

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED PUBLIC HEARING &
REGULAR MEETING
NOVEMBER 20, 2020**

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

Friday, November 20, 2020 at 2:00 p.m.

The offices of Meritus

located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeff Hills
	Vice-Chairman	Ryan Motko
	Supervisor	Steve Luce
	Supervisor	Nick Dister
	Supervisor	Albert Viera
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

November 20, 2020
Board of Supervisors
North Park Isle Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the North Park Isle Community Development District will be held on **Friday, November 20, 2020 at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

- 1. CALL TO ORDER/ROLL CALL**
- 2. OATH OF OFFICES**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON IMPOSING & LEVYING SPECIAL ASSESSMENTS**
 - A. Open Public Hearing on Imposing & Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2021-04; Imposing & Levying Special Assessments.....Tab 01
 - E. Close Public Hearing on Imposing & Levying Special Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-05; Canvassing and Certifying Results of the Landowner Election.....Tab 02
 - B. Consideration of Resolution 2021-06; Designating Officers.....Tab 03
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 1, 2020Tab 04
 - B. Consideration of Minutes of the Continued Meeting October 9, 2020Tab 05
 - C. Consideration of Operation and Maintenance Expenditures September 2020.....Tab 06
 - D. Review of Financial Statements Month Ending September 30, 2020.....Tab 07
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170,190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the North Park Isle Community Development District (the “**District**”) 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 under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Report of the District Engineer – Expansion Area dated October 9, 2020 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2021-01 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2021-01, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2021-01 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2021-01 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 Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-02 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 (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

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

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Expansion Area Master Assessment Methodology Report dated October 9, 2020 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **North Park Isle Development, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2021-01, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and 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 constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments 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 Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem

assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. 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 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This Resolution shall become effective upon its
adoption. **PASSED AND ADOPTED this 20th day of November, 2020.**

Attest:

**North Park Isle
Community Development District**

Secretary / Assistant Secretary
Printed Name: _____

Jeff Hills
Chair of the Board of Supervisors

Exhibit “A” – Report of the District Engineer – Expansion Area dated October 9, 2020
Exhibit “B” – Expansion Area Master Assessment Methodology Report dated October 9, 2020

**North Park Isle Community
Development District**

Report of the District Engineer -
Expansion Area



Prepared for:
Board of Supervisors
North Park Isle Community
Development District

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

October 9, 2020



1.0 INTRODUCTION

The Belmond Reserve Community Development District ("the District") encompasses approximately 187 acres in Hillsborough County, Florida. The District is located within Sections 1 and 2, Township 31 South, Range 20 East and Section 35, Township 30, Range 20 East and is vacant land with various abutting subdivisions.

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

2.0 PURPOSE

The City Commission of the City of Plant City adopted Ordinance No. 17-2018 on July 23, 2018 and Ordinance 21-2020 (expansion area) thereby established the District for the purpose of constructing and/or acquiring, operating, and maintaining all or a portion of the public infrastructure improvements and community facilities within the District.

3.0 THE DEVELOPER AND DEVELOPMENT

North Park Isle Development, LLC, the Developer, currently plans to add 489 residential single family detached units into the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided as follows:

4.1 WATER MANAGEMENT AND CONTROL

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

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

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

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



4.2 DISTRICT ROADS

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

District Roads will be designed in accordance with City of Plant City's Land Development Code and technical standards and will be owned and maintained by the City.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the City of Plant City Utilities service area which will provide sewer and wastewater management service. The sewer and wastewater management improvements include an 8" gravity sanitary sewer collection system within the road rights of way, as well as pump stations and interconnecting force main. Reclaimed water lines will also be constructed as part of the sewer and wastewater management public improvements in order to provide service to the District. Any improvements required to obtain service outside the boundary of the District will be considered an off-site improvement.

The sanitary sewer and wastewater management systems will be designed in accordance with the City of Plant City Utilities technical standards. They will be constructed by the District and transferred to City of Plant City for ownership, operation, and maintenance.

4.4 WATER SUPPLY

The District is located within the City of Plant City Utilities service area which will provide water supply for potable water service and fire protection. Any improvements needed to get service outside the boundary of the District will be considered an off-site improvement.

The water supply systems will be designed in accordance with the City of Plant City Utilities technical standards, and they will be constructed by the District and then transferred to City of Plant City for operations and maintenance.

4.5 ELECTRIC SERVICE EXTENSION AND UNDERGROUNDING IF ELECTRICAL POWER

The District lies within the area served by Tampa Electric Company. There are fees to convert service from overhead to underground within the subdivision for service. The development's internal electrical power system will consist of conduit, underground cable, and street lights. It is anticipated that the District will enter into a Street Lighting Agreement.

4.6 RECREATIONAL, LANDSCAPING, IRRIGATION AND HARDSCAPING

Recreational facilities including various amenities will be constructed, as well as, landscape/wall/fencing buffering and screening and hardscaping will be provided at the various entry points and, within common area tracts and along perimeters. Irrigation will also be provided in the landscaped areas.

The District will own and maintain the recreational, landscaping, irrigation, and hardscaping improvements.



4.7 ENVIRONMENTAL MITIGATION

Both the City of Plant City and SWFWMD may require environmental mitigation for wetland and tree impacts and removal.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

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

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

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

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District.

