## EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Board of Supervisors Regular Meeting

Tuesday May 7, 2019

9:00 a.m.

Residence Inn 2101 Northpointe Parkway Lutz, Florida

Note: The Advanced Meeting Package is a working document and thus all materials are considered <u>DRAFTS</u> prior to presentation and Board acceptance, approval or adoption.

# EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AGENDA

**District Board of Supervisors** Mike Lawson Chairman

Doug DraperVice ChairmanLori PriceAssistant SecretaryChristie RayAssistant Secretary

District Manager Paul Cusmano DPFG

District Attorney John Vericker Straley Robin Vericker

**District Engineer** Tonja Stewart Stantec Consulting Services, Inc.

#### All cellular phones and pagers must be turned off during the meeting.

#### The District Agenda is comprised of six different sections:

The first section which is called Audience Questions and Comments. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called Administrative Matters and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called Business Matters. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called Staff Reports. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called Audience Comments on Other Items provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called Supervisor Requests. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

#### EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, May 7, 2019

Time: 9:00 a.m. Location: Residence Inn

> 2101 Northpointe Parkway Lutz, Florida 33558

Conference Call No.: (563) 999-2090

Code: 686859#

#### **AGENDA**

I.	Roll	Call

#### **II.** Audience Comments

#### III. Consent Agenda

A. Acceptance of the December 2018, January 2019, February 2019 and March 2019 Financial Statements

Exhibit 1

Exhibit 2

Ratification of Resolution 2019-05 Re-Designating Officers

#### **IV.** Business Matters

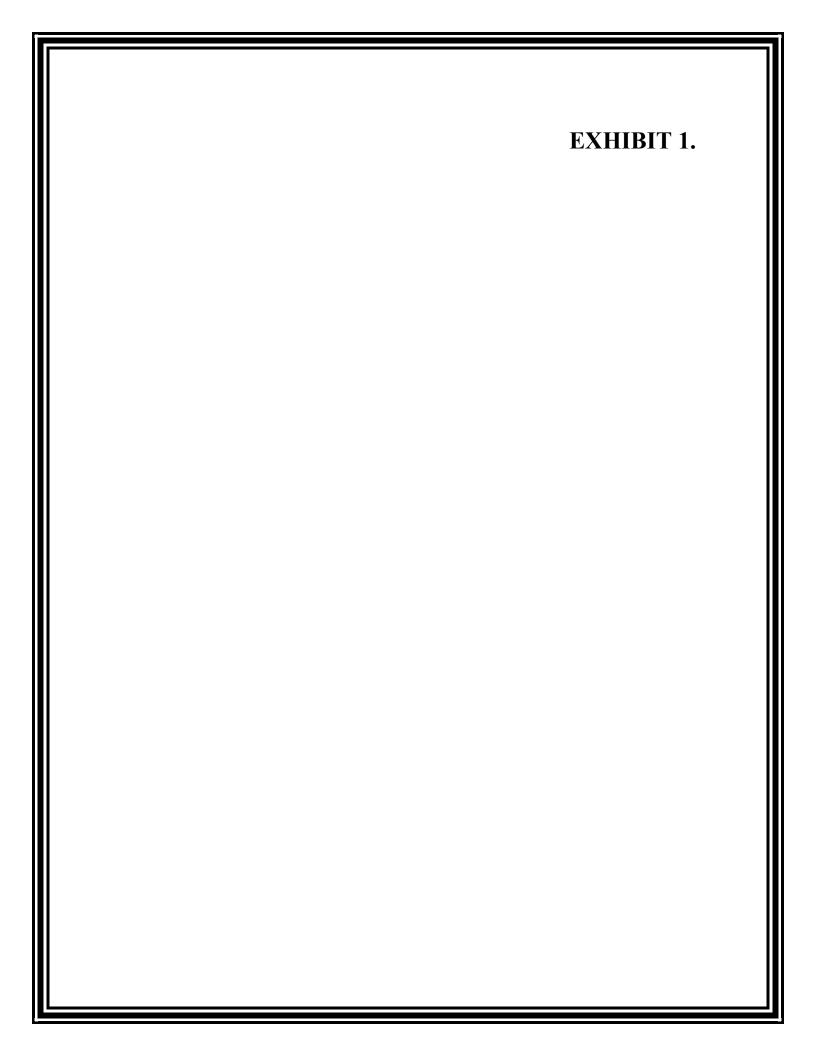
A.	Ratification of Resolution 2019-03 Re-Designating Officers	Exhibit 2
B.	Consideration and Adoption of Resolution 2019-06 Authorizing the Chairman to Execute Plats, Permits & Conveyances	Exhibit 3
C.	Consideration and Adoption of Resolution 2019-07 Declaring Special Assessments	Exhibit 4
D.	Consideration and Adoption of Resolution 2019-08 Setting the Public Hearing for Imposing Special Assessment	Exhibit 5
E.	Ratification of Innovative Employer Solutions Inc. Payroll Service Agreement	Exhibit 6
F.	Acceptance of VenturesInc Host Website Proposal	Exhibit 7
G.	Ratification of DiBartolomeo Audit Agreement	Exhibit 8
H.	ADA Presentation - Road to Compliance	Exhibit 9
I.	Consideration and Approval of Preliminary Supplemental Methodology Report	Exhibit 10
J.	Consideration and Approval of Preliminary Engineer's Report	Exhibit 11

1- Expansion Area

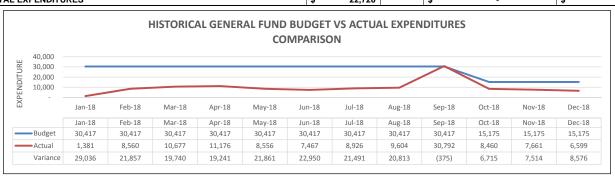
K. Open Discussion on Bond related matters

#### V. Staff Reports

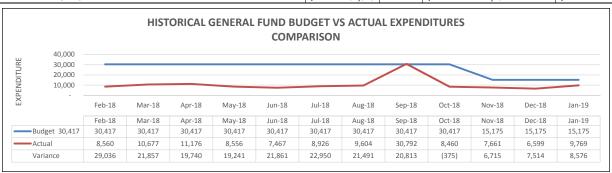
- A. District Manager
- B. Attorney
- C. District Engineer
- VI. Supervisors Request
- VII. Audience Questions and Comments on Other Items
- VIII. Adjournment



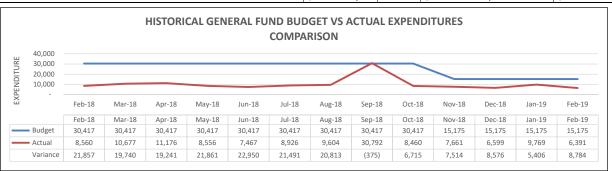
	Epperson Ran	ch II CDI	)			
Financial Report S	ummary - Gener	al Fund &	Constructi	ion Fund		
·	12/31/20					
For The Period Ending :	_	RAL FUND 31/2018	C	ONSTRUCTION 2018A-1 12/31/2018		
CASH BALANCE PLUS: ACCOUNTS RECEIVABLE - OFF ROLL PLUS: ACCOUNTS RECEIVABLE - ON ROLL PLUS: ACCOUNTS RECEIVABLE - OTHER LESS: ACCOUNTS PAYABLE NET CASH BALANCE	\$	6,278 - - 10,149 (11,008) 5,419	\$	8,107,917 - - - (923,325) 7,184,592		
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):	12/ A	31/2018 CTUAL R-TO-DATE	Y	12/31/2018 BUDGET EAR-TO-DATE		FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$	45,174	\$	45,526	\$	(352)
EXPENDITURES (YTD)		(22,720)		(45,526)		22,806
NET OPERATING CHANGE	\$	22,454	\$	-	\$	22,454
AVERAGE MONTHLY EXPENDITURES	\$	7,573	\$	15,175	\$	7,602
PROJECTED EOY BASED ON AVERAGE	\$	90,880	\$	227,630	\$	136,750
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:  REVENUE:	A	31/2018 CTUAL R-TO-DATE	<u> Y</u>	12/31/2018 BUDGET EAR-TO-DATE		FAVORABLE (UNFAVORABLE) VARIANCE
ASSESSMENTS-ON-ROLL (NET)	\$	-	\$	_	\$	-
ASSESSMENTS-OFF-ROLL (NET)	-	45,174		45,526	-	(352)
MISCELLANEOUS REVENUE		-		.5,626		- (002)
EXPENDITURES:						
ADMINISTRATIVE EXPENDITURES		20,320		-		(20,320)
FIELD TECH SERVICES		2,400				(2,400)
UNBUDGETED EXPENDITURES		-		-		-
TOTAL EXPENDITURES	\$	22,720	\$	_	\$	(22,720)



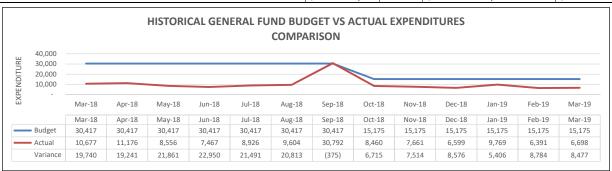
Epper	son Rand	ch II CDD				
Financial Report Summar				on Fund		
	1/31/20			VII I WIIW		
For The Period Ending :	GENE	RAL FUND 31/2019	co	2018A-1 1/31/2019		
CASH BALANCE PLUS: ACCOUNTS RECEIVABLE - OFF ROLL PLUS: ACCOUNTS RECEIVABLE - ON ROLL PLUS: ACCOUNTS RECEIVABLE - OTHER LESS: ACCOUNTS PAYABLE NET CASH BALANCE	\$	135 - - 18,501 (13,355) 5,281	\$	7,342,961 - - - (3,280,881) 4,062,080		
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):	A	31/2019 CTUAL S-TO-DATE	YI	1/31/2019 BUDGET EAR-TO-DATE	(UNF	VORABLE AVORABLE) ARIANCE
REVENUE (YTD) COLLECTED	\$	51,464	\$	60,700	\$	(9,236)
EXPENDITURES (YTD)	•	(34,349)	•	(60,700)	•	26,351
NET OPERATING CHANGE	\$	17,115	\$	-	\$	17,115
AVERAGE MONTHLY EXPENDITURES	\$	8,587	\$	15,175	\$	6,588
PROJECTED EOY BASED ON AVERAGE	\$	103,047	\$	242,800	\$	139,753
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	A	31/2019 CTUAL -TO-DATE	YI	1/31/2019 BUDGET EAR-TO-DATE	(UNF	VORABLE AVORABLE) ARIANCE
REVENUE:						
ASSESSMENTS-ON-ROLL (NET)	\$	-	\$	=	\$	-
ASSESSMENTS-OFF-ROLL (NET)		51,464		45,526		5,938
MISCELLANEOUS REVENUE		-		-		-
EXPENDITURES:						
ADMINISTRATIVE EXPENDITURES		31,349		33,601		2,252
FIELD TECH SERVICES		3,200		8,100		4,900
UNBUDGETED EXPENDITURES		-		-		-
TOTAL EXPENDITURES	\$	34,549	\$	41,701	\$	7,152

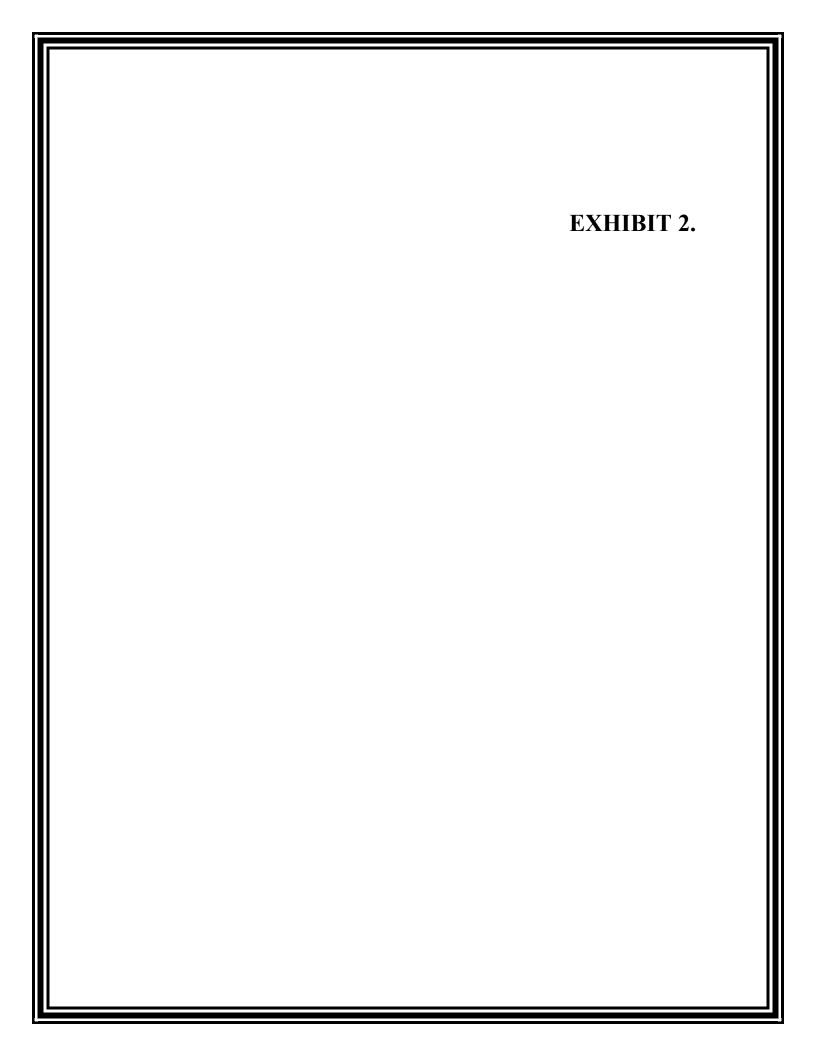


	pperson Ranch II CDD mmary - General Fund & Co 2/28/2019		
For The Period Ending :	GENERAL FUND 2/28/2019	2018A-1 2/28/2019	
CASH BALANCE PLUS: ACCOUNTS RECEIVABLE - OFF ROLL PLUS: ACCOUNTS RECEIVABLE - ON ROLL PLUS: ACCOUNTS RECEIVABLE - OTHER LESS: ACCOUNTS PAYABLE NET CASH BALANCE	\$ - - 11,325 (12,110) \$ (785)	\$ 6,822,270 - - - (534,666) \$ 6,287,604	
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):	2/28/2019 ACTUAL YEAR-TO-DATE	2/28/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED EXPENDITURES (YTD)	\$ 51,018 (51,919)	\$ 75,876 (82,571)	\$ (24,858) 30,652
NET OPERATING CHANGE	\$ (901)	\$ (6,695)	\$ 5,794
AVERAGE MONTHLY EXPENDITURES	\$ 10,384	\$ 16,514	\$ 6,130
PROJECTED EOY BASED ON AVERAGE	\$ 124,606	\$ 280,741	\$ 156,136
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	2/28/2019 ACTUAL YEAR-TO-DATE	2/28/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:	T	T.	
ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$ -
ASSESSMENTS-OFF-ROLL (NET) MISCELLANEOUS REVENUE	51,011	75,876	(24,865)
EXPENDITURES:	-	-	-
ADMINISTRATIVE EXPENDITURES	47,919	42,104	(5,815)
DEBT SERVICE ADMINISTRATION	-	11,300	(0,010)
FIELD SERVICE EXPENDITURES	4,000	29,167	25,167
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 51,919	\$ 82,571	\$ 19,352



	pperson Ranch II CDD mmary - General Fund & C 3/31/2019	onstruction Fund		
For The Period Ending :	GENERAL FUND 3/31/2019	2018A-1 3/31/2019		
CASH BALANCE PLUS: ACCOUNTS RECEIVABLE - OFF ROLL PLUS: ACCOUNTS RECEIVABLE - ON ROLL PLUS: ACCOUNTS RECEIVABLE - OTHER LESS: ACCOUNTS PAYABLE NET CASH BALANCE	\$ - - 5,286 (11,897) \$ (6,611)	\$ 6,560,190 - - (1,057,626) \$ 5,502,564		
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):	3/31/2019 ACTUAL YEAR-TO-DATE	3/31/2019 BUDGET YEAR-TO-DATE	FAVORABL (UNFAVORAB VARIANCE	BLE)
REVENUE (YTD) COLLECTED EXPENDITURES (YTD) NET OPERATING CHANGE	\$ 51,882 (58,617) \$ (6,735)	\$ 91,051 (96,790) \$ (5,739)		39,169) 38,173 (996)
AVERAGE MONTHLY EXPENDITURES PROJECTED EOY BASED ON AVERAGE	\$ 9,770 \$ 117,234	\$ 16,132 \$ 290,370	\$	6,362 73,136
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	3/31/2019 ACTUAL YEAR-TO-DATE	3/31/2019 BUDGET YEAR-TO-DATE	FAVORABL (UNFAVORAB VARIANCE	.E BLE)
REVENUE:				
ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$	-
ASSESSMENTS-OFF-ROLL (NET)	51,871	91,051	(3	39,180)
MISCELLANEOUS REVENUE	-	-		-
EXPENDITURES: ADMINISTRATIVE EXPENDITURES	53,238	50,490		(2,748)
DEBT SERVICE ADMINISTRATION	55,238	11,300	<u> </u>	(2,140)
FIELD SERVICE EXPENDITURES	5,379	35,000	2	29,621
UNBUDGETED EXPENDITURES	3,379	33,000	2	
TOTAL EXPENDITURES	\$ 58.617	\$ 96,790	\$ 2	26,873



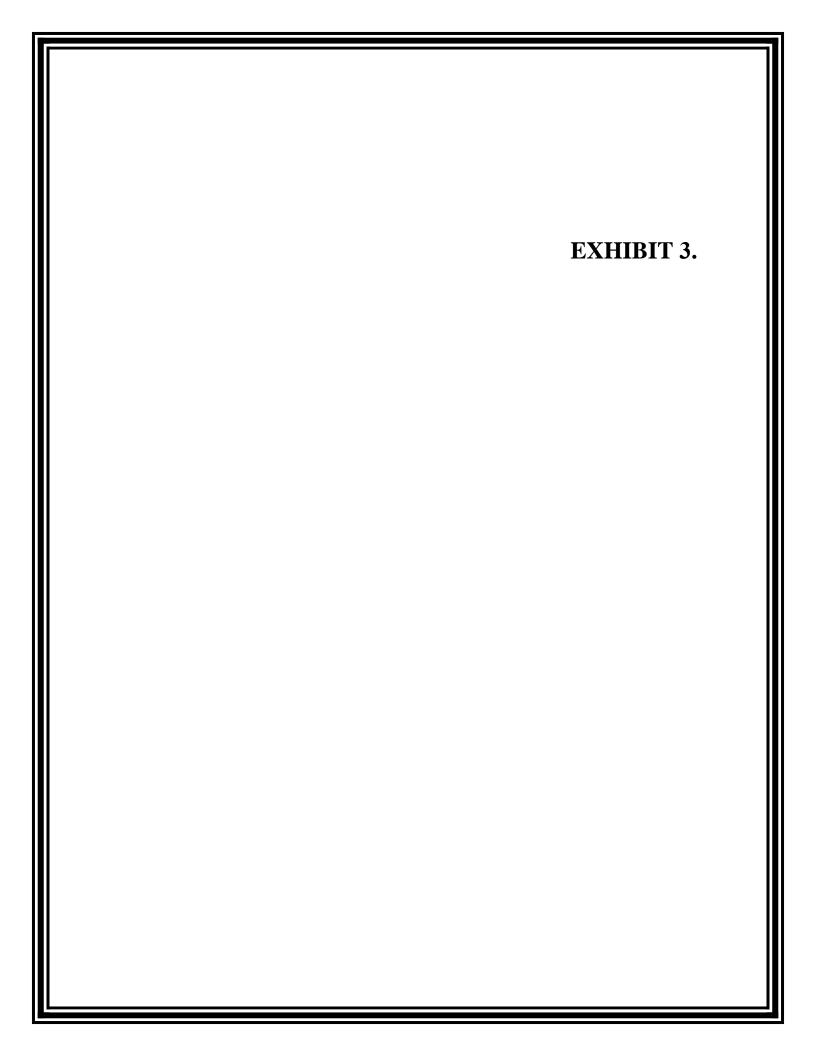


#### **RESOLUTION 2019-05**

A RESOLUTION RE-DESIGNATING OFFICERS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

DIGINICI	
WHEREAS, the Board of Supervisors	s of the Epperson Ranch II Community
Development District at the business meeting held	d on, 2019 desires to appoint the
below recited persons to the offices specified.	
NOW, THEREFORE, BE IT RES	
DEVELOPMENT DISTRICT:	
1. The following persons were appointed to	the offices shown, to wit:
Mike Lawson	Chairman
Doug Draper	Vice Chairman
Paul Cusmano	Secretary
Patricia Comings-Thi bault	Treasurer
Maik Aagaard	Assistant Treasurer
Janet Johns	Assistant Secretary
Lori Price	Assistant Secretary
Christie Ray	Assistant Secretary
	Assistant Secretary
2. That this resolution supersedes all p	revious resolutions and motions designating,
electing or appointing officers adopted b	y the Board of Supervisors of the Epperson
Ranch II Community Development District	and are hereby declared null and void.
Adopted thisday of, 201	9.
V	ike Lawson
CI	nairman

Paul Cusmano Secretary



#### **RESOLUTION 2019-06**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE **EPPERSON** RANCH COMMUNITY II **DEVELOPMENT** DISTRICT GRANTING AUTHORITY TO EXECUTE REAL AND PERSONAL **PROPERTY** CONVEYANCE **AND DEDICATION** DOCUMENTS, AND PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION: PROVIDING A SEVERABILITY **AND PROVIDING** CLAUSE; EFFECTIVE DATE.

