OF 23°51'25", AND A CHORD BEARING AND DISTANCE OF NORTH 60°29'04" WEST, FOR 487.17 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (7) WESTERLY 167.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 40°08'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°30'59" WEST, FOR 164.04 FEET; (8) SOUTH 67°26'44" WEST, FOR 173.01 FEET; (9) NORTH 22°33'16" WEST, FOR 95.00 FEET TO A POINT ON A CURVE TO THE RIGHT; (10) NORTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 22°26'44" EAST, FOR 35.36 FEET; (11) NORTH 28°15'54" WEST, FOR 50.25 FEET; (12) SOUTH 67°26'44" WEST, FOR 68.42 FEET; (13) NORTH 22°33'16" WEST, FOR 137.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON THE SOUTH LINE OF SUMMIT VIEW PHASE 2B AS RECORDED IN PLAT BOOK 88,

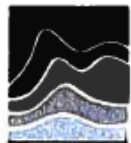
2023-11-10 - REVISION 1 - ADD SHADED PARCEL

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.flldandp.com
E-mail: info@flldandp.com
Engineer II - CA No. 33088
Survey # - LBB342

Nov 15, 2023 9:33am X:\1039\Legal\1039_S&L Phase 2 (cdd)-rev1.dwg - peckman

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SHEET 2 OF 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

PAGE 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, AND THE EAST LINE OF SAID SUMMIT VIEW PHASE 2B, RESPECTIVELY, THE FOLLOWING SEVEN (7) COURSES: (1) NORTHEASTERLY 142.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,260.00 FEET, A CENTRAL ANGLE OF 06°27'37", AND A CHORD BEARING AND DISTANCE OF NORTH 63°11'28" EAST, FOR 142.00 FEET; (2) NORTH 27°41'00" WEST, FOR 88.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) NORTHEASTERLY 428.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°26'55", AND A CHORD BEARING AND DISTANCE OF NORTH 53°36'38" EAST, FOR 426.00 FEET; (4) NORTH 43°23'10" EAST, FOR 88.77 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHEASTERLY 127.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 23°32'29", AND A CHORD BEARING AND DISTANCE OF NORTH 55°09'25" EAST, FOR 126.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (6) NORTHEASTERLY 29.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°55'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°27'50" EAST, FOR 27.57 FEET; (7) NORTH 00°00'00" EAST, FOR 294.53 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG SAID NORTH LINE, SOUTH 89°54'39" EAST, FOR 581.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 68.463 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4) BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING N89°54'39"W, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

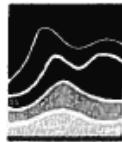
2023-11-10 - REVISION 1 - ADD SHADED PARCEL

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2



**Florida Land
Design &
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3030 STARKEY BOULEVARD
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PHONE: (727) 478-2421
www.flnddp.com
E-mail: info@flnddp.com
Engineer # - CA No. 33088
Survey # - L88342

Nov 15, 2023 @ 9:33am X:\1039\Legal\1039_S&P_Phase 2 (CDD)-rev1.dwg - jpedmon

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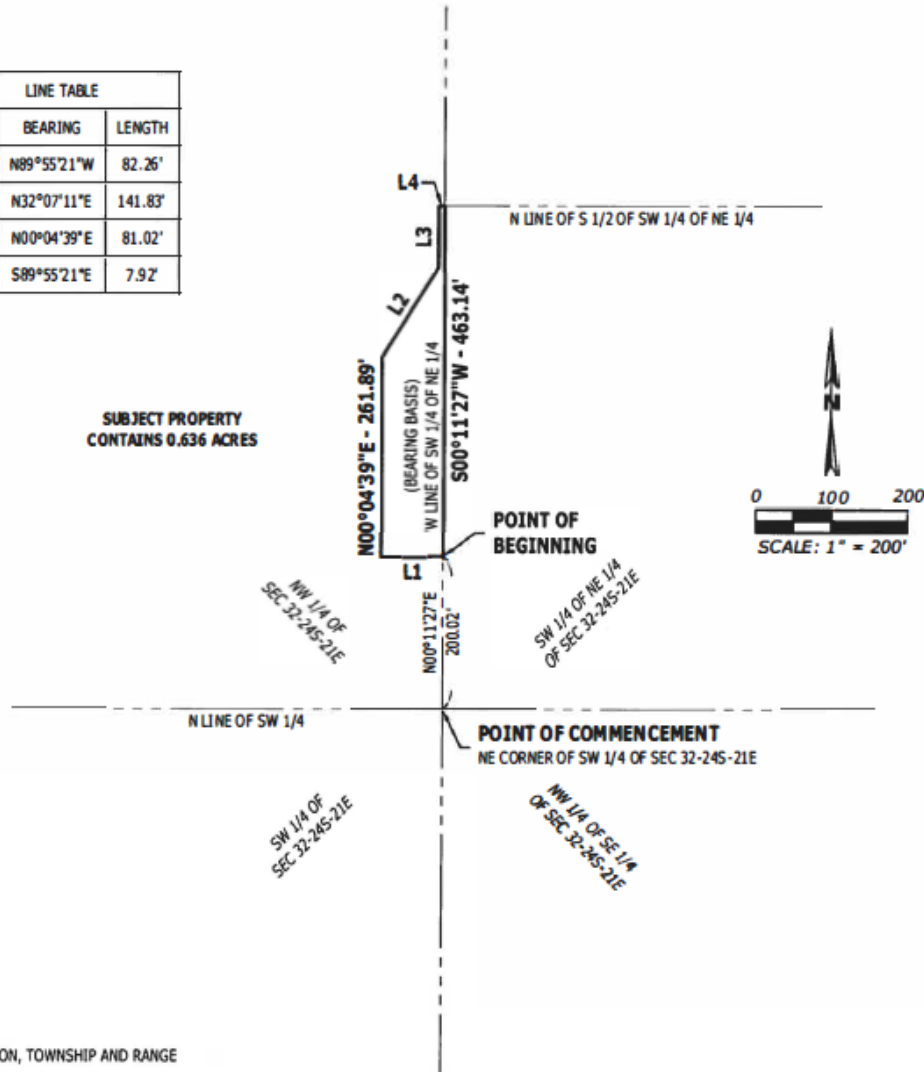
SHEET 3 OF 3