Items of construction cost in this report are based on estimates provided by the Developer. It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in City of Plant City. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

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

A handwritten signature in blue ink, reading "Tonja L. Stewart", positioned above a horizontal line.

Tonja L. Stewart, P.E.
Florida License No. 47704



Appendix A LEGAL DESCRIPTION

THIS IS NOT A SURVEY

Exhibit "A"

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, ALONG THE BOUNDARY OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT, ACCORDING TO OFFICIAL RECORDS BOOK 25985, PAGE 477, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES, 1) NORTH 89°33'59" EAST, A DISTANCE OF 267.56 FEET; 2) SOUTH 00°27'35" EAST, A DISTANCE OF 2,552.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAM ALLEN ROAD, PER STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 10513-2004, AND TRANSFERRED TO HILLSBOROUGH COUNTY BY TRANSFER BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°30'26" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 1,231.62 FEET; THENCE SOUTH 89°33'15" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 747.14 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 1,033.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 24°13'09", AND A CHORD BEARING AND DISTANCE OF NORTH 11°39'00" EAST 1,025.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 1,996.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,555.00 FEET, A CENTRAL ANGLE OF 44°45'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°22'46" EAST 1,945.64 FEET; THENCE NORTH 21°00'03" WEST, A DISTANCE OF 436.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 873.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 20°28'20", AND A CHORD BEARING AND DISTANCE OF NORTH 10°45'53" WEST 868.98 FEET; THENCE NORTH 00°31'43" WEST, A DISTANCE OF 1,038.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°57'09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 667.68 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°59'28" WEST ALONG SAID NORTH LINE, A DISTANCE OF 179.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE SOUTH 89°18'12" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,313.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00°22'29" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,337.08 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE BOUNDARY OF SAID NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES, 1) NORTH 89°16'01" EAST, A DISTANCE OF 1,308.25 FEET; 2) SOUTH 00°28'26" EAST, A DISTANCE OF 270.01 FEET; 3) NORTH 89°56'25" EAST, A DISTANCE OF 267.84 FEET; 4) SOUTH 00°27'35" EAST, A DISTANCE OF 1,066.88 FEET; 5) SOUTH 89°51'28" WEST, A DISTANCE OF 267.57 FEET; 6) SOUTH 89°21'45" WEST, A DISTANCE OF 1,313.36 FEET; 7) SOUTH 00°02'32" EAST, A DISTANCE OF 1,330.60 FEET; 8) SOUTH 00°02'23" EAST, A DISTANCE OF 1,319.88 FEET; 9) NORTH 89°42'13" EAST, A DISTANCE OF 1,331.11 FEET; 10) NORTH 00°22'47" WEST, A DISTANCE OF 660.35 FEET; 11) SOUTH 89°39'46" WEST, A DISTANCE OF 663.60 FEET; 12) NORTH 00°13'19" WEST, A DISTANCE OF 660.62 FEET; 13) NORTH 89°38'58" EAST, A DISTANCE OF 661.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 163.490 ACRES.

EISENHOWER PROPERTY GROUP

NORTH PARK ISLE CDD ADDITION



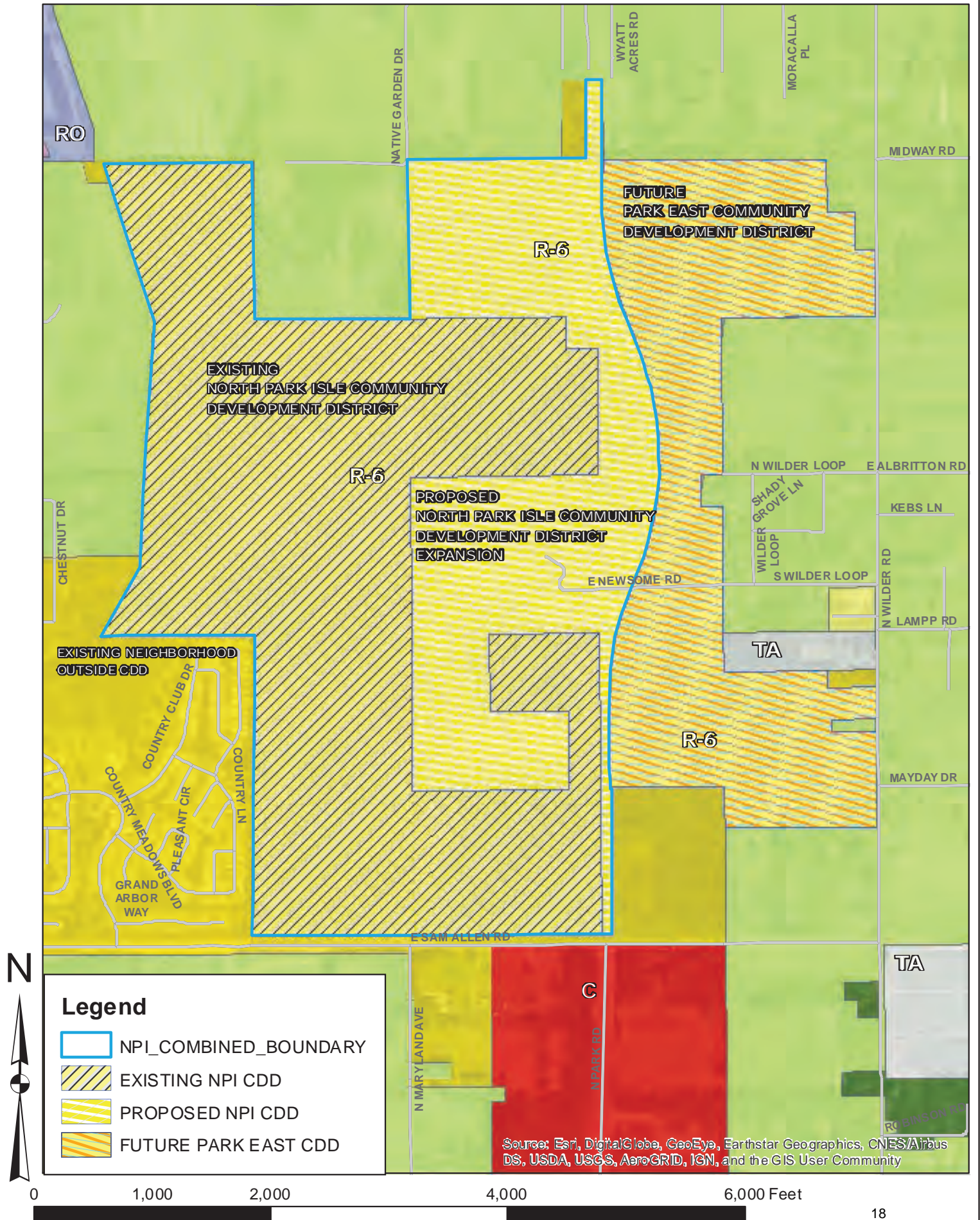
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NORTH PARK ISLE CDD
Report of the District Engineer
October 9, 2020