**WHEREAS**, the Epperson Ranch II Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated within Pasco County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, stormwater management system, roadway improvements, water and sewer utility systems, recreation improvements, underground electric, and other improvements; and

**WHEREAS**, the District has adopted, or intends to adopt, a report of its District Engineer, as may be amended and/or supplemented ("**Engineer's Report**"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith ("**Improvements**"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements ("Permits and Conveyances"); and

**WHEREAS**, to facilitate the efficient development of the Improvements, the District desires to authorize the Chair of the Board of Supervisors to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan ("**Conveyance Authority**"); and

**WHEREAS**, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

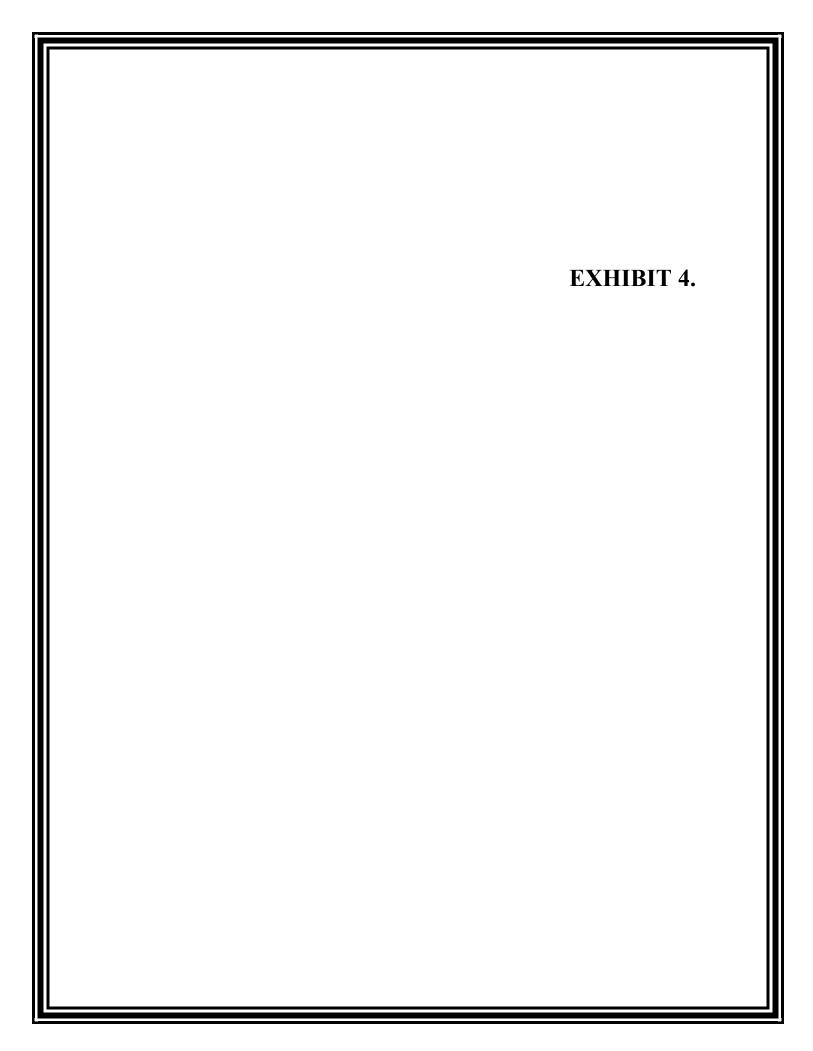
**WHEREAS**, the Board of Supervisors finds that granting to the Chair the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

## NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT:

- 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. **DELEGATION OF AUTHORITY.** The Chair of the District's Board of Supervisors is hereby authorized to sign, accept or execute Permits and Conveyances as defined above. In the event that the Chair is unavailable, any Board Supervisor is authorized to sign, accept or execute Permits and Conveyances as defined above. The Vice Chair, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances. Such authority shall be subject to the District Engineer and District Counsel's review and approval.
- **3. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 7TH DAY OF May, 2019.

	EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Secretary/ Assistant Secretary Print Name: Paul Cusmano	Chair/ Vice Chair Print Name: <u>Mike Lawson</u>



#### **RESOLUTION NO. 2019-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Epperson Ranch II Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications as described in the Report of the District Engineer dated May 6, 2019, which is available for review at the offices of DPFG Management & Consulting, LLC located at 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647; and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the "**Assessments**"); and

**WHEREAS**, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District's \_\_\_\_\_\_\_ Assessment Methodology Report dated May 7, 2019 (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the offices of DPFG Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT THAT:

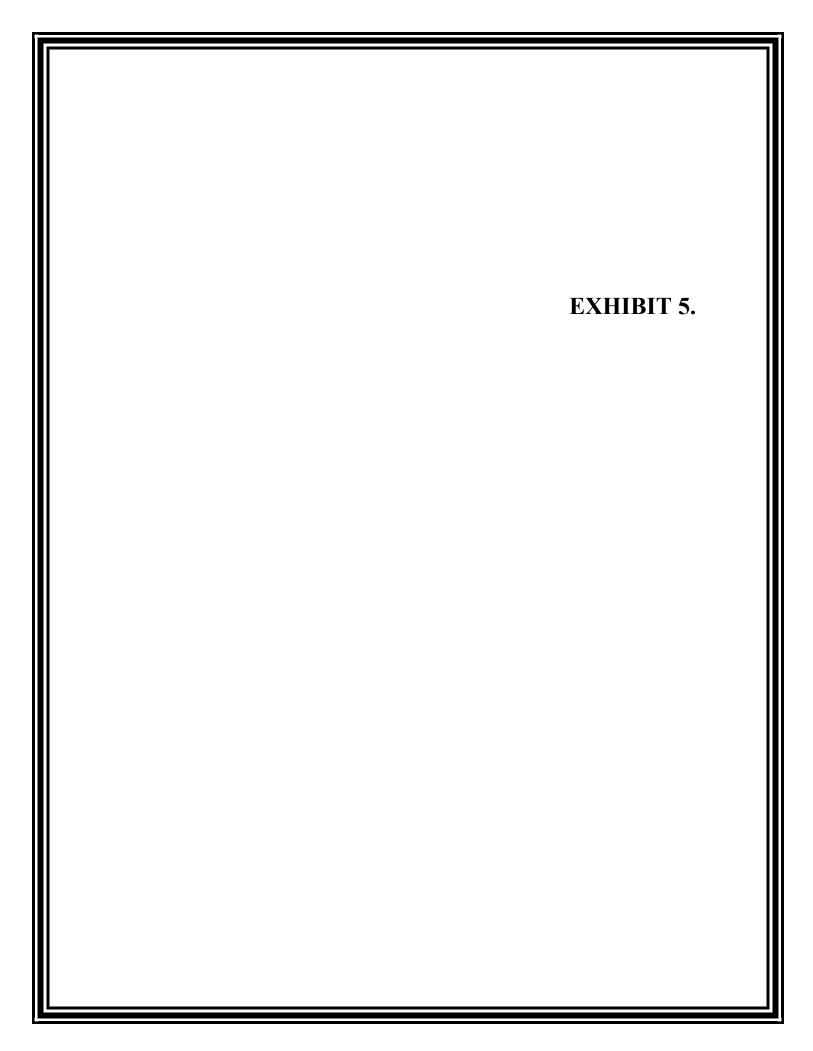
- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. Assessments shall be levied to defray a portion of the cost of the Project.
- 3. The nature of the Project generally consists of master improvements consisting of roads, water management and control, water supply, sewer and wastewater management, electrical power, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file in the offices of DPFG Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647; which are by specific reference incorporated herein and made part hereof.
- 4. The general locations of the Project are as shown on the plans and specifications referred to above.
- 5. The estimated cost of the Project is approximately \$\_\_\_\_\_ (hereinafter referred to as the "Estimated Cost").
- 6. The Assessments will defray approximately \$\_\_\_\_\_ of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed bonds, in one or more series.
- 7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- 8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
- 9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- 10. There is on file in the offices of DPFG Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647; an assessment plat showing the expansion

area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

- 11. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Manager's office.
- 12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.
- 13. Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, 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 specially benefitted by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on June 13 2019, at 9:00 a.m., at Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.
- 14. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Pasco County, Florida.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May, 2019.

ATTEST:	EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Paul Cusmano Assistant Secretary	Mike Lawson Chair of the Board of Supervisors
Attachments:	Methodology Report dated May 7, 2019
Engineer's Report dated May 6, 2019	



#### **RESOLUTION NO. 2019-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JUNE 13, 2019 AT 9:00 A.M. AT THE RESIDENCE INN, 2101 NORTHPOINTE PARKWAY, LUTZ, FLORIDA 33558, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Epperson Ranch II Community Development District (the "**District**"), has previously adopted Resolution No. 2019-07 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT **DECLARING** SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE: DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Resolution No. 2019-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices DPFG Management & Consulting, LLC located at 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647 ("**District Office**").

#### NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

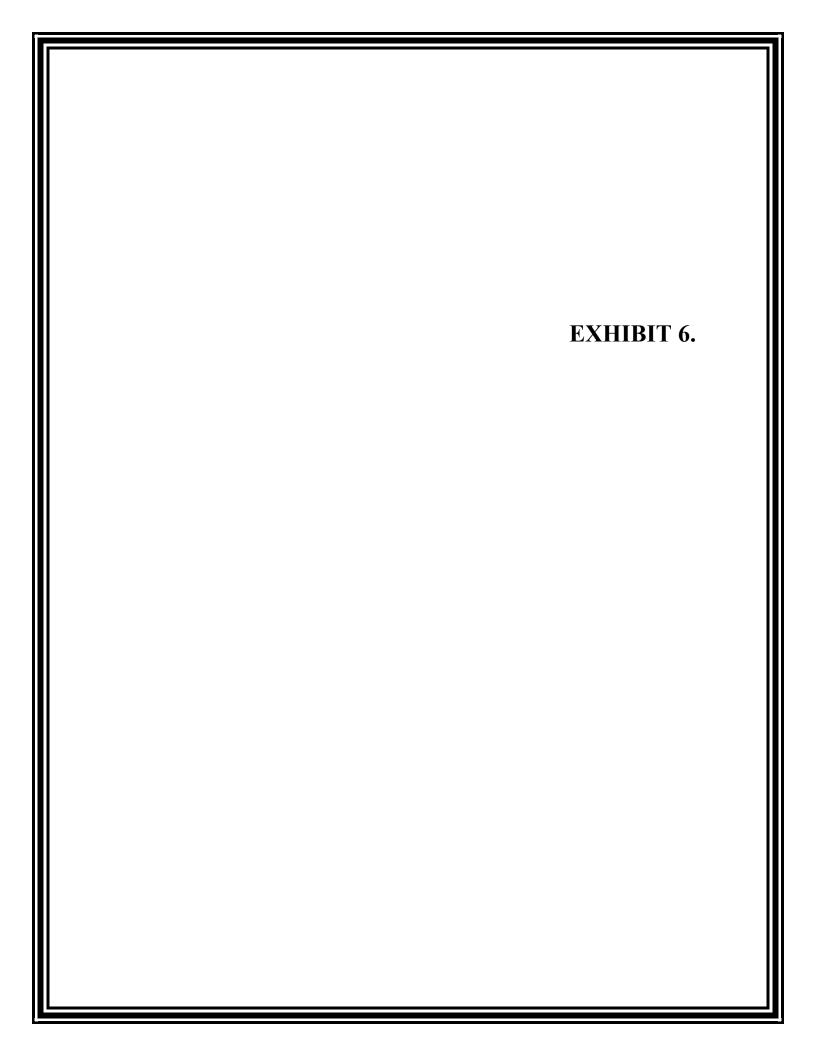
1. There is hereby declared a public hearing to be held on June 13, 2019 at 9:00 a.m., at Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558, for the purpose of hearing comment and objection to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected

parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Office.

- 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Pasco County (by two publications one 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 (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
- 3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 7th day of May, 2019.

Attest:	Epperson Ranch II Community Development District
Paul Cusmano	Michael Lawson
Assistant Secretary	Chair of the Board of Supervisors



#### **Payroll Service Agreement**

This Payroll Service Agreement (this "**Agreement**") is entered into as of April 1, 2019, between the **Epperson Ranch II Community Development District**, whose mailing address is c/o DPFG, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. (the "**District**") and **Innovative Employer Solutions**, **Inc.**, a Florida corporation, whose mailing address is 635 93rd Ave N, St Petersburg, FL 33712 (the "**Contractor**").

#### **Background Information**

The District has employees, and may hire additional employees from time to time, to assist with the District's operation and maintenance services. The Contractor provides payroll services and the District desires to retain the Contractor to provide payroll services as described in this Agreement. The District employees are not to be considered employees of the Contractor or covered by Contractor's workers' compensation.

#### **Operative Provisions**

- 1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
- 2. **Term of this Agreement**. The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
- 3. **Termination.** Either party may terminate this Agreement without cause with thirty (30) days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- 4. **District Responsibilities**. The District is responsible for hiring and overseeing the District employees, retaining insurance, including workers compensation insurance, for the District employees as required by law, including any workers' compensation claims, benefit claims (if any benefits are provided), employment discrimination claims, general liability claims, third-party claims, and any and all other obligations or claims pertaining to employment.
- 5. **Scope of Services**. The Contractor shall perform the specific payroll services described below:
  - a) Based on information supplied by the District, the Contractor shall prepare and distribute payroll checks to the District's employees, make the appropriate payroll deductions and collection of taxes, file the appropriate reports and make payment to proper governmental authorities for federal, state, and local income taxes, Social Security tax, federal and state unemployment insurance taxes and any other federal or state tax.
  - b) Contractor shall maintain necessary records and comply with reporting procedures and will report and file such taxes utilizing client's tax identification numbers.
- 6. **Compensation**. The District agrees to compensate the Contractor pursuant to the service fees and other fees as specified on **Exhibit A** hereto titled "Fee Schedule." All funds due to Contractor are payable prior to Contractor's issuance of payroll checks each pay period and shall be paid to

Contractor following the end of each pay period, no later than 2 business days prior to the date paychecks are to be distributed to assigned employees.

- 7. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
- 8. **Compliance with Laws.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
- 9. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District.

#### 10. Indemnification.

- a) Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto.
- b) To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend and hold the Contractor and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the District, including litigation or any appellate proceedings with respect thereto.
- c) Contractor agrees that nothing herein shall constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.
- d) The indemnifications provided under this section are and shall be deemed to be contractual in nature and shall survive the termination or expiration of this Agreement.
- 11. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

- IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 418-7473, OR BY EMAIL AT Paul.Cusmano@dpfg.com, OR BY REGULAR MAIL AT 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.
- 12. **Controlling Law**. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located in.
- 13. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 14. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 15. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties, which shall not be unreasonably withheld.
- 16. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 17. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 18. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[signature page to follow]

#### Signature Page for Payroll Service Agreement

Innovative Employer Solut	tions, Inc.
---------------------------	-------------

Name:

CHARD 15. K

3/4/19

**Epperson Ranch II Community Development District** 

Chair/Vice-Chair of the Board of Supervisors

### Exhibit A Payroll Service Fees

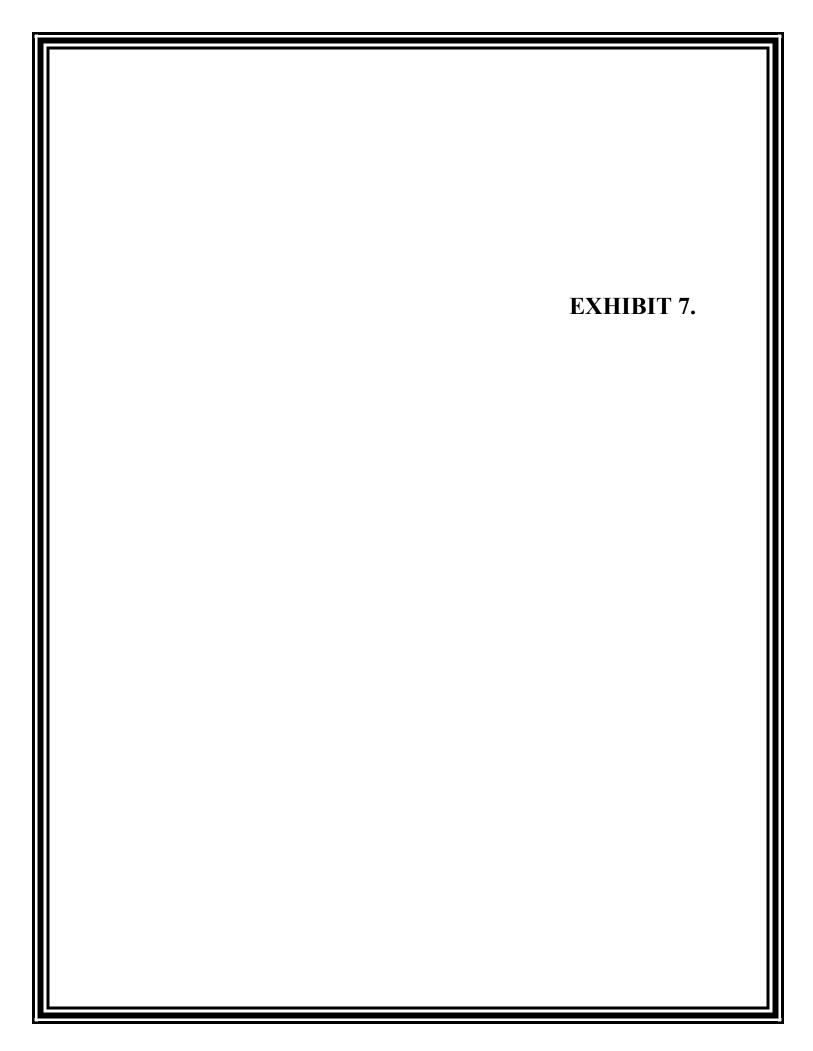
\$49.00 per invoice processed. Delivery fee of \$8.00 for the delivery of payroll to DPFG. No delivery fee for payrolls delivered to DPFG in groups of two or more.

The New Account Set Up Fee is waived.

The New Employee Setup Fee is waived.

