

*North Powerline Road  
Community Development District*

*Agenda*

*March 11, 2020*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 4, 2020

**Board of Supervisors  
North Powerline Road  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **North Powerline Road Community Development District** will be held **Wednesday, March 11, 2020 at 3:00 PM at 346 E Central Ave., Winter Haven, Florida 33880**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the February 5, 2020 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Imposition of Special Assessments
    - i. Presentation of Engineer's Report
    - ii. Presentation of Assessment Methodology
    - iii. Consideration of Resolution 2020-08 Levying Special Assessments
    - iv. Consideration of Amended and Restated Notice of Special Assessments
5. Consideration of Phase 1 RFP for Construction Services
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Approval of Check Registers
  - ii. Balance Sheet and Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes from the February 5, 2020 Board of Supervisors Meeting. A copy of the minutes are enclosed for your review.

The fourth order of business opens the Public Hearing. Section A is the Public Hearing on the Imposition of Special Assessments. Sub-Section 1 is the presentation of the Engineer's Report. Sub-Section 2 is the presentation of the Assessment Methodology. Sub-Section 3 is the Consideration of Resolution 2020-08 Levying Special Assessments. A copy of the resolution is included for your review. Sub-Section 4 is the Consideration of Amended and Restated Notice of Special Assessments. A copy of the notice is enclosed for your review.

The fifth order of business is the Consideration of Phase 1 RFP for Construction Services. A copy of the notice is included for your review.

The sixth order of business is Staff Reports. Section C is the District Manager's report. Sub-Section 1 includes the check register for your approval and Sub-Section 2 includes the balance sheet and income statement. A copy of both are included for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns  
District Manager

CC: Roy Van Wyk, District Counsel

Enclosures



# MINUTES

**MINUTES OF MEETING  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **February 5, 2020** at 10:00 a.m. at the 346 E Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Phillip Allende  
Andrew Rhinehart  
Kevin Chinoy

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Michelle Rigoni *via phone*  
Heather Wertz *via phone*  
Ashton Bligh *via phone*  
Bob Gang *via phone*

District Manager/GMS  
HGS  
Absolute Engineering  
Greenberg Traurig  
Greenberg Traurig

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

No members of the public were present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 4,  
2019 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the minutes, hearing none.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Minutes of the December 4, 2019 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2020-02  
Amending the Delegation Resolution**

Ms. Burns stated that Mr. Gang and Ms. Bligh were on the phone and had circulated a new version that is not in the packet. Ms. Bligh noted this is the supplement contemplated by the original bond resolution adopted in July of 2018. There was a delegation resolution late last year, September 2019, that included a not to exceed amount of \$7.3 million. Since then, there have been changes to the development plan, as well as, the Engineer's Report and Assessment Methodology Report. These changes are reflected, and they are going to rescind the previous delegation resolution adopted September 2019 and replace it with this delegation resolution. This delegation Resolution 2020-02 contains a form of a first Supplemental Trust Indenture, a Bond Purchase Contract, a preliminary Limited Offering Memorandum, and a Continuing Disclosure Agreement. Section 5 includes the parameters; the only change is the not to exceed amount which is now \$7.535 million. The bonds will have a maturity no later than a maximum term of 30 years. Ms. Bligh asked for any questions. Ms. Bligh stated the Trust Indenture is in draft right now, they can circulate and update the Trust Indenture that will reflect the revised chart, but it is also in the Engineer's Report.

Ms. Burns again asked for any other questions and asked for motion.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, the Resolution 2020-02 Amending the Delegation Resolution as outlined by Ms. Bligh, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2020-03  
Directing the Chairman and District Staff  
to File a Petition Amending District  
Boundaries**

Ms. Burns stated this would add a 5.39 acre parcel and direct staff and the Chairman to file the petition with the county. Ms. Burns asked for any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Resolution 2020-03 Directing the Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Boundary Amendment  
Funding Agreement**

Ms. Burns state this is a funding agreement with JMBI Real Estate, LLC, they will fund the necessary expenses in order for us to go through the process of the boundary amendment. These expenses will not be reimbursed by the District.

On MOTION by Ms. Schwenk, seconded by Mr. Allende, with all in favor, the Boundary Amendment Funding Agreement with JMBI Real Estate, LLC, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2020-04  
Declaring Special Assessments**

Ms. Burns stated there were two exhibits, the Engineer's Report and the Methodology.

Ms. Wertz presented the overview of the changes to the Engineer's Report. This included the changes to the development plan. The District currently contains 190.56 acres and is expected to be constructed in three phases consisting of 551 single family lots, recreation amenity areas, parks, and associated infrastructure. It's anticipated that the district will petition to amend to include an additional 5.39 acre expansion parcel to the lands within the district. As shown by Exhibit 8 in the back of the report, the district will construct all of the required infrastructure. Shown in Exhibit 9 are the costs of the infrastructure listed, and for the total 551 lots the costs are \$13,931,019.

Ms. Rigoni asked Ms. Wertz if the costs estimates in the Engineer's Report were reasonable and consistent with the current market. Ms. Wertz answered yes. Ms. Rigoni asked if there were any reasons that the district cannot carry out the project at this time. Ms. Wertz answered no.

Ms. Burns stated the next report is the Master Assessment Methodology that allocates the debt to be incurred by the district to the parcels that are benefited within the district. Ms. Burns noted a couple of changes. On page 3, they will update to have the Engineer's Report reflected to say that it is second amended and restated Engineer's Report. Also, on page 3 at the bottom, additional language will be added regarding the petition to add the 5.39 acres the board just approved. On page 5, the note on the bottom will be updated to say requiring an additional assessment proceeding once the boundary amendment is complete. Revalidation is not needed. The other change is on Table 1. It shows 251 in Phase 1 and 6 in the annexation. It's actually 251 total including the annexation. So, it will be updated to show 245 in the existing Phase 1 plus the 6 in the annexation, for a total of 251 for both areas. That change will result in a change to all of

the tables shown. There won't be a change in Table 2 because that is the costs to the Capital Improvement Plan that was outlined by Ms. Wertz. Table 3 also will not have any changes with the bond sizing, they do not anticipate that changing. Tables 4, 5, and 6 will be updated with the new lot count for Phase 1 which will tie to the changes. Ms. Burns stated they are looking for board to approve subject to those changes.

Ms. Rigoni asked Ms. Burns to describe how the four different product types were grouped into two different categories. Ms. Burns referred to Table 1 and stated that they grouped the 40' and 45' lots together as one product type and the 55' and 65' lots together as a second product type, with the majority of the lots the 40' and 45' having an ERU of 1, and the larger 55' and 65' lots having an ERU of 1.25. The slightly larger lots get a larger benefit from the improvements that are installed. These were grouped together because the 40's and 45's are similar in size, so they gave them the same assessment level.

Ms. Rigoni asked Ms. Burns if she believed that the property receiving special benefits from the improvements being paid for are at least equal to or in excess of the assessment level. Ms. Burns replied yes. Ms. Rigoni asked if the assessments are fairly and reasonably allocated on the properties based on the ERU categories. Ms. Burns stated yes.

Ms. Burns asked if there were any questions on Resolution 2020-04 and asked for a motion.

On MOTION by Mr. Rhinehart, seconded by Mr. Chinoy, with all in favor, the Resolution 2020-04 Declaring Special Assessments, was approved.

On MOTION by Ms. Schwenk, seconded by Mr. Allende, with all in favor, the Master Assessment Methodology Subject to Discussed Changes, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Resolution 2020-05 Setting a Public Hearing on the Imposition of Special Assessments**

Ms. Burns stated this required a 30-day mailed notice to the landowners, so they have to set it 30 days out. She suggested March 11, 2020 at 3:00 p.m. at this location and asked for any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Allende, with all in favor, the Resolution 2020-05 Setting a Public Hearing on the Imposition of Special Assessments for March 11, 2020 at 3:00p.m. at the same location, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06 Re-Designating the Primary Administrative Office and Principal Headquarters for the District**

Ms. Burns stated this is just to update GMS's new office location at 219 E. Livingston St., Orlando, FL. 32801 and asked for any questions. The board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Allende, with all in favor, the Resolution 2020-06 Re-Designating the Primary Administrative Office to the New Address, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07 Adopting an Internal Controls Policy**

Ms. Burns stated that Hopping Green and Sams circulated to all districts that they are counsel on and asked that the board approve the outlined Internal Controls Policy. Ms. Rigoni provided an overview.

On MOTION by Mr. Rhinehart, seconded by Mr. Allende, with all in favor, the Resolution 2020-07 Adopting an Internal Control Policy, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Uniform Collection Agreement with Polk County Tax Collector**

Ms. Burns stated they had asked for agreements for all districts in the event they want to go on roll this year. Ms. Burns asked if they wanted to levy and assessment and put it on roll or keep it developer funded. Ms. Schwenk stated they would need to keep it developer funded.

Ms. Burns noted that they do have a few more months if the board changes their mind. Otherwise, they will move forward in the budget process of having it developer funded.

**TWELTH ORDER OF BUSINESS**

**Ratification of Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this has already been approved and just needs to be ratified.

On MOTION by Mr. Allende, seconded by Mr. Chinoy, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of 2020 Data Sharing and  
Usage Agreement with Polk County  
Property Appraiser**

Ms. Burns stated this is a required agreement they enter into annually about the district not disclosing exempt parcels.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the 2020 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further for the board.

**B. Engineer**

Ms. Wertz had nothing further for the board.

**C. District Manager's Report**

**i. Approval of Check Registers**

Ms. Burns presented the check register and asked for any questions. The total was \$17,871.80 from November 2019 to January 2020.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Check Register for \$17,871.80, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns presented the financials and stated there was no action and asked for any questions.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience  
Comments**

There being none, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS    Adjournment**

The meeting was adjourned.

On MOTION by Mr. Rhinehart, seconded by Mr. Allende, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman



## SECTION IV

# SECTION A

# SECTION 1

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS  
*SECOND AMENDED AND RESTATED***

**Prepared for:**

**BOARD OF SUPERVISORS  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**ABSOLUTE ENGINEERING, INC.  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602**

**FEBRUARY 2020**

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Current Legal Description

EXHIBIT 3- Legal Description After Boundary Amendment

EXHIBIT 4- District Boundary Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Zoning Map

EXHIBIT 7- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Summary of Opinion of Probable Costs

EXHIBIT 10- Overall Site Plan

**ENGINEER'S REPORT  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The North Powerline Road Community Development District (the "District") is north of North Blvd East and east of Hwy 17-92 N partially within unincorporated Polk County, (the "County") Florida and partially within Davenport (the "City"). The District currently contains approximately 190.56 gross acres, and is expected to be constructed in three (3) phase and consist of 551 single family lots, recreation / amenity areas, parks, and associated infrastructure. It is anticipated at this time that the District will petition to amend its boundaries to include an additional 5.39 acres ("Expansion Parcel") to the lands within the District. This report includes information regarding the Expansion Parcel in various Exhibits.

The District was established under County Ordinance No. 18-036, which was approved by the County Commission on June 5, 2018. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 8 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements

of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.



The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The development will consist of 551 single family homes and associated infrastructure (“Development”).

The Development is a planned residential community located north of North Blvd East and east of Hwy 17-92 N partially within the County and partially within the City. The Development has received zoning approval by the City and County. The property has an underlying Future Land Use Designation of RM (Residential Medium) in the City and County. It is currently anticipated that the development will be constructed in three (3) phases. Following is a summary of proposed lot sizes per phase:

<b>PHASE</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>SF TOTAL</b>
	<b>40'</b>	<b>45'</b>	<b>55'</b>	<b>65'</b>	
<b>PHASE 1</b>	<b>200</b>		<b>48</b>	<b>3</b>	<b>251</b>
<b>PHASE 2</b>		<b>8</b>	<b>95</b>		<b>103</b>
<b>PHASE 3</b>	<b>197</b>				<b>197</b>
<b>TOTAL</b>	<b>397</b>	<b>8</b>	<b>143</b>	<b>3</b>	<b>551</b>

### **IV. THE CAPITAL IMPROVEMENTS**

The current Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1-3. The primary portions of the CIP will entail stormwater pond construction, roadways, water and sewer facilities and public off-site improvements (including public turn lanes and extension of roadway, water mains and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will not be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed adjacent to Horse Creek in Phase 1. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the Capital Improvement Plan for the District includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consist of storm conveyance systems and retention ponds contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters, but there are natural wetlands on or immediately adjacent to the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X and the remainder in Flood Zone A. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 40' and 50' R/W with 24' of asphalt and Miami curb curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No funds provided by the District will be used to provide lines on privately held lands. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to a proposed sewer manhole southwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2023; Phase 2 in 2024; Phases 3 in 2025. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

### **Amenities and Parks**

The District will provide funding for the recreational facilities including parks and an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center. All amenities and parks provided by the District will be accessible and available for use by the general public.

### **Electric and Lighting**

The electric distribution system throughout the District is currently planned to be underground. The District presently intends to fund and construct the undergrounding of the electric conduit for the required electrical system. The electrical system, including conduit, transformer/cabinet pads, and electric manholes will be owned and maintained by DUKE, with DUKE providing underground electrical service to the Development. The purchase and installation of street lighting along internal roadways within the District will not be funded by the District. These lights will be owned, operated and maintained by DUKE after dedication, with the District funding maintenance services.

### **Entry Feature**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. It should be noted that the District is only funding the capital landscaping costs. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City and County construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved

### PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved

### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
SWFWMD ERP	January 2021
Construction Permits	January 2021
Polk County Health Department Water	January 2021
FDEP Sewer	January 2021

## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, County, SWFWMD, FDEP and ACOE. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

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. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due

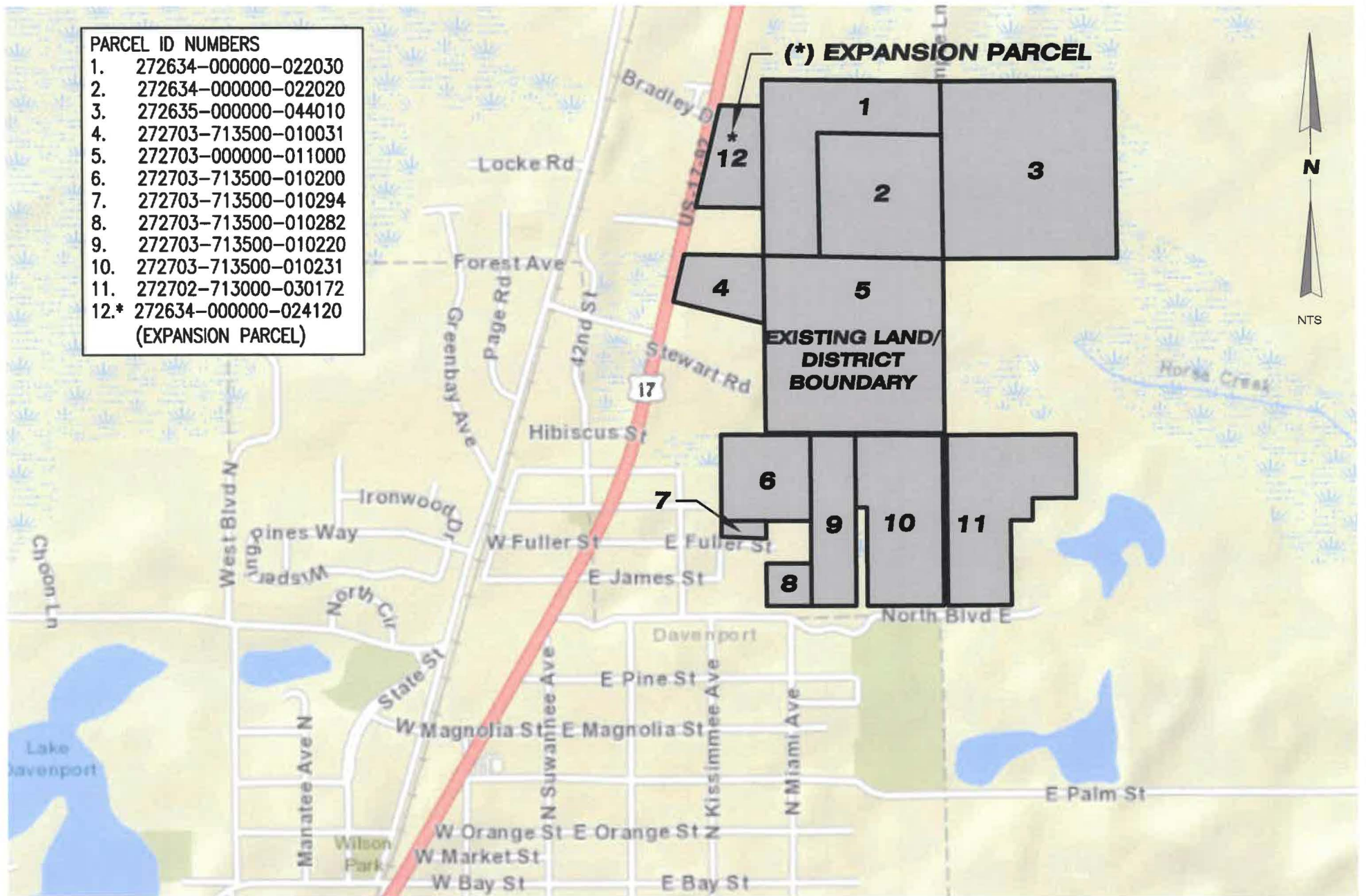


to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the City and County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

