



**CENTRAL PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SARASOTA COUNTY**

**CONTINUED  
REGULAR BOARD MEETING  
APRIL 29, 2020  
2:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.centralparccdd.org](http://www.centralparccdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CENTRAL PARC**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Dial In (877) 402-9753 Access Code 2236281**  
**CONTINUED**  
**REGULAR BOARD MEETING**  
April 29, 2020  
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Old Business
- G. New Business
  - 1. Consider Approval of Supplemental Engineer’s Report.....Page 3
  - 2. Consider Approval of Preliminary Methodology Report.....Page 23
  - 3. Consider Resolution No. 2020-22 – Declaring Assessments.....Page 42
  - 4. Consider Resolution No. 2020-23 – Setting Public Hearing on Assessments.....Page 45
- H. Administrative Matters
- I. Board Members Comments
- J. Adjourn

# AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE  
PUBLISHED DAILY  
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF SARASOTA

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JM MITCHELL, WHO ON OATH SAID SHE IS VICE PRESIDENT OF SALES, WEST FL, FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE \_\_\_\_\_ COURT WAS PUBLISHED IN THE SARASOTA EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

4/7 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED \_\_\_\_\_ *JM Mitchell*

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 7 DAY OF April, A.D., 2020  
BY JM MITCHELL WHO IS PERSONALLY KNOWN TO ME.

\_\_\_\_\_  
Notary Public



**CENTRAL PARC COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF REGULAR BOARD MEETING**

Please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. Older adults, those with weakened immune systems and others who desire to minimize potential exposure to COVID-19 may want to avoid physical attendance at the District's meeting.

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors ("Board") of the Central Parc Community Development District ("District") will hold a Regular Board Meeting of the Board of Supervisors on **April 16, 2020, at 2:00 p.m.** to be conducted by the following means of communications media technology, telephonic conferencing, pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. A limited number of persons may attend this Board Meeting in the offices of Special District Services, Inc., 19503 S. West Villages Parkway, #A4, Venice, Florida 34293; at this location no more than 10 persons may be present at any one time. The meeting is being held for the necessary public purpose of considering any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate at the appropriate time in the meeting can do so telephonically at **1-877-402-9753 Passcode 2236281**. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [wcrosley@sdsinc.org](mailto:wcrosley@sdsinc.org) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at (941) 244-2703 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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 such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

**CENTRAL PARC COMMUNITY  
DEVELOPMENT DISTRICT**

[www.centralparccdd.org](http://www.centralparccdd.org)

**PUBLISH: Sarasota Herald Tribune  
04/07/20**

April 28, 2020

**RE: *Supplement to Engineers Report***  
***Project Name: Central Parc Community Development District***

- I. Supplement. This document is a supplement to the Engineer's Report prepared by Kimley Horn dated March 20, 2020 ("Engineer's Report") which identifies the infrastructure intended to be funded in part by the Central Parc Community Development District ("Project"). This Supplement does not add any additional costs to the Project, but instead is intended to bifurcate and allocate the total Project costs between two areas of the District.
- II. Two Areas. There are two separate and distinct areas located within the District ("Areas"). There are referred to herein as the "Residential Lands" and the "Mixed-Use Lands." The Residential Lands are generally located in central and north areas of the project site between the soft gate entrances accessed from Greenwood Drive and Appomattox Drive. The Mixed-Use Lands are generally located on the east and west side of the main entry road off Greenwood Drive.
- III. Basis for Distinction. Because not all infrastructure in the Project will benefit all lands within the District in the same way, it is necessary to draw a distinction. There is some infrastructure that only benefits one of the Areas, and such infrastructure costs are segregated in this Supplement and allocable only to such Area ("Area Specific Costs"). There are other infrastructure costs that benefit lands in both areas, but not necessarily to the same extent. Therefore, those costs are allocated on a percentage basis between the two Areas based on established engineering principles and analysis ("Shared Costs").
- IV. Bifurcation and Allocation of Costs. The Chart below segregates the Project Costs between the Areas and explains the method for allocation/bifurcation.

<b>Table 1 Supplement to Engineering Report</b>				
<b>Infrastructure</b>	<b>Project Cost</b>	<b>Residential Lands Cost</b>	<b>Mixed-Use Land Cost</b>	<b>Allocation Method</b>
Clearing, Grubbing, and Earthwork	\$ 773,500.00	\$ 663,329.14	\$ 110,170.86	% Land Area
Stormwater Management	\$ 6,522,928.00	\$ 5,051,355.44	\$ 1,471,572.56	% Land Area
Utilities (Water, Sewer)				
Water	\$ 908,970.00	\$ 845,100.29	\$ 63,869.71	% Utility Demand
Sanitary Sewer	\$ 2,378,013.00	\$ 2,109,732.37	\$ 268,280.63	% Utility Demand
Road Construction	\$ 2,138,130.00	\$ 1,883,181.00	\$ 254,949.00	% Peak Hour Trip
Off-Site Master Improvements	\$ 104,000.00	\$ 55,796.00	\$ 48,204.00	% Peak Hour Trip
Hardscape/Landscape/Irrigation	\$ 6,478,500.00	\$ 6,201,320.40	\$ 277,179.60	% Land Area
Environmental Conservation/Mitigation	\$ 573,500.00	\$ 444,118.40	\$ 129,381.60	% Land Area
Miscellaneous	\$ 153,000.00	\$ 118,483.20	\$ 34,516.80	% Land Area
Professional Services	\$ 1,500,000.00	\$ 1,161,600.00	\$ 338,400.00	% Land Area
<b>TOTAL</b>	\$ 21,530,541.00	\$ 18,534,016.2432	\$ 2,996,524.76	
Contingency (10%)	\$ 2,153,054.00	\$ 1,853,402.00	\$ 299,652.00	
<b>TOTAL</b>	\$ 23,683,595.00	\$ 20,387,418.24	\$ 3,296,176.76	

Peter T. Van Buskirk, P.E.  
 District Engineer



## *ENGINEER'S REPORT*

# CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

City of North Port, Florida

Prepared for:

Board of Supervisors, Central Parc Community  
Development District

**Kimley»»Horn**

ENGINEER'S REPORT  
FOR THE  
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT  
(CENTRAL PARC AT NORTH PORT PROJECT)

PREPARED FOR:

BOARD OF SUPERVISORS  
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
1412 JACKSON ST., SUITE 2  
FORT MYERS FL 33901

MARCH 20, 2020



## CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

### ENGINEER'S REPORT – CENTRAL PARC AT NORTH PORT PROJECT

#### 1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan (the "Plan") and estimated costs of the Plan, for the Central Parc Community Development District. The Central Parc development consist of approximately 207.56 contiguous acres. The currently plan of development for the lands within the District provides master infrastructure for up to 600 residential units, including 22.59 acres of mixed use development which will include 100 multi-family residential units of the stated 600 residential units, 30,000 SF of medical office, 20,000 sf of neighborhood commercial, 80,000 sf of mini-storage, and 300 senior living beds. Infrastructure and improvements are to include a master stormwater system with ponds, potable water, sewer, re-use water for irrigation, roadways, lighting, hardscaping and landscaping. This report will also describe the capital improvements to be constructed and financed by the District and their probable construction cost. Financing and assessment methodology will be developed by the District's underwriter and assessment consultant.