THIS IS NOT A SURVEY

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

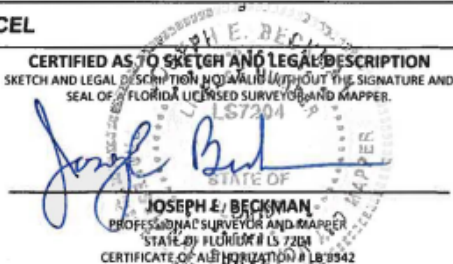

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'21"W	82.26'
L2	N32°07'11"E	141.83'
L3	N00°04'39"E	81.02'
L4	S89°55'21"E	7.92'

SUBJECT PROPERTY
CONTAINS 0.636 ACRES



LEGEND:

SEC = SECTION, TOWNSHIP AND RANGE

PROJECT NAME					SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT	
REVISED 12/21/2023 (JEB)						
SHEET NAME					PHASE 2 ADD PARCEL	
DATE	PROJECT	DRAWN	QC	SCALE	CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 	
11/15/2023	2020-1039-D	JEB	JEB	1" = 200'		
 Florida Land Design & Permitting		3030 STARKEY BOULEVARD TRINITY, FLORIDA 34655 PHONE: (727) 478-2421 www.flidandp.com E-mail: info@flidandp.com Engineer # - CA No. 33088 Survey # - LB8242		JOSEPH E. BECKMAN PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA # LS 7204 CERTIFICATE OF AUTHORIZATION # LB 8942		

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

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CONTAINING 0.636 ACRES.

SURVEYOR'S NOTES:

- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
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- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

REVISED 12/21/2023 (JEB)

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

SHEET NAME

PHASE 2 ADD PARCEL



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E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - L88342

Dec. 21, 2023 8:15am X:\1039\Legal\1039_S&L Phase 2 (CDD) add parcel-rev1.dwg - Beckman

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SHEET 2 OF 2

Composite Exhibit B
Engineer's Report

[attached beginning at following page]

Exhibit C
Assessment Report

[attached beginning at following page]

Tab 8

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION NO. 2024-05 AND RATIFYING THE FILING OF AN AMENDED PETITION WITH THE CITY OF DADE CITY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 2005-0894 (the "Ordinance"), adopted by the City Commission of the City of Dade City, Florida ("City"), being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District previously consisted of approximately 135.348 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolution No. 2023-05, authorizing an amendment to the District's boundaries; and

WHEREAS, the District now wishes to amend and restate Resolution 2023-05 to amend the acreage of the amendment to the boundaries, which shall be reduced from 1.012 acres, more or less, to .636 acres, more or less, as more particularly described in the attached **Exhibit A** ("Amended Expansion Parcel"); and

WHEREAS, the District additionally desires to ratify the actions of District staff in amending and filing the amended petition to the City incorporating the description of the Amended Expansion Parcel and the hearings effectuating such amendment therewith ("Amended Petition"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, addition of the Amended Expansion Parcel to the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the District hereby finds it was and remains in the District’s best interests to ratify staff’s actions in filing the Amended Petition.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Resolution 2023-05 is hereby amended and restated as set forth herein.