# PARCEL ID NUMBERS

1. 272634-000000-022030
2. 272634-000000-022020
3. 272635-000000-044010
4. 272703-713500-010031
5. 272703-000000-011000
6. 272703-713500-010200
7. 272703-713500-010294
8. 272703-713500-010282
9. 272703-713500-010220
10. 272703-713500-010231
11. 272702-713000-030172
- 12.\* 272634-000000-024120  
(EXPANSION PARCEL)



**ABSOLUTE  
ENGINEERING, INC.**

(813) 221-1516 TEL  
(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358

## **EXHIBIT 1 NORTH POWERLINE ROAD CDD LOCATION MAP**

SEC TWP RGE  
**34-26-27**

JOB NUMBER  
**0002.0002**

DRAWN BY  
**ROA**

DATE  
**1-29-2020**

SHEET  
**1**



## **LEGAL DESCRIPTION:**

### **PARCEL 1 (272634-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### **PARCEL 2 (272634-000000-022020)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 3 (272635-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 4 (272703-713500-010031)**

#### **PARCEL "A"**

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### **PARCEL "B"**

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### **PARCEL 5 (272703-000000-011000)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 6 (272703-713500-010200)**

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 7 (272703-713500-010294)**

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

## **EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION**

DATE	1-29-2020	SHEET	2
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
ENGINEERING, INC.**  
(813) 221-1516 TEL  
(813) 344-0100 FAX  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE:SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 190.56 ACRES MORE OR LESS.

**EXHIBIT 2**  
**NORTH POWERLINE ROAD CDD**  
**LEGAL DESCRIPTION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	3

**ABSOLUTE  
ENGINEERING, INC.**  
(813) 221-1516 TEL  
(813) 344-0100 FAX  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358



## **LEGAL DESCRIPTION:**

### **PARCEL 1 (272634-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### **PARCEL 2 (272634-000000-022020)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 3 (272635-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 4 (272703-713500-010031)**

#### **PARCEL "A"**

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### **PARCEL "B"**

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### **PARCEL 5 (272703-000000-011000)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

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TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

**EXHIBIT 3**  
**NORTH POWERLINE ROAD CDD**  
**LEGAL DESCRIPTION AFTER BOUNDARY AMENDMENT**

DATE	1-29-2020	SHEET	4
DRAWN BY	ROA		
JOB NUMBER	0002.0002		
SEC TWP RGE	34-29-27		

**ABSOLUTE  
ENGINEERING, INC.**  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28368  
(813) 221-1516 TEL  
(813) 344-0100 FAX

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272634-000000-024120)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

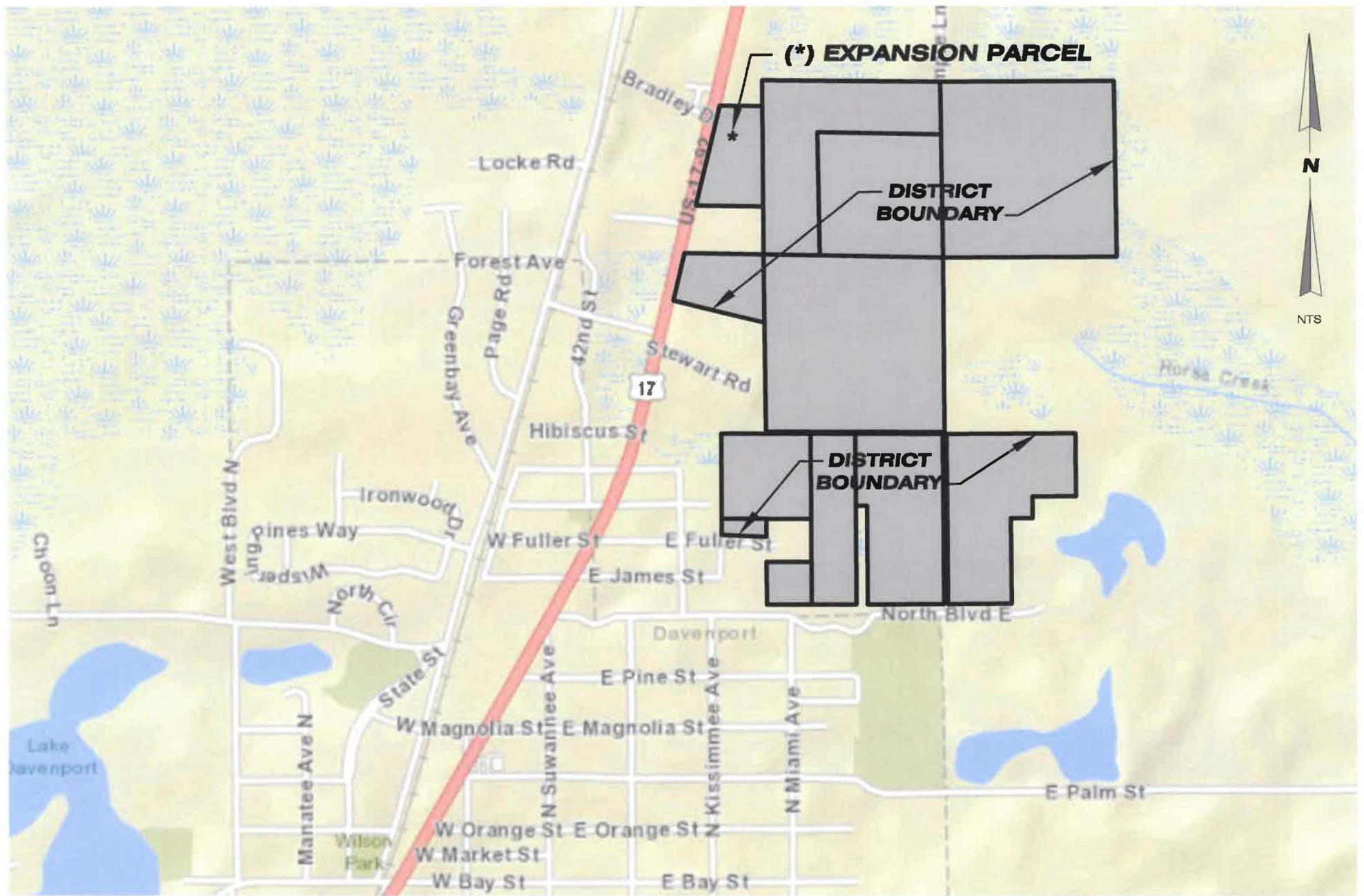
CONTAINING 195.95 ACRES MORE OR LESS.

**EXHIBIT 3**  
**NORTH POWERLINE ROAD CDD**  
**LEGAL DESCRIPTION AFTER BOUNDARY AMENDMENT**

SEC TWP RGE 34-26-27	JOB NUMBER 0002.0002	DRAWN BY ROA	DATE 1-29-2020	SHEET 5
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**ABSOLUTE  
ENGINEERING, INC.**  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
(813) 221-1516 TEL.  
(813) 344-0100 FAX  
O.A. NO. 28358





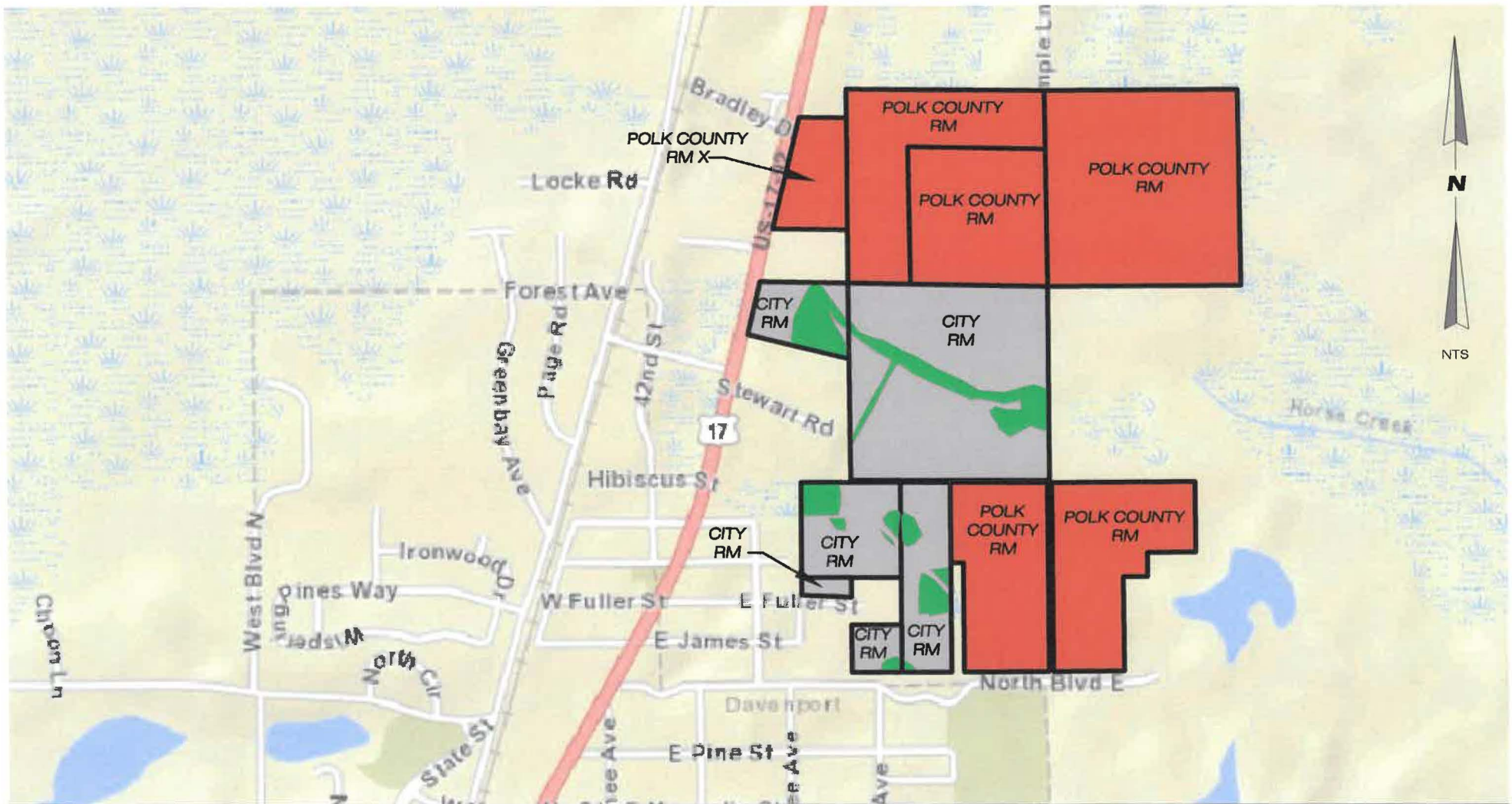
**ABSOLUTE  
ENGINEERING, INC.**

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925  
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**EXHIBIT 4  
NORTH POWERLINE ROAD CDD  
DISTRICT BOUNDARY MAP**

SEC TWP RGE <b>34-26-27</b>	JOB NUMBER <b>0002.0002</b>	DRAWN BY <b>ROA</b>	DATE <b>1-29-2020</b>	SHEET <b>6</b>
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#### LEGEND

- CONSERVATION (CITY OF DAVENPORT)
- RESIDENTIAL MEDIUM (POLK COUNTY)
- RESIDENTIAL MEDIUM (CITY OF DAVENPORT)