Appendix B SITE PLAN

NORTH PARK ISLE CDD EXPANSION





Appendix C CONSTRUCTION COST ESTIMATE

North Park Isle Expansion
Community Development District
Proposed Infrastructure Costs and Timeline

<u>Description</u>	<u>Original District Estimated Cost</u>	<u>New Area Additional Estimated Cost</u>	<u>Fiscal Year 2020</u>
Stormwater Management	\$ 4,590,822	\$ 4,736,100	\$ 4,736,100
Utilities	\$ 4,021,826	\$ 4,149,100	\$ 4,149,100
Roads	\$ 3,594,503	\$ 3,708,253	\$ 3,708,253
Landscape Improvements	\$ 1,663,033	\$ 1,715,661	\$ 1,715,661
Amenities	\$ 2,973,999	\$ 3,068,113	\$ 3,068,113
Off-Site Management	\$ 2,115,817	\$ 2,182,773	\$ 2,182,773
TOTAL	\$ 18,960,000	\$ 19,560,000	\$ 19,560,000

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

EXPANSION AREA MASTER ASSESSMENT METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:
October 9, 2020

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	2
III.	District Overview	3
IV.	Capital Improvement Program	3
V.	Determination of Special Assessment	3
VI.	Allocation Methodology	4
VII.	Assignment of Maximum Assessments	5
VIII.	Financing Information	6
IX.	True-Up Modifications	6
X.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Capital Improvement Program Cost Summary	9
2	Development Program & EAU Factor Assignment Detail	9
3	Capital Improvement Program Cost Summary	10
4	District Benefit Detail	10
5	Construction Cost Net Benefit Detail	11
6	Construction Cost Funding Sources	11
7	Finance Information - Maximum Bonds	12
8	Assessment Allocation Detail – Maximum Assessments	12

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	13

I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the North Park Isle Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated October 9, 2020 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion area, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – North Park Isle Development, LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – North Park Isle Community Development District, 523.61 gross acres with the Development Plan for 1,121 Units.

“Engineer’s Report” – *Report of the District Engineer – Expansion Area for North Park Isle Community Development District*, dated October 9, 2020.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” – North Park Isle Community Development District Expansion Area, 163.49 gross acres with the Development Plan for 489 Units added on September 14th, 2020.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.



“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Report” or “Report” – This *Expansion Area Assessment Methodology Report*, dated October 9th, 2020 as provided to support benefit and Maximum Assessments Liens on private developable property within the District.

III. DISTRICT OVERVIEW

The District expansion area encompasses 163.49 +/- acres and is located in the City of Plant City in Hillsborough County, Florida, within Sections 9, 10, 15 and 16, Township 28 South, and Range 22 East. The primary developer of the Assessable Properties is North Park Isle Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 489 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to



or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 50’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the



District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.