Client requested Stop payments are \$35.

NSF Client Checks or ACHs are \$35.



### APPLICATION HOSTING AGREEMENT CommunityXS

**IMPORTANT - READ CAREFULLY:** This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("VenturesIn") which covers the hosting by VenturesIn of the CommunityXS Content Management System. VenturesIn agrees to provide Service to Customer and Customer agrees to pay VenturesIn for Service subject to the following terms and conditions:

#### 1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by VenturesIn of Service availability or (ii) the date on which Customer first logs on to Service.
- b) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise VenturesIn as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided or payment of the service charge is not made, any Customer data shall be deleted by VenturesIn.

#### 2) Fees and Payments

- a) Setup Fee: Not to exceed \$240.00.
- b) Service Fee: \$60.00 per month.
- c) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- d) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate service.

#### 3) Services Provided:

- VenturesIn shall host a web content management system and delivery platform ("Software").
- b) VenturesIn shall provide Customer with application level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Ventures In shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by VenturesIn.

#### 4) Authorized Usage:

a) Customer agrees that access to Service shall be restricted to authorized agents.

- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized VenturesIn support personnel may access system as required to diagnose and resolve technical issues.

#### 5) Service Level:

a) Service shall be available to Customer at all times unless maintenance or upgrades require the system to be unavailable.

#### 6) Limited Warranty:

a) VenturesIn warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that VenturesIn does not warrant that the Service shall be uninterrupted or error-free.

#### 7) Customer Remedies:

 VenturesIn's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

#### 8) NO OTHER WARRANTIES:

a) EXCEPT FOR THE EXPRESS WARRANTIES STATED ABOVE, AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, VENTURESIN DISCLAIMS ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED.

#### 9) NO LIABILITY FOR CONSEQUENTIAL DAMAGES:

a) IT IS EXPRESSLY AGREED THAT IN NO EVENT SHALL VENTURESIN BE LIABLE FOR ANY DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOST PROFITS, DAMAGES FOR INCOMPLIANCE OR INABILITY TO COMPLY WITH GOVERNMENTAL LAW OR REGULATION, LOSS OF DATA, BUSINESS INTERRUPTION, OR OTHER CONSEQUENTIAL, EXEMPLARY, SPECIAL OR INDIRECT LOSSES) ARISING FROM YOUR USE, OR INABILITY TO USE, THE SERVICE. VENTURESIN'S ENTIRE LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT ACTUALLY PAID BY CUSTOMER FOR THE SERVICE.

#### 10) Prior Agreements:

a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between VenturesIn and you, the Customer.

#### 11) No Waiver:

 Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

#### 12) Severability:

a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

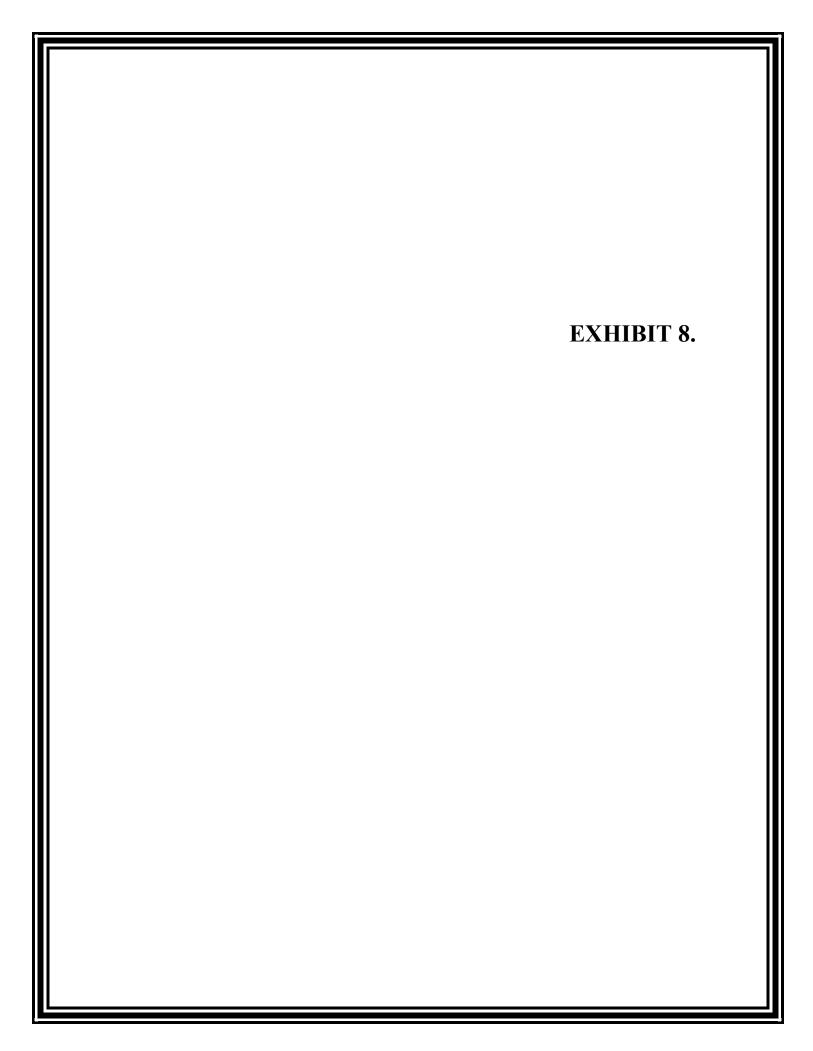
#### 13) Law:

a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

#### 14) General:

a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write: VenturesIn.com, Inc., 9560 West Linebaugh Avenue, Tampa, Florida 33626.

l agree to the terms and conditions of this Hos Customer Signature	ling Agreement.	
Organization/Community/CDD/HOA		
Print Name and Title		 _





### DIBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

January 11, 2019

Epperson Ranch II Community Development District

We are pleased to confirm our understanding of the services we are to provide Epperson Ranch II Community Development District for the years ended September 30, 2018, 2019, and 2020. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of Epperson Ranch II Community Development District as of and for the years ended September 30, 2018, 2019, and 2020. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Epperson Ranch II Community Development District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Epperson Ranch II Community Development District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.

#### **Audit Objective**

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. If our opinions on the financial statements are other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

#### Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You are also responsible for making all management decisions and performing all management functions; for designating an individual with suitable skill, knowledge, or experience to oversee our assistance with the preparation of your financial statements and related notes and any other non-attest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Epperson Ranch II Community Development District and the respective changes in financial position and where applicable, cash flows, in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws and regulations. You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on the supplementary information.

#### Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity.

Because an audit is designed to provide reasonable, but not absolute, assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

#### Audit Procedures-Internal Control

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Epperson Ranch II Community Development District's compliance with applicable laws and regulations and the provisions of contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

#### Engagement Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will assist in the preparation of confirmations we request and will locate any documents selected by us for testing.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are estimated not to exceed \$2,950, for the year ending 2018, \$3,100 for the year ending 2019 and \$3,200 for the year ending 2020, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination, subject to any offsets that the District may have.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and

following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

We appreciate the opportunity to be of service to Epperson Ranch II Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

This letter will continue in effect until canceled by either party.

Sincerely,

DiBartolomeo, McBee, Hartley & Barnes, P.A.

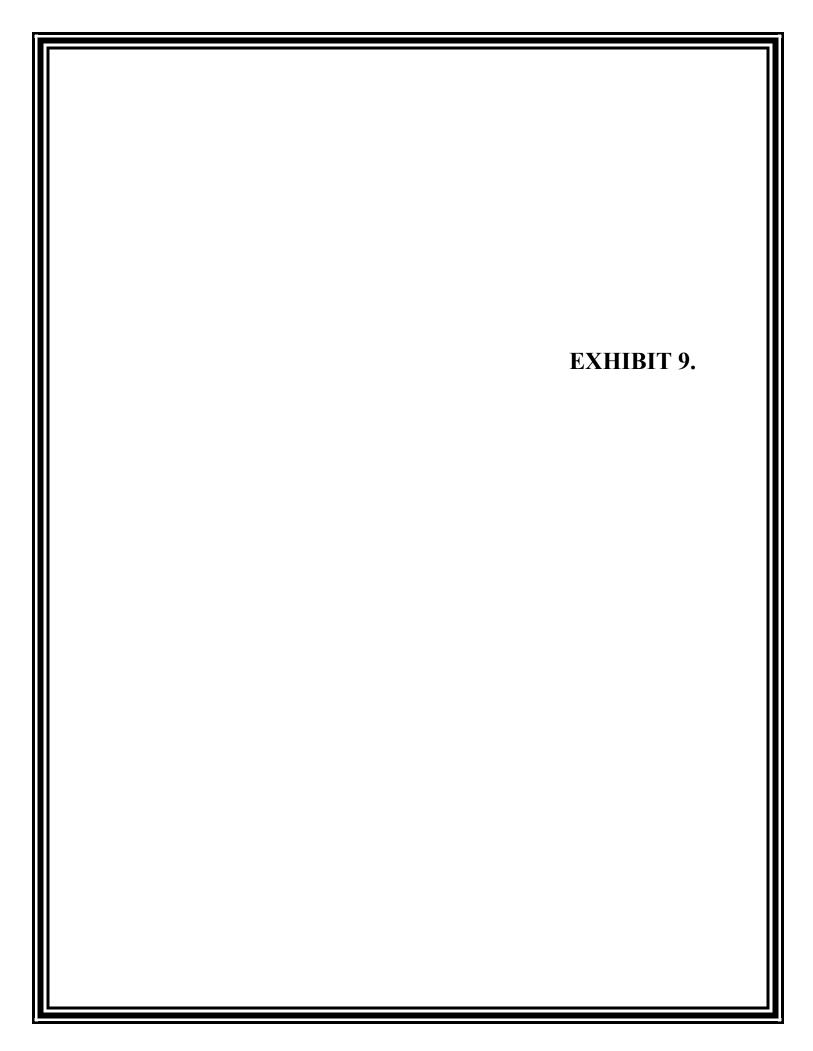
DiBartolomes, MiBel, Hartly & Barred

This letter correctly sets forth the understanding of Epperson Ranch II Community Development District.

By: Alaca and II Community Development District.

Title: Wally A.

Date: 13 7019



### THE ROAD TO ADA COMPLIANCE



**Required as of 10/01/2019** 

## **Compliance: The 2 Components**

- ➤ Component 1 The website platform itself this addresses the website itself and not any uploaded documents
- Component 2 Document uploads this addresses any documents that are uploaded to the website that are mandated under Florida Statute. (see attachment B of this presentation)

Documents are bifurcated into two sections:

- 1) Required historical documents before 10/01
- 2) Required new documents uploaded after 10/01

# **ATTACHMENT A**

**INSURANCE MANDATED REQUIREMENTS** 



# ADA Website Accessibility

**Underwriting Guidelines - Policy Year 2019 - 2020** 



# 1 - Accessibility Policy

 An adopted and implemented (or in the process of implementing) website accessibility policy that is consistent with WCAG 2.0 Level A and AA

# 2 — Accessibility Statement

- A disability accessibility statement posted on their website that includes:
  - ➤ A commitment to accessibility for persons with disabilities
  - ➤ The accessibility standard used and applied to the District's website
  - Contact information (email and phone number) in case users encounter any problems

# 3 — Video / Audio

 Video and Audio is published or streamed in an accessible format.

# 4 — Quarterly Audits

 Quarterly audits done by a third-party to ensure that the website is in continual compliance with prevailing WCAG standards.

# 5 — Remedial Measures

- If the District has been previously sued
  - > Settlement Agreement
  - > Review remedial measures taken by District

## Summary - Where We Are

### >Accessibility Policy - In Process

District Counsel will be/has been furnished a sample policy that has been approved by the insurance provider for consideration and changes

### >Accessibility Statement - Completed

> Accessibility statement has been published to the website and has been approved by insurance provider.

## ➤ Video/Audio - Completed

We have ensured there are no videos or audio published or streamed on the websites

## FINANCIAL COMPARISON - VENDORS

Ventures			360 PSG		Horton Grou	р		CAMPUS SUITE		
Create A Website	\$		Create A Website & Service Block	\$3,345.00	Create A Website	\$	18,000.00	Create and Maintain Website	\$	600.00
Annual Website Platform	\$	960.00	Yearly Doc Conversion**	\$1,375.00	Qterly Scan for Compliance	\$	12,000.00	On Demand Document Conversion	\$	
Domain	\$	20.00	Yealy Web Compliance	\$1,025.00	FY 2019 Total	\$	30,000.00	Document Conversion - 1st Year	\$	1,500.00
Quarterly Scan for Compliance	€\$	480.00	SSL Cert, Content Mgmt, Monthly Scan	\$ 420.00				Domain	\$	15.00
FY 2019 Total	\$	1,460.00	FY 2019 Total	\$6,165.00				FY 2019 Total	\$	2,115.00
Second Year FY 2020 Total	\$	1,460.00	Second Year FY 2020 Total	\$2,820.00	Second Year FY 2020 Total	\$	12,000.00	Second Year FY 2020 Total	\$	1,515.00
(does not include scan or remediation of PDF (**only includes audit, agendas, public facilities report		Document conversion is at	\$100	) per hour	Initial conversion at \$0.98 per page	, ba	ed on avg			
documents uploaded or conv	ersio	n	report and budgets, doesn't include other of	locument				(Second Year documents up to 750 pages included		
of documents ) remediation - additional is at \$110 per hour)						in On Demand Service of \$900 annu	ually			

## Component 1 - Website Platform

- > Campus Suite Utilizes a website template that is WCAG compliant
- A contract will be advanced embodying language to ensure that prevailing WCAG standards are continually being met
- ➤ Annual charge is \$600 per year . Website will be turned on as of 10/01.

  Year One Contracts need to be executed at the same time as the initial PDF remediation of historical documents so that as documents are remediated they are uploaded to the new site for turn on at 10/01.
  - Year Two Annual \$600 charge will be billed in quarterly installments
- Monthly monitoring will be performed on each individual District website to ensure compliance with prevailing WCAG standards.
- Annual Domain registration approximates \$15 per year
- > Note: Current website will need to be maintained until conversion complete

**Total Annual Cost for Website Platform is \$615 Annually** 

# Component 2 – Document Conversion DOCUMENTS BEFORE 10/01/2019

- ➤ District website documents will be thinned up to comply with only Statute required documents by DPFG (see attachment B of this presentation)
- > All documents on the website need to be ADA compliant
- ➤ Conversion price per page is \$0.98 for historical documents prior to 10/01. Historical agenda packages cannot be manipulated to minimize conversion costs.
- ➤ The average District website page count, (before adjustments), currently on the websites are 1.500
- ➤ The Board needs to approve the conversion of the documents with a not to exceed of \$1,500. The District will only be charged for documents converted and will receive a report as to page count. Payment due as service is rendered.

Total FY 2019 Cost for Conversion Based on Average is \$1,500

# Component 2 – Document Conversion DOCUMENTS AFTER 10/01/2019

- Campus Suite On Demand Service and Remediation of non-compliant Documents
- > Annual charge of \$900 Billed Quarterly 1st bill will be 10/01/2019
- ➤ On Demand Service & Remediation agenda documents will be uploaded to the website pursuant to State Statute requirements Campus Suite will scan and remediate non–compliant documents within 48 hours of upload. Annual price includes the remediation of 750 pages annually. Documents in excess of 750 pages are charged at \$0.98 per page
- Campus Suite will distribute a report to the District for those vendors who are non-compliant

Total Annual Cost for Ongoing Maintenance is \$900 Annually

### Mitigation of Remediation - DPFG

- ➤ DPFG will be e-mailing major vendors as to the requirement for ADA compliant documents; i.e. contracts and proposals. These vendors will include District Counsel, aquatics, landscape maintenance, and other contracted entities. Additionally any new contracted vendors will be notified.
- > DPFG will be designing an ADA compliant agenda and budget template
- DPFG will upload documents to the website as well as make any calendar changes
- The District will review a report monthly.
- > DPFG will notify the respective parties as to non-compliance on a quarterly basis

Total Annual Cost for Ongoing Mitigation of Remediation of Documents and Uploading is \$500 Annually

# ATTACHMENT B

**Statute Required Documents** 

Pursuant to Section 189.069, Florida Statutes, below please find a checklist of the information required to be included on the website of a community development district. A copy of Section 189.069, Florida Statutes, is also attached for your reference.

#### **EFFECTIVE JULY 1, 2014:**

All districts must have a website by October 1, 2015 (or by the end of the first full fiscal year after establishment). With emphasis added on a few items, the website must contain:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190, as the uniform charter, but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and *Internet website uniform resource locator* of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, *and a hyperlink* to generally applicable ethics provisions.
- k. The budget of each special district, in addition to amendments in accordance with s. 189.418.
- l. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

Each district must submit its official internet website address to the Department of Economic Opportunity. The Department's website must include a link to each special district.

#### **EFFECTIVE OCTOBER 1, 2016:**

The website must further contain:

- m. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.<sup>1</sup>
- n. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.<sup>2</sup>
- o. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.<sup>3</sup>
- p. A list of regularly scheduled meetings must be included on District websites.
- q. The District's public facilities report must be included on District websites.
- r. A link to the Department of Financial Services website must be included on District websites.
- s. At least seven (7) days before a meeting or workshop, a District must post its agenda, along with any meeting materials available, on its website where it must remain for one (1) year.

If you have any questions about the above information, please do not hesitate to contact me.

<sup>2</sup> Fla. Stat. § 189.016(4).

<sup>&</sup>lt;sup>1</sup> Fla. Stat. § 189.016(4).

<sup>&</sup>lt;sup>3</sup> Fla. Stat. § 189.016(7).

- (d) All special districts created or establishedby rule of the Governor and Cabinet may be reviewed as directed by the Governor and Cabinet.
- (e) Except as provided in paragraphs (a)-(d), all other special districts may be reviewed as directed by the President of the Senate and the Speaker of the House of Representatives.
- (3) All special districts, governmental entities, and state agencies shall cooperate with the Legislature and with any local general-purpose government seeking information or assistance with the oversight review process and with the preparation of an oversight review
- (4) Those conducting the oversight review process shall, at a minimum, consider the listed criteria for evaluating the special district, but may also consider any additional factors relating to the district and its performance. If any of the listed criteria do not apply to the special district being reviewed, they need not be considered. The criteria to be considered by the reviewer include:
- (a) The degree to which the service or services offered by the special district are essential or contribute to the well-being of the community.
- (b) The extent of continuing need for the service or services currently provided by the special district.
- (c) The extent of municipal annexation or incorporation activity occurring or likely to occur within the boundaries of the special district and its impact on the delivery of services by the special district.
- (d) Whether there is a less costly alternative method of delivering the service or services that would adequately provide the district residents with the services provided by the district.
- (e) Whether transfer of the responsibility for delivery of the service or services to an entity other than the special district being reviewed could be accomplished without jeopardizing the district's existing contracts, bonds, or outstanding indebtedness.
- Whether the Auditor General has notified the Legislative Auditing Committee that the special district's audit report, reviewed pursuant to s.11.45(7), indicates that the district has met any of the conditions specified in s. 218.503(1) or that a deteriorating financial condition exists that may cause a condition described in s. 218.503(1) to occur if actions are not taken to address such condition.
- (a) Whether the district is inactive according to the official list of special districts, and whether the district is meeting and discharging its responsibilities as required by its charter, as well as projected increases or decreases in district activity.
- (h) Whether the special district has failed to comply with any of the reporting requirements in this chapter, including preparation of the public facilities report.
- Whether the special district has designated a registered office and agent as required by s. 189.014, and has complied with all open public records and meeting requirements.
- (5) Any special district may at any time provide the Legislature and the local general-purpose government conducting the review or making decisions based upon the final oversight review report with written responses

to any questions, concerns, preliminary reports, draft reports, or final reports relating to the district.

(6) This section does not apply to a deepwater port listed in s. 311.09(1) which is in compliance with a port master plan adopted pursuant to s. 163.3178(2)(k), or to an airport authority operating in compliance with an airport master plan approved by the Federal Aviation Administration, or to any special district organized to operate health systems and facilities licensed under chapter 395, chapter 400, or chapter 429.