In order to serve the residents and property owners of the District, the District is developing a Plan to allow it to finance, acquire, and construct these certain transportation, water, sewer, irrigation, and other facilities within and adjacent to the District. These improvements are required by or are consistent with the requirements of The City of North Port and other applicable regulatory and jurisdictional entities. This Engineer's report addresses the estimated overall construction costs of the proposed improvements. A brief description of each improvement is included in Section 3 of this report.

The Plan contained in this report reflects the present intentions of the District. The exact location of some facilities may change during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land. The District retains the right to make reasonable adjustments in the Plan to meet the requirements of any governmental agency and at the same time provide the same or greater benefits to the land. Regulatory criteria will continue to evolve, and future changes may affect the implementation of the Plan, as it may be changed from time to time. The implementation of any improvement outlined within the Plan requires the final approval of the District's Board of Supervisors.

Costs contained in this report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. It is possible that the estimated costs could vary based on final engineering and ultimate construction bids. A summary of the improvements to be funded and their cost estimates are included in Table 4.

#### 2. GENERAL SITE DESCRIPTION

**2.1 District Boundary.** The Central Parc Community Development District is located in the area generally along Greenwood Avenue, between North Port Boulevard and South Sumter Boulevard, and south of Appomattox Drive, within the City of North Port, Florida. As noted in **Exhibit A**, the District's boundaries include approximately 207.56 acres of land located in the City of North Port Florida. The metes and bounds legal description of the boundary of the District is provided in **Exhibit B**

**2.2 Property Served.** The District is located in portions of Sections 28, 29, 32 and 33, Township 39 South, Range 21 East in Sarasota County, Florida. Prior to development of Central Parc, the property within the District boundary consists entirely of the former Sabal Trace Golf and Country Club which has been out of operation since 2015. The former golf course consists primarily of grassed open space, man-made ponds, an irrigation water storage tank, maintenance structures, a clubhouse and parking area. The site generally drains to the south and west. Elevations range from 7 feet to 25 feet NAVD88.

**3. PROPOSED CENTRAL PARK AT NORTH PORT PROJECT**

**3.1 Summary of District Facilities and Services.** The Plan intends to provide public infrastructure improvements for the lands within the District, which are planned for 228 residential single family detached and 272 attached villa homes and 22.59 acres of mixed-use. The mixed use lands located along the southern entrance on Greenwood Avenue will include 100 multifamily residential units, 30,000 SF of medical office, 20,000 sf of neighborhood commercial, 80,000 sf of mini-storage, and 300 senior living beds. The number and type of units described in this report for the mixed-use parcels are based on current approvals. Although the number of units is unlikely to change, the specific type of units may be subject to modification based on future market conditions and government approvals.

The proposed unit and phasing plan for the District is attached as **Exhibit C** to this report, and the Plan enumerates the proposed unit count, by type, for the District. The following charts show the planned product types and land uses for the District:

*Table 1: Product Types*

<b>Residential Product Type</b>	<b>Quantity</b>	<b>Percentage</b>
35' Villa Home Lots	272	45.3%
52' Single Family Detached Lots	228	38.0%
Multi-Family (Located in Mixed-Use)	100	16.7%
<b>Total</b>	<b>600</b>	<b>100.0%</b>
<b>Commercial Product Type</b>		<b>Intensity</b>
Medical Office		30,000 SF
Neighborhood Commercial		20,000 SF
Retail Storage (Mini-Storage)		80,000 SF
<b>Total Square Footage</b>		<b>130,000 SF</b>
Senior Living		300 Beds

Table 2: Land Use

Land Use	Area (ac)	Percentage
Stormwater Ponds	45.83	22.1%
Residential	73.26	35.3%
Mixed Use Multi-Family	10.00	4.8%
Mixed Use Non Residential	12.59	6.1%
Amenity Center	2.07	1.0%
Recreation Open Space	39.32	18.9%
ROW	24.49	11.8%
Total	207.56	100.0%

**3.2 Construction Phasing.** The Central Parc Community is scheduled to be constructed in multiple phases, as shown in Exhibit C. At present, these improvements are estimated to be made, acquired constructed, and or installed from 2020 to 2024.

#### 4. DISTRICT INFRASTRUCTURE

**4.1 Roadway Improvements.** The Plan includes subdivision roads within the District. Generally, all roads will be two-lane undivided roads, except for 1,400 feet of two-lane divided roadway that will pass through the mixed-use area and serve as the main entrance to Central Parc. Such roads include the roadway asphalt, base, and subgrade, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks along residential lot frontages will be constructed by the homebuilders. All roads and sidewalks will be designed in accordance with City of North Port standards.

All internal roadways financed by the District will be retained by the District for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

**4.2 Stormwater Management System.** The stormwater collection and outfall system is a combination of roadway curbs and gutter, curb inlets, pipe, control structures, swales and open ponds designed to treat and attenuate stormwater runoff from District lands and runoff from adjacent lands that have historically passed through the lands of Central Parc, formerly the Sabal Trace Golf and Country Club. The stormwater system within the project discharges to the Cocoplum Waterway and a swale leading to North Port Blvd, both within the Myakka River Watershed. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District (SWFWMD) and the City of North Port. The Central Parc Community Development District will finance, own, operate, and maintain the stormwater system.

NOTE: No private earthwork is included in the PLAN. Accordingly, the District will not fund any costs of mass grading of lots.

**4.3 Water and Wastewater Utilities.** As part of the Plan, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include 12”, 10”, 8”, and 6” water mains that will be located within rights-of-way and used for potable water service.

Water main connections to the existing City of North Port water distribution system will be made at Appomattox Drive and Greenwood Avenue.

Wastewater improvements for the project will include an onsite 8" diameter gravity collection system, offsite and onsite 8" force main and an onsite lift station. The offsite force main connection to the existing City of North Port sewer collection system will be made at Appomattox Drive. The water distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to the City of North Port for operation and maintenance.