The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established



maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



TABLE 1

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS	
TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL	
DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS
District Roads	\$ 3,389,743
Water Management & Control	\$ 4,417,590
Water Supply	\$ 926,220
Sewer & Wastewater Management	\$ 2,585,860
Professional Services & Permitting Fees	\$ 1,274,040
Off-Site Improvements	\$ 2,182,773
Landscape/Hardscape/Irrigation	\$ 1,715,661
Amenity	\$ 3,068,113
TOTAL	\$ 19,560,000

TABLE 2

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS				
PROJECT STATISTICS				
PRODUCT	LOT SIZE (1)	LOT COUNT	PER UNIT EAU (2)	TOTAL
Single Family	50	470	1.00	470
Single Family	60	25	1.20	30
TOTAL		495		500
(1) Estimated Front Footage				
(2) Equivalent Assessment Unit				



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$19,560,000
TOTAL PROGRAM EAUS	500.00
TOTAL COST/BENEFIT	<u><u>\$39,120</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
50	1.00	470	428.00	\$16,798	\$35.74
60	1.20	25	568.75	\$22,322	\$892.88
		<u>495</u>	<u>996.75</u>	<u>\$39,120</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
50	1.0	470	470.00	94.0%	\$24,477,600	\$52,080
60	1.2	25	30.00	6.0%	\$1,562,400	\$62,496
		<u>495</u>	<u>500.00</u>	<u>100%</u>	<u>\$26,040,000</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2020 BONDS	DEVELOPER FUNDED	SERIES 2020 BONDS
50	470	\$6,091,200	\$18,386,400	\$12,960	\$39,120
60	25	\$388,800	\$1,173,600	\$15,552	\$46,944
	<u>495</u>	<u>\$6,480,000</u>	<u>\$19,560,000</u>		



TABLE 7

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT BOND CAPACITY ANALYSIS		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$26,040,000
Construction Fund		\$19,560,000
Capitalized Interest (Months) ⁽²⁾	24	\$3,645,600
Debt Service Reserve Fund		\$2,059,059
Underwriter's Discount	2.00%	\$520,800
Cost of Issuance		\$250,000
Rounding		\$4,541
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$2,059,059
Collection Costs and Discounts @ 6.00%		\$131,429
TOTAL ANNUAL ASSESSMENT		\$2,190,488
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest up to 24 months.		

TABLE 8

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 50'	1.00	470.00	94.00%	470	\$24,477,600	\$2,059,059	\$52,080	\$4,381
Single Family 60'	1.20	30.00	6.00%	25	\$1,562,400	\$131,429	\$62,496	\$5,257
TOTAL		500.00	100%	495	\$26,040,000	\$2,190,488		
⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 24 month Capitalized Interest Period.								
⁽²⁾ Includes principal, interest and collection costs.								



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$26,040,000.00 payable in 30 annual installments of principal of \$12,594.40 per gross acre. The maximum par debt is \$159,275.80 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$26,040,000.00	
ANNUAL ASSESSMENT:		\$2,059,058.72	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		163.49	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$159,275.80	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$12,594.40	(30 Installments)
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
North Park Isle Development LLC Folio ID: Part of 89657-0100; Part of 89852-0150; Part of 89854-0000, 89900-0000; 89901-0000 6522 Gunn Highway Tampa, FL 33625	46.95	\$7,477,998.65	\$591,307.16
Park East Holdings LLC Folio ID: 89626-0000; Part of 89644-0000; 89715-0000; Part of 89716-0000 6522 Gunn Highway Tampa, FL 33625	60.73	\$9,672,819.13	\$764,858.01
James Lee Newsome Folio ID: Part of 89715-0025 6522 Gunn Highway Tampa, FL 33625	1.02	\$162,461.31	\$12,846.29
Wilder Oaks LLC Folio ID: 89624-0000; Part of 89648-0000; Part of 89657-0025 6522 Gunn Highway Tampa, FL 33625	54.79	\$8,726,720.90	\$690,047.26
Totals:	163.49	\$26,040,000.00	\$2,059,058.72



RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, North Park Isle Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2020, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 3, 2020 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

<u>Nicholas Dister</u>	<u>345</u> Votes	(4 year term)	Seat # 3
<u>Alberto Viera</u>	<u>345</u> Votes	(4 year term)	Seat # 4
<u>Steve Luce</u>	<u>340</u> Votes	(2 year term)	Seat # 5

SECTION 3. Said terms of office commence on November 17, 2020.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 20th day of November, 2020.

ATTEST:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Jeff Hills
Chair of the Board of Supervisors

RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, North Park Isle Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2020.

ATTEST:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Jeff Hills
Chair of the Board of Supervisors

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

October 1, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, October 1, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. OPEN AND CONTINUE TO FRIDAY, OCTOBER 9, 2020 AT 2:00 P.M.

The meeting was opened and continued to October 9, 2020 at 2:00 p.m. via conference call.

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Title:

☐ **Chairman**

☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

October 9, 2020 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Friday, October 9, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER

Brian Lamb called the Continued Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Friday, October 9, 2020 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Steve Luce	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brittany Crutchfield	Administrative Assistant, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec

There were no members of the general public in attendance on the conference call.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of District Engineer's Report – Expansion Area

Mr. Lamb went over the District Engineer's Report for the expansion area.

MOTION TO:	Approve the District Engineer's Report for Expansion Area in substantial form.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Master Assessment Methodology Report

Mr. Lamb went over the Master Assessment Methodology Report with the Board.

MOTION TO:	Approve the Master Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2021-01; Declaring Special Assessments

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of Resolution 2021-02; Setting Public Hearing on Special Assessments

Mr. Lamb reviewed the resolution with the Board. The public hearing will be scheduled for November 12, 2020 at 2:00 p.m. at the Meritus office.