History.--s. 23, ch. 97-25; s. 46, ch. 2001-26; s. 22, ch. 2004-305; s. 6, ch. 2006-197; s. 48, ch. 2014-22; s. 15, ch. 2016-22.

#### Note.-Fonner s. 189.428.

#### 189.069 Special districts; required reporting of information; web-based public access.-

- (1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.
- (a) Each independent special district shall maintain a separate website.
- (b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.
- (2)(a) A special district shall post the following information, at a minimum, on the district's official website:
  - The full legal name of the special district. 1.
  - 2. The public purpose of the special district.
- The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
  - The fiscal year of the special district.
- The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- 7. A description of the boundaries or service area of, and the services provided by, the special district.
- A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

- The primary contact information for the special district for purposes of communication from the depart-
- 10. A code of ethics adopted by the special district,if applicable, and a hyperlink to generally applicable ethics provisions.
- 11. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- 12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
- 13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
  - 14. The public facilities report, if applicable.
- 15. The link to the Department of Financial Services' website as set forth ins. 218.32(1)(g).
- 16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.
- (b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection (1).

History.-s. 54, ch. 2014-22; s. 16, ch. 2016-22.

#### **PART VII**

#### MERGER AND DISSOLUTION

189.07	Definitions.
189.071	Merger or dissolution of a dependent special district.
189.072	Dissolution of an independent special district.
189.073	Legislative merger of independent special districts.
189.074	Voluntary merger of independent special districts.
189.075	Involuntary merger of independent special districts.
189.076 189.0761	Financial allocations. Exemptions.

#### **189.07 Definitions.-As** used in this part, the term:

- (1) "Component independent special district" means an independent special district that proposes to be merged into a merged independent district, or an independent special district as it existed before its merger into the merged independent district of which it is now a part.
- (2) "Elector-initiated merger plan" means the merger plan of two or more independent special districts, a majority of whose qualified electors have elected to merge, which outlines the terms and agreements for the official merger of the districts and is finalized and approved by the governing bodies of the districts pursuant to this part.

- (3) "Governing body" means the governing body of the independent special district in which the general legislative, governmental, or public powers of the district are vested and by authority of which the official business of the district is conducted.
- (4) "Initiative" means the filing of a petition containing a proposal for a referendum to be placed on the ballot for election.
- (5) "Joint merger plan" means the merger plan that is adopted by resolution of the governing bodies of two or more independent special districts that outlines the terms and agreements for the official merger of the districts and that is finalized and approved by the governing bodies pursuant to this part.
- (6) "Merged independent district" means a single independent special district that results from a successful merger of two or more independent special districts pursuant to this part.
- (7) "Merger" means the combination of two or more contiguous independent special districts resulting in a newly created merged independent district that assumes jurisdiction over all of the component independent special districts.
- (8) "Merger plan" means a written document that contains the terms, agreements, and information regarding the merger of two or more independent special districts.
- (9) "Proposed elector-initiated merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that accompanies the petition initiated by the qualified electors of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.
- (10) "Proposed joint merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that has been prepared pursuant to a resolution of the governing bodies of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.
- (11) "Qualified elector" means an individual at least 18 years of age who is a citizen of the United States, a permanent resident of this state, and a resident of the district who registers with the supervisor of elections of a county within which the district lands are located when the registration books are open.

History.— s. 1, ch. 2012-16; s. 17, ch. 2014-22. Note.-Fonners. 189.4042(1).

#### 189.071 Merger or dissolution of a dependent special district.-

- (1) The merger or dissolution of a dependent special district may be effectuated by an ordinance of the local general-purpose governmental entity wherein the geographical area of the district or districts is located. However, a county may not dissolve a special district that is dependent to a municipality or vice versa, or a dependent district created by special
- (2) The merger or dissolution of an active dependent special district created and operating pursuant to a

	EXHIBIT 10.

#### EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

### MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT RELATED TO THE EXPANSION AREA

#### FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS

May 7, 2019

#### Prepared by

DPFG Management & Consulting LLC 250 International Parkway, Suite 280 Lake Mary, FL 32746 Phone: (321) 263-0132

#### EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT Master Special Assessment Methodology Report

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#### THE DISTRICT'S EXPANSION AREA

#### General

The petition to expand the Epperson Ranch II Community Development District (the "CDD" or "District") was approved by the Pasco County Board of County Commissioners on January 8, 2019 and the District was subsequently expanded by Ordinance 19-02 to add 167.299 acres (the "Expansion Area"). The District's Expansion Area is described in the Appendix Composite Exhibit A-1 and Exhibit A-2.

Related to the District's delivery of public improvements for the Expansion Area, the District's design, acquisition and/or construction of such public improvements and facilities are further described in the District Engineer's Report, prepared by Stantec, dated May 6, 2019 (the "Expansion Area Project"). The District is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "Act"). Pursuant to the Act, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, water, sewer and wastewater, reclaimed water and irrigation systems, storm water management, community amenities, landscaping improvements, signage and lighting, electrical power and professional services and fees. The costs of the Expansion Area Project are assessed against the benefitted properties in the Expansion Area. The District plans to issue bonds to finance portions of the Expansion Area Project costs as development progresses.

#### Methodology Report

This report provides a master assessment methodology for analyzing the benefits derived from the Expansion Area Project. Based on the method described in the Master Assessment Methodology Report, dated June 30, 2018 (the "Master AMR"), this report determines the fair and equitable allocation of such benefits through the levy of special assessments on property within the Expansion Area to fund all or portions of the Expansion Area Project. It is designed to conform to the requirements of Chapters 170 190, and 197, Florida Statutes, with respect to special assessments, and the Districts prior special assessment proceedings.

The District levied Special Assessments over the original boundaries of the District in the amount of not to exceed \$45.34 million pursuant to the Master AMR<sup>1</sup>. Any capitalized terms not otherwise defined herein will have the meaning ascribed to such term in the Master AMR. Consistent with the Master AMR, this

<sup>1</sup> Based on bond principal amount sized for funding of all the CIP costs and adjusted for allowable bond financing costs including capitalized interest, reserves and cost of issuance.

report utilizes Equivalent Residential Units ("ERU") as a proxy value for benefit and allocating the special assessments. Each constructed unit on a lot ranging from forty-one to fifty-foot-wide will be assigned an equal 1.0 ERU value and ranking. This ranking is the basis upon which the benefits to other lot sizes are measured. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

#### EXPANSION AREA PROJECT FINANING AND BENEFIT ALLOCATION

To advance development of the land in the District, the District plans to finance the construction of the Expansion Area Project thru the issuance of one or multiple series of bonds. The bonds will be secured by and payable from the levy of special assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the special assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

#### Expansion Area Project

The Expansion Area Project is estimated to cost approximately \$17.64 million and contains improvements that benefit all assessable units within the Expansion Area (the "**Improvements**"). Accordingly, the Special Assessments levied in connection with the Improvements will be levied on all planned units in the Expansion Area. A summary of the estimated costs of the Expansion Area Project, as shown in the Engineer's Report, is set forth in the following table.

**Table 1 - Estimated Expansion Area Project Costs** 

Improvement Category	Total
Engineering Design, Permitting, Surveying, Testing	\$1,896,040
Consultant /Management Fees	\$718,374
Storm Water Management	\$4,211,895
Roads	\$4,396,380
Potable Water	\$795,173
Sanitary Sewer	\$1,111,535
Dry Utilities Trenching	\$458,490
Recreational Amenity	\$916,980
Landscaping/Irrigation/Hardscape/Recreation	\$706,840
Permit Fees and Impact Fees	\$1,969,673
Contingency	\$458,009
Total	\$17,639,389

The proposed issuance of bonds is anticipated to fund a portion or all of the costs associated with the development of the Expansion Area which is planned for a total 536 townhomes. The developer will

covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Expansion Area Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

#### Benefits

The construction of the Expansion Area Project will advance development of the properties within the District and will thereby create special benefits for those properties, and enhance the value of the property. All properties within the Expansion Area will generally benefit from the Expansion Area Project, but developed residential lots with structures have an added benefit from the Expansion Area Project, for example, in terms of vehicular access, disposal of plumbing waste thru a system of pipes, flood prevention thru a stormwater collection system, potable water lines, recreational facilities, and other basic public infrastructure benefits for use of the subdivision.

#### Assessment Allocation

The preliminary land use plan describes the development of the land in one construction phase with final build-out anticipated to include a total of 536 townhome units. The methodology herein allocates debt special assessments to such residential properties based upon the benefits derived from the Expansion Area Project and apportioned such benefit to particular townhomes. Expansion Area Project costs are used as a proxy value for benefit and allocates the special assessments uniformly across townhomes according to assigned Equivalent Residential Unit ("ERU") consistent with the Master AMR.

Each constructed townhome will be assigned an equal 0.6 ERU value and ranking. In the event that detached single-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans, and consistent with the District's Master AMR. In connection with the Expansion Area Project, as of this date, the developer has informed the District that it plans to construct 536 townhomes, which represents a total of 321.6 ERUs.

Table 2 – Proposed Lot Mix and ERU Assignment for the Expansion Area Project

Lot type	Assigned ERU	Units	Total ERU	% ERU
Townhome	0.6	536	321.6	100.0%

#### EXPANSION AREA PROJECT BOND FINANCING PROGRAM

For purposes of this master report, the bond principal amount and associated maximum annual debt service assessments ("MADS") have been sized based on funding all of the Expansion Area Project costs described in the Engineer's Report and adjusted for allowable bond financing costs including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The

developable properties within the District will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 536 townhomes. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all of the Expansion Area Project costs.

Table 3 – Estimated Maximum Sources and Uses of Funds

Sources	Total	Percent of Total
Bond Proceeds - Par	24,690,000	100%
Uses		
Acquisition and Construction Account	17,639,389	71%
Debt Service Reserve Fund	1,989,533	8%
Capitalized Interest	4,320,750	18%
Cost of Issuance	246,900	1%
Underwriter's Discount	493,800	2%
rounding	-373	0%
Total Uses	24,690,000	

#### Assessment Levy and Collection

Each fiscal year, the CDD will directly collect or certify for collection the Special Assessments in connection with the MADS, or Debt Service Requirement (as defined herein), for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

Table 4 - Maximum Annual Debt Service<sup>2</sup>

Phases	Units	Total ERU	Total MADS	MADS/Unit
All	536	321.6	\$1,989,533	\$3,712

Prior to recordation of a subdivision plat map, the special assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation of a subdivision

<sup>&</sup>lt;sup>2</sup> Excluding County collection charges and early payment discount.

plat map the unit count or lot sizes are determinable, and the Special Assessments will then be levied on the individual townhome units or lots based on the ERU assigned to each townhome.

#### **ASSESSMENT ALLOCATION STANDARDS**

#### Standard

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states "Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe."

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the Expansion Area Project, such benefits are incidental. The facilities in the Expansion Area Project meet the needs of the developed property within the Expansion Area, as well as provide benefit to all residential property within the Expansion Area. The property owners within the Expansion Area are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

#### Methodology

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the Expansion Area Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each public improvement system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on lots ranging in size between forty-one to fifty-foot-wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates special assessments on platted property proportionately based on generally uniform lot size as indicated on the subject recorded plat map; special assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated

proportionately based on acreage basis. The special assessments are fairly and reasonably allocated based on lot front footage categories and acreage among properties that receive the special benefits; for example, upon plat map recordation, the special assessments per lot front footage are generally uniform for each benefitted lot.

#### Special Benefits

As described above in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Expansion Area Project. Such public improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties. The District will apply the assessment methodology to the financing program relating to the Expansion Area Project. All residential units will proportionally benefit from the construction of the Expansion Area Project.

#### Rates

A rate and method of apportionment of special assessments is attached as Appendix. The developer may decide to re-adjust product types within the District in order to meet market demand. Changes in product types may or may not trigger a density "true-up" obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the special assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation is described in the supplemental assessment methodology report. The supplemental assessment report anticipates a mechanism by which the landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment report (which payments shall collectively be referenced as the "True-Up Payment"). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner desires to guarantee the payment of any True-Up Payment required of it and all other owners of land within the District; and the landowner and the District desire to enter into an agreement to confirm landowner's intentions and obligations to make any and all True-Up Payments related to the assessments.

In the event Undeveloped Property ("**Transferred Parcel**") is sold to a third party not affiliated with the Developer, the special assessments will be assigned to that Transferred Parcel based on the maximum total

number of Lots assigned by the Developer to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These total assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the special assessments in the event that the Expansion Area Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

#### PRELIMINARY ASSESSMENT ROLL AND COLLECTION

A Preliminary Assessment Roll is attached in the Appendix.

#### **CONCLUSION**

The acquisition and construction of the Expansion Area Project using bond proceeds will be utilized for common District purposes. These assessments will be levied over all benefited properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated assessments. Accordingly, this is an appropriate District Expansion Area Project that will significantly benefit the properties and enhance the District.

#### Special Benefit

The Expansion Area Project will provide special benefits to parcels within the Expansion Area. The parcels will receive special benefits, because the subject Expansion Area Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Expansion Area Project yield benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

#### Assessment Apportionment

The Special Assessments are fairly and equally apportioned over all the benefited properties. The benefits, using Expansion Area Project costs as proxy for benefit, are quantified and assigned to parcels based on lot size categories since larger lot areas consume proportionately greater benefits than smaller lots from the Expansion Area Project. The District assigned an ERU value and ranking to the expected lot sizes on the basis that a townhome receives the value of 0.60 ERU.

#### Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the Expansion Area Project against lands in the District. As a result of the Expansion Area Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the District's Expansion Area Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands within the Expansion Area. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

#### **Best Interest**

The District provides for delivering the Expansion Area Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Expansion Area Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

## APPENDIX 1 - RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT

The Special Assessments shall be levied on all parcels within the CDD that benefit from the Expansion Area Project and will be collected each fiscal year in an amount determined by the CDD through the application of this rate and method of apportionment as described below. All of the real property within the Expansion Area, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

#### A. Definitions

The terms hereinafter set forth have the following meanings:

"Administrative Expenses" means any actual or reasonably estimated expenses of the CDD to carry out the administration of the CDD related to the determination of the amount of the special assessment, the collection of special assessment, and costs otherwise incurred in order to carry out the authorized purposes of the CDD.

"Appraiser's Parcel" means a Lot or parcel shown in Pasco County appraiser's parcel map, or included or includable in Pasco County's non-ad valorem assessment roll designated by folio or PIN.

"District Debt" means bonds or other debt issued by the CDD, which are secured by the levy of Special Assessments of the CDD.

"Developed Property" means all Taxable Property for which the Pasco County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the CDD, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

**"ERU"** means a way to quantify different land use types in terms of their equivalence to a forty-one to fifty-foot-wide, which is defined as 1.0 ERU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

"Lot" means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

"Property Owner Association Property" means any property within the CDD boundaries that is owned by a property owner association, including any master or sub-association.

"Public Property" means any property within the CDD boundaries that is, at the time of the CDD formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

"Special Assessments" means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the Expansion Area to fund the Special Assessment Requirement.

"Special Assessment Requirement" means that amount determined by the CDD's Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

"Assessable Property" means all of the Appraiser's Parcels within the boundaries of the Expansion Area that are not exempt from the Special Assessment pursuant to law or as defined below.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the CDD.

#### B. Assignment of Land Use Categories and of ERU

Each Fiscal Year using the definitions above, all Assessable Property within each phase of the CDD shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

#### C. Annual Maximum Special Assessment Requirement

Refer to the Appendix for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all of the Expansion Area Project costs is presented in the following table.

**Table 5 - Estimated Special Assessment Requirement (MADS)** 

Special Assessment Requirement	Maximum \$ Amount (excl. County charges and early payment discount)
All Bond Series	\$1,989,533

#### D. Special Assessment Rates

#### 1. Developed Property in All Phases

After recordation of a Plat Map, the special assessments are allocated as illustrated in the following table.

Table 6 - Developed Property Assigned ERU, Maximum Debt and MADS Allocation for All Lots

Lot Size Category	Lots	ERU	Total ERU	% ERU	Par Amt.	Par/Lot	MADS	MADS/Lot
TH (20' to 30')	536	0.6	321.6	100.00%	\$24,690,000	\$46,063	\$1,989,533	\$3,712

#### 2. Undeveloped Property

Prior to recordation of a Plat Map, the District Debt is allocated per acre as illustrated in the following table.

Table 7 – Un-Developed Property Assigned ERU, Maximum Debt and MADS Allocation

Property	Total Units	ERU	Total Acreage (Ac)	Par Amt.	Par / Ac	MADS	MADS / Ac
All Phases	536	321.6	167.299	\$24,690,000	\$147,580	\$1,989,533	\$11,892

#### E. Method of Apportionment of the Special Assessment

Each Fiscal Year, the CDD shall levy the Special Assessments as follows:

<u>First (Developed Property):</u> The Special Assessment shall be levied proportionately on each Appraiser's Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase, or subdivision.

<u>Second (Undeveloped Property):</u> If additional monies are needed to satisfy the Debt Service Requirement after the first step has been completed, the Special Assessment shall be levied proportionally on each Appraiser's Parcel of Undeveloped Property <u>at up to 100%</u> of the Assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section D.2 for each particular phase.

<u>Third – True Up:</u> If additional monies are needed to satisfy the Debt Service Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Debt Service Requirement and the special assessment revenue generated after the first two steps have been completed (the "True Up Obligation"). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to the Appendix for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

#### E. Manner of Collection

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The CDD intends to directly collect Special Assessments on unplatted parcels, and, to the extent permitted by the applicable indenture and in the CDD's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

## <u>APPENDIX 2 - ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT</u> <u>ALLOCATION</u>

As described above the total benefits will be, of course, the completed public infrastructure with estimated costs in the amount of \$17.64 million. The following tables allocate the Expansion Area Project costs, which are used as a proxy for benefit. Refer to Engineer's Report for cost details.

Table 8 – Expansion Area Project Costs and Benefit Allocation

Lot Width	Total Units	ERU	Total ERU	% ERU	Total Cost (as proxy for benefit)	Benefit Per Unit
20' to 30'	536	0.6	321.6	100%	\$17,639,389	\$32,909

#### **APPENDIX 3 - PRELIMINARY ASSESSMENT ROLL**

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the District's boundaries.

**Table 9 - Preliminary Assessment Roll** 

Parcel Area Identification /(b), (e)	Owner /(b)	Acreage (a)	% Ac	Total District Debt /(c)	Total MADS /(d)
Refer to Appendix 4	Meadow Ridge Owner, LLC	167.299	100%	\$24,690,000	\$1,989,533

#### Footnote:

- (a) Estimate based on legal description at time of expansion of the District. Acreage includes lowlands.
- (b) Owner information per County records. There are multiple Parcel IDs associated with the District.
- (c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.
- (d) Excluding County collection charges and early payment discounts.