**4.4 Hardscape, Landscape, and Irrigation.** The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation re-use water distribution system will be constructed to provide service for irrigation throughout the community and will consist of a 12", 10", 8", 6", and 4" irrigation mains within the right of way and other District lands. There is an existing re-use main serving the property that will provide re-use water to the irrigation water storage lake. Re-sue water will then be pumped from this storage lake to the proposed on site irrigation water mains. Moreover, hardscaping will consist of entry features, front and rear entry access gates, a clock tower, park benches, wayfinding signage, and other monumentation.

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

All such landscaping, irrigation and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way that will be owned by the City will be maintained pursuant to a right-of-way agreement to be entered into with the City. Only that portion of the reclaimed water main from North Port Boulevard to the storage lake will be dedicated to the City for operation.

**4.5 Street Lights / Undergrounding of Electrical Utility Lines.** The District intends to lease street lights through an agreement with Florida Power & Light (FPL) in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the Plan.

The Plan includes the undergrounding of electrical utility lines within right-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by Florida Power & Light and not paid for by the District as part of the Plan.

**4.6 Recreational Amenities.** The District will not finance the construction of the clubhouse, pool, tennis courts, paddle ball courts and bocce courts. The District may or may not finance other amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned and maintained by the District. The District and Homeowners Association (HOA) may enter into subsequent maintenance and operation agreements for the other amenities at the discretion of both entities.

**4.7 Environmental Conservation/Mitigation.** There are 8.63 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 9.69 acres of wetland mitigation. The District will be responsible for the design, permitting, construction,

maintenance, and government reporting of the environmental mitigation. These costs are included within the Plan.

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

**4.9 Off-Site Improvements.** Offsite improvements will include left and right turn lanes at the Greenwood Avenue entrance, a left turn lane at the Appomattox Drive entrance, and replacement of drainage pipes crossing Greenwood Drive. As noted, the District’s PLAN functions as a system of improvements benefitting all lands within the District.

All of the foregoing improvements are required by applicable development approvals. Note that there are no impact fee or similar credits available from the construction of any such improvements.

Table 3 shows the entity that will own, operate and maintain the various improvements of the Plan:

*Table 3: Ownership and Operation of Improvements*

<b>Facility Description</b>	<b>Ownership</b>	<b>O&amp;M Entity</b>
Onsite Roadways	CDD	CDD
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Reclaim)	City	City
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	FPL	FPL
Undergrounding of Conduit	FPL	FPL
Recreational Amenities (excluding the clubhouse and associated improvements)	CDD	CDD
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Roadway	City	City

Table 3 Key: CDD = Community Development District, City = City of North Port, FPL = Florida Power and Light Co.

**5. PERMITTING/CONSTRUCTION COMMENCEMENT**

At the time of this report, the status of all necessary permits for the construction of the Plan are as follows:

- SWFWMD Environmental Resource Permit (ERP) Status: Under Review
- City of North Port Subdivision Permit Status: Under Review
- City of North Port Infrastructure Permit Status: Under Review
- Florida Dept. of Environmental Protection (FDEP) Wastewater General Permit Status: Anticipated application in April of 2020.
- FDEP Water Main Extension General Permit Status: Anticipated application in April of 2020.

All applicable zoning, vesting, and concurrency requirements have been complied with for the Development. Letters of commitment for water and sewer have been received with services to be provided by the City of North Port Utilities.

It our firm’s opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District subject to continued compliance with all conditions of the approved plans and permit issuance. The District Engineer hereby certifies that all permits necessary to complete the project either have been obtained or in its expert opinion, will be obtained as needed for the entire development. The District Engineer has no knowledge of any pending government action which would lead to a building moratorium for the project.

**6. OPINION OF PROBABLE CONSTRUCTION COSTS**

A summary of the probable construction costs for the District infrastructure is provided in Tables 4. Total estimated cost for District provided infrastructure is approximately \$25,333,595. Engineering and permitting costs, as well as a contingency, are included in the total cost. Costs do not include legal, administrative, financing, operation or maintenance costs.

*Table 4: Probable Costs*

<b>Facility Description</b>	<b>CIP Costs</b>
Clearing, Grubbing, and Earthwork	\$ 773,500.00
Stormwater Management	\$ 6,522,928.00
Utilities (Water, Sewer, Reclaim)	\$ 3,286,983.00
Roadways	\$ 2,138,130.00
Off-Site Master Improvements	\$ 104,000.00
Hardscape/Landscape/Irrigation	\$ 6,712,500.00
Environmental Conservation/Mitigation	\$ 339,500.00
Miscellaneous	\$ 153,000.00
Professional Services	\$ 1,500,000.00
Contingency (10%)	\$ 2,153,054.00
<b>TOTAL</b>	<b>\$ 23,683,595.00</b>

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

**7. SUMMARY AND CONCLUSION**

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The Plan will be designed in accordance with current governmental regulations and requirements. The Plan will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is my professional opinion that the infrastructure improvements comprising the Plan will serve as a system of improvements that benefit and add value to all lands within the District. All such infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated costs are based on unit prices currently being experienced for ongoing and similar items of work in the City of North Port and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the PLAN, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the PLAN is feasible; and (3) that the assessable property within the District will receive a special benefit from the PLAN that is at least equal to such costs.

Please note that the PLAN as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the PLAN, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 500 residential units and a mixed-use component consisting of 100 multi-family units and non-residential uses. Final number and type of units in the District, are subject to true-up determinations and may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

  
Peter T. Van Buskirk, P.E. \_\_\_\_\_ Date \_\_\_\_\_  
FL License No. 38859 STATE OF FLORIDA PROFESSIONAL ENGINEER