SECTION 3. The Board hereby ratifies the action of the Chairperson and District staff in filing an amended petition and related materials with the City to seek the amendment of the District’s boundaries to add the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and ratifies said actions in the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of January 2024.

ATTEST:

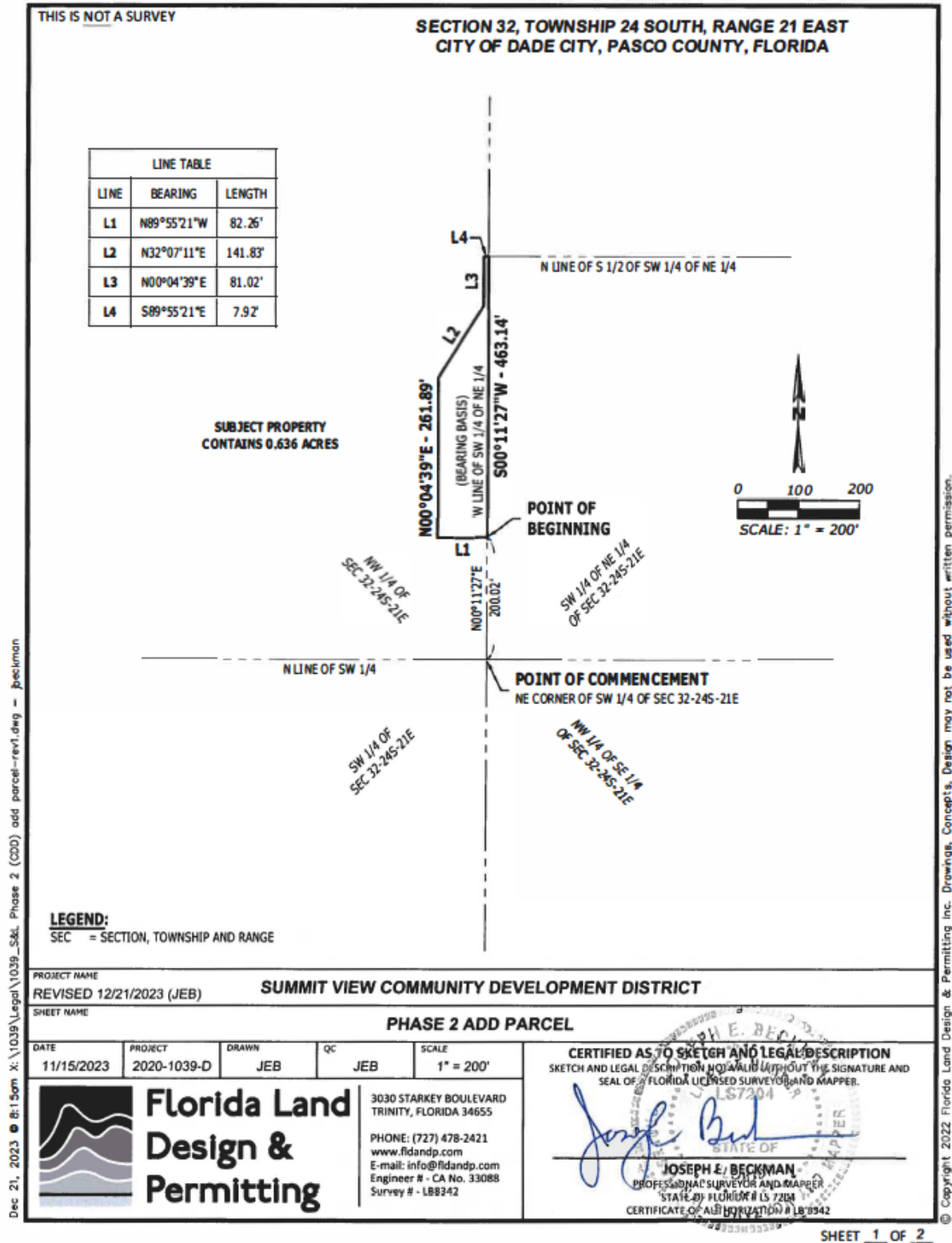
**SUMMIT VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Expansion Parcel

Exhibit A Amended Expansion Parcel



THIS IS NOT A SURVEY

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CONTAINING 0.636 ACRES.

SURVEYOR'S NOTES:

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- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

REVISED 12/21/2023 (JEB)

SHEET NAME

PHASE 2 ADD PARCEL



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Engineer # - CA No. 33088
Survey # - LB8342

Dec 21, 2023 @ 8:15am X:\1039\Legal\1039_S&L Phase 2 (CDD) add parcel-rev1.dwg - jbeckman

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SHEET 2 OF 2