# <u>APPENDIX 4 – EXPANSION AREA BOUNDARY SKETCH AND LEGAL</u> DESCRIPTION

Composite Exhibit A – Expansion Area Description and Sketch

#### Exhibit A-1

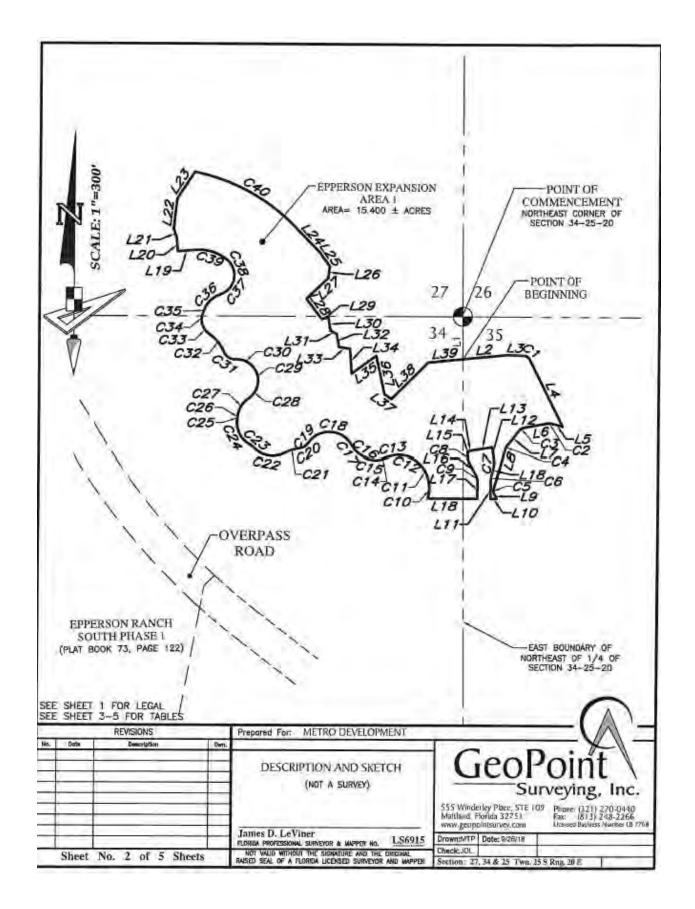
DESCRIPTION: A parcel of land lying in Section 27, 34 & 35 Township 25 Sauth, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence stong the East boundary of the Northeast 1/4 of said Section 34, 5:00°527EE, a distance of 106.43 feet; thence 8.88°20°17EE, a distance of 06.53 teet, thence 8.08°20°17EE, a distance of 106.43 feet; thence 8.88°20°17EE, a distance of 06.53 teet, thence 8.08°20°17EE, a distance of 06.53 teet, thence 8.08°20°17EE, a distance of 06.53 feet; thence 8.20°20°17EE, a distance of 06.53 feet; thence 8.20°20°17EE, a distance of 06.53 feet; thence 8.20°20°17EE, a distance of 06.53°20°22°C, closed bearing 4.00°20°17EE, a distance of 06.53°20°22°C, closed bearing 4.00°20°20°C, a distance of 06.53°20°C, closed bearing 4.00°20°C, a distance of 06.53°C, and a distance of 07.75°C feet; thence 8.20°C, closed bearing 4.00°C, closed bearing 5.00°C, c

Containing 15.400 acres, more or less

SEE SHEET 2 FOR SKETCH SEE SHEET 3-5 FOR TABLES

REVISIONS		Prepared For: METRO DEVELOPMENT		
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		DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  555 Winderley Place, STE (09 Phone: [32]) 270.0440 Mailland, Florida 32751 Fax: (813) 248-2266	
		James D. LeViner	involv geopointsurvey, com Liamoet Bioliuss Namber 18 770	
		FLORIDA PROFESSIONAL SURVEYOR & HAPPER NO. LS6915	DrawmMTP Date: 9/26/18	



NO.	BEARING	LENGTH
Lt	S 00'32'28" E	161.58
L2	N 84'24'20" E	168.43
L3	S 88'20'19" E	64,53
14	5 26'42'27" E	284.77
LS	N 75'44'56" W	47.27
L6	S 79'20'42" W	94,12
1.7	S 38'47'56" W	77.75
LB	S 16'07'29" W	156,41
L9	5 25'24'04" E	21.93
L10	N 89'49'25" W	22.54
L11	N 00'12'26" E	67.15
L12	N 09'47'49" W	43.16
L13	S 80"12'11" W	75.93
L14	S 79'52'53" W	17.53
L15	S 07'18'21" W	4.30"
L16	S 28'42'34" E	53.09
L17	S 00'12'26" W	62.54
L18	N 89'59'06" W	188.14
L19	S 85'20'40" W	67.89'
L20	N 04'46'34" W	49.61

NO.	BEARING	LENGTH
L21	N 18'30'25" W	37.74
122	N 06'25'05" E	114.55
L23	N 32'58'07" E	121.58
L24	S 44"54"49" E	100.40
1.25	S 35'56'30" E	68.32
L26	5 07'37'38" W	44.49'
L27	S 45'20'59" W	113.39
L28	S 37'12'21" E	95.85
29	N 79'21'47" E	26.74
L30	S 08'56'59" E	49,36'
L31	S 60'54'51" E	28.34
L32	S 09'09'29" E	49.57
L33	S 82'06'28" E	42.81
L34	S 04'18'55" E	94.00
L35	N 54'02'08" E	114.82
L36	S 12'22'36" E	149.15
L37	5 54'48'13" E	32.16
L38	N 44'53'51" E	197.13
L39	N 84'24'20" E	132.03

100		REVISIONS		Prepared For: METRO DEVELOPMENT		
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				DESCRIPTION AND SKETCH (NOT & SURVEY)	GeoP Surv 555 Willdetley Place, STE 109 Maltland, Francis 32751 Willy, Cerbonisturkey, Com	
-				James D. LeViner	Drawn:MTP Date: 9/28/18	
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5 Rng. 20 E

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C29	81.00'	050'08'55"	70.90	68,65'	N 12'28'51" W
C30	81.00	055'59'40"	79.16	76.05	N 65'33'09" W
C31	44.00*	071'41'03"	55.05	51.53'	N 57'42'27" W
C32	144.83	035'28'42"	89.68'	88,26'	N 39'36'17" W
C33	65.17	041'06'54"	46.76	45.77	N 36'47'11" W
C34	65.17	042'49'25"	48.71	47.58	N 05'10'58" E
C35	114.83	005'37'54"	11.29	11,28	N 23'46'44" E
C36	94.00	051'05'16"	83.81	81.07	N 46'30'25" E
C37	76.00	073'34'51"	97.60'	91.03	N 35'15'37" E
C38	76.00	047'33'55"	63.09	61.30	N 25'18'47" W
C39	160.21	046'31'32"	130.10	126,55	N 72'21'30" W
C40	733.30	036'53'03"	472.06	463.95	S 60'19'26" E

	200	REVISIONS		Prepared For: METRO DEVELOPMENT			
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				DESCRIPTION AND SKETCH (NOT a SURVEY)	GeoPoint \ Surveying, Inc.		
					\$55 Winderley Place: \$7E 109 Phone: (121) 270-0440. Maltiand: Florida 32751 Fax: (8(3) 248-2266 www.geopointsurvey.com 14csed flumes Number (87264		
	-			James D. LeViner TLORDA PROFESSIONAL SARVEYOR & MAPPER NO. LS6915	Drown:MTP   Date: 8/26/16		
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NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00	061*37'52"	26.89	25.61	S 57'31'23"
C2	25.00'	024'54'22"	10.87*	10.78	N 88'12'07" \
C3	25.00'	040'32'45"	17.69	17,32	S 59'04'19" \
C4	25.00	022'40'28"	9.89*	9.83	S 27'27'43" \
C5	25,00'	041'31'33"	18.12	17.73'	5 04'38'18"
C6	83.00	015'07'49"	21.92	21,85	N 07'46'20"
C7	85,00"	025'08'03"	37.29	36.99'	N 02'46'13"
C8	67,00	034'27'07"	40,29"	39.68'	5 09'55'12"
C9	50.00*	028'55'00"	25.23*	24.97'	S 14'15'04"
C10	130.53	028'19'17"	64.52	63.87	N 02'52'30"
C11	129.23	036'37'26"	82.60	81.20*	N 29'27'58" \
C12	106,00'	042'50'00"	79.24	77.41	N 69'11'41"
C13	119.52	026'32'46"	55.38'	54.88'	S 78'05'50" 1
C14	85.50'	013'02'20"	19.46	19.42	S 70'57'14" \
C15	85.50	046'33'10"	69.47	67,57	N 79'15'01"
C16	89.50	004'52'02"	7.60	7.60	N 58'24'27" \
C17	94.00'	031'38'23"	51.91	51,25	N 45'01'17" \
C18	98.00'	107'20'54"	183.611	157.91	N 82'52'32" \
C19	216.88	003'57'28"	14.98	14.98'	S 39'04'03" V
020	44,00'	047'36'46"	36.56	35,52	S 58'29'28" V
C21	189.83	019'44'06"	65.39	65.06	5 72'25'48" V
C22	94.00	074'37'19"	122.43	113.95	N 80'07'36" V
C23	51.50	020'32'25"	18.46'	18.36	N 53'05'09" V
C24	94.00'	072'22'34"	118.74	111.00*	N 27'10'05" V
C25	189.83'	001'21'01"	4.47'	4.47	N 08'20'42" E
C26	52.16'	004'50'20"	4,40'	4.40'	N 07'00'19" E
C27	94.00'	049'41'09"	81.51	78.98	N 31'11'01" E
028	81.00	043'25'58"	61.40	59.94	N 34'18'36" E

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				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  555 Winderley Place, 5TE 109 Planne: (321) 275-0440 Mailland, Florida 32751 Fax: (813) 248-2766 Www. zeopointsurvey.com (2020) Planne: (813) 248-2766 Www. zeopointsurvey.com (813) 248-2766
				James D. LeViner FURDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Drawn:MTP Date: 9/25/18
	Sheet N	lo. 4 of 5 Sheets		not valid without the signature and the original rased seal of a florida licensed surveyor and wapper	Check: JDL   Section: 27, 34 & 25 Twn. 25 S Rng. 20 E

#### Exhibit A-2

**DESCRIPTION**: A parcel of land lying in Section 26 and 35, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 26, run thence S.89°49'52"E., a distance of 1310.65 feet; to the **POINT OF BEGINNING**; also being a point on the East boundary of the West 1/2 of the Southwest 1/4 of the aforesaid Section 26; thence along said East boundary, N.00°54'21"E., a distance of 2632.19 feet to a point on the South right of way line of Elam Road; thence S.89°49'45"E., a distance of 1359.82 feet to a point on the Westerly right of way line of Curley road; thence along said Westerly right of way of way line the following four (4) courses: 1) Southerly, 210.98 feet along the arc of a non-tangent curve to the right having a radius of 2831.79 feet and a central angle of 04°16'08" (chord bearing S.13°11'55"W., 210.93 feet); 2) S.15°19'59"W., a distance of 1958.20 feet; 3) Southwesterly, 431.82 feet along the arc of a tangent curve to the right having a radius of 1112.92 feet and a central angle of 22°13'52" (chord bearing S.26°26'55"W., 429.11 feet); 4) S.37°33'50"W., a distance of 192.75 feet; thence N.89°40'12"W., a distance of 242.59 feet; thence S.84°24'20"W., a distance of 286.07 feet; thence N.00°54'21"E., a distance of 29.53 feet to the **POINT OF BEGINNING**.

Containing 61.550 acres, more or less.

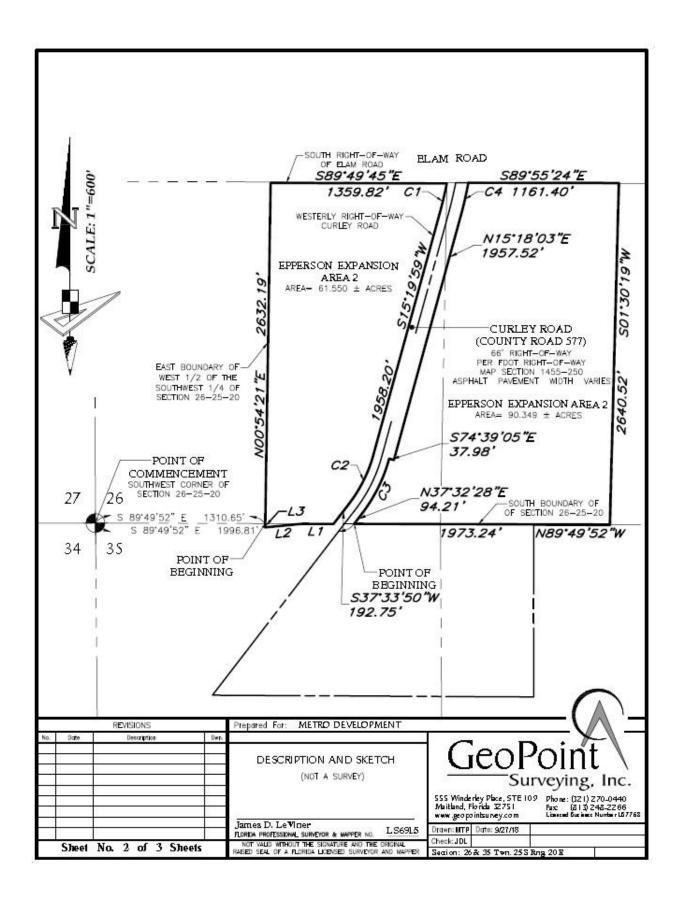
Together with:

**DESCRIPTION**: A parcel of land lying in Section 26, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 26, run thence S.89°49'52"E., a distance of 1996.81 feet; to the POINT OF BEGINNING; thence N.37°32'28"E., a distance of 94.21 feet; thence Northeasterly, 481.28 feet along the arc of a tangent curve to the left having a radius of 1240.38 feet and a central angle of 22°13'52" (chord bearing N.26°25'15"E., 478.26 feet); thence S.74°39'05"E., a distance of 37.98 feet; thence N.15°18'03"E., a distance of 1957.52 feet; thence Northerly, 260.83 feet along the arc of a tangent curve to the left having a radius of 2996.82 feet and a central angle of 04°59'12" (chord bearing N.12°48'24"E., 260.75 feet); thence S.89°55'24"E., a distance of 1161.40 feet; thence S.01°30'19"W., a distance of 2640.52 feet to a point on the South boundary of Section 26; thence along said South boundary, N.89°49'52"W., a distance of 1973.24 feet to the POINT OF BEGINNING.

Containing 90.349 acres, more or less.

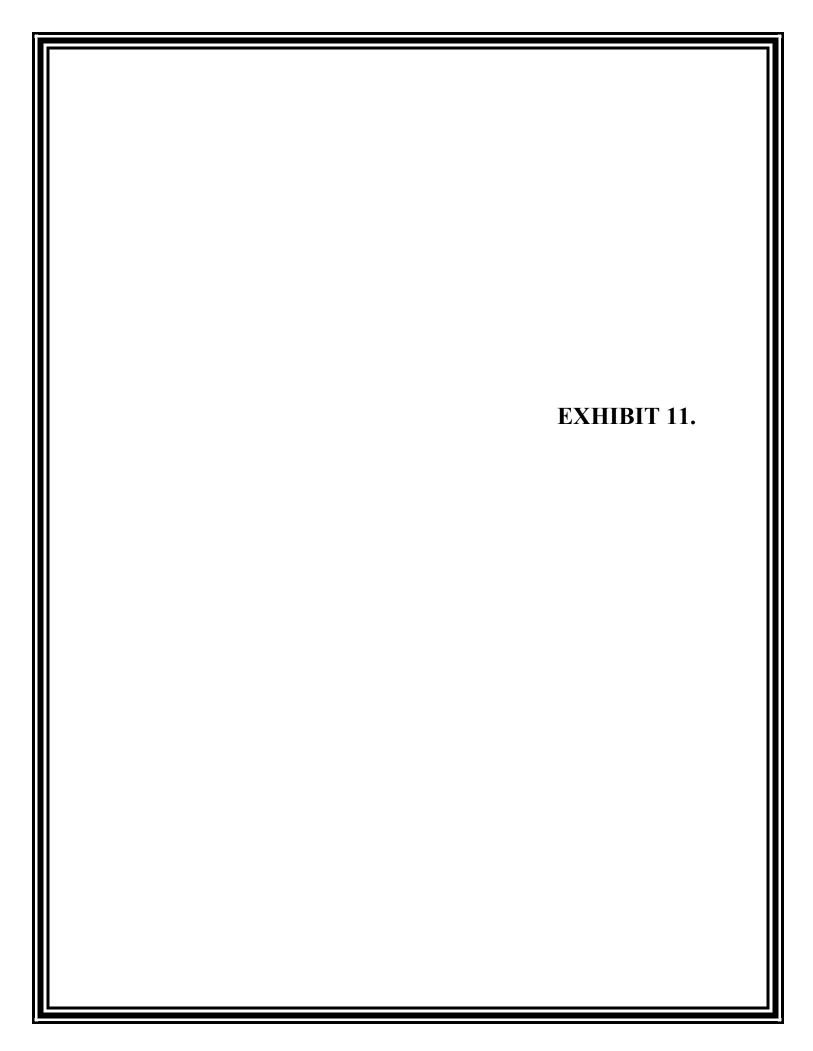
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9 8	8	) 	<b>=</b>	555 Winderley Place, STE 109 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsuwey.com Lieuwell Surine: Number 167768
3 8			James D. Le Vicier Florida Professional Survivor & WAPPER NO. LS6915	Drawn:MTP Date: 9/27/18
8	Sheet N	No. 1 of 3 Sheets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Section: 26 & 35 Ten. 25 S Rns. 20 R



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2831.79	004'16'08"	210.98	210.93	S 13'11'55" W
C2	1112.92	022'13'52"	431.82	429.11	S 26'26'55" W
C3	1240.38	022'13'52"	481.28	478.26	N 26'25'15" E
C4	2996.82	004'59'12"	260.83	260.75	N 12*48'24" E

LINE DATA TABLE					
NO.	BEARING	LENGTH			
L1	N 89°40'12" W	242.59			
L2	S 84°24'20" W	286.07'			
L3	N 00'54'21" E	29.53'			

		REVISIONS	- 3	Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  SSS Winderley Place, STE 109 Phone: (321) 270-0440 Maithand, Florida 12751 Www.geopointsurvey.com Phone: (313) 248-2266 Linered Date line: Norther 157768
		De6 2445 (545044)	8 8	James D. LeVider FLORDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Drawn: MTP Date: 9/27/18 Check: JDL
	Sheet No	a. 3 of 3 Sheet	S	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Section: 26 & 35 Twn, 25 S Rrg, 20 R



## Epperson Ranch II Community Development District

Report of the District Engineer for Expansion Area



Prepared for: Board of Supervisors Epperson Ranch II Community Development District

Prepared by: Stantec Consulting Services Inc. 777 S, Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500



# 1.0 INTRODUCTION

Recently, lands within the Epperson Ranch II Community Development District ("The District") boundary were expanded and contracted resulting in a new total area of approximately 344.39 acres. The District is located within Sections 25, 26, 27, 34 and 35, Township 25 South, Range 20 East, in Pasco County, Florida and is generally located south of Elam Road, north of Overpass Road, along Curley Road.

See Appendix A for a Vicinity Map and Legal Description of the District.

# 2.0 PURPOSE

The District's expansion was approved by Pasco County Ordinance No. 19-02 effective on January 11, 2019 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District's expansion area which totals 167.299 acres.

## 3.0 THE DEVELOPER AND DEVELOPMENT

The property owner of the expansion area, Meadow Ridge Owner LLC, currently plans to build 536 single family attached units. These units are located within Phase 7 and Phases A, B and C.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

See Exhibit B for the Conceptual Site Plan.

# 4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

# 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

- 1. To provide stormwater quality treatment.
- To protect the development within the District from regulatory-defined rainfall events.
  - 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
  - To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
  - To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
  - 6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Pasca County technical standards. The District is anticipated to own and maintain these facilities.

#### 4.2 WATER SUPPLY

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasca County technical standards. It is anticipated that Pasco County will own and maintain these tacilities.

#### 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Pasco County technical standards and are anticipated to be owned and maintained by the District.

#### 4.5 PARKS

Pocket parks may be constructed within the boundary of the District and will be owned and maintained by the District.

# 4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### 4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



# 5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

# 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plan for the development and costs expended in similar projects of nature and size as provided by the developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate at the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less that this estimate.