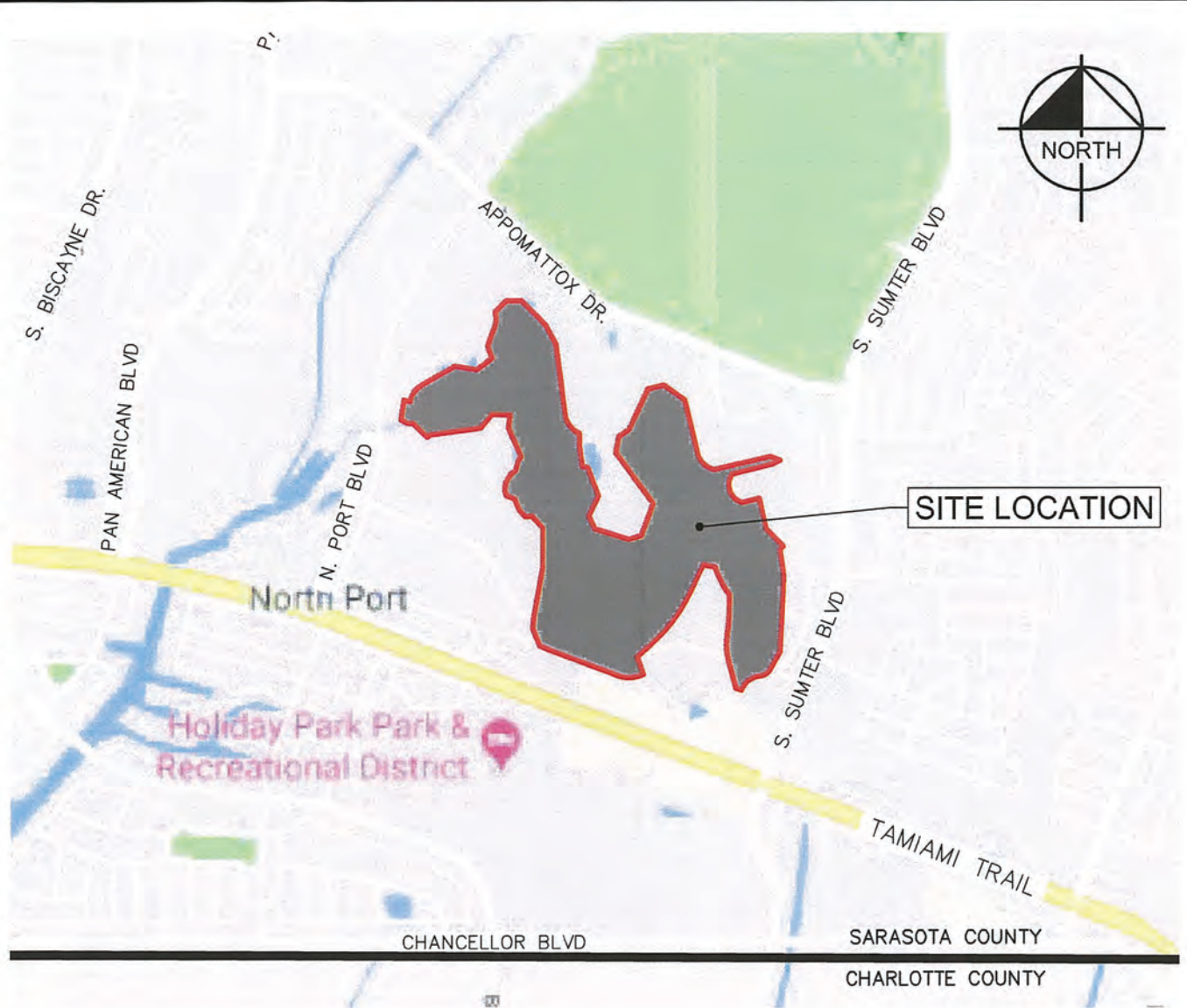
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Exhibit A: Location Map  
Exhibit B: Legal Description  
Exhibit C: Phase Plan & Lot Count

Drawing name: K:\FTM\_Civil\148860000 - Sabal Trace\CAD\Exhibits\2019-06-26 Prepared for Central Parc a CDD\Exhibit A - Location Map.dwg 01 Mar 16, 2020 12:23pm by: Jonathan.Hart  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**  
 TOTAL AREA = 207.56 ACRES

**LEGEND**

 CDD

SCALE 1" = 2000'	<b>Kimley»Horn</b>	DATE	LOCATION MAP	EXHIBIT A
DESIGNED BY JO		03/04/20		
DRAWN BY GB	© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM CA 0000696	PROJECT NO.	CENTRAL PARC AT NORTH PORT SARASOTA COUNTY, FLORIDA	
CHECKED BY JO		148860000		

**EXHIBIT B**

# **Legal Description**

(4 Pages)

CENTRAL PARC CDD

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;

THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

CENTRAL PARC CDD

THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;  
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;  
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A  
156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE  
BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE  
WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID  
CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY  
BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO  
THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB  
UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD  
AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT  
TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH  
37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W. , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE  
COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES,  
N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00  
FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E. , A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A  
3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING  
S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00  
FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF  
SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF  
576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON  
THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF  
CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT  
BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF  
AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE  
AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT  
TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS  
DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF  
69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE  
RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

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THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;  
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;  
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;  
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;  
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;  
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;  
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;  
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;  
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;  
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;  
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;  
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;  
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;  
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;  
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;  
THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;  
THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;  
THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;  
THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;  
THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;  
THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;  
THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;  
THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;  
THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;  
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;  
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E.;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246.18 FEET;  
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E.;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;  
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;  
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;  
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;  
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;  
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W.;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;  
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;  
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;  
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;  
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;  
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E.;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;  
THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;  
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;  
THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;  
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;  
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;  
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;  
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;  
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;  
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;  
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;  
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;  
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;  
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;  
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;  
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;  
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;  
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.

**Exhibit C**

**CENTRAL PARC AT**  
**NORTH PORT**  
 PREPARED FOR  
**SABAL TRACE**  
**DEVELOPMENT PARTNERS, LLC**  
 NORTH PORT, FL 39104

**PHASE PLAN & LOT COUNT**

**JOHA PROJECT**  
 14880000  
 DATE: 02/20  
 FEEL: 2020  
 SCALE: AS SHOWN  
 DESIGNED BY: WRM  
 DRAWN BY: JLV

**Kimley-Horn**  
 ENGINEERS AND ARCHITECTS, PC  
 1412 AVONDA STREET, SUITE 2, BOCA RATON, FL 33433  
 PHONE: 561-997-9200 FAX: 561-997-9242  
 LICENSE NO. 22023 IN FLORIDA  
 LICENSE NO. 22023 IN FLORIDA