(813) 221-1516 TEL  
(813) 344-0100 FAX

C.A. NO. 28358

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TAMPA, FLORIDA 33602

#### EXHIBIT 5 NORTH POWERLINE ROAD CDD 2030 FUTURE LAND USE

SEC TWP RGE  
**34-26-27**

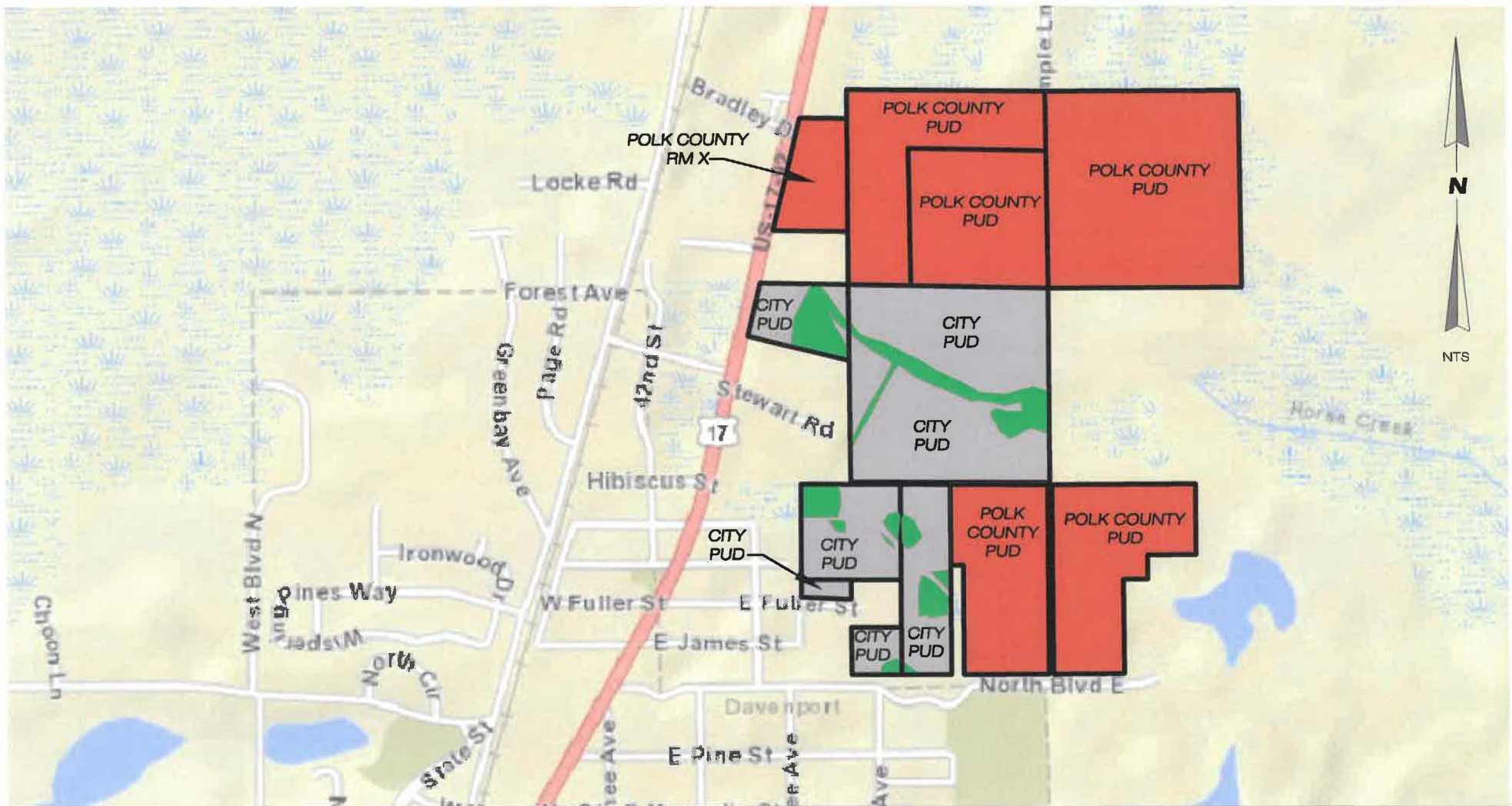
JOB NUMBER  
**0002.0002**

DRAWN BY  
**ROA**

DATE  
**1-29-2020**

SHEET  
**7**





#### LEGEND

- CONSERVATION DISTRICT (CITY OF DAVENPORT)
- RESIDENTIAL MEDIUM (POLK COUNTY) & PUD
- PUD



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(813) 344-0100 FAX

1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358

### EXHIBIT 6 NORTH POWERLINE ROAD CDD ZONING MAP

SEC TWP RGE  
**34-26-27**

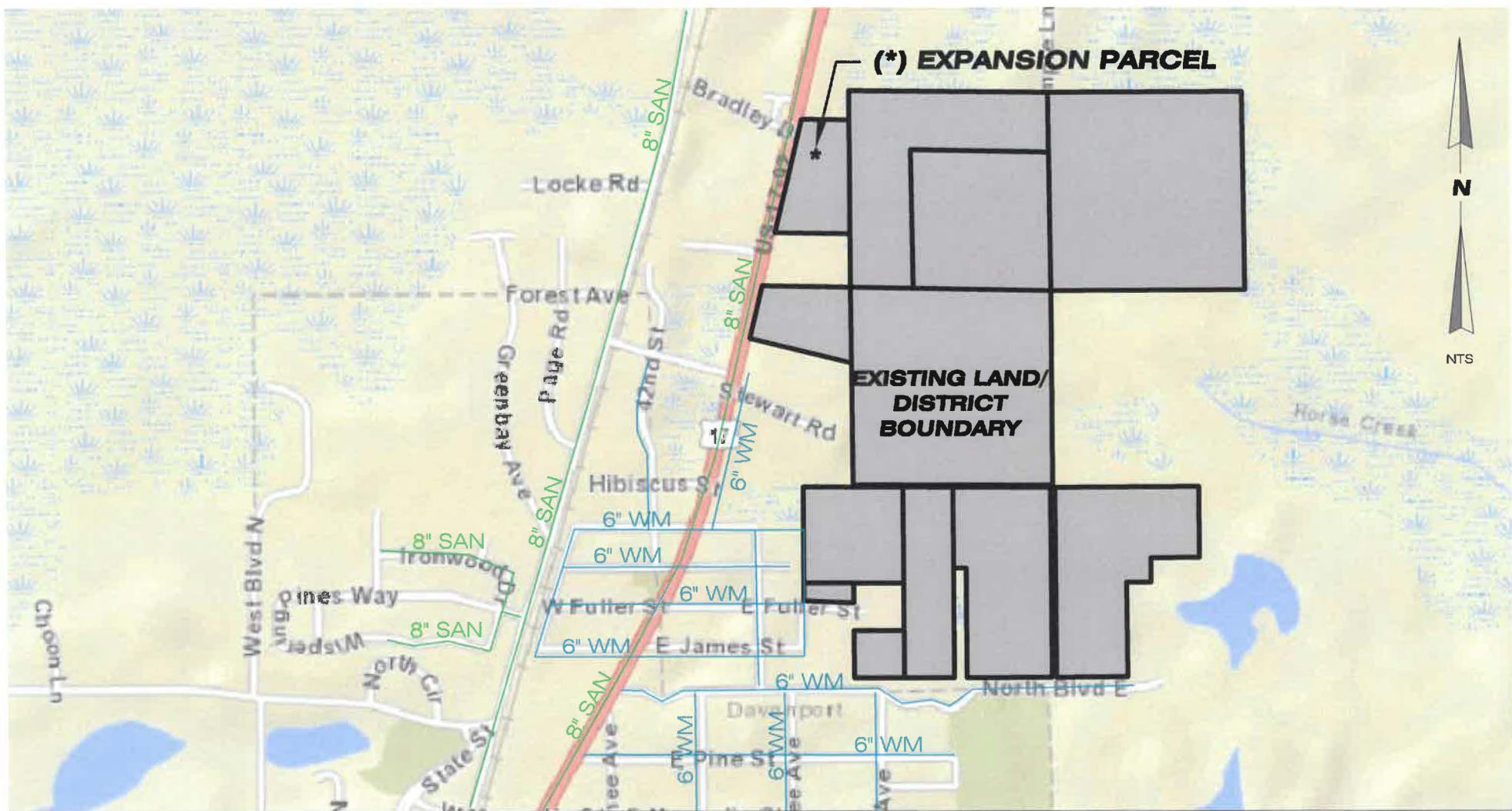
JOB NUMBER  
**0002.0002**

DRAWN BY  
**ROA**

DATE  
**1-29-2020**

SHEET  
**8**





# LEGEND

- EXISTING 6" WATER MAIN (C.O.D.)
- EXISTING 8" GRAVITY SEWER MAIN (C.O.D.)

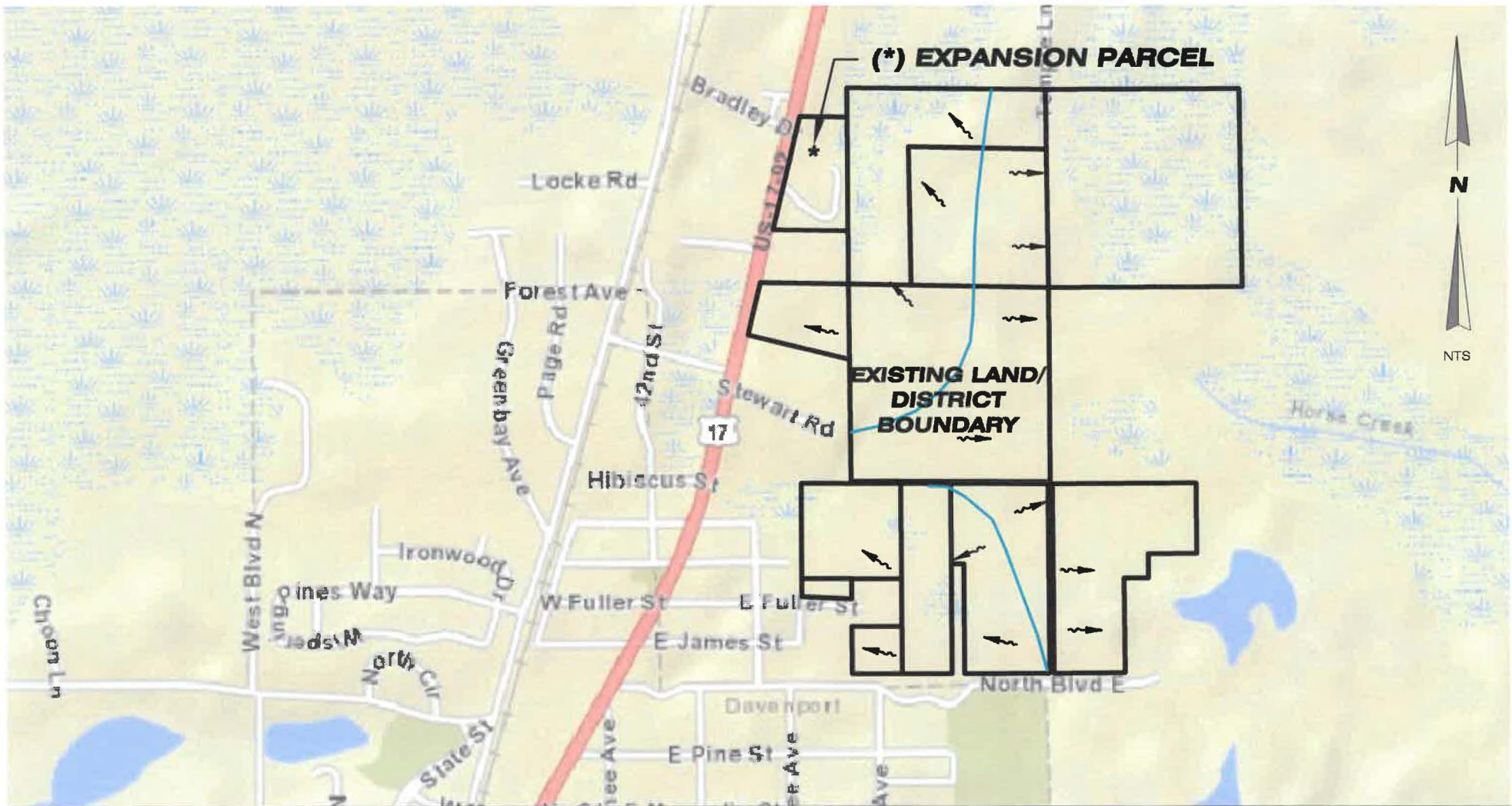


(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925  
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

## COMPOSITE EXHIBIT 7 NORTH POWERLINE ROAD CDD WATER & SEWER (C.O.D.)

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	9





**LEGEND**

-  FLOW DIRECTION
-  DRAINAGE



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(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**COMPOSITE EXHIBIT 7  
NORTH POWERLINE ROAD CDD  
DRAINAGE FLOW PATTERN MAP**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	10

**Exhibit 8**  
**North Powerline Road**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Davenport	District Bonds	City of Davenport
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	FDOT	District Bonds	FDOT

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

\*\* District will fund undergrounding of electrical conduit

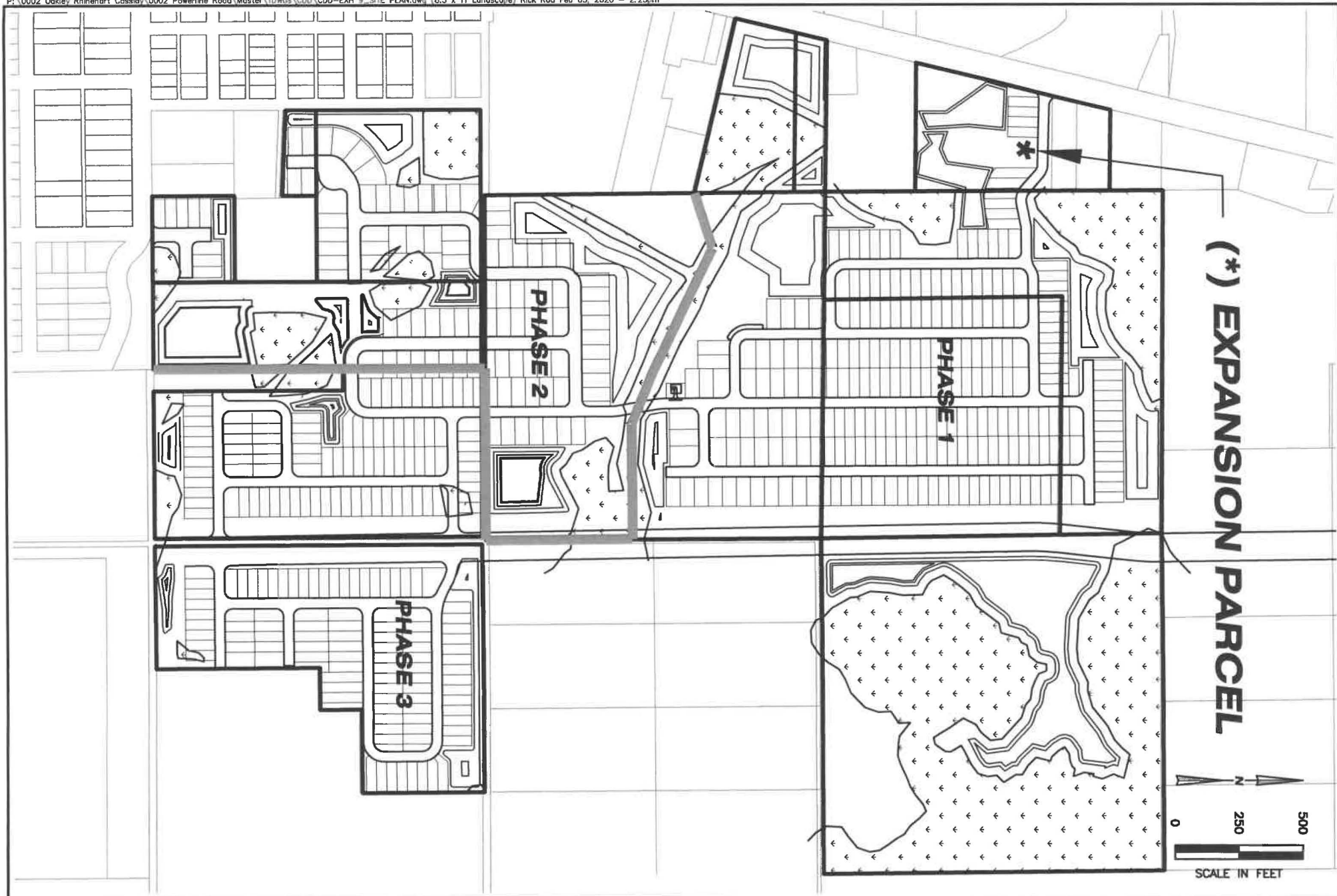
\*\*\*District will fund street lighting maintenance services

**Exhibit 9**  
**North Powerline Road**  
**Community Development District**  
**Summary of Probable Cost**

<b><u>Infrastructure</u></b>	<b><u>Phase 1 Existing Land (245 Lots) 2020-2023</u></b>	<b><u>Phase 1 Expansion Parcel (6 Lots) 2020-2023</u></b>	<b><u>Phase 2 (103 Lots) 2021-2024</u></b>	<b><u>Phase 3 (197 Lots) 2022-2025</u></b>	<b><u>Total (551 Lots)</u></b>
Offsite Improvements <sup>(1)(5)(7)(11)</sup>	\$1,058,143	\$46,426	\$343,214	\$656,439	\$2,104,222
Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>	\$1,780,668	\$78,127	\$577,569	\$1,104,671	\$3,541,035
Utilities (Water, Sewer, & Street Lighting) <sup>(1)(5)(7)(9)(11)</sup>	\$1,624,116	\$71,258	\$526,790	\$1,007,551	\$3,229,715
Roadway <sup>(1)(4)(5)(7)</sup>	\$779,237	\$34,189	\$1,452,750	\$483,415	\$2,749,591
Entry Feature <sup>(1)(7)(8)(9)(11)</sup>	\$87,500	\$2,500	\$37,200	\$72,800	\$200,000
Parks and Amenities <sup>(1)(7)(11)</sup>	\$368,965	\$9,035	\$156,240	\$305,760	\$840,000
Contingency <sup>(11)</sup>	<u>\$569,863</u>	<u>\$24,154</u>	<u>\$309,376</u>	<u>\$363,064</u>	<u>\$1,266,456</u>
<b>TOTAL</b>	<b>\$6,268,492</b>	<b>\$265,689</b>	<b>\$3,403,139</b>	<b>\$3,993,700</b>	<b>\$13,931,019</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2020 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the cost of undergrounding.
10. Estimates based on 551 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).



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C.A. NO. 28358

1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602

## EXHIBIT 10 - SITE PLAN NORTH POWERLINE ROAD CDD

SEC TWP RGE

**S34-26S-27E**

JOB NUMBER

**19-0020-0001**

DRAWN BY

**ROA**

DATE

**1-29-2020**

SHEET

**11**

## SECTION 2

**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 5, 2020**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**



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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The North Powerline Road 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 anticipates the issuance at this time of not to exceed \$18,500,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report for Capital Improvements Second Amended and Restated dated February 2020 prepared by Absolute Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 190.56 acres partially located within City of Davenport and partially within Polk County, Florida. It is currently anticipated that the District will petition to amend its boundaries to include an additional 5.39 acres (“Annexed Parcel” or “Expansion Parcel”) to the lands within the District. This Assessment Report includes assessment calculations both with

and without the Annexed Parcel. The development program for the District currently envisions approximately 551 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$13,931,020. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$18,500,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.<sup>1</sup>

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<sup>1</sup> District is in process of expanding boundaries and including an additional 6 units, requiring additional assessment proceedings once boundary amendment is complete.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$18,500,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$18,500,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,931,020. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,500,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes

to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

### **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product categories within the planned development. The single family 40/45' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The 55/65' lot is designated as 1.25 ERUs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75%

and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0      Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.



TABLE 1  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
MASTER ASSESSMENT METHODOLOGY

Land Use	Phase 1	Phase 1 - Annexation	Phase 2	Phase 3	Total Assessable Units	ERUs per Unit (1)	Total ERUs
40/45	194	6	8	197	405	1.00	405
55/65	51	0	95	0	146	1.25	183
<b>Total Units</b>	<b>245</b>	<b>6</b>	<b>103</b>	<b>197</b>	<b>551</b>		<b>588</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 40/45 = 1 ERU and 55/65' lots 1.25 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Phase 1	Phase 1 Annexation (2)	Phase 2	Phase 3	Total Cost Estimate
Offsite Improvements	\$ 1,058,143	\$ 46,426	\$ 343,214	\$ 656,439	\$ 2,104,222
Stormwater Management	\$ 1,780,668	\$ 78,127	\$ 577,569	\$ 1,104,671	\$ 3,541,035
Utilities (Water, Sewer, & Street Lighting)	\$ 1,624,116	\$ 71,258	\$ 526,790	\$ 1,007,551	\$ 3,229,715
Roadway	\$ 779,237	\$ 34,189	\$ 1,452,750	\$ 483,415	\$ 2,749,591
Entry Feature	\$ 87,500	\$ 2,500	\$ 37,200	\$ 72,800	\$ 200,000
Parks and Amenities	\$ 368,965	\$ 9,035	\$ 156,240	\$ 305,760	\$ 840,000
Contingencies	\$ 569,863	\$ 24,154	\$ 309,376	\$ 363,064	\$ 1,266,457
	\$ 6,268,492	\$ 265,689	\$ 3,403,139	\$ 3,993,700	\$ 13,931,020

(1) A detailed description of these improvements is provided in the Engineer's Report dated February 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 3  NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  BOND SIZING  MASTER ASSESSMENT METHODOLOGY</p>
---

**Bond Sizing With Annexation**

Description	Total
Construction Funds	\$ 13,931,019
Debt Service Reserve	\$ 1,344,005
Capitalized Interest	\$ 2,220,000
Underwriters Discount	\$ 370,000
Cost of Issuance	\$ 220,000
Contingency	\$ 414,976
<b>Par Amount*</b>	<b>\$ 18,500,000</b>

**Bond Sizing Without Annexation**

Description	Total
Construction Funds	\$ 13,665,330
Debt Service Reserve	\$ 1,307,680
Capitalized Interest	\$ 2,160,000
Underwriters Discount	\$ 360,000
Cost of Issuance	\$ 220,000
Contingency	\$ 286,990
<b>Par Amount*</b>	<b>\$ 18,000,000</b>

**Bond Assumptions:**

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
<u>With Annexation</u>						
Single Family 40/45	405	1	405	68.94%	\$ 9,603,512	\$ 23,712
Single Family 55/65	146	1.25	183	31.06%	\$ 4,327,508	\$ 29,640
	551		588	100.00%	\$ 13,931,020	
<u>Without Annexation</u>						
Single Family 40/45	399	1	399	68.62%	\$ 9,376,556	\$ 23,500
Single Family 55/65	146	1.25	183	31.38%	\$ 4,288,775	\$ 29,375
	545		582	100.00%	\$ 13,665,331	

\* Unit mix is subject to change based on marketing and other factors

TABLE 5  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Per Unit Revised Par
<u>With Annexation</u>				
Single Family 40/45	405	\$ 9,603,512	\$ 12,753,191	\$ 31,489
Single Family 55/65	146	\$ 4,327,508	\$ 5,746,809	\$ 39,362
	551	\$ 13,931,020	\$ 18,500,000	
<u>Without Annexation</u>				
Single Family 40/45	399	\$ 9,376,556	\$ 12,350,817	\$ 30,954
Single Family 55/65	146	\$ 4,288,775	\$ 5,649,183	\$ 38,693
	545	\$ 13,665,331	\$ 18,000,000	

\* Unit mix is subject to change based on marketing and other factors

TABLE 6  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
<u>With Annexation</u>						
Single Family 40/45	405	\$ 12,753,191	\$ 31,489	\$ 926,506	\$ 2,288	\$ 2,460
Single Family 55/65	146	\$ 5,746,809	\$ 39,362	\$ 417,499	\$ 2,860	\$ 3,075
	551	\$ 18,500,000		\$ 1,344,005		
<u>Without Annexation</u>						
Single Family 40/45	399	\$ 12,350,817	\$ 30,954	\$ 897,273	\$ 2,249	\$ 2,418
Single Family 55/65	146	\$ 5,649,183	\$ 38,693	\$ 410,407	\$ 2,811	\$ 3,023
	545	\$ 18,000,000		\$ 1,307,680		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

**Property with Annexation**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<b><u>District</u></b>						
Astoria Properties, LLC	27-26-34-000000-022030	21.25	\$ 94,412	\$ 2,006,252	\$ 145,752	\$ 156,723
Astoria Properties, LLC	27-26-34-000000-022020	19.99	\$ 94,412	\$ 1,887,293	\$ 137,110	\$ 147,430
Astoria Properties, LLC	27-26-35-000000-044010	40.14	\$ 94,412	\$ 3,789,691	\$ 275,317	\$ 296,040
Polk Urban Management Project LLC	27-27-03-713500-010031	6.47	\$ 94,412	\$ 610,845	\$ 44,377	\$ 47,717
Polk Urban Management Project LLC	27-27-03-000000-011000	40.79	\$ 94,412	\$ 3,851,059	\$ 279,775	\$ 300,834
Polk Urban Management Project LLC	27-27-03-713500-010200	10.06	\$ 94,412	\$ 949,783	\$ 69,001	\$ 74,194
Polk Urban Management Project LLC	27-27-03-713500-010294	1.10	\$ 94,412	\$ 103,853	\$ 7,545	\$ 8,113
Astoria Properties, LLC	27-27-03-713500-010282	2.47	\$ 94,412	\$ 233,197	\$ 16,942	\$ 18,217
Polk Urban Management Project LLC	27-27-03-713500-010220	9.90	\$ 94,412	\$ 934,677	\$ 67,903	\$ 73,014
Astoria Properties, LLC	27-27-03-713500-010231	18.26	\$ 94,412	\$ 1,723,960	\$ 125,244	\$ 134,671
Astoria Properties, LLC	27-27-02-713000-030172	20.13	\$ 94,412	\$ 1,900,510	\$ 138,070	\$ 148,462
				\$ 17,991,120	\$ 1,307,035	\$ 1,405,414
<b><u>Annexed Parcel</u></b>						
Damon Friebohn	27-26-34-000000-024120	5.39	\$ 94,412	\$ 508,880	\$ 36,970	\$ 39,752
<b>Totals</b>		<b>195.95</b>		<b>\$ 18,500,000</b>	<b>\$ 1,344,005</b>	<b>\$ 1,445,167</b>

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,344,005

**Property without Annexation**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<b><u>District</u></b>						
Astoria Properties, LLC	27-26-34-000000-022030	21.25	\$ 94,458	\$ 2,007,242	\$ 145,752	\$ 156,723
Astoria Properties, LLC	27-26-34-000000-022020	19.99	\$ 94,458	\$ 1,888,224	\$ 137,110	\$ 147,430
Astoria Properties, LLC	27-26-35-000000-044010	40.14	\$ 94,458	\$ 3,791,562	\$ 275,317	\$ 296,040
Polk Urban Management Project LLC	27-27-03-713500-010031	6.47	\$ 94,458	\$ 611,146	\$ 44,377	\$ 47,717
Polk Urban Management Project LLC	27-27-03-000000-011000	40.79	\$ 94,458	\$ 3,852,960	\$ 279,775	\$ 300,834
Polk Urban Management Project LLC	27-27-03-713500-010200	10.06	\$ 94,458	\$ 950,252	\$ 69,001	\$ 74,194
Polk Urban Management Project LLC	27-27-03-713500-010294	1.10	\$ 94,458	\$ 103,904	\$ 7,545	\$ 8,113
Astoria Properties, LLC	27-27-03-713500-010282	2.47	\$ 94,458	\$ 233,312	\$ 16,942	\$ 18,217
Polk Urban Management Project LLC	27-27-03-713500-010220	9.90	\$ 94,458	\$ 935,139	\$ 67,903	\$ 73,014
Astoria Properties, LLC	27-27-03-713500-010231	18.26	\$ 94,458	\$ 1,724,811	\$ 125,244	\$ 134,671
Astoria Properties, LLC	27-27-02-713000-030172	20.13	\$ 94,458	\$ 1,901,448	\$ 138,070	\$ 148,462
<b>Total</b>		<b>190.56</b>		<b>\$ 18,000,000</b>	<b>\$ 1,307,035</b>	<b>\$ 1,405,414</b>

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,307,035

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC



## **LEGAL DESCRIPTION:**

### **PARCEL 1 (272634-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### **PARCEL 2 (272634-000000-022030)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 3 (272635-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 4 (272703-713500-010031)**

#### **PARCEL "A"**

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### **PARCEL "B"**

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### **PARCEL 5 (272703-000000-010000)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 6 (272703-713500-010200)**

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 7 (272703-713500-010244)**

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

**EXHIBIT 2**  
**NORTH POWERLINE ROAD CDD**  
**LEGAL DESCRIPTION**

DATE	1-29-2020	SHEET	2
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
ENGINEERING, INC.**  
100 N. COUNTY DRIVE, SUITE 200  
FORT WORTH, TEXAS 76104  
(817) 342-0110 FAX C.A. NO. 23372

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272834-000000-024220)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 195.95 ACRES MORE OR LESS.

## EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION

DATE	1-29-2020	SHEET	3
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
ENGINEERING, INC.**  
1001 N. 13th St. Suite 200  
Tampa, FL 33604  
C.A. NO. 00000000  
P.L. 2014-1816 TEL  
(813) 341-0100 FAX



## SECTION 3

## **RESOLUTION 2020-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION 2018-32; AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN AMENDED ASSESSMENT NOTICE; PROVIDING FOR THE ISSUANCE OF A RELEASE CERTIFICATE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

### **RECITALS**

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

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

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

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

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements (turn lanes); electrical utilities (street lighting); entry features and signage; parks and amenities; and other infrastructure projects and services necessitated by the development of, and serving lands within the District (collectively, the “Improvements”), and evidenced its intent to defray the cost of such Improvements pursuant to Resolutions 2018-23, 2018-24, 2018-32, 2020-04, and 2020-05 (the “Assessment Resolutions”).

(e) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional improvements to serve lands currently within the District, and lands proposed to be annexed into the District, (the “Annexed Parcel” also referred to as “Expansion Parcel”); and

(f) Because of the increase in the estimated costs of the Improvements to the lands currently included in the District, the District desires to amend the provisions of the Assessment Resolutions to reflect an increased assessment lien amount for the lands currently located within the District as well as to identify the costs of improvements proposed for the Expansion Parcel; and

(g) Upon annexation of the Expansion Parcel into the external boundaries of the District, the District will, by separate resolutions, declare, levy and impose special assessments upon the Expansion Parcel to provide its proportionate share of the costs of the Improvements; and

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

(i) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements, the nature and location of which was initially described in Resolution 2018-23, as amended and supplemented by Resolution 2020-04, and is shown in the *Engineer’s Report for Capital Improvements Second Amended and Restated*, dated February 5, 2020, and adopted on March 11, 2020, attached as **Exhibit A** hereto and incorporated herein by this reference. (ii) The plans and specifications for the Improvements are on file at the office of the District Manager c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District Records Offices”); (iii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements; and (iv) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(i) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on the lands located within the District, including the Expansion Parcel and the sale and issuance of the Series 2020 Bonds, as defined herein, and any future series of bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

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

(k) The District anticipates the issuance of its Series 2020 Special Assessment Bonds (“Series 2020 Bonds”) in an amount to fund all or a portion of the Improvements described in the Engineer’s Report, including the additional costs resulting from Improvements benefitting the Expansion Parcel.

(l) A portion of the Series 2020 Bonds proceeds representing a portion of the costs of the Improvements to the Expansion Parcel will be retained in an escrow account under the trust documents for the Series 2020 Bonds until such time as the Expansion Parcel will be incorporated into the external boundaries of the District and special assessments are imposed upon the Expansion Parcel to pay a portion of the debt service on the Series 2020 Bonds.

(m) By Resolution 2020-04, the Board determined to defray a portion of the costs of the Improvements thereof by imposing Assessments on the District land and expressed an intention to apportion a portion of the debt service of the Series 2020 Bonds to the Expansion Parcel. Resolution 2020-04 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(n) As directed by Resolution 2020-04, said Resolution 2020-04 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(o) As directed by Resolution 2020-04, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(p) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-05, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

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

(r) On March 11, 2020, at the time and place specified in Resolution 2020-05, and the notice referred to in paragraph (q) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (p) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

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

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

(ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology for North Powerline Road Community Development District*, dated February 5, 2020 (the "Assessment Report,"), attached hereto as **Exhibit B** and incorporated herein by this reference, for the Series 2020 Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "Assessments"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Series 2020 Bonds;

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

(v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in Exhibit B;

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

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

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That construction of Improvements initially described in Resolution Nos. 2018-23, 2018-32 and 2020-04, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

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

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Improvement project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

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

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as



may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

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

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

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance

with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth (the "True-Up Methodology"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

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

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

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

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

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

**SECTION 11 RELEASE OF ESCROW FUNDS.** The District Manager and District Counsel are hereby authorized to deliver to the District’s trustee a “Release Certificate” confirming that the “Release Conditions” contained in Section 4.01(a) of the First Supplemental Trust Indenture for the Series 2020 Bonds have been met.

**SECTION 12. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 13. CONFLICTS.** This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District’s levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent that any parts thereof in direct conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 14. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS 11<sup>th</sup> DAY OF MARCH, 2020.**

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** *Engineer’s Report for Capital Improvements Second Amended and Restated*, dated February 2020, and adopted on March 11, 2020

**Exhibit B:** *Master Assessment Methodology for North Powerline Road Community Development District*, dated February 5, 2020, and adopted on March 11, 2020

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS  
*SECOND AMENDED AND RESTATED***

**Prepared for:**

**BOARD OF SUPERVISORS  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**ABSOLUTE ENGINEERING, INC.  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602**

**FEBRUARY 2020**

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 10- Overall Site Plan

**ENGINEER'S REPORT  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The North Powerline Road Community Development District (the "District") is north of North Blvd East and east of Hwy 17-92 N partially within unincorporated Polk County, (the "County") Florida and partially within Davenport (the "City"). The District currently contains approximately 190.56 gross acres, and is expected to be constructed in three (3) phase and consist of 551 single family lots, recreation / amenity areas, parks, and associated infrastructure. It is anticipated at this time that the District will petition to amend its boundaries to include an additional 5.39 acres ("Expansion Parcel") to the lands within the District. This report includes information regarding the Expansion Parcel in various Exhibits.

The District was established under County Ordinance No. 18-036, which was approved by the County Commission on June 5, 2018. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 8 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements

of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.



The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The development will consist of 551 single family homes and associated infrastructure (“Development”).

The Development is a planned residential community located north of North Blvd East and east of Hwy 17-92 N partially within the County and partially within the City. The Development has received zoning approval by the City and County. The property has an underlying Future Land Use Designation of RM (Residential Medium) in the City and County. It is currently anticipated that the development will be constructed in three (3) phases. Following is a summary of proposed lot sizes per phase:

<b>PHASE</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>LOT WIDTH</b>	<b>SF TOTAL</b>
	<b>40'</b>	<b>45'</b>	<b>55'</b>	<b>65'</b>	
<b>PHASE 1</b>	<b>200</b>		<b>48</b>	<b>3</b>	<b>251</b>
<b>PHASE 2</b>		<b>8</b>	<b>95</b>		<b>103</b>
<b>PHASE 3</b>	<b>197</b>				<b>197</b>
<b>TOTAL</b>	<b>397</b>	<b>8</b>	<b>143</b>	<b>3</b>	<b>551</b>

### **IV. THE CAPITAL IMPROVEMENTS**

The current Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1-3. The primary portions of the CIP will entail stormwater pond construction, roadways, water and sewer facilities and public off-site improvements (including public turn lanes and extension of roadway, water mains and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will not be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed adjacent to Horse Creek in Phase 1. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the Capital Improvement Plan for the District includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consist of storm conveyance systems and retention ponds contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters, but there are natural wetlands on or immediately adjacent to the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X and the remainder in Flood Zone A. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 40' and 50' R/W with 24' of asphalt and Miami curb curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No funds provided by the District will be used to provide lines on privately held lands. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to a proposed sewer manhole southwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2023; Phase 2 in 2024; Phases 3 in 2025. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

### **Amenities and Parks**

The District will provide funding for the recreational facilities including parks and an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center. All amenities and parks provided by the District will be accessible and available for use by the general public.

### **Electric and Lighting**

The electric distribution system throughout the District is currently planned to be underground. The District presently intends to fund and construct the undergrounding of the electric conduit for the required electrical system. The electrical system, including conduit, transformer/cabinet pads, and electric manholes will be owned and maintained by DUKE, with DUKE providing underground electrical service to the Development. The purchase and installation of street lighting along internal roadways within the District will not be funded by the District. These lights will be owned, operated and maintained by DUKE after dedication, with the District funding maintenance services.

### **Entry Feature**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. It should be noted that the District is only funding the capital landscaping costs. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City and County construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved

### PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved

### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
SWFWMD ERP	January 2021
Construction Permits	January 2021
Polk County Health Department Water	January 2021
FDEP Sewer	January 2021



## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, County, SWFWMD, FDEP and ACOE. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

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. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

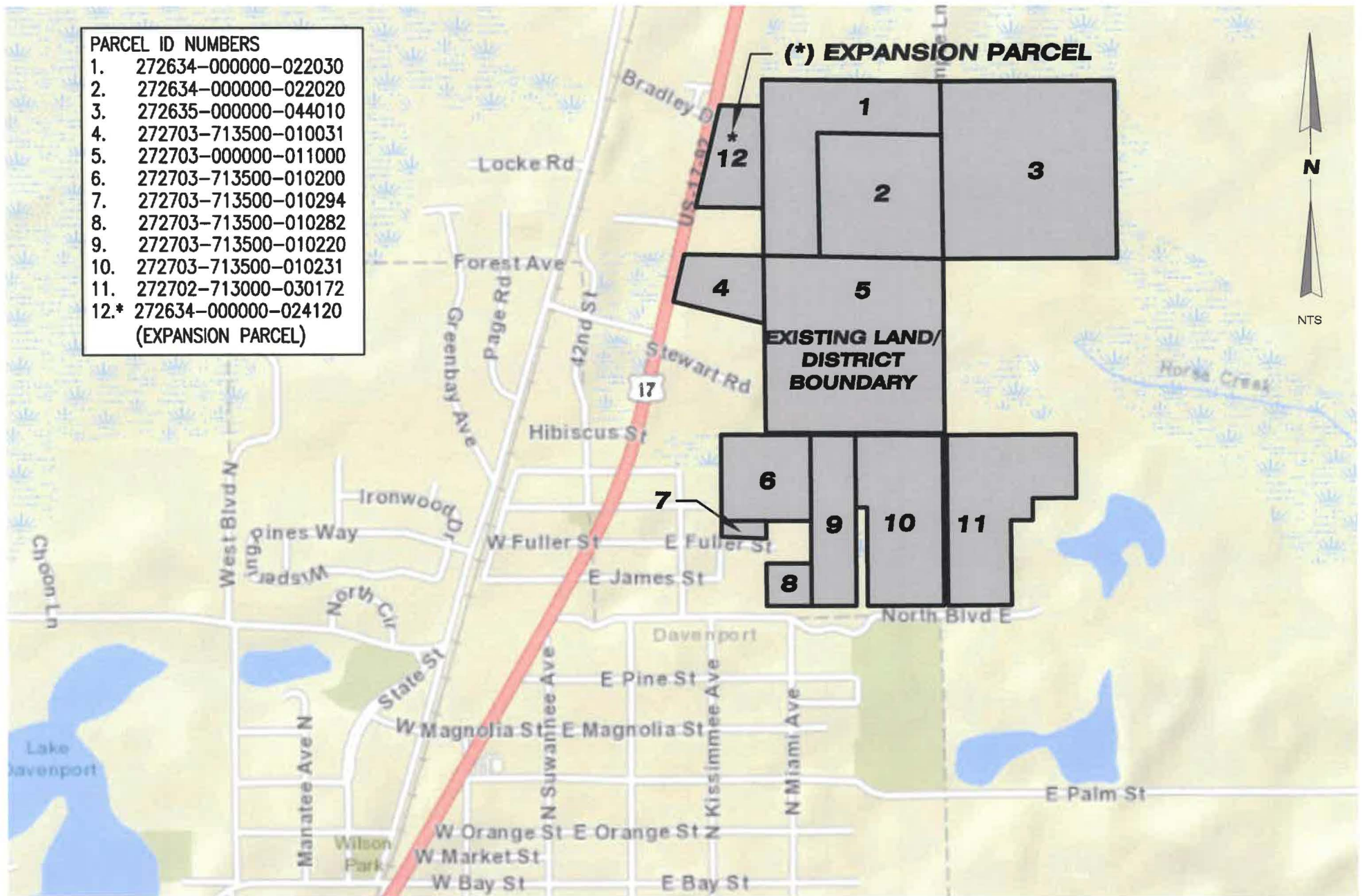
The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due

to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the City and County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

# PARCEL ID NUMBERS

1. 272634-000000-022030
2. 272634-000000-022020
3. 272635-000000-044010
4. 272703-713500-010031
5. 272703-000000-011000
6. 272703-713500-010200
7. 272703-713500-010294
8. 272703-713500-010282
9. 272703-713500-010220
10. 272703-713500-010231
11. 272702-713000-030172
- 12.\* 272634-000000-024120  
(EXPANSION PARCEL)



**ABSOLUTE  
ENGINEERING, INC.**

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(813) 344-0100 FAX

C.A. NO. 28358

1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602

## **EXHIBIT 1 NORTH POWERLINE ROAD CDD LOCATION MAP**

SEC TWP RGE  
**34-26-27**

JOB NUMBER  
**0002.0002**

DRAWN BY  
**ROA**

DATE  
**1-29-2020**

SHEET  
**1**



## LEGAL DESCRIPTION:

### PARCEL 1 (272634-000000-022030)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### PARCEL 2 (272634-000000-022020)

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 3 (272635-000000-044010)

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 4 (272703-713500-010031)

#### PARCEL "A"

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### PARCEL "B"

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### PARCEL 5 (272703-000000-011000)

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 6 (272703-713500-010200)

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 7 (272703-713500-010294)

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

## EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION

DATE	1-29-2020	SHEET	2
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
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TAMPA, FLORIDA 33602  
C.A. NO. 28358

## **LEGAL DESCRIPTION:**

### **PARCEL 8 (272703-713500-010282)**

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 9 (272703-713500-010220)**

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 10 (272703-713500-010231)**

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 11 (272702-713000-030172)**

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE:SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 190.56 ACRES MORE OR LESS.

## **EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	3

**AE ABSOLUTE  
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(813) 344-0100 FAX TAMPA, FLORIDA 33602  
C.A. NO. 28358



## **LEGAL DESCRIPTION:**

### **PARCEL 1 (272634-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### **PARCEL 2 (272634-000000-022020)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 3 (272635-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 4 (272703-713500-010031)**

#### **PARCEL "A"**

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### **PARCEL "B"**

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

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### **PARCEL 7 (272703-713500-010294)**

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

## **EXHIBIT 3**

### **NORTH POWERLINE ROAD CDD**

### **LEGAL DESCRIPTION AFTER BOUNDARY AMENDMENT**

DATE	1-29-2020	SHEET	4
DRAWN BY	ROA		

JOB NUMBER	0002.0002
SEC TWP RGE	34-29-27

**ABSOLUTE  
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C.A. NO. 28368  
(813) 221-1516 TEL  
(813) 344-0100 FAX

## LEGAL DESCRIPTION:

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THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

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LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272634-000000-024120)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

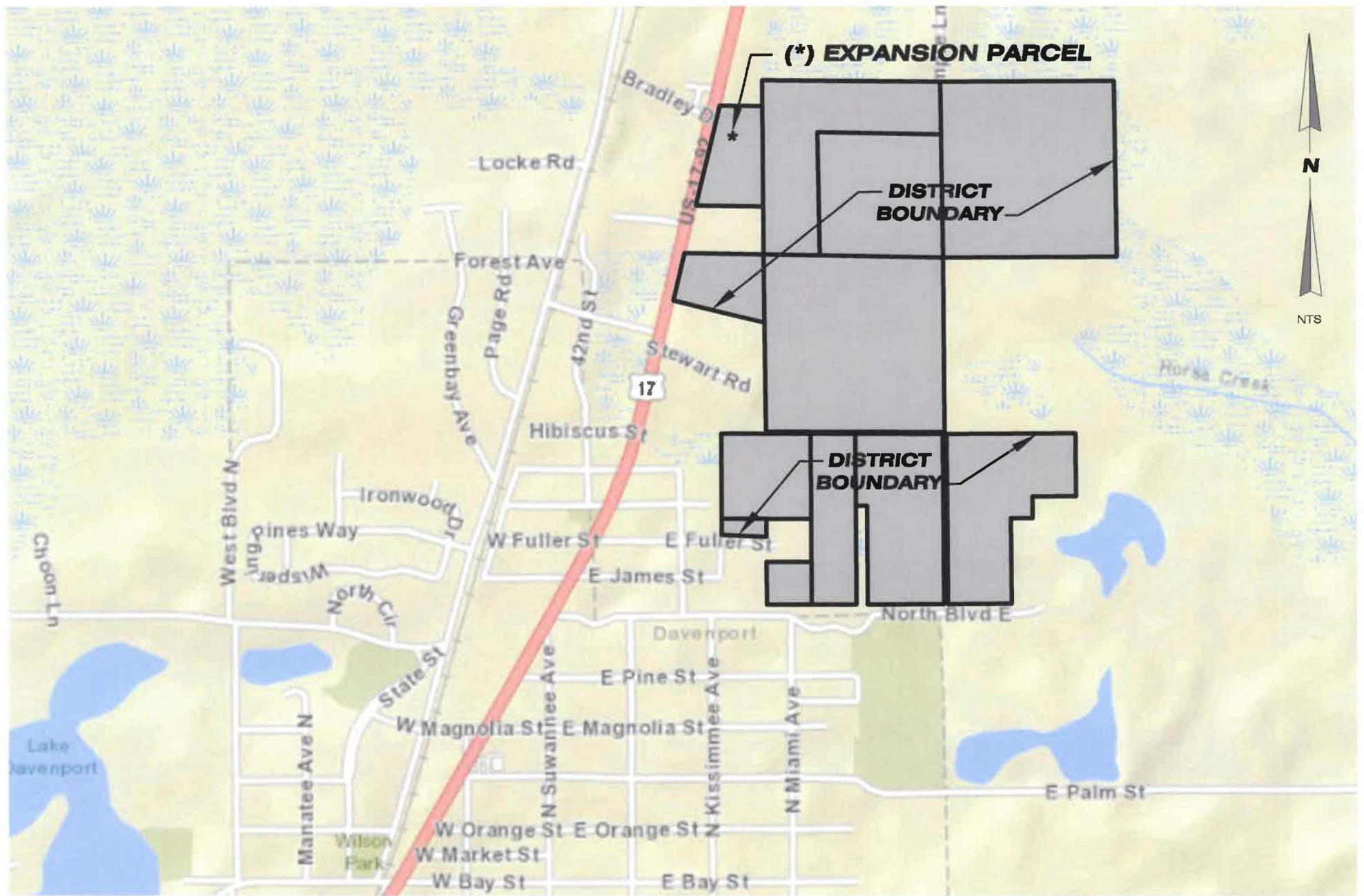
CONTAINING 195.95 ACRES MORE OR LESS.

EXHIBIT 3  
NORTH POWERLINE ROAD CDD  
LEGAL DESCRIPTION AFTER BOUNDARY AMENDMENT

SEC TWP RGE 34-26-27	JOB NUMBER 0002.0002	DRAWN BY ROA	DATE 1-29-2020	SHEET 5
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**ABSOLUTE  
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TAMPA, FLORIDA 33602  
O.A. NO. 28358





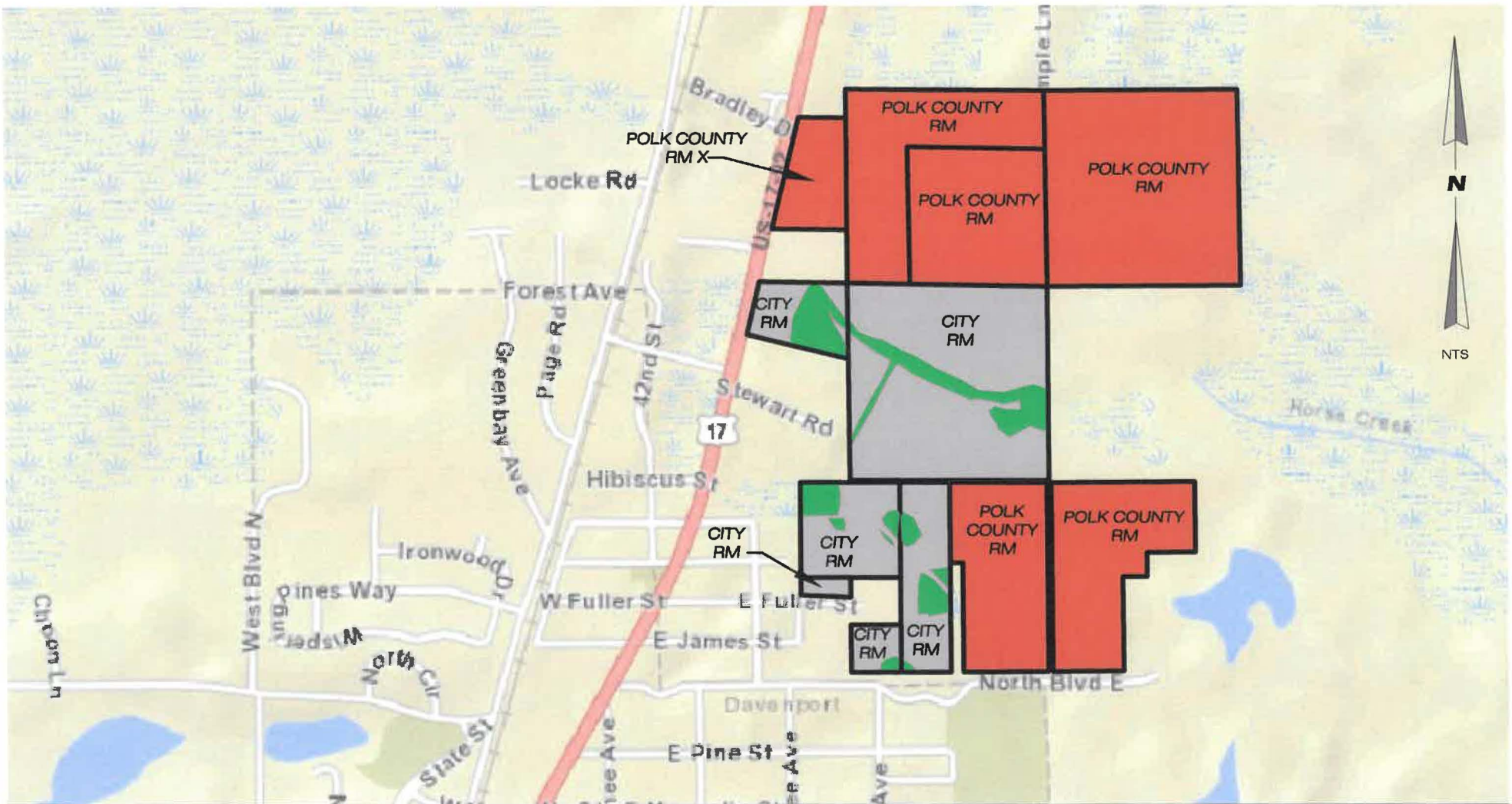
**ABSOLUTE  
ENGINEERING, INC.**

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925  
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

**EXHIBIT 4  
NORTH POWERLINE ROAD CDD  
DISTRICT BOUNDARY MAP**

SEC TWP RGE <b>34-26-27</b>	JOB NUMBER <b>0002.0002</b>	DRAWN BY <b>ROA</b>	DATE <b>1-29-2020</b>	SHEET <b>6</b>
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#### LEGEND

- CONSERVATION (CITY OF DAVENPORT)
- RESIDENTIAL MEDIUM (POLK COUNTY)
- RESIDENTIAL MEDIUM (CITY OF DAVENPORT)



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TAMPA, FLORIDA 33602

#### EXHIBIT 5 NORTH POWERLINE ROAD CDD 2030 FUTURE LAND USE

SEC TWP RGE  
**34-26-27**

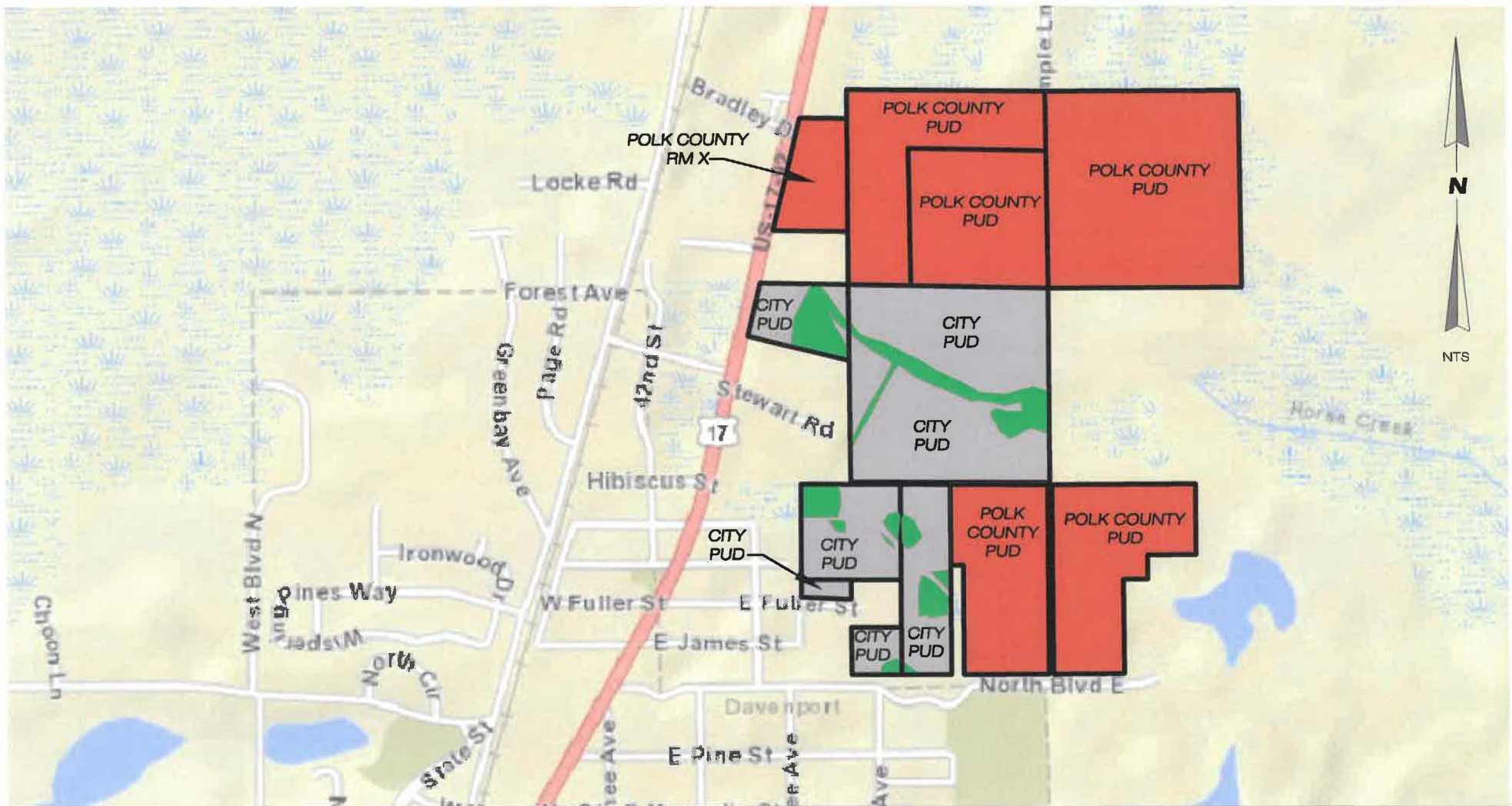
JOB NUMBER  
**0002.0002**

DRAWN BY  
**ROA**

DATE  
**1-29-2020**

SHEET  
**7**





#### LEGEND

- CONSERVATION DISTRICT (CITY OF DAVENPORT)
- RESIDENTIAL MEDIUM (POLK COUNTY) & PUD
- PUD

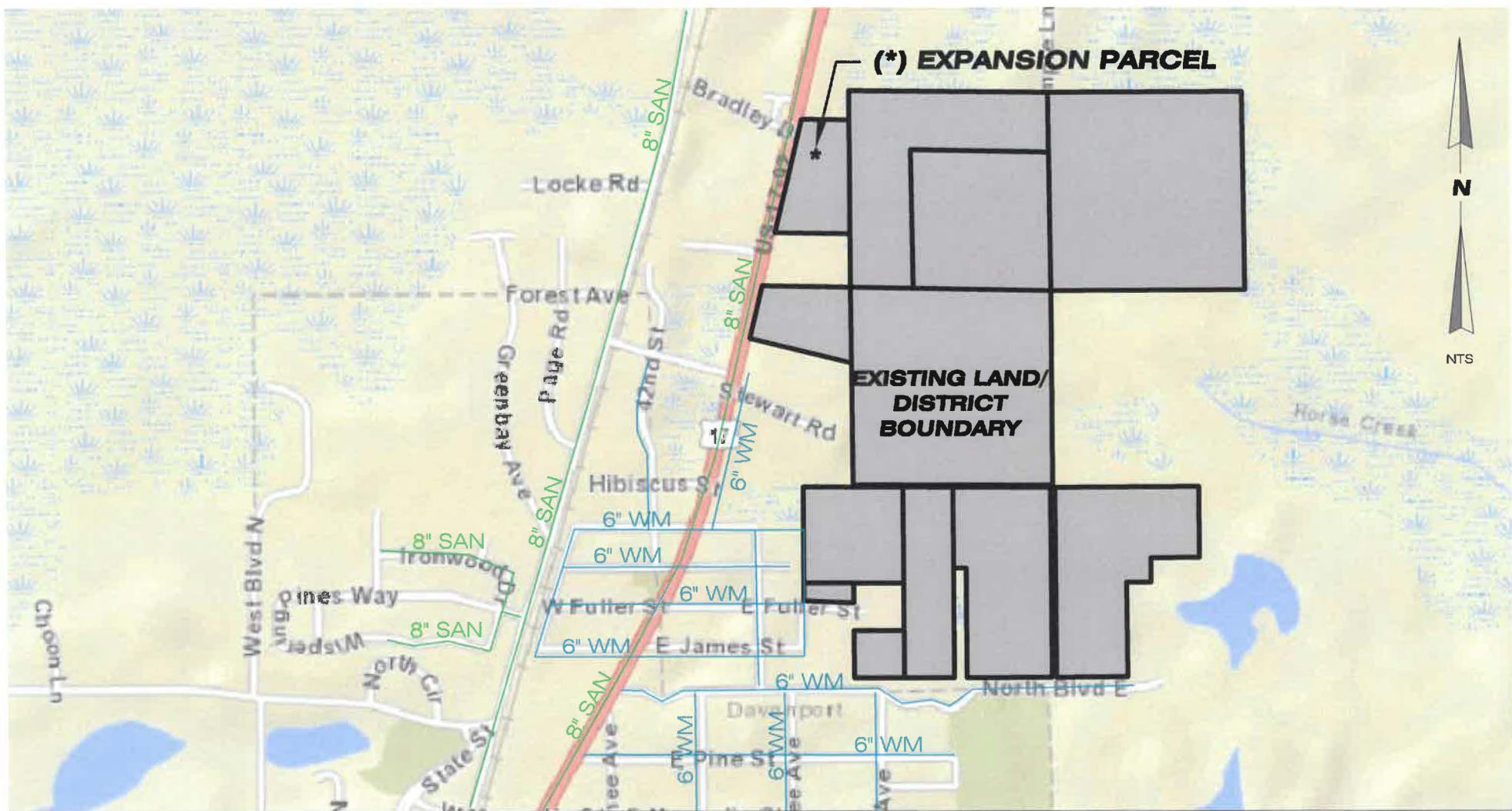


**ABSOLUTE  
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### EXHIBIT 6 NORTH POWERLINE ROAD CDD ZONING MAP

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	8





#### LEGEND

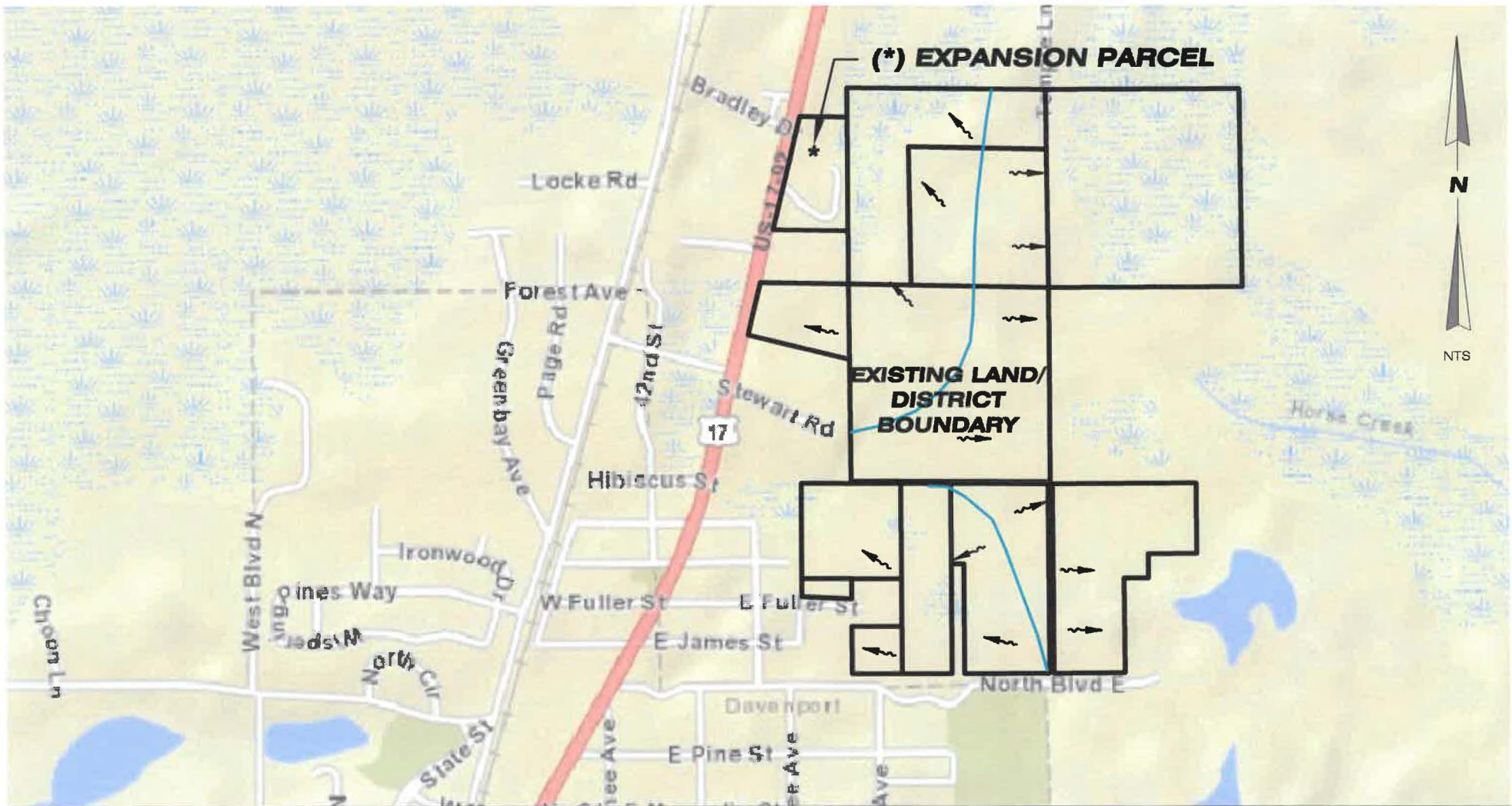
- EXISTING 6" WATER MAIN (C.O.D.)
- EXISTING 8" GRAVITY SEWER MAIN (C.O.D.)



### COMPOSITE EXHIBIT 7 NORTH POWERLINE ROAD CDD WATER & SEWER (C.O.D.)

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	9





**LEGEND**

-  FLOW DIRECTION  
 DRAINAGE



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**COMPOSITE EXHIBIT 7  
 NORTH POWERLINE ROAD CDD  
 DRAINAGE FLOW PATTERN MAP**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	ROA	1-29-2020	10

**Exhibit 8**  
**North Powerline Road**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Davenport	District Bonds	City of Davenport
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	FDOT	District Bonds	FDOT

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

\*\* District will fund undergrounding of electrical conduit

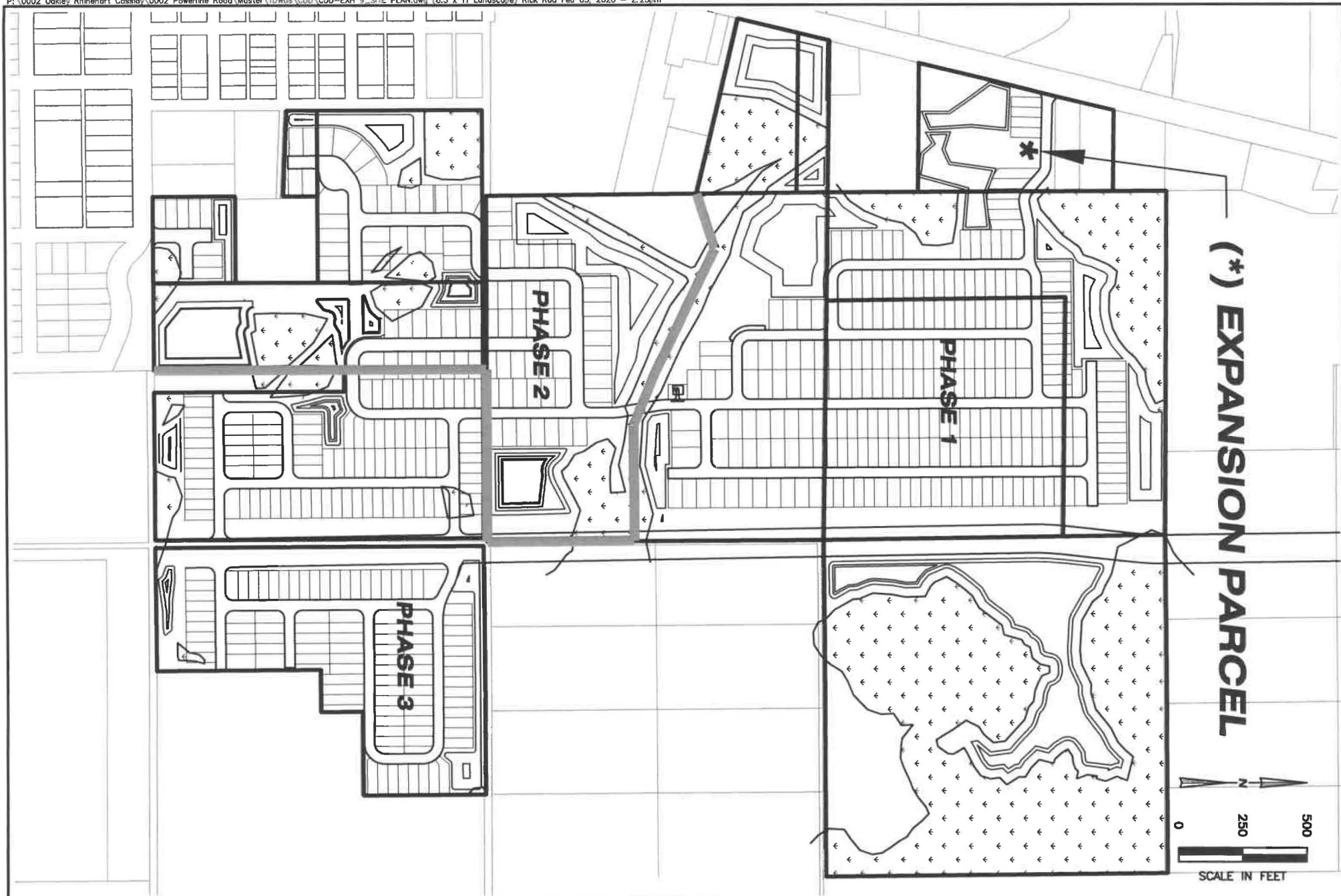
\*\*\*District will fund street lighting maintenance services

**Exhibit 9**  
**North Powerline Road**  
**Community Development District**  
**Summary of Probable Cost**

<b><u>Infrastructure</u></b>	<b><u>Phase 1 Existing Land (245 Lots) 2020-2023</u></b>	<b><u>Phase 1 Expansion Parcel (6 Lots) 2020-2023</u></b>	<b><u>Phase 2 (103 Lots) 2021-2024</u></b>	<b><u>Phase 3 (197 Lots) 2022-2025</u></b>	<b><u>Total (551 Lots)</u></b>
Offsite Improvements <sup>(1)(5)(7)(11)</sup>	\$1,058,143	\$46,426	\$343,214	\$656,439	\$2,104,222
Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>	\$1,780,668	\$78,127	\$577,569	\$1,104,671	\$3,541,035
Utilities (Water, Sewer, & Street Lighting) <sup>(1)(5)(7)(9)(11)</sup>	\$1,624,116	\$71,258	\$526,790	\$1,007,551	\$3,229,715
Roadway <sup>(1)(4)(5)(7)</sup>	\$779,237	\$34,189	\$1,452,750	\$483,415	\$2,749,591
Entry Feature <sup>(1)(7)(8)(9)(11)</sup>	\$87,500	\$2,500	\$37,200	\$72,800	\$200,000
Parks and Amenities <sup>(1)(7)(11)</sup>	\$368,965	\$9,035	\$156,240	\$305,760	\$840,000
Contingency <sup>(11)</sup>	<u>\$569,863</u>	<u>\$24,154</u>	<u>\$309,376</u>	<u>\$363,064</u>	<u>\$1,266,456</u>
<b>TOTAL</b>	<b>\$6,268,492</b>	<b>\$265,689</b>	<b>\$3,403,139</b>	<b>\$3,993,700</b>	<b>\$13,931,019</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2020 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the cost of undergrounding.
10. Estimates based on 551 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).



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## EXHIBIT 10 - SITE PLAN NORTH POWERLINE ROAD CDD

SEC TWP RGE

**S34-26S-27E**

JOB NUMBER

**19-0020-0001**

DRAWN BY

**ROA**

DATE

**1-29-2020**

SHEET

**11**



**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 5, 2020**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The North Powerline Road 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 anticipates the issuance at this time of not to exceed \$18,500,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report for Capital Improvements Second Amended and Restated dated February 2020 prepared by Absolute Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 190.56 acres partially located within City of Davenport and partially within Polk County, Florida. It is currently anticipated that the District will petition to amend its boundaries to include an additional 5.39 acres (“Annexed Parcel” or “Expansion Parcel”) to the lands within the District. This Assessment Report includes assessment calculations both with

and without the Annexed Parcel. The development program for the District currently envisions approximately 551 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$13,931,020. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$18,500,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.<sup>1</sup>

---

<sup>1</sup> District is in process of expanding boundaries and including an additional 6 units, requiring additional assessment proceedings once boundary amendment is complete.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$18,500,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$18,500,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,931,020. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,500,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes

to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

### **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product categories within the planned development. The single family 40/45' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The 55/65' lot is designated as 1.25 ERUs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75%



and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0     Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
MASTER ASSESSMENT METHODOLOGY

Land Use	Phase 1	Phase 1 - Annexation	Phase 2	Phase 3	Total Assessable Units	ERUs per Unit (1)	Total ERUs
40/45	194	6	8	197	405	1.00	405
55/65	51	0	95	0	146	1.25	183
<b>Total Units</b>	<b>245</b>	<b>6</b>	<b>103</b>	<b>197</b>	<b>551</b>		<b>588</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 40/45 = 1 ERU and 55/65' lots 1.25 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Phase 1	Phase 1 Annexation (2)	Phase 2	Phase 3	Total Cost Estimate
Offsite Improvements	\$ 1,058,143	\$ 46,426	\$ 343,214	\$ 656,439	\$ 2,104,222
Stormwater Management	\$ 1,780,668	\$ 78,127	\$ 577,569	\$ 1,104,671	\$ 3,541,035
Utilities (Water, Sewer, & Street Lighting)	\$ 1,624,116	\$ 71,258	\$ 526,790	\$ 1,007,551	\$ 3,229,715
Roadway	\$ 779,237	\$ 34,189	\$ 1,452,750	\$ 483,415	\$ 2,749,591
Entry Feature	\$ 87,500	\$ 2,500	\$ 37,200	\$ 72,800	\$ 200,000
Parks and Amenities	\$ 368,965	\$ 9,035	\$ 156,240	\$ 305,760	\$ 840,000
Contingencies	\$ 569,863	\$ 24,154	\$ 309,376	\$ 363,064	\$ 1,266,457
	\$ 6,268,492	\$ 265,689	\$ 3,403,139	\$ 3,993,700	\$ 13,931,020

(1) A detailed description of these improvements is provided in the Engineer's Report dated February 2020.

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 3  NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  BOND SIZING  MASTER ASSESSMENT METHODOLOGY</p>
---

**Bond Sizing With Annexation**

Description	Total
Construction Funds	\$ 13,931,019
Debt Service Reserve	\$ 1,344,005
Capitalized Interest	\$ 2,220,000
Underwriters Discount	\$ 370,000
Cost of Issuance	\$ 220,000
Contingency	\$ 414,976
<b>Par Amount*</b>	<b>\$ 18,500,000</b>

**Bond Sizing Without Annexation**

Description	Total
Construction Funds	\$ 13,665,330
Debt Service Reserve	\$ 1,307,680
Capitalized Interest	\$ 2,160,000
Underwriters Discount	\$ 360,000
Cost of Issuance	\$ 220,000
Contingency	\$ 286,990
<b>Par Amount*</b>	<b>\$ 18,000,000</b>

**Bond Assumptions:**

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
<u>With Annexation</u>						
Single Family 40/45	405	1	405	68.94%	\$ 9,603,512	\$ 23,712
Single Family 55/65	146	1.25	183	31.06%	\$ 4,327,508	\$ 29,640
	551		588	100.00%	\$ 13,931,020	
<u>Without Annexation</u>						
Single Family 40/45	399	1	399	68.62%	\$ 9,376,556	\$ 23,500
Single Family 55/65	146	1.25	183	31.38%	\$ 4,288,775	\$ 29,375
	545		582	100.00%	\$ 13,665,331	

\* Unit mix is subject to change based on marketing and other factors

TABLE 5  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Per Unit Revised Par
<u>With Annexation</u>				
Single Family 40/45	405	\$ 9,603,512	\$ 12,753,191	\$ 31,489
Single Family 55/65	146	\$ 4,327,508	\$ 5,746,809	\$ 39,362
	551	\$ 13,931,020	\$ 18,500,000	
<u>Without Annexation</u>				
Single Family 40/45	399	\$ 9,376,556	\$ 12,350,817	\$ 30,954
Single Family 55/65	146	\$ 4,288,775	\$ 5,649,183	\$ 38,693
	545	\$ 13,665,331	\$ 18,000,000	

\* Unit mix is subject to change based on marketing and other factors

TABLE 6  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
<u>With Annexation</u>						
Single Family 40/45	405	\$ 12,753,191	\$ 31,489	\$ 926,506	\$ 2,288	\$ 2,460
Single Family 55/65	146	\$ 5,746,809	\$ 39,362	\$ 417,499	\$ 2,860	\$ 3,075
	551	\$ 18,500,000		\$ 1,344,005		
<u>Without Annexation</u>						
Single Family 40/45	399	\$ 12,350,817	\$ 30,954	\$ 897,273	\$ 2,249	\$ 2,418
Single Family 55/65	146	\$ 5,649,183	\$ 38,693	\$ 410,407	\$ 2,811	\$ 3,023
	545	\$ 18,000,000		\$ 1,307,680		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

**Property with Annexation**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<b><u>District</u></b>						
Astoria Properties, LLC	27-26-34-000000-022030	21.25	\$ 94,412	\$ 2,006,252	\$ 145,752	\$ 156,723
Astoria Properties, LLC	27-26-34-000000-022020	19.99	\$ 94,412	\$ 1,887,293	\$ 137,110	\$ 147,430
Astoria Properties, LLC	27-26-35-000000-044010	40.14	\$ 94,412	\$ 3,789,691	\$ 275,317	\$ 296,040
Polk Urban Management Project LLC	27-27-03-713500-010031	6.47	\$ 94,412	\$ 610,845	\$ 44,377	\$ 47,717
Polk Urban Management Project LLC	27-27-03-000000-011000	40.79	\$ 94,412	\$ 3,851,059	\$ 279,775	\$ 300,834
Polk Urban Management Project LLC	27-27-03-713500-010200	10.06	\$ 94,412	\$ 949,783	\$ 69,001	\$ 74,194
Polk Urban Management Project LLC	27-27-03-713500-010294	1.10	\$ 94,412	\$ 103,853	\$ 7,545	\$ 8,113
Astoria Properties, LLC	27-27-03-713500-010282	2.47	\$ 94,412	\$ 233,197	\$ 16,942	\$ 18,217
Polk Urban Management Project LLC	27-27-03-713500-010220	9.90	\$ 94,412	\$ 934,677	\$ 67,903	\$ 73,014
Astoria Properties, LLC	27-27-03-713500-010231	18.26	\$ 94,412	\$ 1,723,960	\$ 125,244	\$ 134,671
Astoria Properties, LLC	27-27-02-713000-030172	20.13	\$ 94,412	\$ 1,900,510	\$ 138,070	\$ 148,462
				\$ 17,991,120	\$ 1,307,035	\$ 1,405,414
<b><u>Annexed Parcel</u></b>						
Damon Friebohn	27-26-34-000000-024120	5.39	\$ 94,412	\$ 508,880	\$ 36,970	\$ 39,752
<b>Totals</b>		<b>195.95</b>		<b>\$ 18,500,000</b>	<b>\$ 1,344,005</b>	<b>\$ 1,445,167</b>

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,344,005



**Property without Annexation**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
<b><u>District</u></b>						
Astoria Properties, LLC	27-26-34-000000-022030	21.25	\$ 94,458	\$ 2,007,242	\$ 145,752	\$ 156,723
Astoria Properties, LLC	27-26-34-000000-022020	19.99	\$ 94,458	\$ 1,888,224	\$ 137,110	\$ 147,430
Astoria Properties, LLC	27-26-35-000000-044010	40.14	\$ 94,458	\$ 3,791,562	\$ 275,317	\$ 296,040
Polk Urban Management Project LLC	27-27-03-713500-010031	6.47	\$ 94,458	\$ 611,146	\$ 44,377	\$ 47,717
Polk Urban Management Project LLC	27-27-03-000000-011000	40.79	\$ 94,458	\$ 3,852,960	\$ 279,775	\$ 300,834
Polk Urban Management Project LLC	27-27-03-713500-010200	10.06	\$ 94,458	\$ 950,252	\$ 69,001	\$ 74,194
Polk Urban Management Project LLC	27-27-03-713500-010294	1.10	\$ 94,458	\$ 103,904	\$ 7,545	\$ 8,113
Astoria Properties, LLC	27-27-03-713500-010282	2.47	\$ 94,458	\$ 233,312	\$ 16,942	\$ 18,217
Polk Urban Management Project LLC	27-27-03-713500-010220	9.90	\$ 94,458	\$ 935,139	\$ 67,903	\$ 73,014
Astoria Properties, LLC	27-27-03-713500-010231	18.26	\$ 94,458	\$ 1,724,811	\$ 125,244	\$ 134,671
Astoria Properties, LLC	27-27-02-713000-030172	20.13	\$ 94,458	\$ 1,901,448	\$ 138,070	\$ 148,462
<b>Total</b>		<b>190.56</b>		<b>\$ 18,000,000</b>	<b>\$ 1,307,035</b>	<b>\$ 1,405,414</b>

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,307,035

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC

## **LEGAL DESCRIPTION:**

### **PARCEL 1 (272634-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### **PARCEL 2 (272634-000000-022030)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 3 (272635-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 4 (272703-713500-010031)**

#### **PARCEL "A"**

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### **PARCEL "B"**

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### **PARCEL 5 (272703-000000-010000)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### **PARCEL 6 (272703-713500-010200)**

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### **PARCEL 7 (272703-713500-010244)**

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

## **EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION**

DATE	1-29-2020	SHEET	2
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
ENGINEERING, INC.**  
100 N. CLAY DRIVE, SUITE 200  
LAKE CHARLES, FLORIDA 33607  
(813) 231-1516  
(813) 346-0110 FAX  
C.A. NO. 23372

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272834-000000-024220)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 195.95 ACRES MORE OR LESS.

## EXHIBIT 2 NORTH POWERLINE ROAD CDD LEGAL DESCRIPTION

DATE	1-29-2020	SHEET	3
DRAWN BY	ROA	JOB NUMBER	0002.0002
SEC TWP RGE	34-26-27		

**ABSOLUTE  
ENGINEERING, INC.**  
1001 N. 13th St. Suite 203  
Tampa, FL 33602  
C.A. NO. 00000000  
P. 813.221.1116 T. 813.221.1116 F. 813.221.1116



## SECTION 4

**This space reserved for use by the Clerk of  
the Circuit Court**

This instrument prepared by  
and return to:

Roy Van Wyk, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
AMENDED NOTICE OF IMPOSITION OF MASTER SPECIAL ASSESSMENTS<sup>1</sup>**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the North Powerline Road Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution 2020-04, 2020-05 and 2020-08 (collectively, the “**Assessment Resolutions**”) providing for and levying non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that will be specially benefitted by the Capital Improvement Plan provided by the District and described in the District’s adopted *Engineer’s Report for Capital Improvements Second Amended and Restated*, dated February 5, 2020 (the “**Engineer’s Report**”). The legal description of the lands on which said special assessments are imposed is attached to this Notice as **Exhibit A**. The special assessments are imposed on benefitted parcels within the District as described in the District’s *Master Assessment Methodology*, dated February 5, 2020 (“**Assessment Report**”) approved by the District. A copy of the Engineer’s Report, the Assessment Report, and the Assessment Resolutions may be obtained by contacting the District at: North Powerline Road Community Development District, c/o Governmental Management

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<sup>1</sup> The intent of this Notice is to amend and supplement that certain North Powerline Road Community Development District Notice of Imposition of Master Special Assessments, dated November 1, 2018, recorded in the Official Records Book 10660, Pages 1104-1108, inclusive, of the Official Records of Polk County, Florida.

Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph.: (407) 841-5524.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on the 11<sup>th</sup> day of March, 2020, and recorded in the Official Records of Polk County, Florida.

**NORTH POWERLINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11<sup>th</sup> day of March, 2020, by Warren K. “Rennie” Heath, II, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_



## EXHIBIT A

### LEGAL DESCRIPTION:

#### **PARCEL 1 (272834-000000-022030)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

#### **PARCEL 2 (272834-000000-022020)**

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

#### **PARCEL 3 (272835-000000-044010)**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

#### **PARCEL 4 (272703-713500-010031)**

##### PARCEL "A"

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

##### PARCEL "B"

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

#### **PARCEL 5 (272703-000000-011000)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

#### **PARCEL 6 (272703-713500-010200)**


TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

#### **PARCEL 7 (272703-713500-010294)**

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SEE SHEET 3 FOR CONTINUATION

<b>EXHIBIT 2</b> <b>NORTH POWERLINE ROAD CDD</b>		<b>LEGAL DESCRIPTION - EXISTING DISTRICT</b>	<b>SHEET</b> <b>1 OF 2</b>
<b>SEC TWP RGE</b> <b>34-26-27</b>	<b>JOB NUMBER</b> <b>0002.0002</b>	<b>DATE</b> <b>1-29-2020</b>	<b>ROA</b>



**ABSOLUTE  
ENGINEERING, INC.**

(813) 221-4516 TEL  
(813) 344-0100 FAX  
1000N. ASHLEY DRIVE, SUITE 405  
TAMPA, FLORIDA 33602  
C.A. NO. 28865

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDMISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDMISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 190.56 ACRES MORE OR LESS.

EXHIBIT 2			
NORTH POWERLINE ROAD CDD			
LEGAL DESCRIPTION - EXISTING DISTRICT			
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE
34-26-27	0002.0002	ROA	1-29-2020
			SHEET
			2 OF 2

**ABSOLUTE  
ENGINEERING, INC.**  
(813) 881-5816 TEL  
(813) 844-0100 FAX  
1000N. ASHLEY DRIVE, SUITE 100  
TAMPA, FLORIDA 33602  
C.A. NO. 28858

## SECTION V

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**CONSTRUCTION SERVICES FOR MASTER PROJECT IMPROVEMENTS (PHASE 1)  
POLK COUNTY, FLORIDA**

Notice is hereby given that the North Powerline Road Community Development District (“District”) will receive proposals for the following District project:

Master project construction site work for Phase 1 (Phases 1A and 1B-1), including  
offsite improvements, stormwater management, utilities, roadway, entry features,  
and parks and amenities

The Project Manual will be available beginning **Monday, March 30, 2020 at 8:00 AM EST** at the offices of the Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing [heatherw@absoluteng.com](mailto:heatherw@absoluteng.com). Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) days of the District accepting the proposal and submitting a contract to the proposer for execution in substantial compliance with the bid documents.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer directed to Heather Wertz at [heatherw@absoluteng.com](mailto:heatherw@absoluteng.com). Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2)

Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions relative to this project shall be directed in email only to heaterw@absoluteng.com no later than 5:00 PM EST, on Wednesday, April 22, 2020.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than 3:00 PM EST, Wednesday, April 29, 2020, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at 3:00 PM EST, Wednesday, April 29, 2020, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

North Powerline Road Community Development District  
District Manager

**Run Date:** Monday, March 16, 2020

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**EVALUATION CRITERIA**

**CONSTRUCTION SERVICES FOR MASTER PROJECT IMPROVEMENTS (PHASE 1)**  
**POLK COUNTY, FLORIDA**

**PERSONNEL** **(5 POINTS)**

---

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

**EXPERIENCE** **(15 POINTS)**

---

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development district's in other contracts; character, integrity, reputation of respondent, etc.;

**UNDERSTANDING SCOPE OF WORK** **(20 POINTS)**

---

Demonstration of the Proposer's understanding of the project requirements.

**FINANCIAL CAPABILITY** **(10 POINTS)**

---

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

**SCHEDULE** **(25 POINTS)**

---

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

**PRICE** **(25 POINTS)**

---

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

---

**TOTAL POINTS** **(100 POINTS)**

## SECTION VI



## SECTION C

# SECTION 1

# North Powerline Road

## Community Development District

### Summary of Checks

January 27, 2020 to March 3, 2020

Bank	Date	Check No.'s	Amount	
General Fund	2/11/19	69-74	\$	1,814.75
	2/21/20	75	\$	267.16
	2/24/20	76-77	\$	61,530.21
			\$	63,612.12
			\$	63,612.12

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/04/20	PAGE	1
*** CHECK DATES 01/27/2020 - 03/03/2020 ***														
N POWERLINE RD - GENERAL														
BANK A NORTH POWERLINE RD														

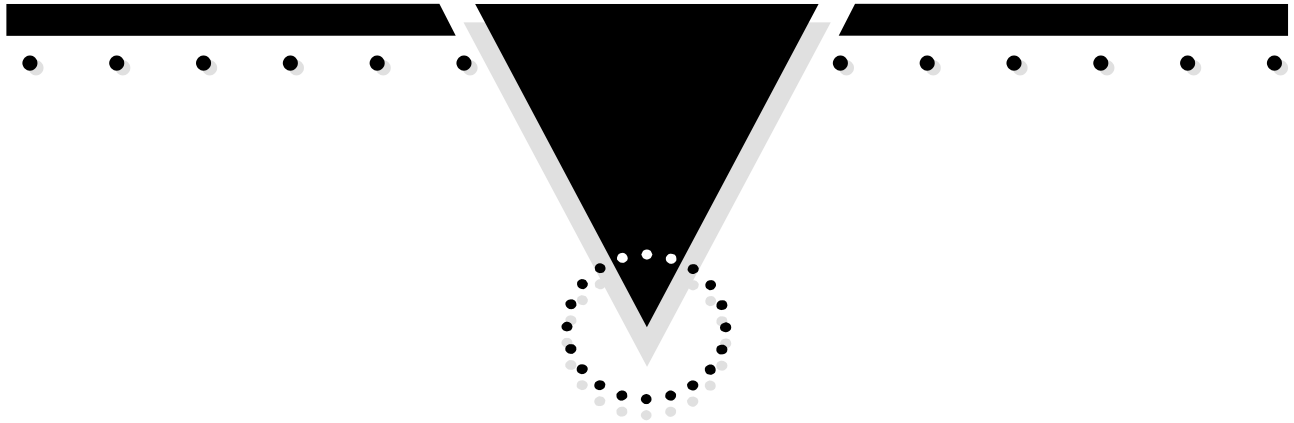
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/20	00001	2/05/20 AR020520	202002 310-51300-11000	SUPV FEE 2/5/20	*	200.00	
				ANDREW RHINEHART			200.00 000069
2/11/20	00014	10/31/19 20122	201910 310-51300-31100	GEN ENG SRV THRU 10/31/19	*	117.50	
				ABSOLUTE ENIGNEERING INC			117.50 000070
2/11/20	00007	12/16/19 111624	201911 310-51300-31500	CAPITOL/AMEND 12/BOUNDARY	*	897.25	
				HOPPING GREEN & SAMS			897.25 000071
2/11/20	00008	2/05/20 KC020520	202002 310-51300-11000	SUPV FEE 2/5/20	*	200.00	
				KEVIN CHINOY			200.00 000072
2/11/20	00009	2/05/20 LS020520	202002 310-51300-11000	SUPV FEE 2/5/20	*	200.00	
				LAUREN SCHWENK			200.00 000073
2/11/20	00010	2/05/20 PA020520	202002 310-51300-11000	SUPV FEE 2/5/20	*	200.00	
				PHILLIP ALLENDE			200.00 000074
2/21/20	00012	1/29/20 L060G0J4	202001 310-51300-48000	NOT OF MTG-1/29/20	*	267.16	
				THE LEDGER/ NEWS CHIEF			267.16 000075
2/24/20	00014	9/30/19 020109	202002 300-20700-10000	PH1A CONSTRUCTION SRVCS	*	36,567.12	
		9/30/19 020110	202002 300-20700-10000	PH1B CONSTRUCTION SRVCS	*	19,203.59	
		9/30/19 020115	202002 300-20700-10000	BID CONSTRUCTION SRVCS	*	2,810.00	
				ABSOLUTE ENIGNEERING INC			58,580.71 000076
2/24/20	00007	7/26/19 108853	202002 300-20700-10000	PROJECT CONSTRUCTION SVCS	*	121.00	
		8/22/19 109402	202002 300-20700-10000	PROJECT CONSTRUCTION SVCS	*	1,408.00	
		9/16/19 109862	202002 300-20700-10000	PROJECT CONSTRUCTION SVCS	*	1,267.50	
		10/21/19 110689	202002 300-20700-10000	PROJECT CONSTRUCTION SVCS	*	153.00	
				HOPPING GREEN & SAMS			2,949.50 000077
TOTAL FOR BANK A						63,612.12	

NPRC NORTH POWER LI KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						63,612.12	

NPRC NORTH POWER LI KCOSTA

## SECTION 2



# **NORTH POWERLINE ROAD**

## **Community Development District**

**Unaudited Financial Reporting**

**January 31, 2020**





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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Projects Fund Income Statement</u>
4	<u>Month to Month</u>
5	<u>Developer Contribution Schedule</u>

**NORTH POWERLINE ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**January 31, 2020**

	General Fund	Capital Projects Fund	Totals FY20
<b><u>ASSETS:</u></b>			
<b><u>CASH</u></b>			
OPERATING ACCOUNT	\$7,550	---	\$7,550
<b>TOTAL ASSETS</b>	<b><u>\$7,550</u></b>	<b><u>\$0</u></b>	<b><u>\$7,550</u></b>
<b><u>LIABILITIES:</u></b>			
ACCOUNTS PAYABLE	\$9,475	\$61,530	\$71,005
DUE TO DEVELOPER	---	\$34,773	\$34,773
<b><u>FUND EQUITY:</u></b>			
<b>FUND BALANCES:</b>			
UNASSIGNED	(\$1,925)	---	(\$1,925)
RESERVED FOR CAPITAL PROJECTS	---	(\$96,304)	(\$96,304)
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$7,550</u></b>	<b><u>\$0</u></b>	<b><u>\$7,550</u></b>

# NORTH POWERLINE ROAD

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$131,025	\$20,000	\$20,000	\$0
INTEREST	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$131,025</b>	<b>\$20,000</b>	<b>\$20,001</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$4,000	\$2,600	\$1,400
ENGINEERING	\$20,000	\$6,667	\$1,470	\$5,197
ATTORNEY	\$25,000	\$8,333	\$4,343	\$3,990
ANNUAL AUDIT	\$2,900	\$2,900	\$2,900	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0
ARBITRAGE	\$650	\$0	\$0	\$0
DISSEMINATION	\$5,000	\$0	\$0	\$0
TRUSTEE FEES	\$3,550	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$11,667	\$11,667	(\$0)
INFORMATION TECHNOLOGY	\$2,100	\$700	\$300	\$400
TELEPHONE	\$250	\$83	\$28	\$56
POSTAGE & DELIVERY	\$850	\$283	\$35	\$249
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$333	\$122	\$212
LEGAL ADVERTISING	\$10,000	\$3,333	\$1,807	\$1,526
OTHER CURRENT CHARGES	\$1,000	\$333	\$0	\$333
BOUNDARY AMENDMENT EXPENSES	\$0	\$0	\$888	(\$888)
OFFICE SUPPLIES	\$500	\$167	\$11	\$155
TRAVEL & PER DIEM	\$550	\$183	\$0	\$183
DUES, LICENSES, & FEES	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE:</b>	<b>\$131,025</b>	<b>\$44,658</b>	<b>\$31,470</b>	<b>\$13,188</b>
<b>TOTAL EXPENDITURES</b>	<b>\$131,025</b>	<b>\$44,658</b>	<b>\$31,470</b>	<b>\$13,188</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$11,469)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$9,544</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>(\$1,925)</b>	

# NORTH POWERLINE ROAD

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>(\$96,304)</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>(\$96,304)</b>	

# NORTH POWERLINE ROAD

## Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,001</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISORS FEES	\$1,000	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
ENGINEERING	\$118	\$353	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,470
ATTORNEY	\$2,549	\$897	\$897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,343
ANNUAL AUDIT	\$500	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,900
ASSESSMENT ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,667
INFORMATION TECHNOLOGY	\$75	\$75	\$75	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$5	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
POSTAGE & DELIVERY	\$4	\$23	\$4	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$54	\$41	\$16	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
LEGAL ADVERTISING	\$1,540	\$0	\$0	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,807
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BOUNDARY AMENDMENT EXPENSES	\$0	\$758	\$131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$888
OFFICE SUPPLIES	\$3	\$3	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
TRAVEL & PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES, & FEES	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$14,064</b>	<b>\$5,889</b>	<b>\$4,841</b>	<b>\$6,676</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,470</b>
<b>TOTAL EXPENDITURES</b>	<b>\$14,064</b>	<b>\$5,889</b>	<b>\$4,841</b>	<b>\$6,676</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,470</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$14,064)</b>	<b>\$14,111</b>	<b>(\$4,841)</b>	<b>(\$6,675)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$11,469)</b>

**North Powerline Road Community Development District  
Developer Contributions/Due from Developer**

<b>Funding Request #</b>	<b>Prepared Date</b>	<b>Payment Received Date</b>	<b>Check/Wire Amount</b>	<b>Total Funding Request</b>	<b>General Fund Portion (FY18)</b>	<b>General Fund Portion (FY19)</b>	<b>General Fund Portion (FY20)</b>	<b>Over and (short) Balance Due</b>
FY18-1	6/5/18	10/11/18	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -
2	9/21/18	10/11/18	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -
FY19-01	12/12/18	4/16/19	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ -
2	5/15/19	8/12/19	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ -
3	7/26/19	9/13/19	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ -
FY20								
1	11/5/19	12/16/19	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ -
<b>Due from Developer</b>			<b>\$ 125,000.00</b>	<b>\$ 125,000.00</b>	<b>\$ 45,000.00</b>	<b>\$ 60,000.00</b>	<b>\$ 20,000.00</b>	<b>\$ -</b>

**Total Developer Contributions FY20**

**\$ 20,000.00**