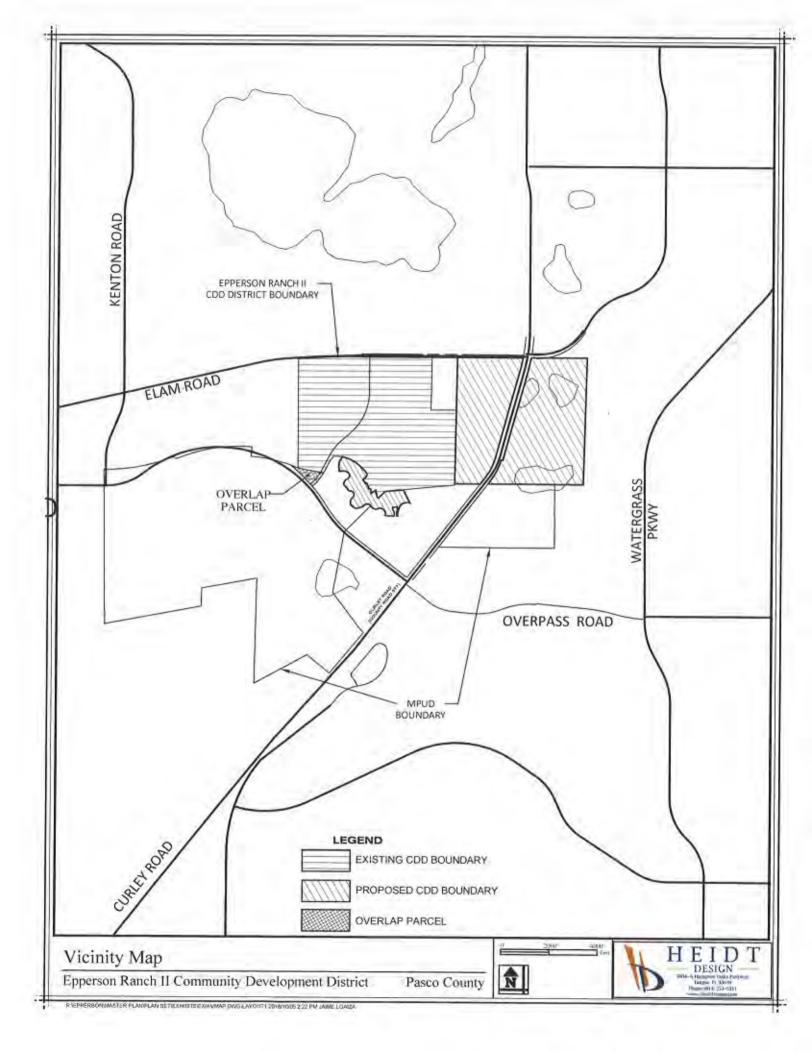
The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja Stewart, P.E.

Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT'S EXPANSION AREAS 1 AND 2 AND OVERLAP CONTRACTION AREA AND NEW OVERALL BOUNDARY



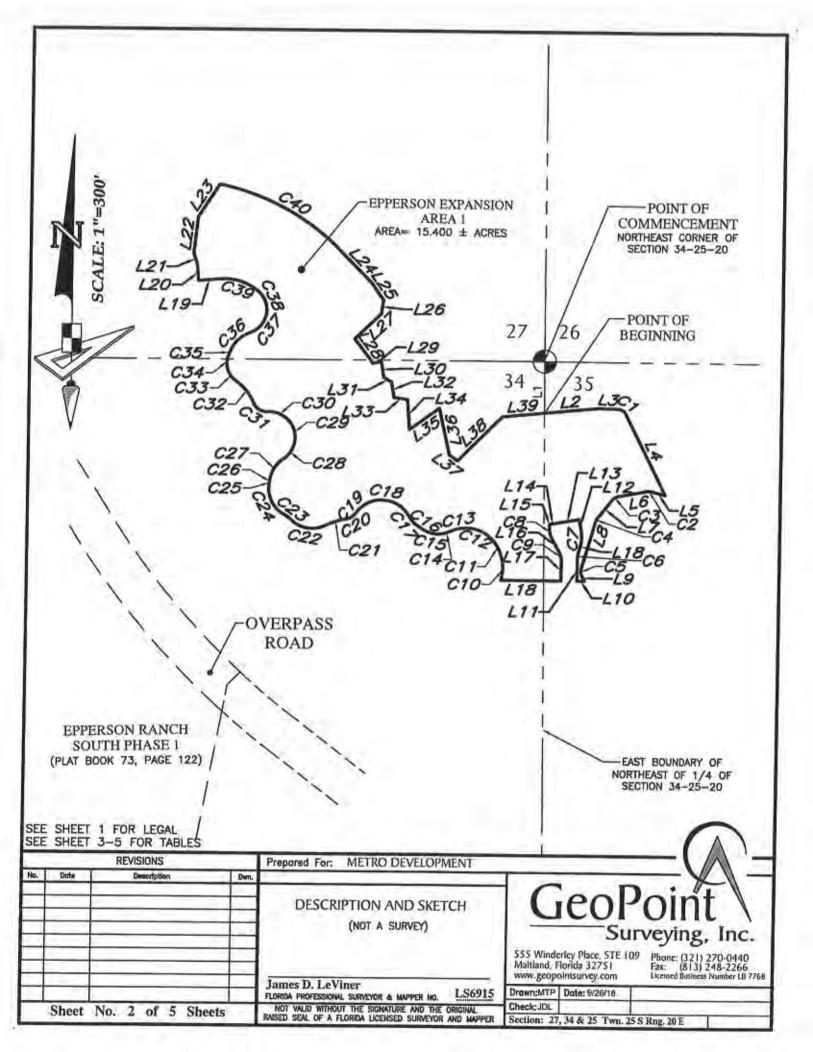
DESCRIPTION: A parcel of land lying in Section 27, 34 & 35 Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°32'28"E., a distance of 161.58 feet to the POINT OF BEGINNING; thence N.84°24'20"E., a distance of 168.43 feet; thence S.88°20'19"E., a distance of 64.53 feet; thence Southeasterly, 26.89 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 61°37'52" (chord bearing S.57°31'23"E., 25.61 feet); thence S.26°42'27"E., a distance of 284.77 feet, thence N.75°44'56"W., a distance of 47.27 feet; thence Westerly, 10.87 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 24°54'22" (chord bearing N.88°12'07"W., 10.78 feet); thence S.79°20'42"W., a distance of 94.12 feet; thence Southwesterry, 17.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 40"32'45" (chord bearing S.59"04'19"W. 17.32 feet); thence S.38°47'56"W., a distance of 77.75 feet; thence Southwesterly, 9.89 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 22°40'28" (chord bearing S.27"27'43"W., 9.83 feet); thence S.16°07'29"W., a distance of 156.41 feet; thence Southerly, 18.12 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 41°31'33" (chord bearing S.04°38'18"E., 17.73 feet); thence S.25°24'04"E., a distance of 21.93 feet; thence N.89°49'25"W., a distance of 22.54 feet; thence N.00°12'26"E., a distance of 67.15 feet; thence Northerly, 21.92 feet along the arc of a langent curve to the right having a radius of 83.00 feet and a central angle of 15°07'49" (chord bearing N.07"46'20"E., 21.85 feet); (hence N.15°20'15"E., a distance of 25.43 feet; thence Northerly, 37.29 feet along the arc of a tangent curve to the left having a radius of 85.00 feet and a central angle of 25"08'03" (chord bearing N.02°46'13"E., 36.99 feet); thence N.09°47'49"W., a distance of 43.16 feet; thence S.80°12'11"W., a distance of 75.93 feet; thence S.79°52'53"W., a distance of 17.53 feet; thence S.07°18'21"W., a distance of 4.30 feet; thence Southerly, 40.29 feet along the arc of a tangent curve to the left having a radius of 67.00 feet and a central angle of 34°27'07" (chord bearing S.09°55'12"E, 39.68 feet): thence S.28°42'34"E., a distance of 53.09 feet; thence Southerly, 25.23 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 28°55'00" (chord bearing \$.14°15'04"E., 24.97 feet); thence \$.00°12'26"W., a distance of 62.54 feet: thence N.89°59'06"W., a distance of 188.14 feet; thence Northerly, 64.52 feet along the arc of a non-tangent curve to the left having a radius of 130.53 feet and a central angle of 28\*19'17" (chord bearing N.02"52'30"E., 63.87 (eet); thence Northwesterly, 82.60 feet along the arc of a non-tangent curve to the left having a radius of 129.23 feet and a central angle of 36°37'26" (chord bearing N.29"27'58"W., 81.20 feet); thence Westerly, 79.24 feet along the arc of a compound curve to the left having a radius of 106.00 feet and a central angle of 42°50'00" (chord bearing N.69°11'41"W., 77.41 feet); thence Westerly, 55,38 feet along the arc of a non-tangent curve to the left having a radius of 119.52 feet and a central angle of 26°32'46" (chord bearing S.78°05'50"W., 54.88 feet); thence Westerly, 19.46 feet along the arc of a non-tangent curve to the right having a radius of 85,50 feet and a central angle of 13°02'20" (chord bearing S.70°57'14"W., 19.42 (eet); thence Westerly, 69.47 feet along the arc of a compound curve to the right having a radius of 85.50 feet and a central angle of 46°33'10" (chord bearing N.79°15'01"W., 67.57 feet); thence Northwesterly, 7.60 feet along the arc of a reverse curve to the left having a radius of 89.50 feet and a central angle of 04°52'02" (chord bearing N.58°24'27"W., 7.60 feet); thence Northwesterly, 51.91 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 31°36'23" (chord bearing N.45°01'17"W., 51.25 feet); thence Westerly, 183.61 feet along the arc of a reverse curve to the left having a radius of 98.00 feet and a central angle of 107°20'54" (chord bearing N.82°52'32"W., 157.91 feet); thence Southwesterly, 14.98 feet along the arc of a non-tangent curve to the left having a radius of 216.88 feet and a central angle of 03\*57\*28" (chord bearing S.39\*04'03"W., 14.98 feet); thence Southwesterly, 36.56 feet along the arc of a non-tangent curve to the right having a radius of 44.00 feet and a central angle of 47\*36'46" (chord bearing S.58"29'28"W., 35.52 feet); thence Westerly, 65.39 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 19°44'06" (chord bearing S.72°25'48"W., 65.06 feet); thence Westerly, 122.43 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 74\*37'19" (chord bearing N.80°07'36"W., 113.95 feet); thence Northwesterly, 18.46 feet along the arc of a reverse curve to the left having a radius of 51,50 feet and a central angle of 20"32"25" (chord bearing N.53"05"09"W., 18,36 feet); thence Northwesterly, 118.74 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 72°22'34" (chord bearing N.27°10'05'W., 111.00 feet); therice Northerly, 4.47 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 01"21'01" (chord bearing N.08'20'42"E., 4.47 feet); thence Northerly, 4.40 feet along the arc of a non-tangent curve to the right having a radius of 52.16 feet and a central angle of 04°50′20" (chord bearing N.07°00'19°E., 4.40 feet); thence Northeasterly, 81.51 feet along the arc of a non-tangent curve to the right having a radius of 94.00 feet and a central angle of 49"41"09" (chord bearing N.31"11"01"E., 78.98 feet); thence Northeasterly, 61.40 feet along the arc of a reverse curve to the left having a radius of 81.00 feet and a central angle of 43"25'58" (chord bearing N.34"18'36"E., 59.94 feet); thence Northerly, 70.90 feet along the arc of a compound curve to the left having a radius of 81.00 feet and a central angle of 50°08'55" (chord bearing N.12°28'51"W., 68.65 feet); thence Northwesterly, 79.16 feet along the arc of a compound curve to the left having a radius of 81.00 feet and a central angle of 55"59'40" (chord bearing N.65"33'09"W., 76.05 feet); thence Northwesterly, 55.05 feet along the arc of a reverse curve to the right having a radius of 44.00 feet and a central angle of 71°41'03" (chord bearing N.57°42'27"W., 51.53 feet); thence Northwesterly, 89.68 feet along the arc of a reverse curve to the left having a radius of 144.83 feet and a central angle of 35°28'42" (chord bearing N.39°36'17"W., 88.26 feet); thence Northwesterly, 46.76 feet along the arc of a reverse curve to the right having a radius of 65.17 feet and a central angle of 41°06'54" (chord bearing N.36°47'11"W., 45.77 feet), thence Northerly, 48.71 feet along the arc of a compound curve to the right having a radius of 65.17 feet and a central angle of 42°49'25" (chord bearing N.05\*10'58"E., 47.58 feet); thence Northeasterly, 11.29 feet along the arc of a reverse curve to the left having a radius of 114.83 feet and a central angle of 05"37'54" (chord bearing N.23"46'44"E., 11.28 feet); thence Northeasterly, 83.81 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 51°05'16" (chord bearing N.46°30'25"E., 81.07 feet); thence Northeasterly, 97.60 feet along the arc of a reverse curve to the left having a radius of 76.00 feet and a central angle of 73°34'51" (chord bearing N.35°15'37"E., 91.03 feet); thence Northwesterly, 63.09 feet along the arc of a compound curve to the left having a radius of 76.00 feet and a central angle of 47"33'55" (chord bearing N.25"18'47"W., 61.30 feet); thence Westerly, 130,10 feet along the arc of a compound curve to the left having a radius of 160.21 feet and a central angle of 46°31'32" (chord bearing N.72°21'30"W., 126.55 feet); thence S.85°20'40"W., a distance of 67.89 feet; thence N.04°46'34"W., a distance of 49.61 feet; thence N.18°30'25"W., a distance of 37.74 feet; thence N.06°25'05"E., a distance of 114.55 feet; thence N.32\*58'07"E., a distance of 121.58 feet; thence Southeasterly, 472.06 feet along the arc of a non-tangent curve to the right having a radius of 733.30 feet and a central angle of 36°53'03" (chard bearing S.60"19'26"E., 463.95 feet); thence S.44°54'49"E., a distance of 100.40 feet; thence S.35°56'30"E., a distance of 68.32 feet; thence S.07°37'38"W., a distance of 44.49 feet; thence S.46°20'59"W., a distance of 113.39 feet; thence S.37°12'21"E., a distance of 95.85 feet; thence N.79°21'47"E., a distance of 26.74 feet; thence S.08°56'59"E., a distance of 49.36 feet; thence S.60°54'51"E., a distance of 28.34 feet; thence S.09°09'29"E., a distance of 49.57 feet; thence S.82°06'28"E., a distance of 42.81 feet; thence S.04"18'55"E., a distance of 94.00 feet; thence N.54"02'08"E., a distance of 114.82 feet; thence S.12"22'36"E., a distance of 149.15 feet; thence S.54\*48'13"E., a distance of 32.16 feet; thence N.44\*53'51"E., a distance of 197.13 feet; thence N.84"24'20"E., a distance of 132.03 feet to the POINT OF BEGINNING.

Containing 15.400 acres, more or less.

SEE SHEET 2 FOR SKETCH SEE SHEET 3-5 FOR TABLES

		REVISIONS		Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Den.		
				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  555 Winderley Place, STE 109 Phone: (321) 270-0440 Maitland, Florida 32751 Www.geopointsurvey.com Residence Business Number 18 7768
				James D. LeViner	Drown:MTP   Date: 9/26/16
	Sheet	No. 1 of 5 Shee	ts	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	Check: JDL
_	and the same		W	RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Section: 27, 34 & 25 Twn. 25 S Rng. 20 E



NO.	BEARING	LENGTH
L1	S 00'32'28" E	161.58
L2	N 84'24'20" E	168.43'
L3	S 88'20'19" E	64.53
L4	S 26'42'27" E	284.77"
L5	N 75'44'56" W	47.27
L6	S 79'20'42" W	94.12
L7	S 38'47'56" W	77.75'
L8	S 16'07'29" W	156.41
L9	S 25'24'04" E	21.93
L10	N 89'49'25" W	22.54
L11	N 00'12'26" E	67.15
L12	N 09'47'49" W	43,16'
L13	S 80°12'11" W	75.93'
L14	S 79'52'53" W	17.53'
L15	S 07'18'21" W	4.30'
L16	S 28'42'34" E	53.09
L17	S 00'12'26" W	62.54
L18	N 89°59'06" W	188.14'
L19	S 85'20'40" W	67.89
L20	N D4'46'34" W	49.61'

NO.	BEARING	LENGTH
L21	N 18'30'25" W	37.74
L22	N 06'25'05" E	114.55
L23	N 32'58'07" E	121.58'
L24	S 44'54'49" E	100.40
L25	S 35'56'30" E	68.32
L26	S 07'37'38" W	44.49"
L27	S 46'20'59" W	113.39'
L28	S 37'12'21" E	95.85'
L29	N 79'21'47" E	26.74
L30	S 08'56'59" E	49.36
L31	S 60'54'51" E	28.34
L32	S 09'09'29" E	49.57'
L33	S 82'06'28" E	42,81*
L34	S 04'18'55" E	94.00
L35	N 54'02'08" E	114.82'
L36	S 12'22'36" E	149.15
L37	S 54'48'13" E	32.16
L38	N 44'53'51" E	197.13'
L39	N 84'24'20" E	132.03'

		REVISIONS		Prepared For: METRO DEVELOPMENT
No.	Date	Description	Dwr	/
				DESCRIPTION AND SKETCH (NOT A SURVEY)
			- 1	James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915
	Sheet	No. 3 of 5	Sheets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.

555 Winderley Place, STE 109 Maitland, Florida 32751 www.geopointsurvey.com

Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	061'37'52"	26.89*	25.61	S 57'31'23"
C2	25.00'	024'54'22"	10.87	10.78	N 88'12'07"
C3	25.00'	040'32'45"	17.69'	17.32	S 59'04'19"
C4	25.00'	022'40'28"	9.89'	9.83	S 27'27'43" \
C5	25.00	041'31'33"	18.12	17.73'	S 04'38'18"
C6	83.00	015'07'49"	21.92	21.85	N 07'46'20" 1
C7	85.00	025'08'03"	37.29	36.99'	N 02'46'13" I
C8	67.00	034*27'07"	40.29'	39.68'	S 09'55'12" I
C9	50.00'	028'55'00"	25.23	24.97'	S 14'15'04" E
C10	130.53	028'19'17"	64.52	63.87	N 02'52'30" I
C11	129.23'	036'37'26"	82.60'	81.20'	N 29°27'58" V
C12	106.00'	042'50'00"	79.24	77.41'	N 69'11'41" V
C13	119.52	026'32'46"	55.38'	54.88'	S 78'05'50" V
C14	85.50	013'02'20"	19.46'	19,42	S 70'57'14" V
C15	85,50	046'33'10"	69.47'	67.57'	N 79'15'01" V
C16	89.50'	004'52'02"	7.60'	7.60'	N 58'24'27" W
C17	94.00'	031'38'23"	51.91'	51.25'	N 45'01'17" W
C18	98.00'	107'20'54"	183.61	157.91'	N 82'52'32" W
C19	216.88'	003'57'28"	14.98'	14.98'	S 39'04'03" W
C20	44.00'	047'36'46"	36.56'	35.52'	S 58'29'28" W
C21	189.83	019'44'06"	65.39'	65.06'	S 72'25'48" W
C22	94.00	074'37'19"	122.43'	113.95'	N 80'07'36" W
223	51.50'	020'32'25"	18.46'	18.36'	N 53'05'09" W
224	94.00'	072'22'34"	118.74	111.001	N 27'10'05" W
225	189.83	001'21'01"	4.47'	4.47'	N 08'20'42" E
226	52.16'	004'50'20"	4.40'	4.40'	N 07'00'19" E
27	94.00'	049'41'09"	81.51'	78.98'	N 31'11'01" E
28	81.00	043'25'58"	61.40'	59.94	N 34'18'36" E

		REVISIONS		Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  S55 Winderley Place, STE 109 Phone: (321) 270-0440 Fax: (813) 248-2266 Excursed Basiness Number 18 7768
	5.3			James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Drawn:MTP   Date: 9/26/18
	Sheet	No. 4 of 5 SI	heets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A PLORIDA LICENSED SURVEYOR AND MAPPER	Check: JDL

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C29	81.00'	050'08'55"	70.90	68.65'	N 12'28'51" W
C30	81.00'	055'59'40"	79.16	76.05*	N 65'33'09" W
C31	44.00*	071'41'03"	55.05	51.53'	N 57'42'27" W
C32	144.83	035'28'42"	89.68*	88.26	N 39'36'17" W
C33	65,17	041'06'54"	46.76'	45.77'	N 36'47'11" W
C34	65.17	042'49'25"	48.71'	47.58'	N 05'10'58" E
C35	114.83	005'37'54"	11.29	11.28'	N 23'46'44" E
C36	94.00'	051'05'16"	83.81'	81.07	N 46'30'25" E
C37	76.00	073'34'51"	97.60'	91.03	N 35'15'37" E
C38	76.00	047'33'55"	63.09'	61,30'	N 25'18'47" W
C39	160.21'	046'31'32"	130.10	126.55'	N 72'21'30" W
C40	733.30	036'53'03"	472.06'	463.95	S 60'19'26" E

		REVISIONS	-	Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.  SSS Winderley Place, STE 109 Phone: (321) 270-0440 Fax: (813) 248-2266
				James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	www.geopointsurvey.com Licensed Business Number LB 7768  Drawn:MTP Date: 9/26/18
	Sheet	No. 5 of 5 Sh	eets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Check: JDL Section: 27, 34 & 25 Twn. 25 S Rng. 20 E.