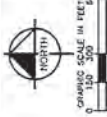
NO.	REVISIONS	DATE

**SHEET NAME AND ALIGNMENT BOUNDARY**

SHEET NO.	SHEET NAME	ALIGNMENT BOUNDARY
1	PHASE 1	LAKE 1 TO LAKE 2
2	PHASE 2	LAKE 3 TO LAKE 4
3	PHASE 3	LAKE 5 TO LAKE 6
4	PHASE 4	LAKE 7 TO LAKE 8
5	PHASE 5	LAKE 9 TO LAKE 10
6	PHASE 6	LAKE 11 TO LAKE 12
7	PHASE 7	LAKE 13 TO LAKE 14
8	PHASE 8	LAKE 15 TO LAKE 16
9	PHASE 9	LAKE 17 TO LAKE 18
10	PHASE 10	LAKE 19 TO LAKE 20
11	PHASE 11	LAKE 21 TO LAKE 22
12	PHASE 12	LAKE 23 TO LAKE 24
13	PHASE 13	LAKE 25 TO LAKE 26
14	PHASE 14	LAKE 27 TO LAKE 28
15	PHASE 15	LAKE 29 TO LAKE 30
16	PHASE 16	LAKE 31 TO LAKE 32
17	PHASE 17	LAKE 33 TO LAKE 34
18	PHASE 18	LAKE 35 TO LAKE 36
19	PHASE 19	LAKE 37 TO LAKE 38
20	PHASE 20	LAKE 39 TO LAKE 40
21	PHASE 21	LAKE 41 TO LAKE 42
22	PHASE 22	LAKE 43 TO LAKE 44
23	PHASE 23	LAKE 45 TO LAKE 46
24	PHASE 24	LAKE 47 TO LAKE 48
25	PHASE 25	LAKE 49 TO LAKE 50
26	PHASE 26	LAKE 51 TO LAKE 52
27	PHASE 27	LAKE 53 TO LAKE 54
28	PHASE 28	LAKE 55 TO LAKE 56
29	PHASE 29	LAKE 57 TO LAKE 58
30	PHASE 30	LAKE 59 TO LAKE 60

**NET SINGLE FAMILY LOTS**

PHASE	NET SINGLE FAMILY LOTS
PHASE 1	34
PHASE 2	32
PHASE 3	32
PHASE 4	32
PHASE 5	32
PHASE 6	32
PHASE 7	32
PHASE 8	32
PHASE 9	32
PHASE 10	32
PHASE 11	32
PHASE 12	32
PHASE 13	32
PHASE 14	32
PHASE 15	32
PHASE 16	32
PHASE 17	32
PHASE 18	32
PHASE 19	32
PHASE 20	32
PHASE 21	32
PHASE 22	32
PHASE 23	32
PHASE 24	32
PHASE 25	32
PHASE 26	32
PHASE 27	32
PHASE 28	32
PHASE 29	32
PHASE 30	32
<b>TOTAL</b>	<b>960</b>







# MASTER ASSESSMENT METHODOLOGY REPORT

## CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

April 29, 2020

**SPECIAL DISTRICT SERVICES, INC**

2501A Burns Road  
Palm Beach Gardens, Florida 33410  
561-630-4922

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## 1.0 INTRODUCTION

The Central Parc Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District contains approximately 207.56+/- gross acres and is being developed as a master planned community (the “development”) located in the City of North Port, Florida (the “City”). This Master Assessment Methodology Report (the “Master Report”) addresses the entire District (See attached **Exhibit “A”**). The plan of development which currently contemplates up to 600 residential units, , 30,000 SF of medical office, 20,000 SF of neighborhood commercial, 80,000 SF of mini-storage, 300 senior living beds and a privately owned community recreation center. For purposes of this methodology, the “Residential Lands” include 500residential units and a privately-owned amenity center approximated at 3,600 square feet. Also for purposes of this methodology, the “Mixed-Use Lands” include 30,000 SF of medical office, 20,000 SF of neighborhood commercial, 80,000 SF of mini-storage, 96 multi-family units and 300 senior living beds. The Residential Lands are generally located in central and north areas of the project site between the soft gate entrances accessed from Greenwood Drive and Appomattox Drive. The Mixed-Use Lands are generally located on the east and west side of the main entry road off Greenwood Drive. The number and type of units described in this report for the mixed-use parcel are based on current approvals. Although the number of units is unlikely to change, the specific type of units may be subject to modification based on future market conditions and government approvals.

The District intends to finance and develop all or a portion of the Project (as herein defined). The table below shows the total number of planned residential units and mixed-use development to be located on the approximately 97.92 developable acres of land within the District.

<b>Product Type (Residential Units)</b>	<b>Number of Units</b>	<b>*EAU Factor**</b>	<b>Number of EAUs per type**</b>
35' Villa Home Lots	272	0.636	173.09
52' Single Family Detached Lots	228	1	228.00
Recreation/Amenity Center	3,600 SqFt	1 per 2,500 SqFt	1.44
<b>Total Residential Units</b>	<b>N/A</b>		<b>402.53</b>
<b>Product Type (Mixed-Use)</b>			
Senior Living Beds	300	0.50	150.00
Multi-Family (Located in Mixed-Use)	96	0.50	48.00
Medical Office	30,000 SqFt	1 per 1,000 SqFt	30.00
Neighborhood Commercial	20,000 SqFt	1 per 1,000 SqFt	20.00
Retail Storage (Mini-Storage)	80,000 SqFt	1 per 1,250 SqFt	64.00

<b>Total Mixed-Use</b>	<b>N/A</b>		<b>312.00</b>
<b>Total EAUs</b>			<b>714.53</b>

\*EAU is Equivalent Assessable Unit

\*\*Rounded

The District anticipates issuing up to approximately \$30,525,000 of Special Assessment Bonds (the “Bonds”) in one or more series for the purpose of financing all or a portion of the infrastructure improvements in the District, as more specifically described in the Engineer’s Report dated March 20, 2020, as well as the supplement to the Engineer’s Report dated April 29, 2020, as may be amended from time to time (the “Engineer’s Report”) prepared by Kimley-Horn and Associates, 1412 Jackson St., Suite 2, Fort Myers, FL 33901 (the “District’s Engineer”).

This Master Report will equitably allocate the costs being incurred by the District to provide public infrastructure improvements to the assessable lands within the District. The implementation of the improvements will convey special and peculiar benefits to the assessable properties in the District. The Bonds issued to finance the improvements will be repaid through the levy of non-ad valorem special assessments on all assessable property within the District.

## **2.0 PROJECTS TO BE FUNDED BY THE DISTRICT**

The District intends to finance all or a portion of the construction of the public infrastructure improvements associated with the development, including, but not limited to, a master stormwater system with ponds, potable water, sewer, re-use water for irrigation, roadways, lighting, limited recreation, hardscaping and landscaping including related connection charges and other related improvements (the “Project”). The Project, as designed, is an integrated system of facilities that provides specific benefits to all the developable lands within the District. The total cost of the Project is currently estimated to be \$23,683,595.00. A detail of the estimated Project costs for the development is included herein on **Table A**.

The Project has been designed to be functional and confer special benefits to the lands in the District. Any portion of the Project costs not financed through the issuance of Bonds will be paid for by Developer.