MOTION TO:	Approve Resolution 2021-02.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2021-03; CDD Expansion Area Bond Validation Complaint

Mr. Vericker went over the resolution with the Board. Mr. Lamb and Mr. Vericker noted that \$26 million will be filled in to the form of the resolution for the bond validation. The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-03 in substantial form as described by Counsel with \$26 million filled in to the title head.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting August 6, 2020**
- B. Consideration of Operations and Maintenance Expenditures July 2020**
- C. Consideration of Operations and Maintenance Expenditures August 2020**
- D. Review of Financial Statements Month Ending July 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no further reports from staff at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS AND COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10006	\$ 2,025.00		District Management Service Charge - September 2020
Monthly Contract Sub-Total		\$ 2,025.00		
Variable Contract				
Straley Robin Vericker	18753	\$ 1,327.00		Professional Services - thru August 15, 2020
Variable Contract Sub-Total		\$ 1,327.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	101865 081920	\$ 762.50		Notice of Public Hearing - Expansion of NPI CDD - 08/19/2020
Tampa Bay Times	104165 082320	906.00		Public Hearing - Expansion of NPI CDD - 09/14/2020
Tampa Bay Times	104165 083020	902.00		Public Hearing - Expansion of North Park Isle CDD - 09/14/2020
Tampa Bay Times	104165 090620	902.00	\$ 3,472.50	Notice of Public Hearing - Expansion of NPI CDD - 09/05/2020
Additional Services Sub-Total		\$ 3,472.50		
TOTAL:		\$ 6,824.50		

North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 10006
Invoice Date: Sep 1, 2020
Page: 1

Bill To:
North Park Isle CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/20

[illegible]

Subtotal	2,025.00
Sales Tax	
Total Invoice Amount	2,025.00
Payment/Credit Applied	
TOTAL	2,025.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

August 25, 2020

Client: 001509

Matter: 000001

Invoice #: 18753

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2020

SERVICES

Date	Person	Description of Services	Hours
7/16/2020	LB	REVIEW PROPOSED BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FINAL BUDGET FOR FY 2020-2021 AND DRAFT RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET FOR FY 2020-2021.	0.8
7/20/2020	JMV	PREPARE CDD BUDGET RESOLUTION; PREPARE CDD ASSESSMENT RESOLUTION.	0.6
7/21/2020	LB	FINALIZE RESOLUTION ADOPTING FINAL BUDGET AND LEVYING O&M ASSESSMENTS ON SAME RE FY 2020-2021; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS FOR AUGUST 6TH PUBLIC HEARING/BOARD MEETING.	0.2
7/28/2020	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE PUBLICATION DATES; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME; REVIEW DRAFT HEARING PUBLICATION NOTICE AND DRAFT ORDINANCE; PREPARE CORRESPONDENCE TO A. WOLFE RE REVISIONS TO HEARING NOTICE.	0.4
7/29/2020	LB	REVIEW EMAIL FROM K. BUCHMAN RE ISSUES WITH HEARING NOTICE AND ORDINANCE; PREPARE EMAIL TO K. BUCHMAN RE SAME; REVIEW EMAILS FROM A. WOLFE RE HEARING NOTICE; TELEPHONE CONFERENCE WITH K. BUCHMAN RE HEARING NOTICE AND ORDINANCE; RESEARCH VIRTUAL MEETING INFORMATION ON CITY OF PLANT CITY'S WEBSITE; PREPARE NOTICE OF PUBLIC HEARING FOR HYBRID MEETING; PREPARE DRAFT ORDINANCE AMENDING THE BOUNDARIES OF THE DISTRICT.	3.3

51400.3107
BR

August 25, 2020

Client: 001509

Matter: 000001

Invoice #: 18753

Page: 2

SERVICES

Date	Person	Description of Services	Hours
7/30/2020	LB	FINALIZE DRAFT HEARING NOTICE AND DRAFT ORDINANCE; PREPARE EMAIL TO K. BUCHMAN TRANSMITTING SAME; REVIEW EMAIL FROM K. BUCHMAN RE FIRST READING DATE; UPDATE ORDINANCE RE SAME; PREPARE EMAIL TO K. BUCHMAN TRANSMITTING FINALIZED ORDINANCE; TELEPHONE CONFERENCE WITH K. BUCHMAN RE HEARING NOTICE.	0.7
7/31/2020	LB	REVIEW CORRESPONDENCE FROM K. BUCHMAN AND REVISED PUBLICATION AD FOR PUBLIC HEARING ON EXPANSION; TELEPHONE CALL TO K. BUCHMAN RE SAME; TELEPHONE CONFERENCE WITH K. BUCHMAN RE PUBLICATION MAP ISSUE; PREPARE EMAIL TO A. WOLFE TRANSMITTING REVISED PUBLICATION AD AND REQUEST FOR NEW MAP TO BE PREPARED FOR PUBLISHING IN THE AD.	0.5
8/4/2020	LB	TELEPHONE CONFERENCE WITH A. WOLFE RE STATUS OF PREPARING REVISED LOCATION MAP FOR PUBLICATION AD ON HEARING NOTICE.	0.2
8/5/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2
8/6/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3
8/6/2020	LB	PREPARE EMAIL TO K. BUCHMAN RE FIRST READING SCHEDULED FOR AUGUST 24TH; TELEPHONE CONFERENCE WITH K. BUCHMAN RE SAME; REVIEW EMAIL AND DRAFT PUBLICATION AD FROM A. WOLFE; PREPARE EMAIL TO A. WOLFE TRANSMITTING THE CORRECT REVISED PUBLICATION AD FOR PUBLIC HEARING; EMAILS FROM AND TO A. WOLFE RE ATTENDANCE AT FIRST READING AND SECOND READING/PUBLIC HEARING AND LOGISTICS OF SAME.	0.5
Total Professional Services			7.7
			\$1,325.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.1	\$335.50
LB Lynn Butler	6.6	\$990.00