**DESCRIPTION**: A parcel of land lying in Section 26 and 35, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 26, run thence S.89°49'52"E., a distance of 1310.65 feet; to the POINT OF BEGINNING; also being a point on the East boundary of the West 1/2 of the Southwest 1/4 of the aforesaid Section 26; thence along said East boundary, N.00°54'21"E., a distance of 2632.19 feet to a point on the South right of way line of Elam Road; thence S.89°49'45"E., a distance of 1359.82 feet to a point on the Westerly right of way line of Curley road; thence along said Westerly right of way of way line the following four (4) courses: 1) Southerly, 210.98 feet along the arc of a non-tangent curve to the right having a radius of 2831.79 feet and a central angle of 04°16'08" (chord bearing S.13°11'55"W., 210.93 feet); 2) S.15°19'59"W., a distance of 1958.20 feet; 3) Southwesterly, 431.82 feet along the arc of a tangent curve to the right having a radius of 1112.92 feet and a central angle of 22°13'52" (chord bearing S.26°26'55"W., 429.11 feet); 4) S.37°33'50"W., a distance of 192.75 feet; thence N.89°40'12"W., a distance of 242.59 feet; thence S.84°24'20"W., a distance of 286.07 feet; thence N.00°54'21"E., a distance of 29.53 feet to the POINT OF BEGINNING.

Containing 61.550 acres, more or less.

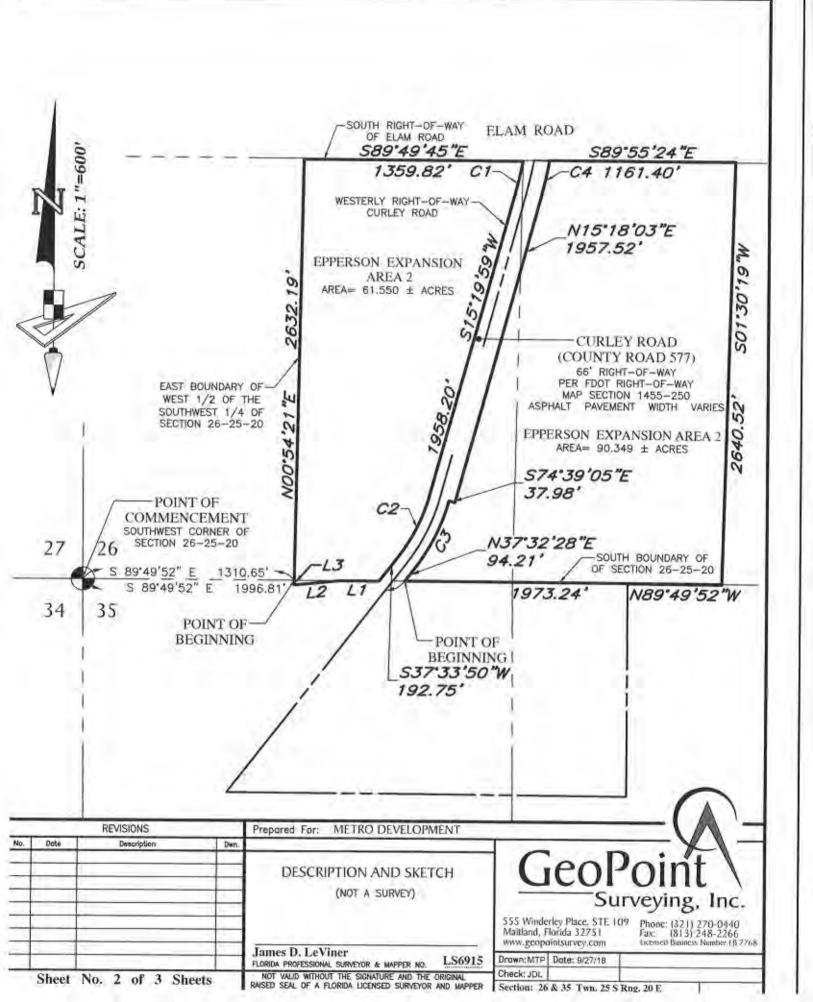
Together with:

**DESCRIPTION**: A parcel of land lying in Section 26, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 26, run thence S.89°49'52"E., a distance of 1996.81 feet; to the POINT OF BEGINNING; thence N.37°32'28"E., a distance of 94.21 feet; thence Northeasterly, 481.28 feet along the arc of a tangent curve to the left having a radius of 1240.38 feet and a central angle of 22°13'52" (chord bearing N.26°25'15"E., 478.26 feet); thence S.74°39'05"E., a distance of 37.98 feet; thence N.15°18'03"E., a distance of 1957.52 feet; thence Northerly, 260.83 feet along the arc of a tangent curve to the left having a radius of 2996.82 feet and a central angle of 04°59'12" (chord bearing N.12°48'24"E., 260.75 feet); thence S.89°55'24"E., a distance of 1161.40 feet; thence S.01°30'19"W., a distance of 2640.52 feet to a point on the South boundary of Section 26; thence along said South boundary, N.89°49'52"W., a distance of 1973.24 feet to the POINT OF BEGINNING.

Containing 90.349 acres, more or less.

DESCRIPTION AND SKETCH (NOT A SURVEY)  GeoPoint \ Surveying, Inc.	REVISIONS				Prepared For: METRO DEVELOPMENT	
James D. LeViner  (NOT A SURVEY)  Surveying, Inc.  555 Winderley Place, STE 109 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number 18 770	No.	Date	Description	Dwn		
James D. LeViner						
						Maitland, Florida 32751 Fax: (813) 248-2266
	-					



	CURVE DATA TABLE						
NO.	RADIUS	DELTA	ARC	CHORD	BEARING		
C1	2831.79*	004"16'08"	210.98	210.93	S 13'11'55" W		
C2	1112.92'	022*13'52"	431,82	429.11	S 26'26'55" W		
C3	1240.38	022 13 52"	481.28	478.26	N 26'25'15" E		
04	2996.82	004'59'12"	260.83	260.75	N 12'48'24" E		

LI	NE DATA T	ABLE
NO.	BEARING	LENGTH
LI	N 89*40'12" W	242.59'
L2	S 84'24'20" W	286.07
L3	N 00'54'21" E	29.53

REVISIONS Prepared For: METRO DEVELOPMENT						
No: Date Description Dr		Dwn.			— XI -	
				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint \ Surveying, Inc.	
					555 Winderley Place, STE 109 Maitland, Florida 32751 www.geopointsurvey.com	Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number (B 776)
				James D. LeViner LS6915	Drawn: MTP Date: 9/27/18	1515052700000710000000000000000000000000
Sheet No. 3 of 3 Sheets		ote	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	Check: JDL		
	Sheet N	No. 3 of 3 She	ets	FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915  NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		ng. 20 E

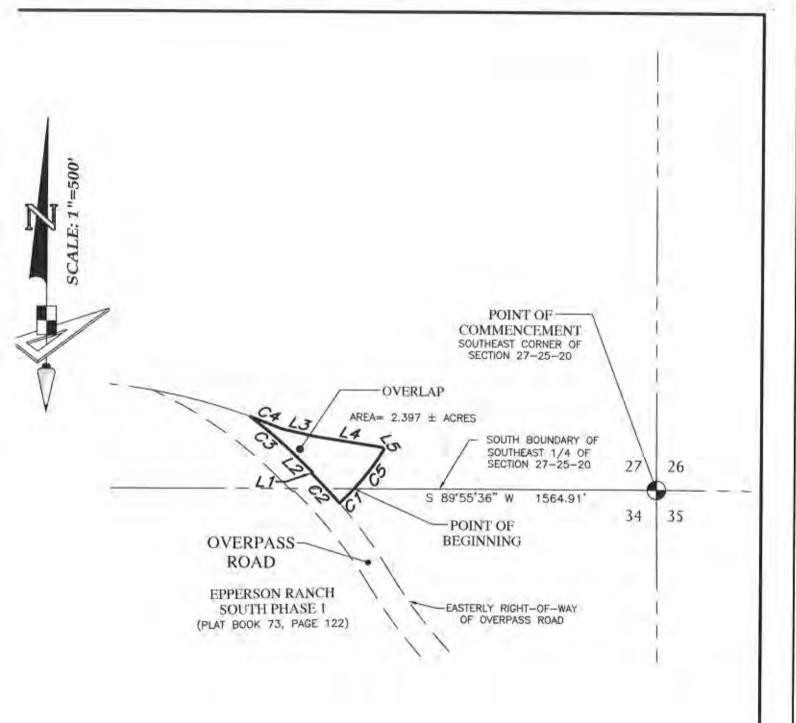
**DESCRIPTION**: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1564,91 feet; to the POINT OF BEGINNING; thence Southwesterly, 105.62 feet along the arc of a non-tangent curve to the right having a radius of 1210.00 feet and a central angle of 05°00'04" (chord bearing S.45°03'25"W., 105.59 feet) to a point on the Easterly Right of Way of Overpass Road; thence along said Right of Way the following four (4) courses: 1) Northwesterly, 213.00 feet along the arc of a non-tangent curve to the left having a radius of 3317.60 feet and a central angle of 03°40'43" (chord bearing N.43°31'09"W., 212.97 feet); 2) N.44°06'03"E., a distance of 8.00 feet; 3) N.45°53'58"W., a distance of 144.84 feet; 4) Northwesterly, 288.47 feet along the arc of a tangent curve to the left having a radius of 2358.00 feet and a central angle of 07°00'34" (chord bearing N.49°24'15"W., 288.29 feet); thence Easterly, 173.09 feet along the arc of a non-tangent curve to the right having a radius of 3083.00 feet and a central angle of 03°13'00" (chord bearing S.68°35'10"E., 173.06 feet); thence S.77°12'32"E., a distance of 176.71 feet; thence S.81°03'14"E., a distance of 354.44 feet; thence S.37°12'43"E., a distance of 12.75 feet; thence Southwesterly, 257.15 feet along the arc of a non-tangent curve to the right having a radius of 1210.00 feet and a central angle of 12°10'35" (chord bearing S.36°28'05"W., 256.66 feet) to the POINT OF BEGINNING.

Containing 2.397 acres, more or less.

SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR CURVE AND LINE DATA

#### EPPERSON RANCH CDD OVERLAP REVISIONS Prepared For: METRO DEVELOPMENT Date Description Dwo DESCRIPTION AND SKETCH (NOT A SURVEY) 555 Winderley Place, STE 109 Phone: (321) 270-0440 Fax: (813) 248-2266 Maitland, Florida 32751 Licensed Business Number LB 7768 www.geopointsurvey.com James D. LeViner Drawn:MTP Date: 10/3/18 LS6915 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. Check: JDL NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL Sheet No. 1 of 3 Sheets RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Section: 27 Twn. 25 S Rng. 20 E.



SEE SHEET 1 FOR LEGAL SEE SHEET 3 FOR CURVE AND LINE DATA

# **EPPERSON RANCH CDD OVERLAP**

	REVISIONS	_	Prepared For: METRO DEVELOPMENT
Dute	Description	Dwn.	
			DESCRIPTION AND SKETCH (NOT A SURVEY)
			James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915
Sheet	No. 2 of 3 Sheet	s	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# GeoPoint Surveying, Inc.

555 Winderley Place, STE 109 Maitland, Florida 32751 www.gcopointsurvey.com

Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768

Drawn:MTP Date: 10/3/18
Check:JDt
Section: 27 Twn. 25 S Rng. 20 E

CURVE DATA TABLE							
NO.	RADIUS	DELTA	ARC	CHORD	BEARING		
Q1	1210.00	005'00'04"	105.62'	105.59	S 45'03'25" W		
C2	3317.60	003'40'43"	213.00'	212,97'	N 43'31'09" W		
C3	2358.00"	007'00'34"	288.47	288.29*	N 49'24'15" W		
C4	3083.00'	003*13'00"	173.09	173.06	S 68°35′10" E		
C5	1210.00	012 10 35"	257.15	256.66	S 36*28'05" W		

LINE DATA TABLE						
NO.	BEARING	LENGTH				
L1	N 44'06'03" E	8.00'				
L2	N 45*53'58" W	144.84				
L3	S 77'12'32" E	176.71'				
L4	S 81°03'14" E	354.44				
L5	S 37"12'43" E	12.75				

# **EPPERSON RANCH CDD OVERLAP**

		REVISIONS		Prepared For: METRO DEVELOPMENT
4	Date	Description	Dwn.	
				DESCRIPTION AND SKETCH (NOT A SURVEY)
				James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915
	Sheet	No. 3 of 3 She	ets	

Surveying, Inc.

SSS Winderley Place, STE 109 Maitland, Florida 32751 Phone: (321) 270-0440 Fax: (813) 248-2266 Wyw, geopointsurvey.com Licensed Business Number 18 7768

Drawn:MTP Date: 10/3/18 Check:JDL Section: 27 Twn. 25 S Rng. 20 E

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35. Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows.

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, 5.00°32'28"E, a distance of 686.33 feet to the POINT OF BEGINNING, thence N.89°59'06"W., a distance of 133 70 feet; thence Northerly, 64.52 feet along the arc of a non-tangent curve to the left having a radius of 130.53 feet and a central angle of 28°19'17" (chord bearing N.02°52'30"E., 53.87 feet); thence Northwesterly, 82.60 feet along the arc of a non-tangent curve to the left having a radius of 129.23 feet and a central angle of 36°37'26" (chord bearing N.29"27'58"W., 81.20 feet); thence Westerly, 79.24 feet along the arc of a compound curve to the left having a radius of 106.00 feet and a central angle of 42°50'00" (chord bearing N.69"11'41"W., 77 41 feet); thence Westerly, 55.38 feet along the arc of a non-tangent curve to the left having a radius of 119.52 feet and a central angle of 26°32'46" (chord bearing S.78°05'50"W., 54.88 feet); thence Westerly, 19.46 feet along the arc of a non-tangent curve to the right having a radius of 85.50 feet and a central angle of 13°02'20" (chord bearing S.70°57'14"W., 19.42 feet), thence Westerly, 69.47 feet along the arc of a compound curve to the right having a radius of 85.50 feet and a central angle of 46°33'10" (chord bearing N.79°15'01"W., 67.57 feet); thence Northwesterly, 7.60 feet along the arc of a reverse curve to the left having a radius of 89.50 feet and a central angle of 04°52'02" (chord bearing N.58°24'27"W. 7.60 feet); thence Northwesterly, 51.91 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 31\*38'23" (chord bearing N.45°01'17"W., 51.25 feet); thence Westerly, 183.61 feet along the arc of a reverse curve to the left having a radius of 98.00 feet and a central angle of 107"20'54" (chord bearing N.82"52'32"W., 157.91 feet), thence Southwesterly, 14.98 feet along the arc of a non-tangent curve to the left having a radius of 216.88 feet and a central angle of 03°57'28" (chord bearing S.39°04'03"W., 14.98 feet); thence Southwesterly, 36.56 feet along the arc of a non-tangent curve to the right having a radius of 44.00 feet and a central angle of 47°36'46" (chord bearing S.58"29'28"W., 35.52 feet), thence Western, 65,39 feet along the arc of a reverse curve to the left having a radius of 189 83 feet and a central angle of 19°44'06" (chord bearing S.72"25'48"W., 65.06 feet), thence Westerly, 122.43 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 74°37'19" (chord bearing N.80"07"36"W., 113.95 feet); thence Northwesterly, 18.46 feet along the arc of a reverse curve to the left having a radius of 51,50 feet and a central angle of 20"32'25" (chord bearing N.53"05'09"W., 18.36 feet); thence Northwesterly, 118.74 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 72°22'34" (chord bearing N.27°10'05"W., 111.00 feet); thence Northerly, 4.47 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 01°21'01" (chord bearing N.08°20'42"E\_4.47 feet); thence Northerly, 4.40 feet along the arc of a non-tangent curve to the right having a radius of 52.16 feet and a central angle of 04\*50'20" (chord bearing N.07°00'19"E , 4.40 feet); thence Northeasterly, 81.51 feet along the arc of a non-tangent curve to the right having a radius of 94.00 feet and a central angle of 49°41'09" (chord bearing N.31°11'01"E... 78.98 feet); thence Northerly, 211.46 feet along the arc of a reverse curve to the left having a radius of 81.00 feet and a central angle of 149°34'33" (chord bearing N.18°45'42"W., 156.32 (eet); thence Northwesterly, 55.05 feet along the arc of a reverse curve to the right having a radius of 44.00 feet and a central angle of 71°41'03" (chord bearing N.57°42'27"W., 51.53 feet); thence Northwesterly, 89.68 feet along the arc of a reverse curve to the left having a radius of 144.83 feet and a central angle of 35°28'42" (chord bearing N.39°36'17"W., 88.26 feet), thence Northerly, 95.47 feet along the arc of a reverse curve to the right having a radius of 65.17 feet and a central angle of 83°56'19" (chord bearing N.15"22'29"W., 87.16 feet); thence Northeasterly, 11.29 feet along the arc of a reverse curve to the left having a radius of 114.83 feet and a central angle of 05°37'54" (chord bearing N 23"46'44"E., 11.28 feet); thence Northeasterry, 83.81 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 51°05'16" (chord bearing N.46"30'25"E., 81.07 feet); thence Northerly, 160.69 feet along the arc of a reverse curve to the left having a radius of 76.00 feet and a central angle of 121°08'47" (chord bearing N.11°28'39"E, 132.39 feet), thence Westerly, 130.10 feet along the arc of a compound curve to the left having a radius of 160.21 feet and a central angle of 46°31'32" (chord bearing N.72°21'30"W., 126.55 feet); thence S.85°20'40"W., a distance of 67.89 feet; thence N.04°46'34"W., a distance of 49.61 feet, thence N 18"30"25"W, a distance of 37.74 feet; thence N.06°25'05"E., a distance of 114.55 feet; thence N.32°58'07"E., a distance of 121.58 feet; thence Westerly, 191.99 feet along the arc of a non-tangent curve to the left having a radius of 733.30 feet and a central angle of 15°00'02" (chord bearing N.86°15'58"W., 191.44 feet); thence Southwesterly, 83.20 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 59"35'17" (chord bearing \$.33"49"15"W., 79.50 feet); thence Southwesterly, 15.69 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 35°57'02" (chord bearing S.45°38'22"W., 15.43 feet), thence S.27°39'51"W., a distance of 253.76 feet, Thence Southwesterly, 57.35 feet along the arc of a tangent curve to the right having a radius of 1210.00 feet and a central angle of 02°42'57" (chord bearing S.29°01'20"W., 57.35 feet); thence N.37°12'43"W., a distance of 12.75 feet; thence N.81°03'14"W., a distance of 354.44 feet; thence N.77°12'32"W, a distance of 176.71 feet; thence N.00"00'00"W, a distance of 2273.58 feet to a point on the South right of way line of Elam Road; thence along said South right of way line the following seven (7) courses: 1) N.86°30'43"E., a distance of 225,21 feet; 2) N.86°55'22"E., a distance of 401.50 feet; 3) N.88°35'59"E., a distance of 442.78 feet. 4) Easterly, 94.10 feet along the arc of a tangent curve to the right having a radius of 9950.00 feet and a central angle of 90°32'31" (chord bearing N 86°52'15"E., 94.10 feet); 5) N.89°08'30"E., a distance of 156.93 feet; 6) S.89°55'58"E., a distance of 680.30 feet; 7) S.89°49'45"E., a distance of 771.09 feet, thence S.00°54'21"W., a distance of 1101 70 feet; thence N.90°00'00"E., a distance of 524.07 feet to a point on the East boundary of the West 1/2 of the Southwest 1/4 of the aforesaid Section 26, thence along said East boundary, N.00°54'21"E., a distance of 1100.14 feet to a point on the South right of way line of Elam Road; thence along said South right of way line, S.89°49'45"E, a distance of 1359.82 feet to a point on the Westerly right of way line of Curiey Road; thence along said Westerly right of way line the following four (4) courses: 1) Southerly, 210.98 feet along the arc of a non-tangent curve to the right having a radius of 2831.79 feet and a central angle of 04°16'08" (chord bearing \$13"11'55"W, 210.93 feet); 2) S.15°19'59"W., a distance of 1958 20 feet; 3) Southwesterly, 431.82 feet along the arc of a tangent curve to the right having a radius of 1112.92 feet and a central angle of 22°13'52" (chord bearing S.26°26'55"W., 429.11 feet); 4) S.37°33'50"W., a distance of 192.75 feet, thence N.89°40'12"W., a distance of 242.59 feet; therice S.84°24'20"W, a distance of 1432.55 feet; therice S.88°20'19"E., a distance of 64.53 feet; therice Southeasterly, 26.89 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 61°37'52" (chord bearing S.57°31'23"E., 25.61 feet); thence S.26°42'27"E., a distance of 284.77 feet; thence N.75°44'56"W, a distance of 47.27 feet; thence Westerly, 10.87 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 24°54'22" (chord bearing N.88°12'07"W. 10.78 feet):

REVISIONS			Prepared For: METRO DEVELOPMENT		
No Date Description Dens			t <sup>1</sup>	0 0	- X-1 -
			DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint Surveying, In	
				555 Winderley Place, S1£ 109 Maitland, Florida 32751 www.geopolintsurvey.com	Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number 18 776
-		_	James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Drawn:MTP Date: 9/27/18	
Sheet No. 1 of 7 Sheets		nnén.	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	Check:JDL	

thence S.79°20'42"W, a distance of 94.12 feet; thence Southwesterly, 17.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 40°32'45" (chord bearing S.59°04'19"W, 17.32 feet); thence S.38°47'56"W, a distance of 77.75 feet; thence Southwesterly, 9.89 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 22°40'28" (chord bearing S.27°27'43"W, 9.83 feet); thence S.16°07'29"W, a distance of 156.41 feet, thence Southerly, 18.12 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 41°31'33" (chord bearing S.04°38'18"E, 17.73 feet); thence S.25°24'04"E, a distance of 21.93 feet; thence N.89°49'25"W, a distance of 22.54 feet, thence N.00°12'26"E, a distance of 67.15 feet; thence Northerly, 21.92 feet along the arc of a tangent curve to the right having a radius of 83.00 feet and a central angle of 15°07'49" (chord bearing N.07°46'20"E, 21.85 feet); thence N.15°20'15"E, a distance of 25.43 feet, thence Northerly, 37.29 feet along the arc of a tangent curve to the left having a radius of 85.00 feet and a central angle of 25°08'03" (chord bearing N.02°46'13"E, 36.99 feet); thence N.09°47'49"W, a distance of 43.16 feet; thence S.80°12'11"W, a distance of 75.93 feet; thence S.79°52'53"W, a distance of 17.53 feet; thence S.00°12'11"W, a distance of 63.09 feet; thence S.00°12'26"W, a distance of 63.09 feet; thence S.00°12'26"W, a distance of 63.54 feet; thence S.00°59'06"W, a distance of 50.00 feet and a central angle of 28°55'00" (chord bearing S.14°15'04"E, 24.97 feet); thence S.00°12'26"W, a distance of 62.54 feet; thence N.89°59'06"W, a distance of 54.44 feet to the POINT OF BEGINNING.

Containing 254.043 acres, more or less.

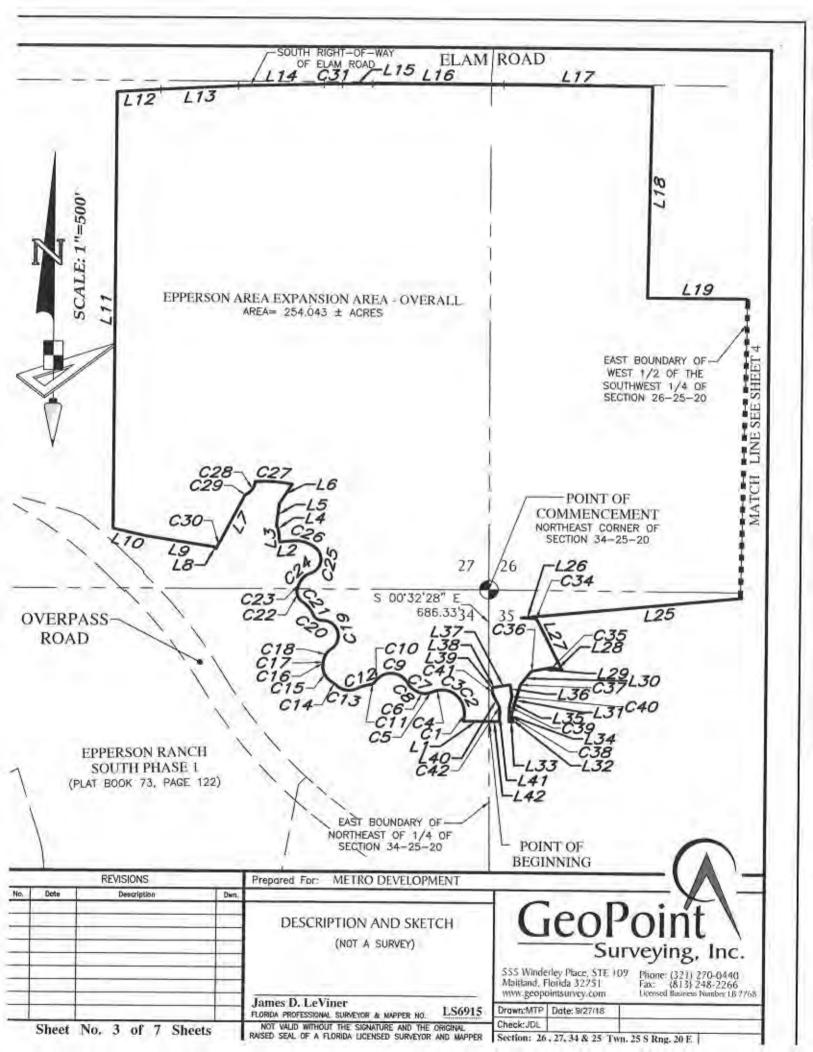
Together with:

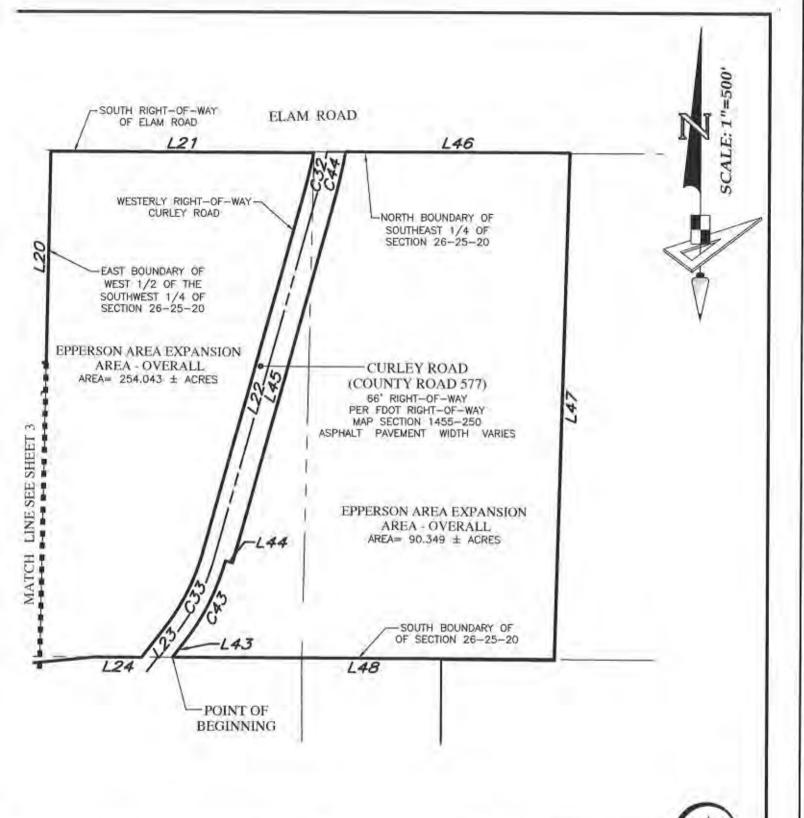
DESCRIPTION: A parcel of land lying in Section 26, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 34, run thence S 89°49'52"E., a distance of 1996.81 feet; to the POINT OF BEGINNING; thence N.37°32'28"E., a distance of 94.21 feet; thence Northeasterly. 481.28 feet along the arc of a tangent curve to the left having a radius of 1240.38 feet and a central angle of 22°13'52" (chord bearing N.26°25'15"E., 478.26 feet), thence S 74°39'05"E., a distance of 37.98 feet; thence N.15°18'03"E., a distance of 1957.52 feet; thence Northerly, 260.83 feet along the arc of a tangent curve to the left having a radius of 2996.82 feet and a central angle of 04°59'12" (chord bearing N.12°48'24"E., 260.75 feet), thence S.89°55'24"E., a distance of 1161.40 feet; thence S.01°30'19"W., a distance of 2640.52 feet to a point on the South boundary of Section 26; thence along said South boundary, N.89°49'52"W., a distance of 1973.24 feet to the POINT OF BEGINNING.

Containing 90,349 acres, more or less.

**EPPERSON CDD 2 BOUNDARY - OVERALI** Continued from sheet 1 REVISIONS METRO DEVELOPMENT Prepared For: Date Description Dwn DESCRIPTION AND SKETCH (NOT A SURVEY) Surveying, Inc. 555 Winderley Place, STE 109 Phone: (321) 270-0440 Mailland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Likensed Bisiness Number LB 7768 James D. LeViner Drawn:MTP Date: 9/27/18 LS6915 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. Check:JDL NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Sheet No. 2 of 7 Sheets Section: 26, 27, 34 & 25 Twn. 25 S Rug. 20 E





		REVISIONS		Prepared For: METRO DEVELOPMENT			
No.	Date	Description	Dwn.				
				DESCRIPTION AND SKETCH (NOT A SURVEY)	GeoPoint \ Surveying, Inc.		
					555 Winderley Place, STE 109 Phone: (321) 270-0440 Mailland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com		
-			1	James D. LeViner	Drawn:MTP Date: 9/27/18		
				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Check: JDL		
- 7	Sheet No. 4 of 7 Sheets			NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	Carrier State Carrier		
		2 2 2 2 200		RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Section: 26, 27, 34 & 25 Twn, 25 S Rng, 20 E		

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	130.53	028'19'17"	64.52	63.87	N 02'52'30"
C2	129.23	036*37'26"	82.60	81.20	N 29'27'58" \
C3	106.00	042*50'00"	79.24	77.41	N 69'11'41" (
C4	119.52	026'32'46"	55.38	54.88	S 78'05'50" \
Ċ5	85.50	013'02'20"	19.46'	19.42	S 70"57"14" )
C6	85.50	046'33'10"	69.47	67.57	N 79*15'01"
C7	89,50'	004*52'02"	7.60'	7.60	N 58'24'27"
C8	94.00	031'38'23"	51.91'	51.25'	N 45'01'17"
C9	98.00*	107*20'54"	183.61	157.91	N 82'52'32"
C10	216.88	003'57'28"	14.98	14.98	S 39'04'03" I
C11	44.00	047*36'46"	36.56	35.52*	S 58'29'28" \
C12	189.83	019*44'06"	65.39	65.06'	S 72°25'48"
C13	94.00'	074'37'19"	122,43	113.95	N 80'07'36" I
C14	51.50	020'32'25"	18.46'	18,36*	N 53'05'09" I
C15	94.00"	072'22'34"	118.74	111.00	N 27'10'05" \
C16	189.83	001'21'01"	4.47	4.47'	N 08'20'42"
C17	52.16	004*50'20"	4.40*	4.40	N 07'00'19"
C18	94.00'	049*41'09"	81.51	78.98	N 31"11"01" I
C19	81.00	149'34'33"	211.46	156.32'	N 18'45'42" V
C20	44.00'	071'41'03"	55.05'	51.53	N 57'42'27" V
C21	144.83	035*28'42"	89.68	88.26'	N 39'36'17" V
Ċ22	65.17	083'56'19"	95.47'	87.16'	N 15'22'29" V
C23	114.83	005'37'54"	11.29'	11.28'	N 23'46'44" E
C24	94.00	051'05'16"	83.81"	81.07'	N 46'30'25" E
025	76.00'	121'08'47"	160.69	132.39	N 11'28'39" E
026	160.21	046'31'32"	130.10'	126.55	N 72'21'30" V
227	733.30'	015'00'02"	191.99'	191.44	N 86'15'58" V
228	80.00"	059'35'17"	83,20'	79.50	S 33*49'15" V
029	25.00'	035'57'02"	15.69 <sup>6</sup>	15.43'	S 45"38'22" V

		REVISIONS	
No.	Diste	Description	Dwn.
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Prepared For:

DESCRIPTION AND SKETCH (NOT A SURVEY)

METRO DEVELOPMENT

James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915

PLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

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

GeoPoint Surveying, Inc.

S55 Winderley Place, STE 109 Maitland, Florida 32751 www.geopointsurvey.com

Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768

Drawn:MTP Date: 9/27/18 Check:JDL

Section: 26, 27, 34 & 25 Twn. 25 S Rng, 20 E

Sheet No. 5 of 7 Sheets

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C30	1210.00'	002'42'57"	57.35'	57.35	S 29°01'20" W
C31	9950.00	000'32'31"	94.10	94.10'	N 88*52'15" E
C32	2831,79	004'16'08"	210.98	210.93'	S 13'11'55" W
C33	1112,92	022'13'52"	431.82	429.11	S 26'26'55" W
C34	25.00'	061'37'52"	26.89	25.61	S 57*31'23" E
C35	25.00'	024'54'22"	10,87	10.78	N 88'12'07" W
C36	25.00'	040"32"45"	17.69	17.32'	S 59*04*19" W
C37	25.00"	022'40'28"	9.89*	9.83	S 27*27'43" W
C38	25.00'	041'31'33"	18.12*	17.73	S 04'38'18" E
C39	83.00'	015'07'49"	21.92'	21.85	N 07*46'20" E
C40	85.00'	025*08'03"	37.29'	36,99'	N 02'46'13" E
C41	67.00'	034'27'07"	40.29	39.68	S 09*55'12" E
C42	50.00"	028*55'00"	25.23"	24.97'	S 14*15'04" E
C43	1240.38	022'13'52"	481.28	478.26	N 26*25'15" E
C44	2996.82	004'59'12"	260.83"	260.75	N 12'48'24" E

Sheet No. 6 of 7 Sheets

		REVISIONS		Prepared For: METRO DEVELOPMENT
No.	Date	Description	Dwn.	
				DESCRIPTION AND SKETCH (NOT A SURVEY)
				James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915

GeoPo Surveying, Inc.

\$55 Winderley Place, \$TE 109 Phone: (321) 270-0440 Mailtand, Florida 32751 Fax: (813) 248-2266 Licensed Business Number LB 7768

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NO.	BEARING	LENGTH
1.1	N 89'59'06" W	133.70
L2	S 85*20'40" W	67.89
L3	N 04*46'34" W	49.61
L4	N 18'30'25" W	37.74
L5	N 06'25'05" E	114.55
L6	N 32.58'07" E	121.58
L7	S 27'39'51" W	253.76
L8	N 37'12'43" W	12.75
L9	N 81'03'14" W	354.44
L10	N 77*12'32" W	176.71
L11	N 00,00,00, E	2273.58
L12	N 86°30'43" E	225.21'
L13	N 86*55'22" E	401.50
L14	N 88'35'59" E	442.78
L15	N 89*08'30" E	156.93
L16	S 89*55'58" E	680.30'
L17	S 89'49'45" E	771.09
L18	S 00'54'21" W	1101.70
L19	N 90'00'00" E	524.07
L20	N 00'54'21" E	1100.14
L21	S 89°49'45" E	1359.82
.22	S 15*19'59" W	1958,20'
23	S 37'33'50" W	192.75'
24	N 89*40'12" W	242.59
.25	S 84*24'20" W	1432.55
.26	S 88'20'19" E	64.53"
27	S 26'42'27" E	284.77'
.28	N 75*44'56" W	47.27

# LINE DATA TABLE

The Name of Association and Association and					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
1.1	N 89'59'06" W	133.70	L30	S 38'47'56" W	77.75
L2	S 85*20'40" W	67.89	L31	S 16'07'29" W	156.41'
L3	N 04*46'34" W	49.61	L32	S 25'24'04" E	21.93
L4	N 18'30'25" W	37.74'	L33	N 89'49'25" W	22.54'
L5	N 06'25'05" E	114.55	L34	N 00'12'26" E	67.15'
L6	N 32*58'07" E	121.58'	L35	N 15'20'15" E	25.43*
L7	S 27'39'51" W	253.76'	L36	N 09'47'49" W	43.16
L8	N 37'12'43" W	12.75'	L37	S 80'12'11" W	75.93
L9	N 81'03'14" W	354.44	L38	S 79*52'53" W	17.53'
L10	N 77*12'32" W	176.71	L39	S 07'18'21" W	4.30
L11	N 00'00'00" E	2273.58'	L40	S 28'42'34" E	53.09
L12	N 86'30'43" E	225.21'	L41	S 00'12'26" W	62.54
L13	N 86'55'22" E	401.50	L42	N 89'59'06" W	54.44'
L14	N 88'35'59" E	442.78	L43	N 37*32'28" E	94.21'
L15	N 89'08'30" E	156.93	L44	S 74°39'05" E	37.98
L16	S 89*55'58" E	680.30'	L45	N 15'18'03" E	1957.52
L17	S 89'49'45" E	771.09	L46	S 89'55'24" E	1161.40
L18	S 00'54'21" W	1101.70	L47	S 01'30'19" W	2640.52
_19	N 90*00'00" E	524.07'	L48	N 89'49'52" W	1973.24
20	N 00'54'21" E	1100.14'			

SEE SHEET 1-2 FOR LEGAL SEE SHEET 3-4 FOR SKETCH

No. Date		Description	- Dwn
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Prepared For: METRO DEVELOPMENT

> **DESCRIPTION AND SKETCH** (NOT A SURVEY)

James D. LeViner LS6915 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

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# Appendix B CONCEPTUAL SITE PLAN





# Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Epperson Ranch II Community Development District Estimated Construction Costs for Expansion Area May 6, 2019

# Description

Engineering Design, Permitting, Surveying, Testing	\$1,896,040
Consultant / Management Fees	\$718,374
Storm Water Management	\$4,211,895
Roads	\$4,396,380
Potable Water	\$795,173
Sanitary Sewer	\$1,111,535
Dry Utilities Trenching	\$458,490
Recreational Amenity	\$916,980
Lndscaping/Irrigation/Hardscape/ Recreation	\$706,840
Permit Fees and Impact Fees	\$1,969,673
Contingency	\$458,009
Total	\$17,639,389