Each component of the infrastructure works as a system to provide benefits to the lands in the District. It is useful to consider three (3) distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the plan of development have received a certificate of occupancy (CO). This condition exists when the infrastructure is financed prior to any development. In the undeveloped state all the developable lands within the District receive benefit from the Project and all of the developable lands within the District will be assessed to repay the Bonds. These assessments would be calculated on an equal acreage basis.

The second condition is “on-going development”. During this stage the installation of infrastructure has commenced. Additionally, the plan of development has started to unfold. Therefore, each platted or site-planned unit would be assigned a proportionate debt service

assessment. The remaining unassigned debt would continue to fall on the balance of the developable, unplatted land and such unplatted land would continue to be assessed on an equal acre basis.

The third condition is the “completed development state”. In this condition all planned development has received a CO and the total par value of the bonds has been assigned as specific assessments to each development unit within the District as shown herein on **Table F**.

Construction and/or acquisition and maintenance obligations by the District for its proposed infrastructure improvements are described in the Engineer’s Report.

The construction costs identified in this report were provided by the District’s engineer, Kimley-Horn and Associates, 1412 Jackson St., Suite 2, Fort Myers, Florida 33901. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

### **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction of the Project, the District will impose non-ad valorem special assessments on benefited real property within the District. The assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S.

Special assessments may be levied only against certain property: (1) for facilities which provide special benefits to such property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable allocation of benefit methods that the governing body of the District determines. The special assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Bonds that will be issued for financing the Project. The assessments must be fairly and reasonably allocated to the properties being assessed.

### **4.0 ALLOCATION OF COSTS AND ASSESSMENTS**

In developing the methodology used for special assessments in the District, three interrelated factors were used:

- A. Allocation of benefit: Each parcel of land within the District benefits from the proposed improvements.

- B. Cost/Benefit: The special assessments imposed on each parcel of land cannot exceed the value of the benefits provided to such parcel.
- C. Fair apportionment. The special assessments must be fairly apportioned among the various product types commensurate with each product type's benefit.

The Project is an integrated system of facilities designed to provide special and peculiar benefits to all developable lands and units within the District. For the purpose of this Master Report, it is determined that each 52' single family residential unit is defined as one (1) equivalent assessable unit (EAU); each 35' Villa unit is defined as 0.636 equivalent assessable unit (EAU); each residential multi-family unit is defined as 0.50 equivalent assessable unit (EAU); each senior living bed is defined as 0.50 equivalent assessable unit (EAU); one (1) equivalent assessable unit (EAU) is assigned for every 1,000 square feet of nonresidential commercial or medical office space; one (1) equivalent assessable unit (EAU) is assigned for every 1,250 square feet of nonresidential retail storage space; and one (1) equivalent assessable unit (EAU) is assigned for every 2,500 square feet of recreation/amenity space. These EAU factors are reasonable and consistent with those used in similarly situated communities.

There are two separate and distinct areas located within the District ("Areas") - the Residential Lands and the Mixed-Use Lands. Because not all infrastructure in the Project will benefit all lands within the District in the same way, it is necessary to draw a distinction. There is some infrastructure that only benefits one of the Areas, and such infrastructure costs are segregated in the Supplement to the Engineer's Report and allocable only to such Area. There are other infrastructure costs that benefit lands in both areas, but not necessarily to the same extent. Therefore, those costs are allocated on a percentage basis between the two Areas based on established engineering principles and analysis underlying the Supplement to the Engineer's Report. Specifically, the Residential Lands have been allocated \$20,387,418 in construction costs and the Mixed-Use Lands have been allocated \$3,296,177.

Upon the sale of each series of Bonds, the District's debt will be allocated to each developable acre and unit on an EAU basis as shown herein on Table F and on the remaining unplatted land on an equal acreage basis. As platting occurs the debt assessment will be assigned on a first platted first assigned basis to platted lots receiving property folio numbers, and allocated on an EAU basis as shown herein on Table F.

Given the District's land use plan and the type of infrastructure to be funded by the special assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may not be applicable, and it may be necessary for the District to revise this methodology.

## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

The proposed special assessments for the District will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632, F.S. or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197, Section 197.3632, F.S., or other legal means available to the District), these costs must also be included in the special assessment lien. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. The lien of the special assessments includes the maximum amount that may be charged under Florida law by the County Tax Collector and County Property Appraiser, even though the maximum amounts are not currently being charged. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. These costs are not applicable if the landowner is directly billed for the assessments.

## **6.0 FINANCING STRUCTURE**

The estimated cost of the Project is \$23,683,595. The construction program and the costs associated therewith are identified herein in on Table A.

All or a portion of the capital improvements comprising the Project are assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually against benefitted assessable properties in the District. Based on the current market conditions the total aggregate principal amount of the Bonds for the Project is shown herein on Table B. The proceeds of the Bonds will include a debt service reserve fund, capitalized interest, issuance costs and other assumptions as shown herein on Table B.

## **7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM**

Allocation of costs and benefit, shown herein on Table C, for the infrastructure improvements financed by the District shall be based on a total of 272 villa single family residential units, 228 single family detached lot residential units, 96 multi-family residential units, 300 senior living beds, 130,000 square feet of commercial space and 3,600 square feet of recreation/amenity space all of which are benefitted by the infrastructure improvements. Based on a par Bond size of \$30,525,000 at an assumed interest rate of 6.0% the estimated annual debt service on the Bonds will be approximately \$2,359,178 which has been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each assessable unit is assessed no more than their fair apportionment of the annual debt service shown in Table D, the District will be required to perform certain “True-Up” analyses, which requires a computation at the time of submission of each plat, re-plat or site plan to

determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the City and to the District perform two levels of true up tests. The first test shall relate specifically to the Residential Lands or the Mixed-Use Lands being platted or site-planned.

For the Residential Lands , the District shall:

- A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is 272 villa single family residential units, 228 single family detached lot residential units, and an amenity center for a total number of EAUs equaling 402.53EAUs. (“Total EAUs”).
- B. Ascertain the number of EAUs in the proposed plat, re-plat or site plan and all prior plats, re-plats and site plans (“Planned EAUs”).
- C. Ascertain the current amount of potential remaining EAUs not accounted for in the Planned EAUs (“Remaining EAUs”).