August 25, 2020
Client: 001509
Matter: 000001
Invoice #: 18753

Page: 3

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/14/2020	Photocopies (10 @ \$0.15)	\$1.50

Total Disbursements	\$1.50
---------------------	--------

Total Services	\$1,325.50
Total Disbursements	\$1.50
Total Current Charges	\$1,327.00

PAY THIS AMOUNT	\$1,327.00
------------------------	-------------------

Please Include Invoice Number on all Correspondence



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/19/20		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/19/2020	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$762.50		0000101865	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/19/20	08/19/20	0000101865	Times	Main A/B	Expansion AffidavitMaterial	1	2x10.00 IN	\$758.50 \$4.00
51300 4801 42								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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ADVERTISING INVOICE

Thank you for your business.

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Total Amount Due		Ad Number	
\$762.50		0000101865	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

NORTH PARK ISLE

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Received

AUG 27 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

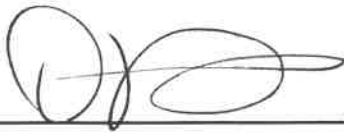
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Central East Pasco, Hillsborough

} ss

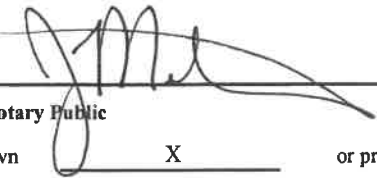
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Expansion** was published in **Tampa Bay Times**: 8/19/20 in said newspaper in the issues of **Tampa Bay Times\Local B\Hillsborough**

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



Signature Affiant

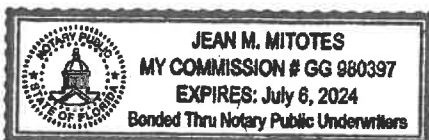
Sworn to and subscribed before me this .08/19/2020



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

City Commission of the City of Plant City To Consider the
Expansion of North Park Isle Community Development District

DATE: September 14, 2020

TIME: 7:30 p.m., or as soon thereafter as the matter may be heard

LOCATION: City Commission Chambers of the Nettie Berry
Draughon Municipal Building
302 W. Reynolds Street (City Hall)
Plant City, Florida 33563 and virtually means of
communications media technology



In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Commission of the City of Plant City on September 14, 2020 at 7:30 p.m., or as soon thereafter as the matter may be heard, in the City Commission Chambers of the Nettie Berry Draughon Municipal Building, 302 W. Reynolds Street (City Hall), Plant City, Florida 33563, and virtually by means of Communications Media Technology (CMT), to consider the adoption of an Ordinance to grant a petition to expand the boundaries of the North Park Isle Community Development District.

The boundaries of the land to be served by the amended North Park Isle Community Development District are outlined on the map depicted above. The petitioner has proposed to expand the boundaries of the North Park Isle Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

Anyone wishing to obtain or inspect a copy of the proposed ordinance may contact the City Clerk by calling 813-659-4237, or email to CityClerk@plantcitygov.com, or regular mail to Kerri Miller, City Clerk, City of Plant City, 302 W. Reynolds St., Plant City, FL 33563.

All interested parties may attend said public hearing and be heard. Any persons wishing to speak at the hearing may appear in person at the public hearing, or may contact the City Clerk at least six (6) hours prior to the public hearing by calling 813-659-4237, or email to CityClerk@plantcitygov.com.

Access to this City Commission meeting is available by means of CMT as follows:

- 1) Phone (live audio): Call +1 (415) 655-0052. Access Code 356-800-402 followed by the pound or hash sign (#).
- 2) Online (live stream):
 - a) Facebook: www.facebook.com/CityofPlantCity/
 - b) YouTube: www.youtube.com/channel/UC1gqU0211GQktDTpfUBpmNQ
 - c) GoToWebinar: <https://attendee.gotowebinar.com/register/2089399056357035021>

After registering, you will receive a confirmation email containing information about joining the meeting. If you do not have the free "GoToWebinar" app from your device's app store, you will need to download it.

Any person who wishes to appeal any decision made by the City Commission with respect to any matter considered at this public hearing will need a record of the proceedings and for that purpose the person may need to insure that a verbatim record of the proceedings is made that includes testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (813) 659-4200 or Hearing/Voice Impaired Call 711 via Florida Relay Service, at least forty-eight (48) hours prior to the proceedings.

DUE TO THE UNCERTAINTY SURROUNDING THE COVID-19 PUBLIC HEALTH EMERGENCY, THE ABOVE-REFERENCED MEETING DATE, TIME AND/OR PLACE MAY BE RESCHEDULED OR POSTPONED TO ANOTHER DATE, TIME AND/OR PLACE. PLEASE CONSULT THE CITY OF PLANT CITY'S WEBSITE AT [HTTPS://WWW.PLANTCITYGOV.COM/](https://www.plantcitygov.com/) FOR THE LATEST INFORMATION ON THE DATE, TIME AND PLACE OF THIS MEETING.

August 19 & 26 and September 2 and 9, 2020

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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08/23/20		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/23/2020	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$906.00		0000104165	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/20	08/23/20	0000104165	Times	Main A/B	Expansion AffidavitMaterial	1	2x11.00 IN	\$902.00 \$4.00
1 of 4								
51300 4801 GR								

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Tampa Bay Times

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Toll Free Phone: 1 (877) 321-7355

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\$906.00		0000104165	

DO NOT SEND CASH BY MAIL

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TIMES PUBLISHING COMPANY

NORTH PARK ISLE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received

AUG 28 2020

REMIT TO:

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DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Central East Pasco, Hillsborough

} ss

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Signature Affiant

Sworn to and subscribed before me this 09/13/2020

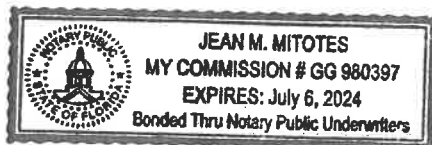
Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced



NOTICE OF PUBLIC HEARING

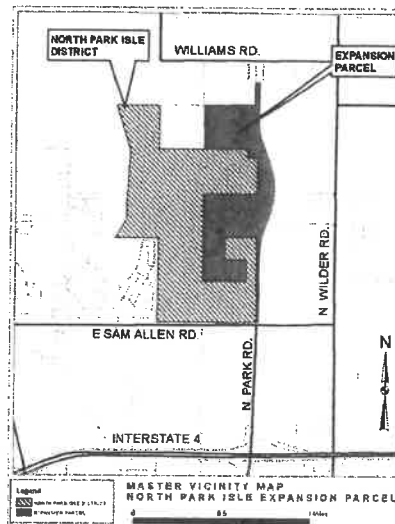
City Commission of the City of Plant City To Consider the

Expansion of North Park Isle Community Development District

DATE: September 14, 2020

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LOCATION: City Commission Chambers of the Nettie Berry Draughton Municipal Building
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Plant City, Florida 33563 and virtually by means of communications media technology



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Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/30/20	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
08/30/2020	Deirdre Almeida	185626
Total Amount Due		Ad Number
\$902.00		0000104165

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/20	08/30/20	0000104165	Times	Main A/B	Expansion	1	2x11.00 IN	\$902.00
<p>2 of 4</p> <p>51300-4801 QL</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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REMIT TO:

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NORTH PARK ISLE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received

SEP 04 2020

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Central East Pasco, Hillsborough

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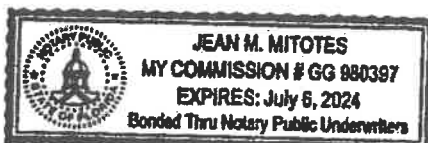
Signature of Notary Public

Personally known

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or produced identification

Type of identification produced



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City Commission of the City of Plant City To Consider the
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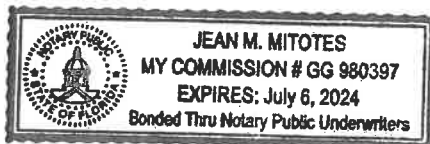
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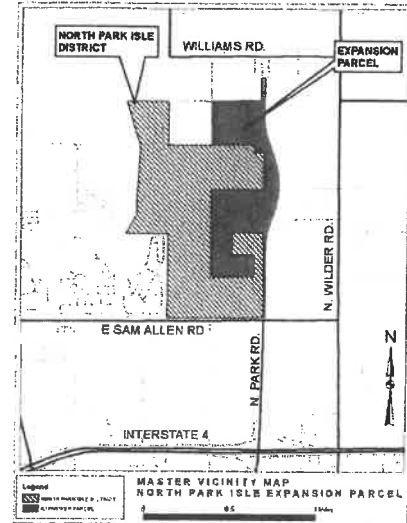
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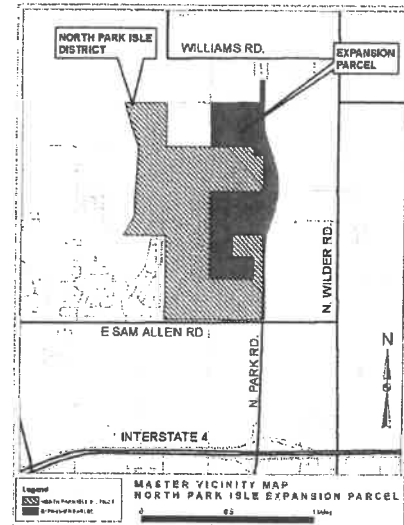
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North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2020



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

North Park Isle
Balance Sheet
As of 9/30/2020
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	828	0	0	0	0	828
Revenue Series 2019 #9000	0	4,035	0	0	0	4,035
Interest Series 2019 #9001	0	0	0	0	0	0
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	5,265,549	0	0	5,265,549
General Series 2019 #9006	0	0	404,188	0	0	404,188
Costs of Issuance Series 2019 #9007	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	3,030	0	0	0	0	3,030
Construction Work In Progress	0	0	0	5,109,892	0	5,109,892
Amount Available - Debt Service	0	0	0	0	1,235,754	1,235,754
Amount To Be Provided Debt Service	0	0	0	0	11,159,246	11,159,246
Total Assets	3,859	769,310	5,669,737	5,109,892	12,395,000	23,947,798
Liabilities						
Accounts Payable	13,096	0	0	0	0	13,096
Accounts Payable - Other	0	0	0	0	0	0
Accrue Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	12,395,000	12,395,000
Total Liabilities	13,096	0	0	0	12,395,000	12,408,096
Fund Equity & Other Capital Contribution						
Fund Balance - All Other Reserves	0	1,235,754	9,819,594	0	0	11,055,348
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,109,892	0	5,109,892
Legislative	(3,000)	0	0	0	0	(3,000)
Other	(6,238)	(466,443)	(4,149,857)	0	0	(4,622,539)
Total Fund Equity & Other Capital Contribution	(9,238)	769,310	5,669,737	5,109,892	0	11,539,702
Total Liabilities & Fund Equity	3,859	769,310	5,669,737	5,109,892	12,395,000	23,947,798

North Park Isle

Balance Sheet

As of 9/30/2020

(In Whole Numbers)

General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
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North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2019 Through 9/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	81,125	47,355	(33,770)	(42)%
Total Revenues	81,125	47,355	(33,770)	(42)%
Expenditures				
Legislative				
Supervisor Fees	0	3,000	(3,000)	0 %
Financial & Administrative				
District Manager	32,000	18,000	14,000	44 %
District Engineer	2,000	1,892	108	5 %
Disclosure Report	8,400	3,600	4,800	57 %
Trustee Fees	8,200	1,010	7,190	88 %
Accounting Services	4,500	4,500	0	0 %
Auditing Services	6,500	2,823	3,677	57 %
Postage, Phone, Faxes, Copies	150	7	144	96 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	7,335	(3,835)	(110)%
Bank Fees	300	165	135	45 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	3,300	(1,500)	(83)%
Legal Council				
District Council	5,000	5,661	(661)	(13)%
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Total Expenditures	81,125	56,593	24,532	30 %
Excess of Revenues Over (Under) Expenditures	0	(9,238)	(9,238)	0 %
Fund Balance. End of Period	0	(9,238)	(9,238)	0 %

North Park Isle
Statement of R & E
200 - Debt Service Series 2019
From 10/1/2019 Through 9/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	557,169	0	(557,169)	(100)%
Interest Earnings				
Interest Earnings	0	7,977	7,977	0 %
Total Revenues	557,169	7,977	(549,192)	(99)%
Expenditures				
Debt Service Payments				
Debt Service Interest	557,168	468,950	88,218	16 %
Total Expenditures	557,168	468,950	88,218	16 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(5,470)	(5,470)	0 %
Total Other Financing Sources	0	(5,470)	(5,470)	0 %
Excess of Revenues Over (Under) Expenditures	1	(466,443)	(466,444)	46,644,440)%
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	1,235,754	1,235,754	0 %
Total Fund Balance. Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance. End of Period	1	769,310	769,309	76,930,941 %

North Park Isle
Statement of R & E
300 - Capital Projects Series 2019
From 10/1/2019 Through 9/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	68,559	68,559	0 %
Total Revenues	0	68,559	68,559	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,223,887	(4,223,887)	0 %
Total Expenditures	0	4,223,887	(4,223,887)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,470	5,470	0 %
Total Other Financing Sources	0	5,470	5,470	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,149,857)	(4,149,857)	0 %
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	9,819,594	9,819,594	0 %
Total Fund Balance. Beginning of Period	0	9,819,594	9,819,594	0 %
Fund Balance. End of Period	0	5,669,737	5,669,737	0 %

North Park Isle
 Statement of R & E
 900 - General Fixed Assets Account Group
 From 10/1/2019 Through 9/30/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Fund Balance. Beginning of Period				
Investment In General Fixed Assets				
	0	5,109,892	5,109,892	0 %
Total Fund Balance. Beginning of Period	0	5,109,892	5,109,892	0 %
Fund Balance. End of Period	0	5,109,892	886,005	0 %

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2020
Reconciliation Date: 9/30/2020
Status: Locked

Bank Balance	828.14
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	828.14
Balance Per Books	<u>828.14</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/2020

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1060	8/13/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
1066	9/10/2020	System Generated Check/Voucher	393.88	Times Publishing Company
1067	9/17/2020	System Generated Check/Voucher	4,051.50	Meritus Districts
1068	9/17/2020	System Generated Check/Voucher	1,415.50	Stantec Consulting services Inc.
1069	9/17/2020	System Generated Check/Voucher	1,641.50	Straley Robin Vericker
1070	9/17/2020	System Generated Check/Voucher	3,472.50	Times Publishing Company
Cleared Checks/Vouchers			11,174.88	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/2020

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK 1220	9/11/2020	Developer Funding - 09.11.2020 NPI Development	10,915.13	
CR077	9/30/2020	September Bank Activity	<u>(15.00)</u>	
Cleared Deposits			10,900.13	
			<u><u> </u></u>	