For Mixed-Use Lands (which include the 96 multi-family units), the District shall:

- A. Assume that the total number of assessable units being utilized as a basis for this assessment methodology is 300 senior living beds, 96 residential townhomes, 130,000 square feet of commercial space for a total number of EAUs equaling 312 EAUs. (“Total EAUs”).
- B. Ascertain the number of EAUs in the proposed plat, re-plat or site plan and all prior plats, re-plats and site plans (“Planned EAUs”).
- C. Ascertain the current amount of potential remaining EAUs not accounted for in the Planned EAUs (“Remaining EAUs”).

A second true-up analysis will also be required each time a plat or site plan is submitted. It shall evaluate assessment allocation to all the developed and developable lands within the District. For this analysis, the District shall:

- A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is 272 villa single family residential units, 228 single family detached lot residential units, 96 residential townhomes, 300 senior living beds, 130,000 square feet of commercial space and 3,600 square feet of recreation/amenity space for a total number of EAUs equaling 714.53 EAUs. (“Total EAUs”).
- B. Ascertain the number of EAUs in the proposed plat, re-plat or site plan and all prior plats, re-plats and site plans (“Planned EAUs”).
- C. Ascertain the current amount of potential remaining EAUs not accounted for in the Planned EAUs (“Remaining EAUs”).

The following shall apply to each of the true up analyses outlined above. If the Planned EAUs are equal to the Total EAUs no action would be required at that time. However, if the sum of the Planned EAUs and the Remaining EAUs are less than the Total EAUs, the Developer will be



obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds plus accrued interest equal to the amount of EAUs which are not being developed. Conversely, if the Planned Assessable Units or the mix of residential units is greater than the Total Assessable Units, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be in accordance with this assessment methodology and the District's resolution adopting this assessment methodology following a public hearing. It is the responsibility of the landowner of record to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up requirement be included in an agreement between the District and the Developer as an additional method of enforcement.

In the event that additional land is annexed into the District which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments

## **8.0 PRELIMINARY ASSESSMENT ROLL**

The preliminary assessment roll includes the developable acres located within Exhibit A, currently owned by SABAL TRACE DEVELOPMENT PARTNERS LLC. Table F and Exhibit A comprise the preliminary assessment roll.

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PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;

THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE; THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

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THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;  
THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;  
THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A  
156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE  
BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE  
WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID  
CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY  
BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO  
THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB  
UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD  
AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT  
TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH  
37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE  
COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES,  
N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00  
FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A  
3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING  
S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00  
FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF  
SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF  
576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON  
THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF  
CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT  
BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF  
AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE  
AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT  
TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS  
DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF  
69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE  
RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

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THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;  
THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;  
THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;  
THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;  
THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;  
THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;  
THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;  
THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;  
THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;  
THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;  
THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;  
THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;  
THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;  
THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;  
THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;  
THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;  
THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;  
THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;  
THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;  
THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;  
THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;  
THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;  
THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;  
THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;  
THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;  
THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E. ;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;  
THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E. ;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;  
THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;  
THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;  
THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;  
THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;  
THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W. ;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;  
THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;  
THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;  
THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;  
THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;  
THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E. ;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;  
THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;  
THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;  
THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;  
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;  
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;  
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;  
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;  
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;  
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;  
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;  
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;  
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;  
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;  
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY COMER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;  
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;  
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;  
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.

**TABLE A**

**PROJECT COST ESTIMATES**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

	<b>Residential Lands</b>	<b>Mixed-Use Lands</b>	<b>Total</b>
Clearing, Grubbing & Earthwork	\$ 663,329	\$ 110,171	\$ 773,500
Stormwater Management	\$ 5,051,355	\$ 1,471,573	\$ 6,522,928
Utilities (Water)	\$ 845,100	\$ 63,870	\$ 908,970
Utilities (Sanitary Sewer)	\$ 2,109,732	\$ 268,281	\$ 2,378,013
Roadways	\$ 1,883,181	\$ 254,949	\$ 2,138,130
Off-Site Master Improvements	\$ 55,796	\$ 48,204	\$ 104,000
Hardscape/Landscape/Irrigation	\$ 6,201,320	\$ 277,180	\$ 6,478,500
Environmental Conservation/Mitigation	\$ 444,118	\$ 129,382	\$ 573,500
Misc. (City/State Fees, FPL, etc.)	\$ 118,483	\$ 34,517	\$ 153,000
Professional Services	\$ 1,161,600	\$ 338,400	\$ 1,500,000
<b>Sub Total</b>	<b>\$ 18,534,016</b>	<b>\$ 2,996,525</b>	<b>\$ 21,530,541</b>
Contingencies	\$ 1,853,402	\$ 299,652	\$ 2,153,054
<b>Total</b>	<b>\$ 20,387,418</b>	<b>\$ 3,296,177</b>	<b>\$ 23,683,595</b>

**TABLE B**

**BOND SIZING**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

	<b>BOND SIZING</b>
<b>Par Amount*</b>	<b>\$ 30,525,000</b>
Debt Service Reserve Fund (DSRF)	\$ (2,217,627)
Capitalized Interest (24 months)	\$ (3,663,000)
Underwriters Discount	\$ (610,500)
Issuance Costs	\$ (350,278)
<b>Construction Funds</b>	<b>\$ 23,683,595</b>
Bond Interest Rate	6.00%
Principal Amortization Period (Years)	30

\*Subject to change at final bond pricing

TABLE C

**ALLOCATION OF PROJECT COSTS**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>EAU Factor*</b>	<b>Total EAUs</b>	<b>Project Cost Allocation Per Type</b>	<b>Project Cost Allocation Per Unit*</b>
35' Villa Home Lots	272	0.636	173.09	\$ 8,766,722	\$ 32,231
52' Single Family Detached Lots	228	1.00	228.00	\$ 11,547,763	\$ 50,648
Recreation/Amenity Center**	3,600 SqFt.	1 per 2,500 SqFt.	1.44	\$ 72,933	\$ 20
<b>Residential Lands - Totals</b>	<b>N/A</b>	<b>N/A</b>	<b>402.53</b>	<b>\$ 20,387,418</b>	<b>N/A</b>

**MIXED-USE LANDS**

Senior Living Beds	300	0.50	150.00	\$ 1,584,700	\$ 5,282
Multi-Family (Located in Mixed-Use)	96	0.50	48.00	\$ 507,104	\$ 5,282
Medical Office**	30,000 SqFt.	1 per 1,000 SqFt.	30.00	\$ 316,940	\$ 11
Neighborhood Commercial**	20,000 SqFt.	1 per 1,000 SqFt.	20.00	\$ 211,293	\$ 11
Retail Storage (Mini-Storage)**	80,000 SqFt.	1 per 1,250 SqFt.	64.00	\$ 676,139	\$ 8
<b>Mixed-Use Lands - Totals</b>	<b>N/A</b>	<b>N/A</b>	<b>312.00</b>	<b>\$ 3,296,177</b>	<b>N/A</b>

\*Rounded

\*\*Per Square Foot



**TABLE D**

**ALLOCATION OF BOND DEBT**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

<b>Development Plan Type of Use</b>	<b>Number of Units by Type</b>	<b>EAU Factor*</b>	<b>Total EAUs*</b>	<b>Bond Debt Allocation Per Unit Type*</b>	<b>Bond Debt Allocation Per Unit*</b>
35' Villa Home Lots	272	0.636	173.09	\$ 11,299,138	\$ 41,541
52' Single Family Detached Lots	228	1.00	228.00	\$ 14,883,528	\$ 65,279
Recreation/Amenity Center**	3,600 SqFt.	1 per 2,500 SqFt.	1.44	\$ 94,001	\$ 26
<b>Residential Lands - Totals</b>	<b>N/A</b>	<b>N/A</b>	<b>402.53</b>	<b>\$ 26,276,667</b>	<b>N/A</b>
<b>MIXED-USE LANDS</b>					
Senior Living Beds	300	0.50	150.00	\$ 2,042,468	\$ 6,808
Multi-Family (Located in Mixed-Use)	96	0.50	48.00	\$ 653,590	\$ 6,808
Medical Office**	30,000 SqFt.	1 per 1,000 SqFt.	30.00	\$ 408,494	\$ 14
Neighborhood Commercial**	20,000 SqFt.	1 per 1,000 SqFt.	20.00	\$ 272,329	\$ 14
Retail Storage (Mini-Storage)**	80,000 SqFt.	1 per 1,250 SqFt.	64.00	\$ 871,453	\$ 11
<b>Mixed-Use Lands - Totals</b>	<b>N/A</b>	<b>N/A</b>	<b>312.00</b>	<b>\$ 4,248,333</b>	<b>N/A</b>

\*Rounded

\*\*Per Square Foot

**TABLE E**

**CALCULATION OF ANNUAL DEBT SERVICE**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

	<b>2020 Series Bond Debt</b>
1 Maximum Annual Debt Service	\$ 2,217,627.00
2 Maximum Annual Debt Service Assessment to be Collected*	\$ 2,359,177.66
3 Total Number of Developable Acres	<b>97.92</b>
4 Maximum Annual Debt Service per Residential Developable Acre (73.26 Acres)	<b>\$27,720.96</b>
5 Maximum Annual Debt Service per Mixed-Use Developable Acre (24.66 Acres)	<b>\$13,314.67</b>
6 Total Number of Residential Units Planned	<b>596</b>
7 Total Number of Senior Living Planning (Beds)	<b>300</b>
8 Total Number of Non Residential Commercial Planned (Square Feet)	<b>133,600</b>
9 Maximum Annual Debt Service per Unit Type	<b>See Table F</b>

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. The lien of special assessments includes the maximum amount that may be charged under Florida law by the County Tax Collector and County Property Appraiser, even though the maximum amounts are not currently being charged.

**TABLE F**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT**

<b>Development Plan Type of Use</b>	<b>Number of Units by Type</b>	<b>EAU Factor</b>	<b>Total EAUs*</b>	<b>**Maximum Annual Debt Assessment Per Unit*</b>	<b>**Maximum Annual Debt Assessment Per Unit Type*</b>
35' Villa Home Lots	272	0.636	173.09	\$3,211	\$873,273
52' Single Family Detached Lots	228	1.00	228.00	\$5,045	\$1,150,299
Recreation/Amenity Center	3,600	1 per 2,500 SqFt.	1.44	\$2.02 per SqFt.	\$7,265
<b>RESIDENTIAL UNITS TOTAL</b>	<b>600</b>	<b>N/A</b>	<b>402.53</b>	<b>N/A</b>	<b>\$2,030,838</b>
Senior Living (Beds)	300	0.50	150.00	\$526	\$157,856
Multi-Family (Located in Mixed-Use)	96	0.50	48.00	\$526	\$50,514
Medical Office	30,000	1 per 1,000 SqFt.	30.00	\$1.05 per SqFt.	\$31,571
Neighborhood Commercial	20,000	1 per 1,000 SqFt.	20.00	\$1.05 per SqFt.	\$21,047
Retail Storage (Mini-Storage)	80,000	1 per 1,250 SqFt.	64.00	\$0.84 per SqFt.	\$67,352
<b>MIXED-USE UNITS TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>312.00</b>	<b>N/A</b>	<b>\$328,340</b>

\*Rounded

\*\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

<b>Folio ID#'s and/or Parcel Plat Description</b>	<b>Developable Acreage by Parcel</b>	<b>Par Debt Per Acre</b>	<b>Total Par Debt</b>
Residential	73.26	\$ 358,676.86	\$ 26,276,667.11
Mixed-Use	24.66	\$ 172,276.27	\$ 4,248,332.89
<b>TOTALS</b>	<b>97.92</b>	<b>N/A</b>	<b>\$ 30,525,000.00</b>

**RESOLUTION 2020-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Central Parc Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s \_\_\_\_\_, dated \_\_\_\_\_, (“Engineer’s Report”) attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the \_\_\_\_\_, dated \_\_\_\_\_, (“Master Assessment Methodology Report”) attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Records Office”); and

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

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$\_\_\_\_\_ (the "Estimated Cost").
4. The Assessments will defray approximately \$\_\_\_\_\_, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the

Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of April, 2020.

**ATTEST:**

**CENTRAL PARC COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Engineer's Report, dated \_\_\_\_\_, 2020

**Exhibit B:** Master Assessment Methodology Report, dated \_\_\_\_\_, 2020

**RESOLUTION 2020-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2020, AT \_\_\_\_\_ .M. AT THE OFFICES OF \_\_\_\_\_, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.**

**WHEREAS**, the Board of Supervisors of the Central Parc Community Development District (the “Board”) has previously adopted Resolution 2020-22 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, in accordance with Resolution 2020-22, a Preliminary Special 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 of the District Manager, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Office”).

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:**

1. There is hereby declared a public hearing to be held at \_\_\_\_\_.m. on \_\_\_\_\_, 2020, at the offices of \_\_\_\_\_, Florida \_\_\_\_\_, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410.

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 and directed to place said notice in a newspaper(s) of general circulation within Sarasota 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 thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the 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 29<sup>th</sup> day of April, 2020.

**ATTEST:**

**CENTRAL PARC COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors