

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT
DISTRICT**

January 27, 2020

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

Hills of Minneola Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 334313

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 17, 2020

Board of Supervisors
Hills of Minneola Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hills of Minneola Community Development District will hold multiple Public Hearings and Regular Meeting on January 27, 2020 at 11:00 a.m., at Minneola City Hall, "Café Room", 800 US-27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Vacant Seat 5; Term Expires September, 2021
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Presentation of Engineer's Report *(for informational purposes)*
 - D. Presentation of Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2020-06, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on The Property

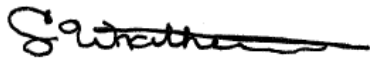
Specially Benefited By Such Improvements To Pay The Cost Thereof; Providing A Method For Allocating The Total Assessments Among The Benefited Parcels Within The District; Providing For Penalties, Charges, Discounts, And Collection Procedures; Confirming The District's Intention To Issue Its Special Assessment Revenue Bonds Or Bond Anticipation Notes; Providing For Challenges And Procedural Irregularities; Providing For Severability, Conflicts, And An Effective Date.

5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits/Proofs of Publication
 - Notice of Rule Development
 - Notice of Rulemaking
 - B. Consideration of Resolution 2020-07, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2020-08, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
7. Consideration of Resolution 2020-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District, and Providing for an Effective Date
8. Continued Discussion: Board Member Compensation: 190.006 (8), F.S.
9. Continued Discussion: District's Local Records Office
10. Acceptance of Unaudited Financial Statements as of December 31, 2019
11. Consideration of November 18, 2019 Public Hearings and Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer (Interim): *Poulos & Bennett, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 2144145

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4A

Affidavit of Publication DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Lisa Clay

Lisa Clay

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

Public Hearing

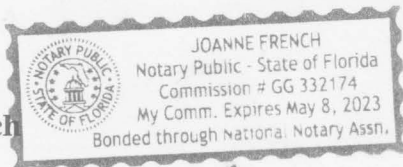
was published in said newspaper in the issues of:

JAN 06 & 13, 2020

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake 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 has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 13 day of Jan, A.D., 2020.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD# D052517

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes
Community Development District

The Board of Supervisors ("Board") of the Hills of Minneola Community Development District will hold a regular meeting and public hearing on **Monday January 27, 2020, at 11:00 AM** at the **Minneola City Hall, located at 800 U.S. Hwy 27, Minneola, Florida 34715.**

The purpose of the public hearing will be to consider the adoption of an assessment levied, collection, and enforcement of proposed non-ad valorem special assessments proposed special assessment revenue bonds, to be issued in one or more series. At the public hearing, testimony from any interested property owners as to the propriety and advisability of the proposed bonds will be heard. The proposed bonds will fund the public improvements described in the Master Special Assessment Schedule, dated October 9, 2019. The Board will sit as an equalizing Board to consider comments on the proposed bonds. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on the total debt allocated to each parcel. The District expects to collect sufficient revenue to pay the principal in debt, including interest, collection costs and discounts for the schedule of assessments is as follows:

Preliminary Assessment Roll

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessment Debt Service per Unit*
SF 40'	797	\$10,107,058.26	\$12,681.38	\$1,021.11
SF 50'	1,232	\$19,529,322.11	\$15,851.72	\$1,277.65
SF 60'	325	\$6,182,171.77	\$19,022.07	\$1,532.17
SF 65'	200	\$4,121,447.85	\$20,607.24	\$1,660.36
Total	2,554	\$39,940,000.00		

* Principal and interest only - excludes costs of collection and early payment discount allowance
** Included costs of collection and early payment discount allowance

The special assessments for all benefited land within the District are anticipated to be issued against the property, either of which may result in a loss of title. All affected property owners will be notified by the District Office. Alternatively, the District may elect to have the Collector to collect the special assessments.

Failure to pay the assessments may subject the property to foreclosure and/or be issued against the property, either of which may result in a loss of title. All affected property owners will be notified by the District Office. Alternatively, the District may elect to have the Collector to collect the special assessments.

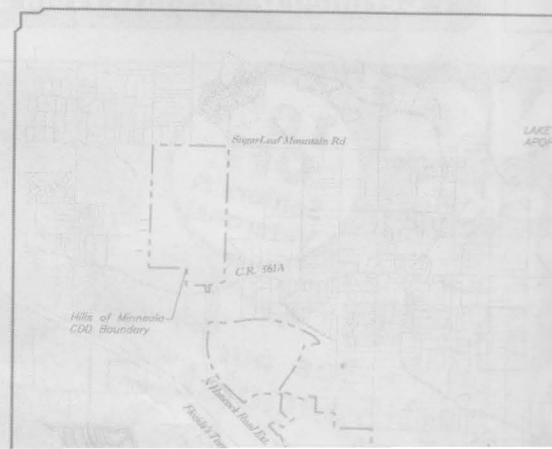
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District, to consider the plan for same, and to consider any other business that may lawfully be considered by the Board.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and public hearing will be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to the public hearing, such person will need a record of the proceedings and should have a verbatim record of the proceedings is made, which includes the testimony and evidence presented at the public hearing. The record will be based on the testimony and evidence presented at the public hearing.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations for the public hearing because of a disability or physical impairment should contact the District Office at least 10 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the District Office at 800 U.S. Hwy 27, Minneola, Florida 34715 for aid in contacting the District office.

Craig Wrathell, District Manager



PTO

From Page A1

Christidis said they issued a challenge at the last meeting for parents to bring a friend. If they each manage to bring one or two new people to the meetings, they’ll be in business, she said.

Morgan said she’s looking forward to building the PTO up. When she was at the school before the old one disbanded, she said, it was active and a major help to the school in a way that’s a bit different from the support of community organizations. Christidis and Morgan said the school has seen tremendous community support from five local churches and

from sponsors like RoMac Building Supply and from Stokes Seafood. Not to mention more than 50 tutors who volunteer regularly. But a PTO is a direct line of communication with the people sending their children to Beverly Shores, allowing the school to express its needs and for the parents to express theirs. What they want is a space for parents to tell the school

what they want, and to establish a group of parents who can help put on regular activities at the school. As an example, Christidis said that each Friday, the school sells slushies to students. Morgan said it would take around three parent volunteers to help with the volume of students looking to get their hands on the end-of-week treat.

A PTO can also raise money and build a small fund of its own, from which teachers could request money for things to enhance their lessons or classrooms. Though the road is relatively slow-going, Christidis said she’s happy to know that any parents were interested in the first year, and that she’s hopeful that the organization will grow with more time.

CITIZENSHIP

From Page A1

“The country is changing demographically, and people in power believe that the only way to stay in power is to disadvantage minority voters,” said Andrea Senteno, an attorney for the Mexican American Legal Defense and Education Fund, one of the civil rights groups that sued Trump in the Maryland case. “What we’re seeing now is a reflection of that. It’s really about political power in the long term.” Supporters of the question say the U.S. should know how many citizens there are. “It’s important for us as a country to know how many people are citizens,” U.S. Rep. Jody Hice, a Republican from Georgia, said last week during a congressional hearing. Last June, the U.S. Supreme

Court blocked the Trump administration from adding a citizenship question to the 2020 census. The administration had said the question was being added to aid in enforcement of a law that protects minority voters’ access to the ballot box. But the high court said the administration’s justification for the question “seems to have been contrived.” Opponents argued it would intimidate immigrants, Hispanics and others from participating in the once-a-decade head count that determines how \$1.5 trillion in federal spending is allocated and how many congressional seats each state gets. House Democrats investigating the citizenship question’s origins said a Trump transition adviser was in contact with an influential Republican redistricting guru, Thomas Hofeller, when the citizenship question was being drafted in 2017. Hofeller, who

died in 2018, advocated using voting-age citizens, instead of the total population, as the population base for redistricting. In documents that surfaced after his death, he acknowledged his intent was to help Republicans and non-Hispanic whites. In the District of Columbia, Democratic lawmakers sued Commerce Secretary Wilbur Ross and Attorney General William Barr for refusing to provide information for their investigation. The lawmakers say they need documents being withheld to determine whether Congress should take emergency action to protect the census from partisan political interference. In New York, civil rights groups that helped win the Supreme Court case are seeking sanctions against Trump administration attorneys, saying they hid Hofeller’s role in concocting the citizenship question. After the Supreme Court blocked the question, Trump

issued an executive order for the Census Bureau to gather citizenship information through administrative records from federal agencies and the 50 states. Gathering the citizenship data would give the states the option to design districts using voter-age citizen numbers instead of the total population, Trump said in his July order. A short time later, civil rights groups sued in federal court in Maryland, claiming the citizenship-data gathering was motivated by “a racially discriminatory scheme” to reduce the political power of Latinos and increase the representation of non-Latino whites.” The civil rights groups said in court papers last week that members of the Trump administration “conspired to reduce the political power of people of color” by following Hofeller’s recommendation. In Alabama, state officials and Republican U.S. Congressman

Mo Brooks sued the Census Bureau to exclude people in the country illegally from being counted when determining congressional seats for each state. Their 2018 lawsuit claims Alabama stands to lose a seat if people living in the country illegally are included, diluting the state’s representation in the Electoral College. Even though the citizenship question won’t be on the 2020 questionnaire, its opponents said plenty of damage has already been done. But Census Bureau director Steven Dillingham said last month in an interview with The Associated Press that he doesn’t think the fight over citizenship will diminish participation. “The citizenship question is over. We have experienced litigation, but I don’t think there’s any legacy to that,” Dillingham said. “We want to make sure that we reach everyone and that everyone gets counted.”

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Hills of Minneola Community Development District

The Board of Supervisors (“**Board**”) of the Hills of Minneola Community Development District (“**District**”) will hold a regular meeting and public hearing on **Monday January 27, 2020, at 11:00 a.m., at the café room of Minneola City Hall, located at 800 U.S. Hwy 27, Minneola, Florida 34715.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments that will secure the District’s proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on all benefited lands within the District, more fully described in the Master Special Assessment Methodology Report dated October 26, 2019. The proposed bonds will fund of the public improvements described in the Engineer’s Report dated October 9, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$39,940,000 principal in debt, including interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll					
Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
SF 40'	797	\$10,107,058.26	\$12,681.38	\$1,021.95	\$1,098.87
SF 50'	1,232	\$19,529,322.11	\$15,851.72	\$1,277.43	\$1,373.58
SF 60'	325	\$6,182,171.77	\$19,022.07	\$1,532.92	\$1,648.30
SF 65'	200	\$4,121,447.85	\$20,607.24	\$1,660.66	\$1,785.66
Total	2,554	\$39,940,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance
** Included costs of collection and early payment discount allowance

The special assessments for all benefited land within the District are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Lake County Tax Collector to collect the special assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

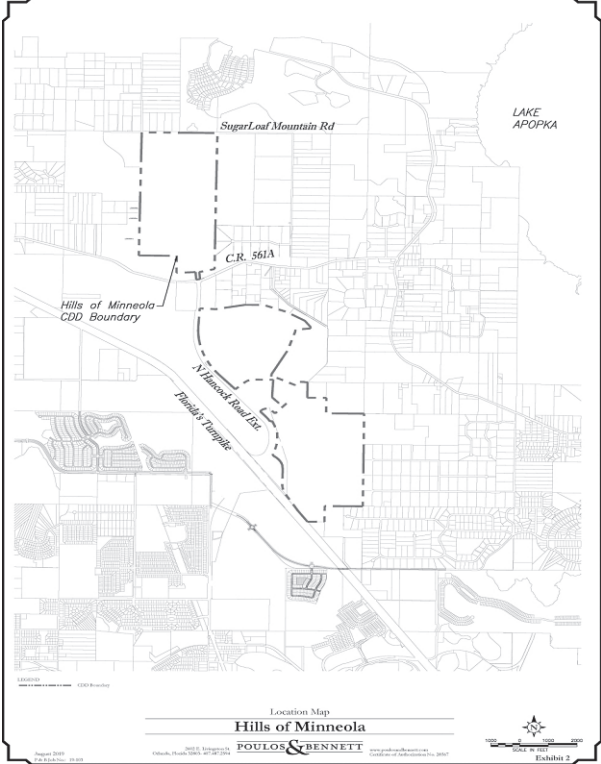
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Craig Wrathell, District Manager



RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAID IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAID IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Hills of Minneola Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications described in the Engineer’s Report dated October 9, 2019 (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the offices of Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the “**Assessments**”); and

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated October 26, 2019, (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- The estimated cost of the Project as stated in the Engineer’s Report is approximately \$29,679,282 (hereinafter referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Assessments will defray approximately \$39,940,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment revenue bonds, to be issued in one or more series.
- The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of collection is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 18th day of November, 2019.

Attest:

s/ Craig Wrathell
Craig Wrathell
Secretary

**Hills of Minneola
Community Development District**

s/ Richard A. Jerman
Richard A. Jerman
Chair of the Board of Supervisors

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4B

Hills of Minneola Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 334313

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

December 27, 2019

Via First Class U.S. Mail and Email

JEN Florida 30 LLC
1750 West Broadway Street
Suite 111
Oviedo, Florida 32765
Attn: Richard A. Jerman
rjerman@sunterracommunities.com

**RE: Hills of Minneola Community Development District
Notice of Hearing on Special Assessments to Property
Legal Description: See Exhibit A**

Dear Property Owner:

You are receiving this notice because Lake County tax records indicate that you are a property owner within the Hills of Minneola Community Development District (the “**District**”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, Florida Statutes. The property you own that is the subject of this notice is described in **Exhibit A** attached hereto.

At a meeting of the Board of Supervisors of the District (the “**Board**”), the Board approved an Engineer’s Report dated October 9, 2019 (the “**Engineer’s Report**”), that describes the nature of the public improvements including, but not limited to, undergrounding of electrical power, roadways, storm water ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, hardscaping, and other items all as more specifically described in the Engineer’s Report (collectively, the “**Project**”) that may be built or acquired by the District. A courtesy copy of the Engineer’s Report is enclosed herein. The District estimates that it will cost approximately \$39,940,000 to finance the Project as described in the Master Special Assessment Methodology Report dated October 26, 2019 (the “**Assessment Report**”) which was also approved. For your review, we have enclosed a copy of the Assessment Report herein, which includes the preliminary assessment roll.

As a property owner of assessable land within the District, the District intends to levy non-ad valorem special assessments on your property as described in the Assessment Report (the “**Assessments**”) for the purpose of securing the District’s proposed special assessment revenue bonds, to be issued in one or more series, in order to finance the Project.

As described in more detail in the Assessment Report, the Assessments will be levied against all benefited lands within the District. The legal description in the Assessment Report identifies the property within the District and Assessments per parcel that is currently expected to be assessed. The method of allocating Assessments is based on Equivalent Residential Units ("ERU"). The ERU factor per product type is found in the Assessment Report. Generally stated, and as more fully described in the Assessment Report, any amounts not allocated to platted units would then be allocated to unplatted property on an equal per gross acre basis.

As the sole owner of property within the District subject to the Assessments, the total amount to be levied against property that you own is reflected on the assessment roll included in the Assessment Report and equals \$39,940,000 in principal only, or \$103,826,482.58, which includes annual interest costs, fees and costs of collection or enforcement, and discounts for early payment. The total amount to be levied against each parcel, and the total number of units contained within each parcel, is detailed in the Assessment Report incorporated herein by this reference, as such Assessment Report may be amended at the below referenced hearing. However, the total amount of the Assessments on each platted lot may be lower depending on the actual terms of bonds issued. The total annual revenue that the District will collect by the Assessments is anticipated to be \$3,460,882.75, inclusive of interest, fees and costs of collection or enforcement and discounts for early payment.

The District anticipates to initially directly collect the Assessments. However, the District may in its discretion at any time choose instead to collect the Assessments on your regular tax bill issued by the Lake County Tax Collector. As provided in the Assessment Report, the Assessments will constitute a lien against your property that may be prepaid in accordance with Chapters 170, 190, and 197, Florida Statutes, or may be paid in not more than 30 annual installments. The failure to pay such a direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. Alternatively, if the Assessments are collected on the annual tax bill, the failure to pay the tax bill will cause a tax certificate to be issued against your property within the District which may result in a loss of title.

In accordance with Chapters 170, 190, and 197, Florida Statutes, this letter is to notify you that a public hearing for the Assessments will be held on **Monday January 27, 2020, at 11:00 a.m., at the café room of Minneola City Hall, located at 800 U.S. Hwy 27, Minneola, Florida 34715.** At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of constructing or acquiring the Project, or some portion thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice.

Information concerning the Assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's office, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by contacting the District Manager at (561) 571-0010. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,



Craig Wrathell
District Manager

cc: Vivek Babbar, District Counsel (*via email*)
Richard A. Jerman, Chair of the Board of Supervisors (*via email*)

Enclosures:

Exhibit A: Legal Description
Master Special Assessment Methodology Report dated October 26, 2019
Engineer's Report dated October 9, 2019

Exhibit "A"

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 1

A PARCEL OF LAND BEING IN THE EAST HALF OF SECTION 29, LESS THE NORTH 15 FEET FOR RIGHT-OF-WAY AND A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE RUN NORTH 01°08'01" EAST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 5242.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 515, PAGE 399 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°16'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2644.19 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 29; THENCE RUN SOUTH 01°06'28" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2636.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°56'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2605.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 00°53'28" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 32 FOR A DISTANCE OF 546.57 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76°52'39" WEST FOR A DISTANCE OF 546.99 FEET; THENCE RUN SOUTH 05°06'23" EAST FOR A DISTANCE OF 299.81 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11660-2250; AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY ON, HAVING A RADIUS OF 895.37 FEET AND A CENTRAL ANGLE OF 08°29'27" WITH A CHORD BEARING OF SOUTH 79°35'36" WEST, AND A CHORD LENGTH OF 132.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 05°06'23" WEST FOR A DISTANCE OF 318.37 FEET; THENCE RUN SOUTH 87°38'06" WEST FOR A DISTANCE OF 664.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE RUN NORTH 00°49'40" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 720.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°17'17" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1327.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,798,961 SQUARE FEET, 339.74 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

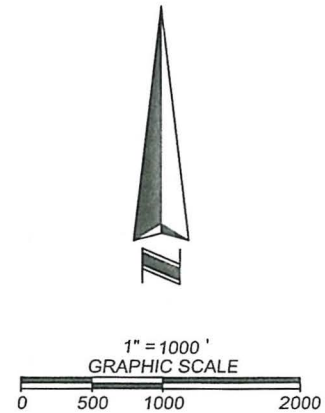
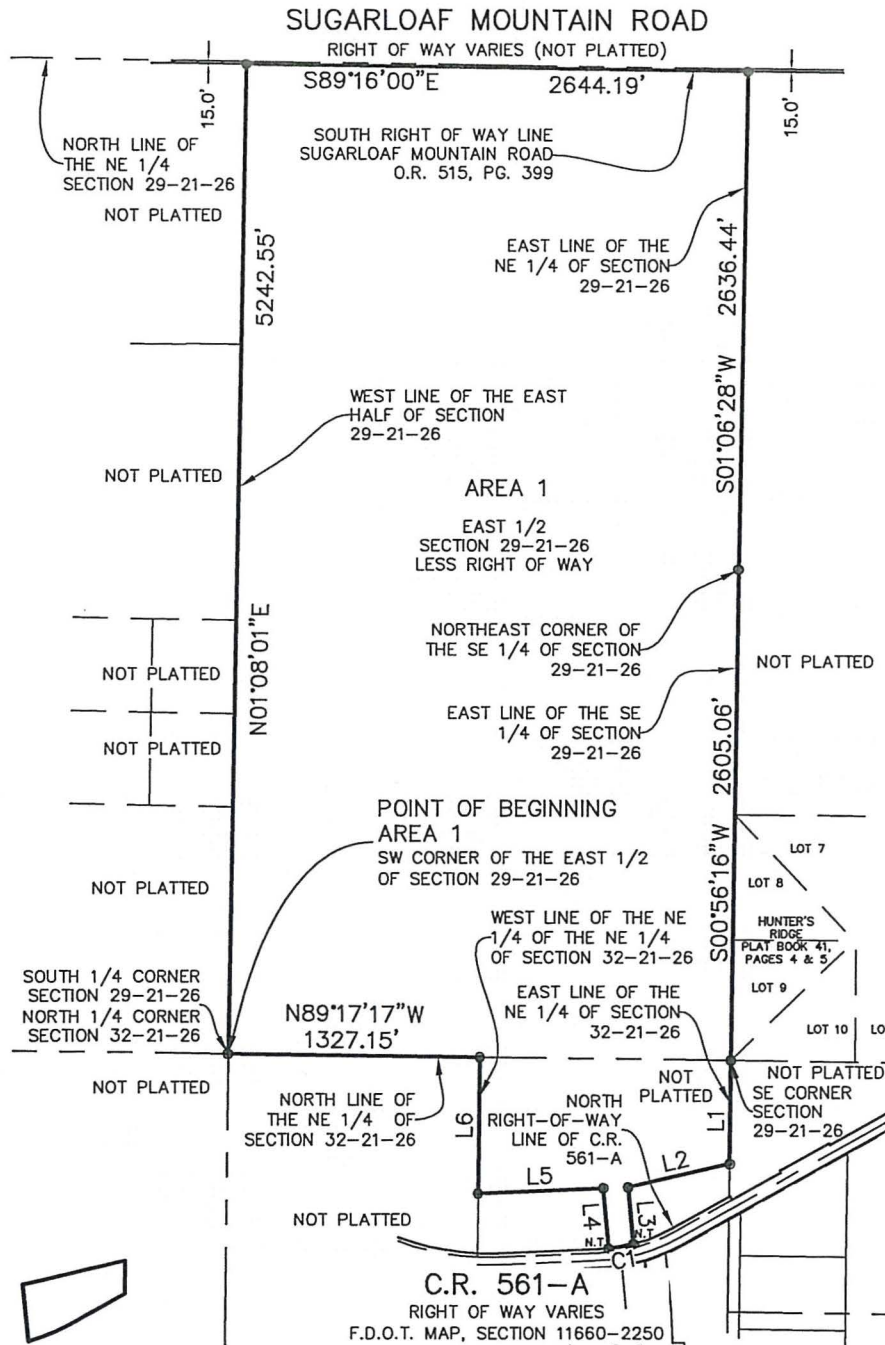
CHECKED BY: MR

FOR THE LICENSED BUSINESS, # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

CALCULATED BY: JLR

DATE: 06/12/2018

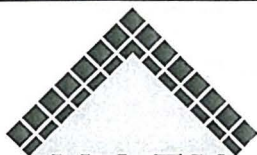
DRAWN BY: MWH

SCALE: 1" = 1000'

CHECKED BY: MR

FIELD BY: N/A

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'28"W	546.57'
L2	S76°52'39"W	546.99'
L3	S05°06'23"E	299.81'
L4	N05°06'23"W	318.37'
L5	S87°38'06"W	664.77'
L6	N00°49'40"E	720.14'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	895.37'	S79°35'36"W	132.57'	8°29'27"	132.69'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



**ALLEN
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COMPANY**

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16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTIONS 32 AND 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING PORTIONS OF TRACTS 7 AND 8 LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 00°32'52" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 2310.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°27'08" WEST FOR A DISTANCE OF 4506.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGES 1575 THROUGH 1585 AND ALSO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 42°32'53" WEST FOR A DISTANCE OF 827.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2800.00 FEET AND A CENTRAL ANGLE OF 46°13'48" WITH A CHORD BEARING OF NORTH 19°25'59" WEST, AND A CHORD DISTANCE OF 2198.44 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2259.22 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°40'55" EAST FOR A DISTANCE OF 762.98 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 86°04'25" EAST FOR A DISTANCE OF 550.97 FEET; THENCE RUN NORTH 79°31'37" EAST FOR A DISTANCE OF 93.87 FEET; THENCE RUN NORTH 79°48'15" EAST FOR A DISTANCE OF 950.54 FEET; THENCE RUN SOUTH 89°33'36" EAST FOR A DISTANCE OF 650.11 FEET; THENCE RUN SOUTH 69°51'28" EAST FOR A DISTANCE OF 849.10 FEET; THENCE RUN SOUTH 59°28'42" EAST FOR A DISTANCE OF 749.85 FEET; THENCE RUN SOUTH 37°05'25" EAST FOR A DISTANCE OF 403.66 FEET; THENCE RUN SOUTH 84°21'15" WEST FOR A DISTANCE OF 578.10 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°10'21" WITH A CHORD BEARING OF SOUTH 06°37'57" WEST, AND A CHORD LENGTH OF 100.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.11 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°13'08" WEST FOR A DISTANCE OF 770.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 10°45'35" WITH A CHORD BEARING OF SOUTH 23°35'55" WEST, AND A CHORD LENGTH OF 83.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.57 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28°58'43" WEST FOR A DISTANCE OF 1129.10 FEET; THENCE RUN SOUTH 06°18'55" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00°40'06" WEST FOR A DISTANCE OF 196.66 FEET; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 626.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 42°21'49" WITH A CHORD BEARING OF SOUTH 69°29'12" WEST, AND A CHORD LENGTH OF 314.35 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 321.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48°18'17" WEST FOR A DISTANCE OF 450.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,243,088 SQUARE FEET, 212.19 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/12/2018
SCALE: 1" = 650'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

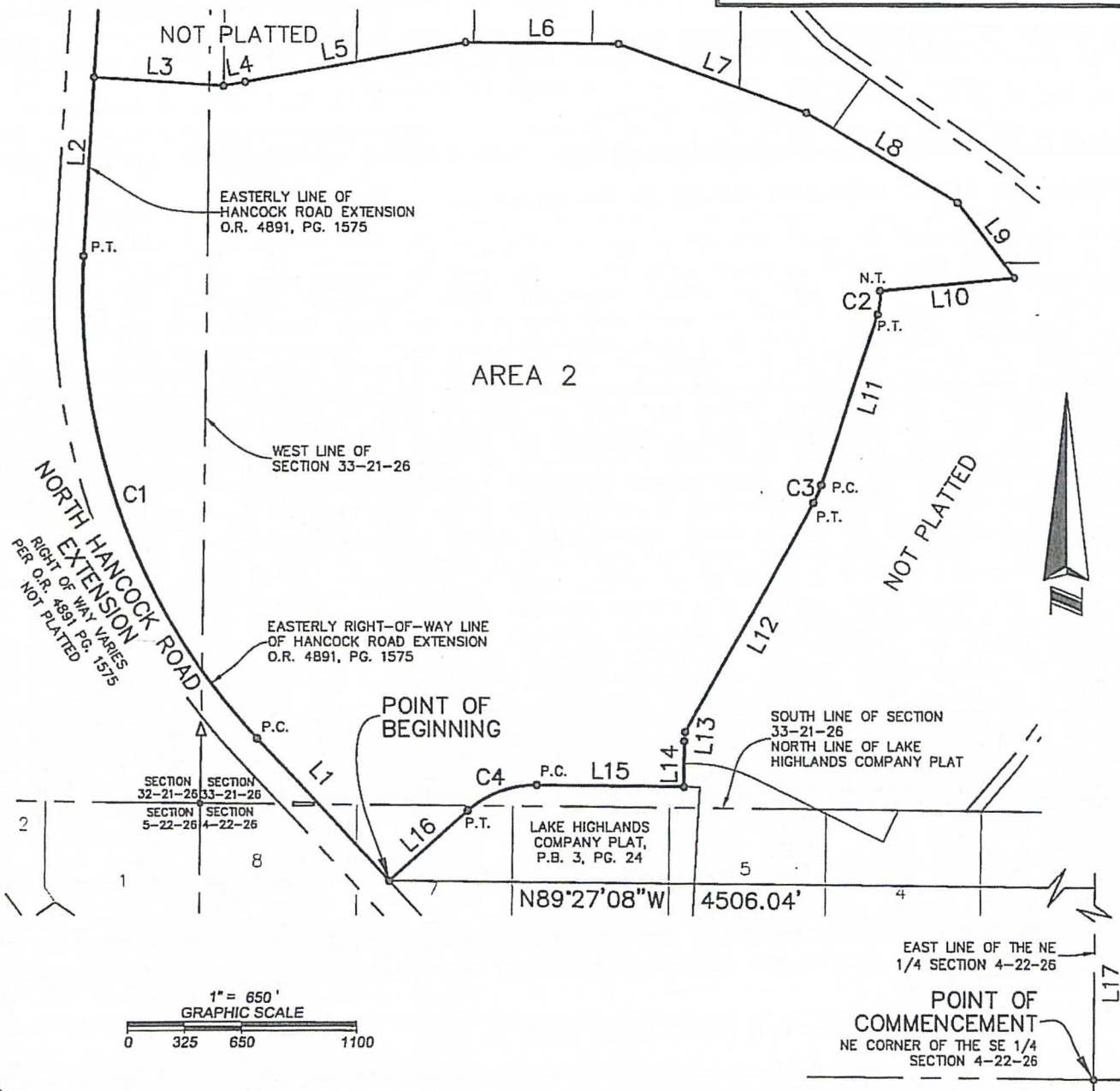
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 2



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Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES*

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'53"W	827.74'
L2	N03°40'55"E	762.98'
L3	S86°04'25"E	550.97'
L4	N79°31'37"E	93.87'
L5	N79°48'15"E	950.54'
L6	S89°33'36"E	650.11'
L7	S69°51'28"E	849.10'
L8	S59°28'42"E	749.85'
L9	S37°05'25"E	403.66'
L10	S84°21'15"W	578.10'
L11	S18°13'08"W	770.95'
L12	S28°58'43"W	1129.10'
L13	S06°18'55"W	40.00'
L14	S00°40'06"W	196.66'
L15	N89°19'54"W	626.45'
L16	S48°18'17"W	450.13'
L17	N00°32'52"E	2310.48'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
N.T.	NON-TANGENT
⊙	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2800.00'	46°13'48"	2259.22'	2198.44'	N19°25'59"W
C2	250.00'	23°10'21"	101.11'	100.42'	S06°37'57"W
C3	445.00'	10°45'35"	83.57'	83.45'	S23°35'55"W
C4	435.00'	42°21'49"	321.63'	314.35'	S69°29'12"W

Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING TRACTS 13 AND 14, 17 THROUGH 20, 29 THROUGH 36, 45 THROUGH 52, 62 THROUGH 64 AND PORTIONS OF TRACTS 4, 5, 12, 21, 28, 37, 44 AND 61 OF SAID SECTION 4, AND PORTIONS OF TRACTS 3 AND 4 OF SAID SECTION 9, AND THOSE CERTAIN UNNAMED RIGHT OF WAYS WITHIN THE DESCRIBED PROPERTY LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THOSE PORTIONS OF SAID PLAT OF LAKE HIGHLANDS COMPANY VACATED ACCORDING TO OFFICIAL RECORDS BOOK 4505, PAGE 2217 OF SAID PUBLIC RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°44'35" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2627.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE RUN NORTH 89°40'24" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9; THENCE RUN SOUTH 00°43'31" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 666.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 89°40'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 594.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 91 - SUNSHINE STATE PARKWAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTRACT NO. 12.3; THENCE RUN NORTH 35°29'03" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 601.17 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 91 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 2005; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 31°23'47" WEST FOR A DISTANCE OF 795.36 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 788.00 FEET AND A CENTRAL ANGLE OF 32°46'51" WITH A CHORD BEARING OF NORTH 14°57'53" WEST, AND A CHORD DISTANCE OF 444.72 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 450.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 01°25'30" EAST FOR A DISTANCE OF 601.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 664.00 FEET AND A CENTRAL ANGLE OF 11°54'32" WITH A CHORD BEARING OF NORTH 04°31'46" WEST, AND A CHORD DISTANCE OF 137.76 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°24'18" WEST FOR A DISTANCE OF 55.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF 40°22'28" WITH A CHORD BEARING OF NORTH 35°19'50" WEST,

(CONTINUES ON SHEET 2)

SHEET 1 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 1)

AND A CHORD DISTANCE OF 466.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 476.35 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 55°30'42" WEST FOR A DISTANCE OF 22.15 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 106.00 FEET AND A CENTRAL ANGLE OF 81°23'07" WITH A CHORD BEARING OF NORTH 14°49'42" WEST AND A CHORD LENGTH OF 138.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 150.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 28°11'44" WITH A CHORD BEARING OF NORTH 11°45'58" EAST, AND A CHORD DISTANCE OF 715.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 722.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 02°20'00" WEST FOR A DISTANCE OF 171.14 FEET; THENCE RUN NORTH 15°37'12" WEST FOR A DISTANCE OF 171.13 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 14°13'58" WITH A CHORD BEARING OF NORTH 22°44'16" WEST, AND A CHORD DISTANCE OF 363.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 60°08'45" WEST FOR A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 4940, PAGE 1867 AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1405.00 FEET AND A CENTRAL ANGLE OF 12°41'39" WITH A CHORD BEARING OF NORTH 36°12'04" WEST, AND A CHORD DISTANCE OF 310.65 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 311.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 231.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGE 1575; THENCE RUN NORTH 42°32'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.62 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 46°05'53" EAST FOR A DISTANCE OF 74.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 86°49'42" WITH A CHORD BEARING OF SOUTH 89°30'45" WEST AND A CHORD LENGTH OF 323.02 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE 356.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 47°04'24" EAST FOR A DISTANCE OF 168.01 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 03°22'40" WITH A CHORD BEARING OF NORTH 45°23'04" WEST AND A CHORD LENGTH OF 32.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 43°17'50" EAST FOR A DISTANCE OF 571.93 FEET; -THENCE RUN NORTH 83°26'42" WEST FOR A DISTANCE OF 273.96 FEET; THENCE RUN NORTH 44°17'25" WEST FOR A DISTANCE OF 324.85 FEET; THENCE RUN NORTH 03°15'37" EAST FOR A DISTANCE OF 748.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 19.22 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 19.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 48.69 FEET; THENCE RUN NORTH 00°40'06" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°19'54" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 23.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.75 FEET TO A POINT OF COMPOUND CURVATURE,

(CONTINUES ON SHEET 3)

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 2



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SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 2 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 2)

CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°54'31" WITH A CHORD BEARING OF SOUTH 75°17'08" EAST AND A CHORD LENGTH OF 208.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 209.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°49'52" EAST FOR A DISTANCE OF 636.59 FEET; THENCE RUN NORTH 26°10'08" EAST FOR A DISTANCE OF 148.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°30'57" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 288.63 FEET; THENCE RUN SOUTH 89°16'37" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 658.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°20'15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 662.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°38'46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 657.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°23'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1326.36 FEET TO THE NORTHEAST CORNER SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°32'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1313.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,166,664 SQUARE FEET, 325.22 ACRES MORE OR LESS.

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 3



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SURVEYOR'S NOTES:

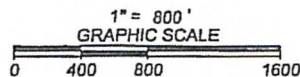
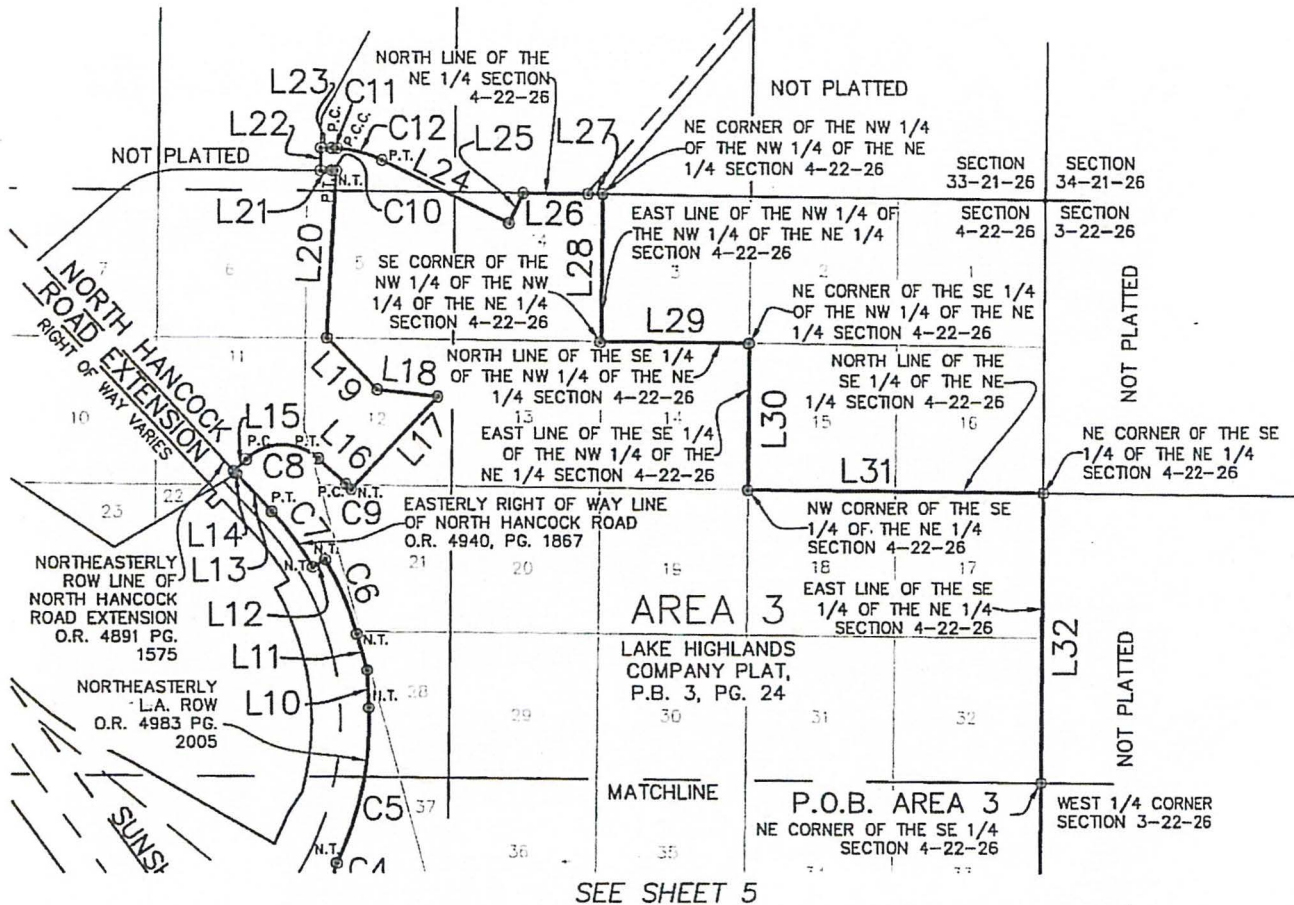
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DRAWN BY: MWH
CHECKED BY: MR

*SHEET 3 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



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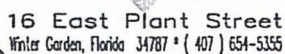
CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 4 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES



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SHEET 5 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES

LINE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'35"W	2627.07'
L2	N89°40'24"W	1328.66'
L3	S00°43'31"W	666.37'
L4	N89°40'47"W	594.59'
L5	N35°29'03"W	601.17'
L6	N31°23'47"W	795.36'
L7	N01°25'30"E	601.24'
L8	N00°24'18"W	55.78'
L9	N55°30'42"W	22.15'
L10	N02°20'00"W	171.14'
L11	N15°37'12"W	171.13'
L12	S60°08'45"W	64.00'
L13	N42°32'53"W	231.68'
L14	N42°32'53"W	15.62'
L15	N46°05'53"E	74.73'
L16	S47°04'24"E	168.01'
L17	N43°17'50"E	571.93'
L18	N83°26'42"W	273.96'
L19	N44°17'25"W	324.85'
L20	N03°15'37"E	748.42'
L21	N89°19'54"W	48.69'
L22	N00°40'06"E	100.00'
L23	S89°19'54"E	48.69'
L24	S63°49'52"E	636.59'
L25	N26°10'08"E	148.92'
L26	S89°30'57"E	288.63'
L27	S89°16'37"E	65.02'
L28	S00°41'42"W	658.61'
L29	S89°20'15"E	662.61'
L30	S00°38'46"W	657.91'
L31	S89°23'53"E	1326.36'
L32	S00°32'52"W	1313.03'

LEGEND:

P.O.B.	POINT OF BEGINNING
L.A.	LIMITED ACCESS
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
S.R.	STATE ROAD
ROW	RIGHT-OF-WAY
P.C.C.	POINT OF COMPOUND CURVATURE
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
⊙	CHANGE IN DIRECTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 6



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FIELD BY: N/A

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DRAWN BY: MWH

CHECKED BY: MR

SHEET 6 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

CURVE TABLES

THIS IS NOT A SURVEY

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	788.00'	32°46'51"	450.84'	444.72'	N14°57'53"W
C2	664.00'	11°54'32"	138.01'	137.76'	N04°31'46"W
C3	676.00'	40°22'28"	476.35'	466.56'	N35°19'50"W
C4	106.00'	81°23'07"	150.57'	138.22'	N14°49'42"W
C5	1469.00'	28°11'44"	722.90'	715.63'	N11°45'58"E
C6	1469.00'	14°13'58"	364.91'	363.98'	N22°44'16"W
C7	1405.00'	12°41'39"	311.28'	310.65'	N36°12'04"W
C8	235.00'	86°49'42"	356.13'	323.02'	S89°30'45"W
C9	550.00'	3°22'40"	32.42'	32.42'	S45°23'04"E
C10	425.00'	2°35'31"	19.23'	19.22'	N88°02'09"W
C11	525.00'	2°35'31"	23.75'	23.75'	N88°02'09"W
C12	525.00'	22°54'31"	209.91'	208.52'	S75°17'08"E

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 7



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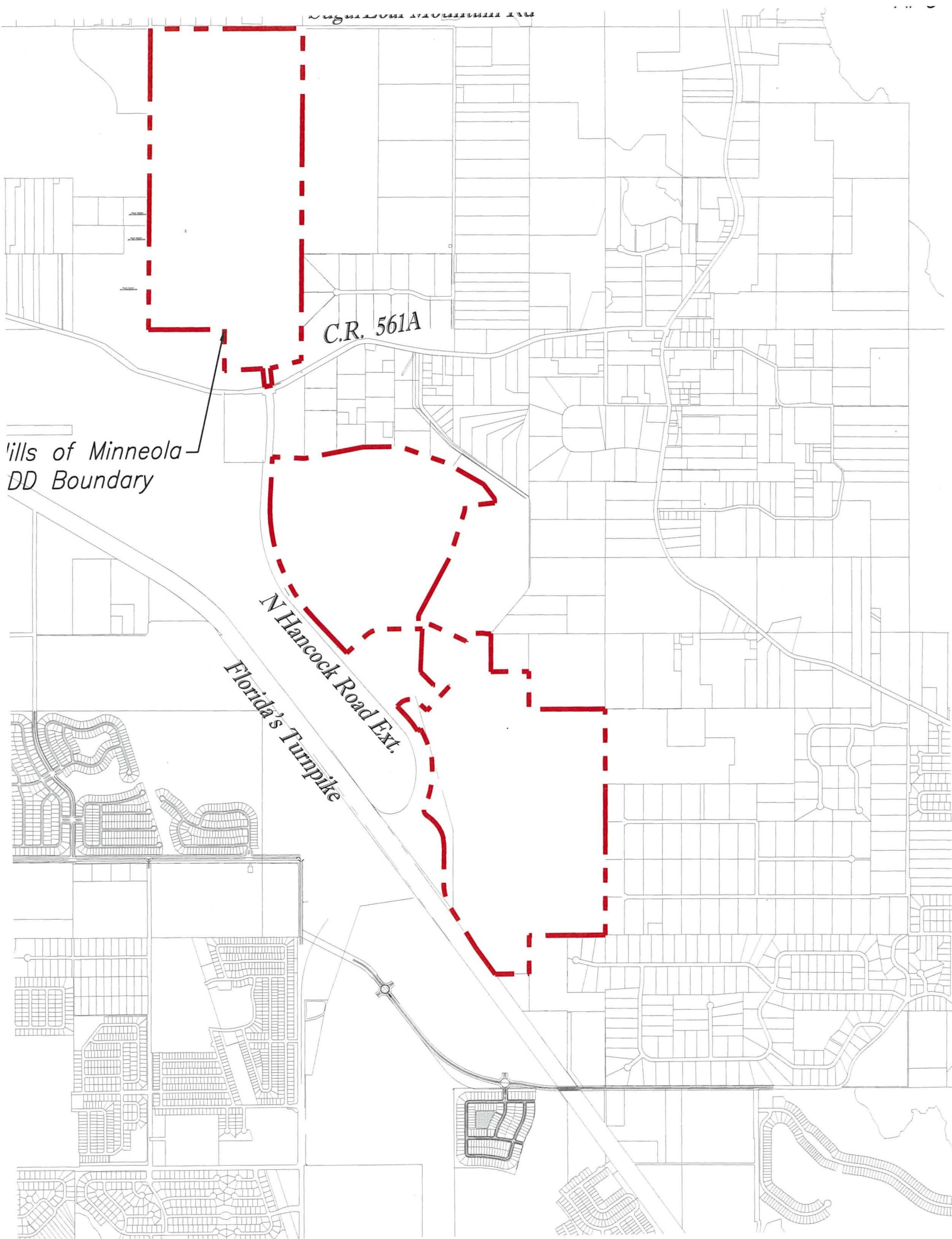
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*SHEET 7 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*



Hills of Minneola
DD Boundary

C.R. 561A

N Hancock Road Ext.
Florida's Turnpike

Hills of Minneola Community Development District ENGINEER'S REPORT

Prepared For

Hills of Minneola Community Development District

Date

October 9, 2019

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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<i>Section 3</i>	<i>Infrastructure Benefit</i>
<i>Section 4</i>	<i>Capital Improvements Plan</i>
<i>Section 5</i>	<i>Description of Capital Improvements Plan</i> 5.1 Roadway Improvements 5.2 Stormwater Management 5.3 Master Infrastructure 5.3.1 Primary Roadways 5.3.2 Potable Water Distribution System 5.3.3 Reclaimed Water Distribution System 5.3.4 Wastewater System 5.3.5 Recreational Amenities, Parks, Landscape and Hardscape 5.3.6 Undergrounding of Electrical Distribution and Street Lights 5.4 Professional and Inspection Fees
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<i>Section 9</i>	<i>Conclusions and Summary Opinion</i>

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>District Boundary Map & Legal Description</i>
<i>Exhibit 4</i>	<i>Approved Conceptual Development Plan CDD Boundary Overlay</i>
<i>Exhibit 5</i>	<i>Proposed Public and Private Uses Within CDD</i>
<i>Exhibit 6</i>	<i>Concept Plan</i>
<i>Exhibit 7</i>	<i>Post Development Drainage Basin Map</i>
<i>Exhibit 8</i>	<i>100 Year Flood Plain Map</i>
<i>Exhibit 9</i>	<i>Potable Water Distribution System</i>
<i>Exhibit 10</i>	<i>Reclaim Water Distribution System</i>
<i>Exhibit 11</i>	<i>Overall Wastewater Collection System</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>

Section 1 Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Hills of Minneola Community Development District (the "District") has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of the City of Minneola and Lake County, FL

Capital Improvements reflected in the Report represent the current Capital Improvement Plan for the District. The majority of the necessary regulatory approvals have not yet been obtained for the Development (hereinafter defined). Various permits necessary to commence and complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below; therefore, this report, may be amended from time to time.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall District is three parcels of land totaling 877.15 +/- acres located in the City of Minneola, Florida. More specifically, the parcels are located within a portion of Sections 29, 32 and 33 of Township 21 South, Range 26 East, and Sections 4 and 19 of Township 22 South, Range 26 East, lying north and east of Florida's Turnpike, west of County Road 455, and south of Sugarloaf Mountain Road. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The Development is part of the overall Hills of Minneola project and is zoned as Planned Development which was most recently amended by City of Minneola on October 16, 2018. Please refer to Exhibit 4 for a plan of the Approved Conceptual Development Plan with the DISTRICT Boundary. The proposed project is a multi-phase development to including residential units, stormwater facilities, open space, utility tracts and recreational amenities. Please refer to table in Section 1.4 for a breakdown of development uses by area.

The Community Development District Boundary and Legal Description are included as Exhibit 3.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the public infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District and/or (2) by the Developer.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development

**Hills of Minneola Community Development District
Engineer's Report for Capital Improvements**

of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

Based on the current Conceptual Development Plan (Exhibit 4) for the property, the development program currently consists of 2,554 residential units and multiple supporting recreational amenities. The approved land uses within the District include the following areas outlined in the table below. Exhibit 4 provides the location of the development uses below.

Proposed Development	Approximate Acres
Private (Single Family Lots)	443.37
Stormwater	204.85
Recreational Space and Amenities	28.67
Open Space	57.46
Roadways Tracts	142.50
Utility Tracts	0.30
Total Acres	877.15

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located in the City of Minneola.

Permitting Agencies & Permits Required

1. City of Minneola
 - a. Preliminary Plat
 - b. Mass Grading
 - c. Final Engineering Plans for Onsite and Offsite Improvements
 - d. Final Plat
2. Lake County, Florida
 - a. Final Engineering Plans for Offsite Improvements
 - b. Right-of-way Utilization Permit
 - c. Driveway Connection Permit
3. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
4. Florida Department of Transportation
 - a. Driveway Connection Permit
 - b. Drainage Connection Permit

Hills of Minneola Community Development District Engineer's Report for Capital Improvements

5. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
6. Federal Emergency Management Agency
 - a. Letter of Map Revision
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. Lake Apopka Gas

Section 3 Infrastructure Benefit

The District will fund, and in certain cases, maintain and operate infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, recreational amenities, and perimeter landscape and irrigation improvements within the District boundary. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the majority of the property is undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 Capital Improvements Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, undergrounding of electrical distribution lines, pavement markings and signage, as well as potable water main, potable water storage and repump facilities, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 7 and 9 through 11. Exhibit 12, details the Cost Opinion for the District's capital improvement plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing a series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 Description of Capital Improvements Plan

5.1 Roadway Improvements

As indicated above, the District will fund the main boulevards and associated infrastructure, utilities, drainage, landscaping and walls internal and external to the District. Exhibit 4, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of dry retention stormwater treatment ponds, control structures, swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with City of Minneola and the St. Johns River Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system.

5.3 Master Infrastructure

5.3.1 Primary Roadways

Based on the current approved Preliminary Plat, the main boulevards in Area 2, as identified in the Conceptual Development Plan (Exhibit 4), include approximately 5,100 linear feet of road and will define the major ingress and egress points throughout the southern portion of the district Development. Based on current estimates, an additional 3,100 liner feet of main boulevards will provide access for the northern Area 1 (Exhibit 4). The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibits 9 through 11. In addition to the onsite roadways, offsite roadway intersection improvements to North Hancock Road and County Road 561A, as required by Lake County, to serve the project are included in the Master Infrastructure serving the District.

5.3.2 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. Additionally, to support the build-out of the project, a water storage and repump facility may be required. As such the District may fund the design and construction of this facility. The potable water system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete. The water mains within the District will be sized to provide water to residents and recreational amenities of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System, provides a graphical representation of the contemplated water mains to be constructed within the District.

5.3.3 *Reclaimed Water Distribution System*

The District may fund the construction of the reclaimed water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be required to be designed and constructed based on an approved MUP. Exhibit 10, Reclaimed Water Distribution System, provides a graphical representation of the existing and proposed offsite reclaimed water system and onsite system contemplated within the District.

5.3.4 *Wastewater System*

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents and recreational amenities of the District, and will be required to be designed and constructed based on an approved MUP. Exhibit 11, Overall Wastewater Collection System, provides a graphical representation of the proposed offsite wastewater system and onsite system contemplated within the District.

5.3.5 *Recreational Amenities, Parks, Landscape & Hardscape*

The District will fund parks, landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, recreational amenities and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

5.3.6 *Undergrounding of Electrical Distribution and Street Lights*

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Minneola, SECO Energy and the Developer. The District will fund the cost to trench the [onsite and/or offsite] underground installation only.

5.4 Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway Improvements	City	City
Offsite Roadway Improvements	County/FDOT	County/FDOT
Master Stormwater Management System	District	HOA/District
Potable Water Distribution System	City	City
Sanitary Sewer System	City	City
Reclaimed Water Distribution System	City	City
Parks, Landscaping, Irrigation and Signage	District	HOA/District
Recreational Amenities	District	HOA/District
Street Lighting/Electrical	SECO	SECO

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvements Costs

The Estimate of Probable Capital Improvements Plan Costs is provided in Exhibit 12. Costs associated with construction of the improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Capital Improvement Plan as described is necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District for the various jurisdictional entities outlined earlier in this report. In addition to the non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements. Alternatively, the District can also consider contracting with the HOA to have the HOA budget for the maintenance of District improvements.

**Hills of Minneola Community Development District
Engineer's Report for Capital Improvements**

The construction costs for the District's Capital Improvement Plan in this report are based on the concept plans for the District as currently proposed. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

As District Engineer:
Poulos & Bennett, LLC



Marc D. Stehli, PE
State of Florida Professional Engineer No. 52781

Exhibits

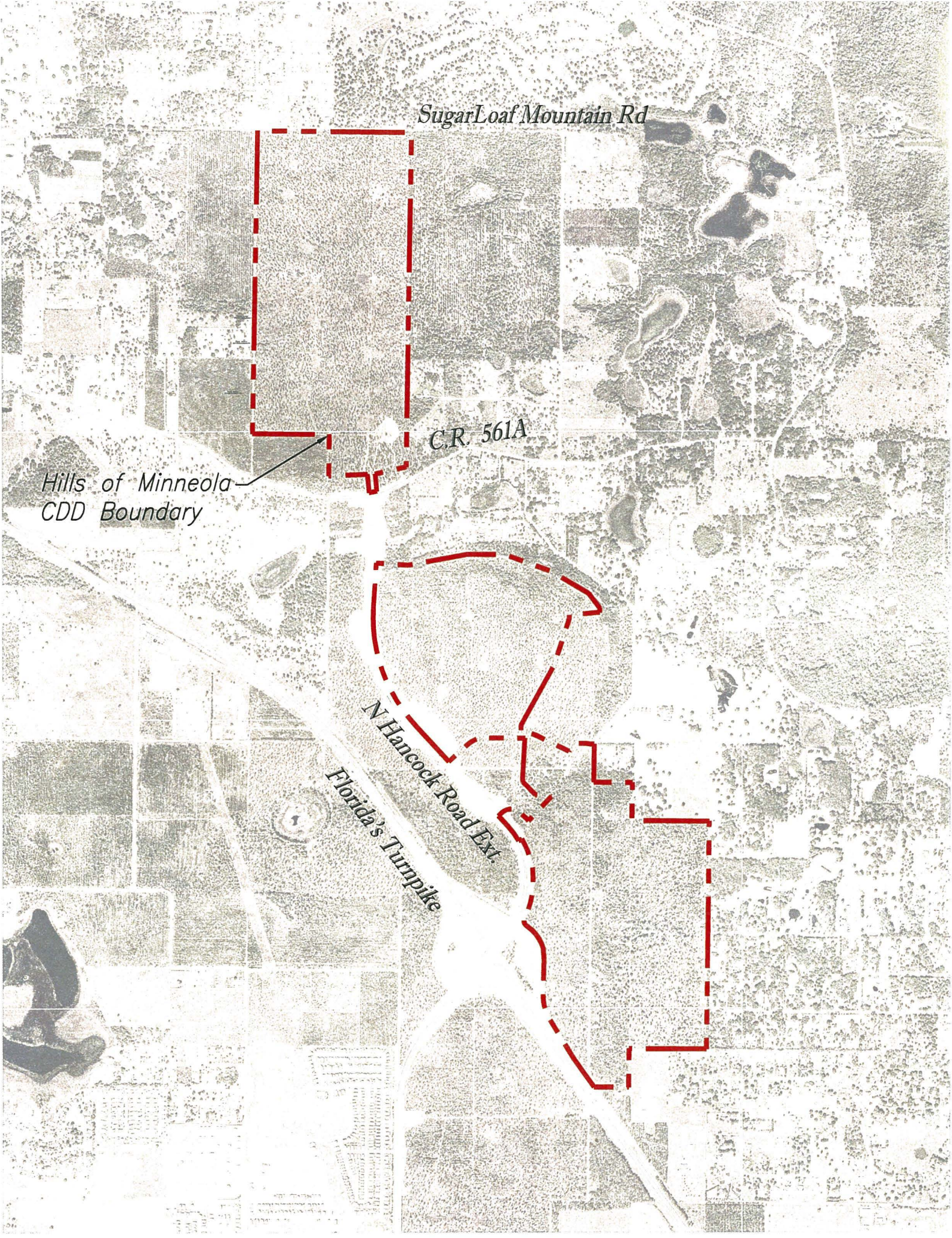
SugarLoaf Mountain Rd

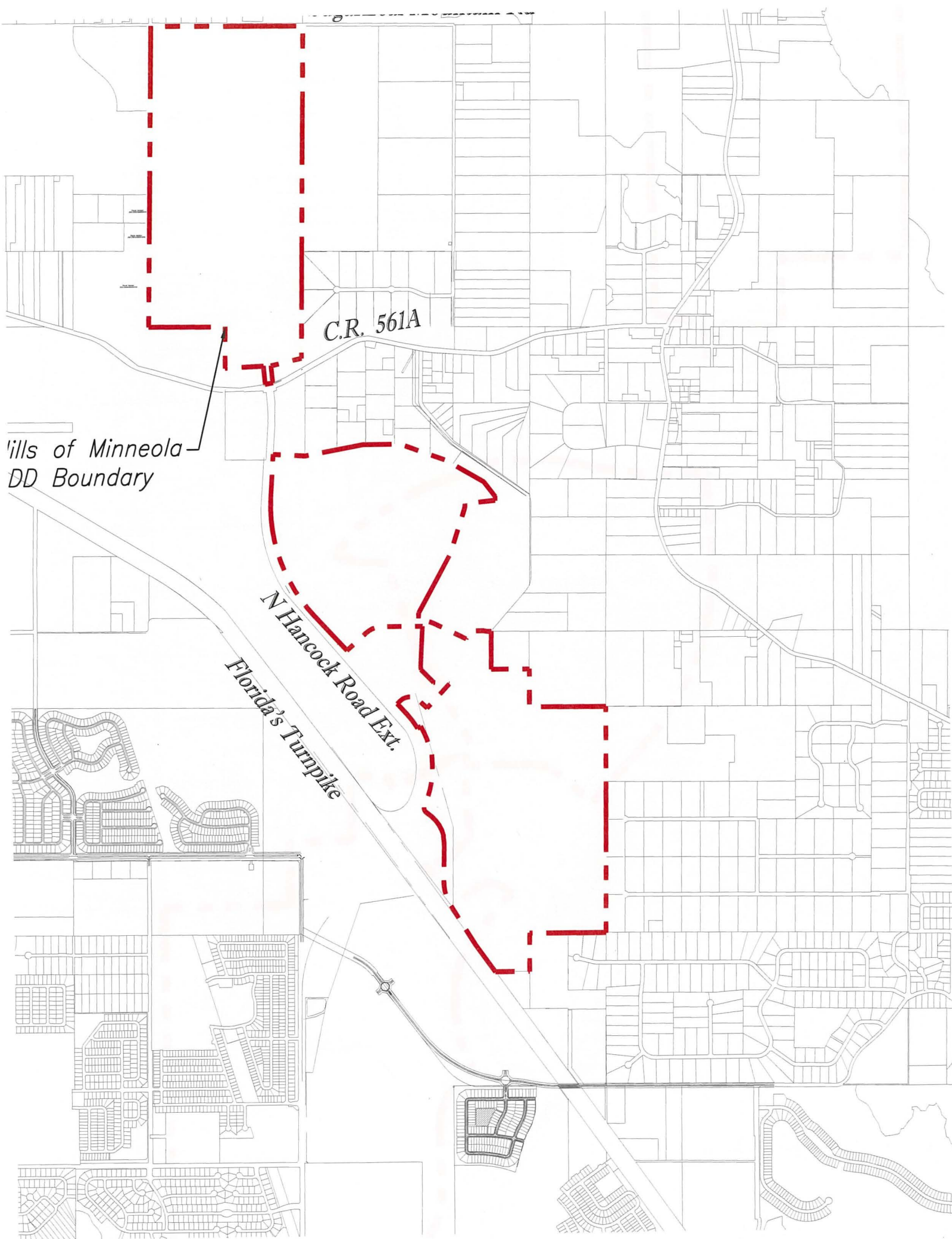
C.R. 561A

*Hills of Minneola
CDD Boundary*

N Hancock Road Ext

Florida's Turnpike





C.R. 561A

Hills of Minneola
DD Boundary

N Hancock Road Ext.
Florida's Turnpike

Area 1
Parcel A

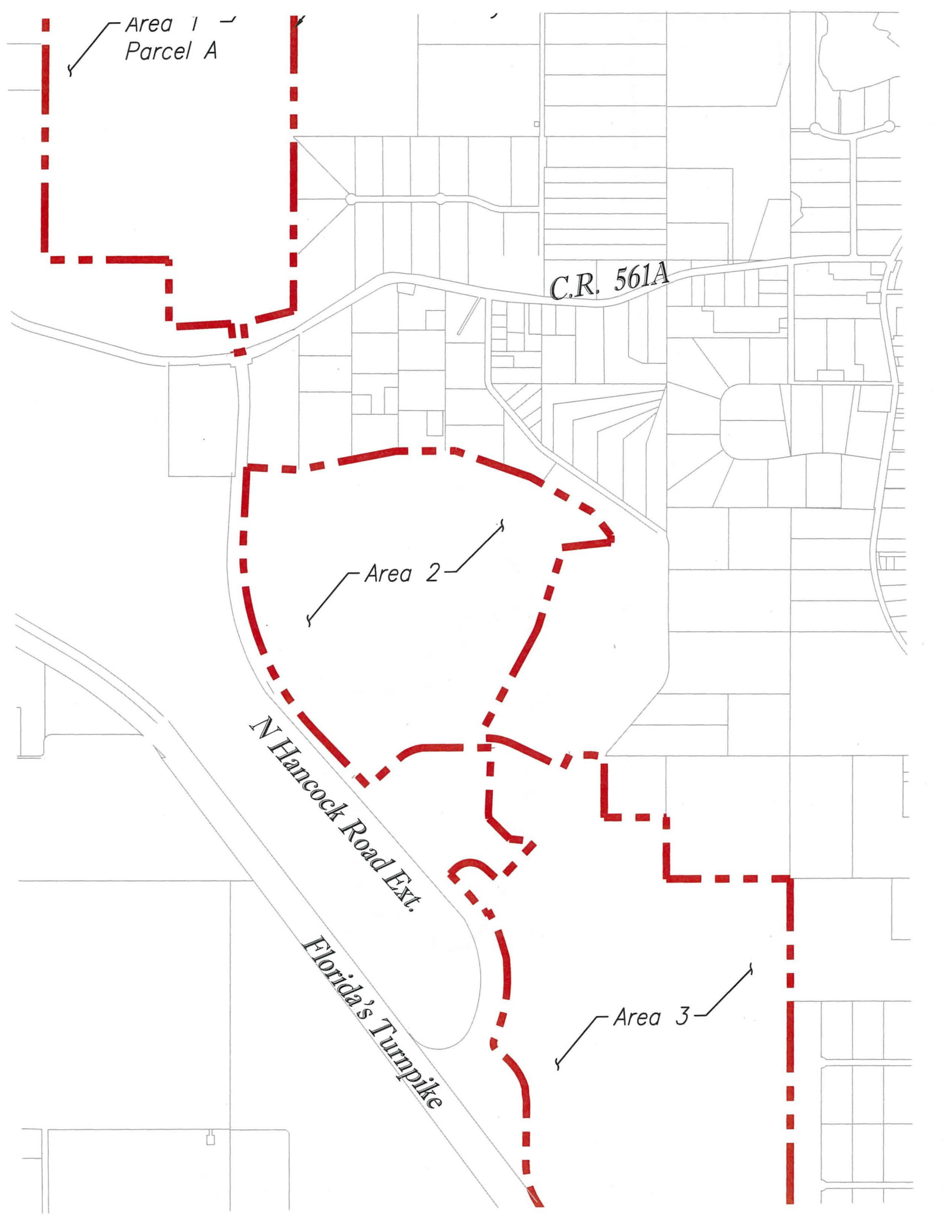
C.R. 561A

Area 2

N Hancock Road Ext.

Florida's Turnpike

Area 3



LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 1

A PARCEL OF LAND BEING IN THE EAST HALF OF SECTION 29, LESS THE NORTH 15 FEET FOR RIGHT-OF-WAY AND A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE RUN NORTH 01°08'01" EAST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 5242.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 515, PAGE 399 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°16'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2644.19 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 29; THENCE RUN SOUTH 01°06'28" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2636.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°56'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2605.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 00°53'28" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 32 FOR A DISTANCE OF 546.57 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76°52'39" WEST FOR A DISTANCE OF 546.99 FEET; THENCE RUN SOUTH 05°06'23" EAST FOR A DISTANCE OF 299.81 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11660-2250; AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY ON, HAVING A RADIUS OF 895.37 FEET AND A CENTRAL ANGLE OF 08°29'27" WITH A CHORD BEARING OF SOUTH 79°35'36" WEST, AND A CHORD LENGTH OF 132.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 05°06'23" WEST FOR A DISTANCE OF 318.37 FEET; THENCE RUN SOUTH 87°38'06" WEST FOR A DISTANCE OF 664.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE RUN NORTH 00°49'40" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 720.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°17'17" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1327.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,798,961 SQUARE FEET, 339.74 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

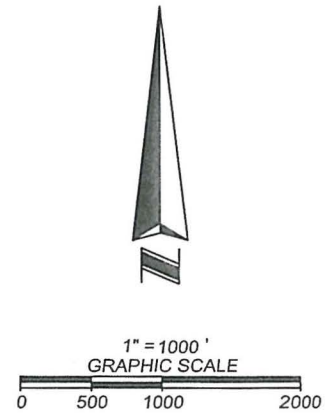
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

Drawing name: L:\Data\20170574\Sketches\sketch9 - CDD Area1 - REV 6-21-19 SHEET 2



POINT OF BEGINNING
POINT OF COMMENCEMENT
OFFICIAL RECORDS BOOK
PAGE
POINT OF NON-TANGENCY
POINT OF TANGENCY
POINT OF CURVATURE
COUNTY ROAD
CHANGE IN DIRECTION

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CALCULATED BY: _____ JLR
DRAWN BY: _____ MWF
CHECKED BY: _____ MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES



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&
COMPANY

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'28"W	546.57'
L2	S76°52'39"W	546.99'
L3	S05°06'23"E	299.81'
L4	N05°06'23"W	318.37'
L5	S87°38'06"W	664.77'
L6	N00°49'40"E	720.14'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	895.37'	S79°35'36"W	132.57'	8°29'27"	132.69'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

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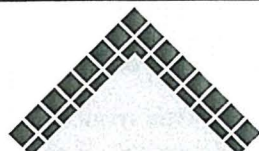
FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 2 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION*



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTIONS 32 AND 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING PORTIONS OF TRACTS 7 AND 8 LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 00°32'52" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 2310.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°27'08" WEST FOR A DISTANCE OF 4506.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGES 1575 THROUGH 1585 AND ALSO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 42°32'53" WEST FOR A DISTANCE OF 827.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2800.00 FEET AND A CENTRAL ANGLE OF 46°13'48" WITH A CHORD BEARING OF NORTH 19°25'59" WEST, AND A CHORD DISTANCE OF 2198.44 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2259.22 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°40'55" EAST FOR A DISTANCE OF 762.98 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 86°04'25" EAST FOR A DISTANCE OF 550.97 FEET; THENCE RUN NORTH 79°31'37" EAST FOR A DISTANCE OF 93.87 FEET; THENCE RUN NORTH 79°48'15" EAST FOR A DISTANCE OF 950.54 FEET; THENCE RUN SOUTH 89°33'36" EAST FOR A DISTANCE OF 650.11 FEET; THENCE RUN SOUTH 69°51'28" EAST FOR A DISTANCE OF 849.10 FEET; THENCE RUN SOUTH 59°28'42" EAST FOR A DISTANCE OF 749.85 FEET; THENCE RUN SOUTH 37°05'25" EAST FOR A DISTANCE OF 403.66 FEET; THENCE RUN SOUTH 84°21'15" WEST FOR A DISTANCE OF 578.10 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°10'21" WITH A CHORD BEARING OF SOUTH 06°37'57" WEST, AND A CHORD LENGTH OF 100.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.11 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°13'08" WEST FOR A DISTANCE OF 770.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 10°45'35" WITH A CHORD BEARING OF SOUTH 23°35'55" WEST, AND A CHORD LENGTH OF 83.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.57 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28°58'43" WEST FOR A DISTANCE OF 1129.10 FEET; THENCE RUN SOUTH 06°18'55" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00°40'06" WEST FOR A DISTANCE OF 196.66 FEET; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 626.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 42°21'49" WITH A CHORD BEARING OF SOUTH 69°29'12" WEST, AND A CHORD LENGTH OF 314.35 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 321.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48°18'17" WEST FOR A DISTANCE OF 450.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,243,088 SQUARE FEET, 212.19 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
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JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

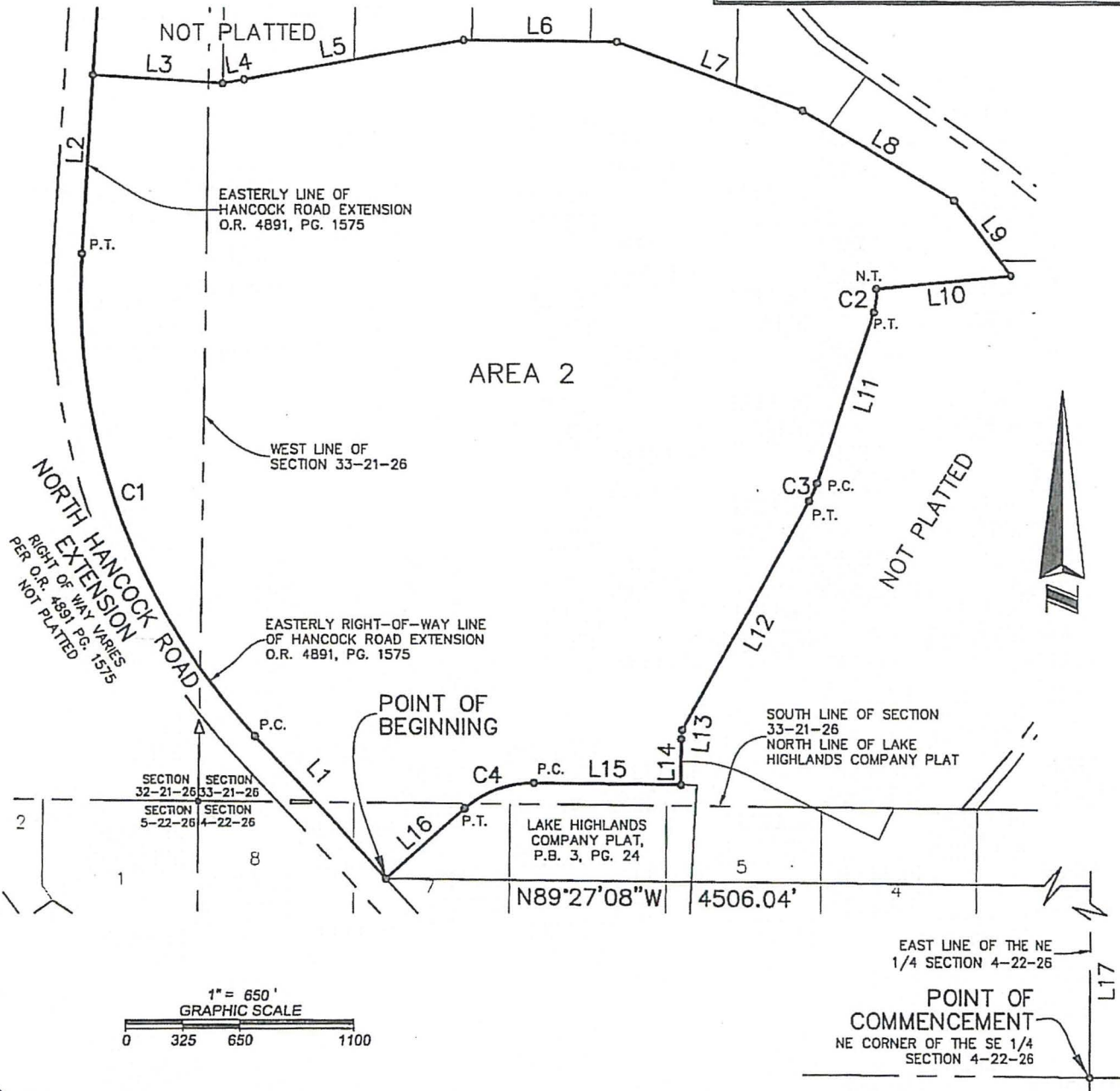
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO.	20170574	CALCULATED BY:	JLR
DATE:	06/12/2018	DRAWN BY:	MWH
SCALE:	1" = 650'	CHECKED BY:	MR
FIELD BY:	N/A		

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'53"W	827.74'
L2	N03°40'55"E	762.98'
L3	S86°04'25"E	550.97'
L4	N79°31'37"E	93.87'
L5	N79°48'15"E	950.54'
L6	S89°33'36"E	650.11'
L7	S69°51'28"E	849.10'
L8	S59°28'42"E	749.85'
L9	S37°05'25"E	403.66'
L10	S84°21'15"W	578.10'
L11	S18°13'08"W	770.95'
L12	S28°58'43"W	1129.10'
L13	S06°18'55"W	40.00'
L14	S00°40'06"W	196.66'
L15	N89°19'54"W	626.45'
L16	S48°18'17"W	450.13'
L17	N00°32'52"E	2310.48'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
N.T.	NON-TANGENT
⊙	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2800.00'	46°13'48"	2259.22'	2198.44'	N19°25'59"W
C2	250.00'	23°10'21"	101.11'	100.42'	S06°37'57"W
C3	445.00'	10°45'35"	83.57'	83.45'	S23°35'55"W
C4	435.00'	42°21'49"	321.63'	314.35'	S69°29'12"W



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Winter Garden, Florida 34787 • (407) 654-5355

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JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING TRACTS 13 AND 14, 17 THROUGH 20, 29 THROUGH 36, 45 THROUGH 52, 62 THROUGH 64 AND PORTIONS OF TRACTS 4, 5, 12, 21, 28, 37, 44 AND 61 OF SAID SECTION 4, AND PORTIONS OF TRACTS 3 AND 4 OF SAID SECTION 9, AND THOSE CERTAIN UNNAMED RIGHT OF WAYS WITHIN THE DESCRIBED PROPERTY LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THOSE PORTIONS OF SAID PLAT OF LAKE HIGHLANDS COMPANY VACATED ACCORDING TO OFFICIAL RECORDS BOOK 4505, PAGE 2217 OF SAID PUBLIC RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°44'35" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2627.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE RUN NORTH 89°40'24" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9; THENCE RUN SOUTH 00°43'31" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 666.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 89°40'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 594.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 91 - SUNSHINE STATE PARKWAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTRACT NO. 12.3; THENCE RUN NORTH 35°29'03" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 601.17 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 91 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 2005; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 31°23'47" WEST FOR A DISTANCE OF 795.36 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 788.00 FEET AND A CENTRAL ANGLE OF 32°46'51" WITH A CHORD BEARING OF NORTH 14°57'53" WEST, AND A CHORD DISTANCE OF 444.72 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 450.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 01°25'30" EAST FOR A DISTANCE OF 601.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 664.00 FEET AND A CENTRAL ANGLE OF 11°54'32" WITH A CHORD BEARING OF NORTH 04°31'46" WEST, AND A CHORD DISTANCE OF 137.76 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°24'18" WEST FOR A DISTANCE OF 55.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF 40°22'28" WITH A CHORD BEARING OF NORTH 35°19'50" WEST,

(CONTINUES ON SHEET 2)

SHEET 1 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 651-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 1)

AND A CHORD DISTANCE OF 466.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 476.35 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 55°30'42" WEST FOR A DISTANCE OF 22.15 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 106.00 FEET AND A CENTRAL ANGLE OF 81°23'07" WITH A CHORD BEARING OF NORTH 14°49'42" WEST AND A CHORD LENGTH OF 138.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 150.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 28°11'44" WITH A CHORD BEARING OF NORTH 11°45'58" EAST, AND A CHORD DISTANCE OF 715.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 722.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 02°20'00" WEST FOR A DISTANCE OF 171.14 FEET; THENCE RUN NORTH 15°37'12" WEST FOR A DISTANCE OF 171.13 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 14°13'58" WITH A CHORD BEARING OF NORTH 22°44'16" WEST, AND A CHORD DISTANCE OF 363.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 60°08'45" WEST FOR A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 4940, PAGE 1867 AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1405.00 FEET AND A CENTRAL ANGLE OF 12°41'39" WITH A CHORD BEARING OF NORTH 36°12'04" WEST, AND A CHORD DISTANCE OF 310.65 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 311.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 231.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGE 1575; THENCE RUN NORTH 42°32'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.62 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 46°05'53" EAST FOR A DISTANCE OF 74.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 86°49'42" WITH A CHORD BEARING OF SOUTH 89°30'45" WEST AND A CHORD LENGTH OF 323.02 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE 356.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 47°04'24" EAST FOR A DISTANCE OF 168.01 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 03°22'40" WITH A CHORD BEARING OF NORTH 45°23'04" WEST AND A CHORD LENGTH OF 32.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 43°17'50" EAST FOR A DISTANCE OF 571.93 FEET; THENCE RUN NORTH 83°26'42" WEST FOR A DISTANCE OF 273.96 FEET; THENCE RUN NORTH 44°17'25" WEST FOR A DISTANCE OF 324.85 FEET; THENCE RUN NORTH 03°15'37" EAST FOR A DISTANCE OF 748.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 19.22 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 19.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 48.69 FEET; THENCE RUN NORTH 00°40'06" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°19'54" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 23.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.75 FEET TO A POINT OF COMPOUND CURVATURE,

(CONTINUES ON SHEET 3)



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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 2)

CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°54'31" WITH A CHORD BEARING OF SOUTH 75°17'08" EAST AND A CHORD LENGTH OF 208.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 209.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°49'52" EAST FOR A DISTANCE OF 636.59 FEET; THENCE RUN NORTH 26°10'08" EAST FOR A DISTANCE OF 148.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°30'57" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 288.63 FEET; THENCE RUN SOUTH 89°16'37" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 658.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°20'15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 662.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°38'46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 657.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°23'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1326.36 FEET TO THE NORTHEAST CORNER SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°32'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1313.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,166,664 SQUARE FEET, 325.22 ACRES MORE OR LESS.

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 3



16 East Plant Street
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DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

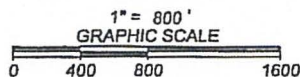
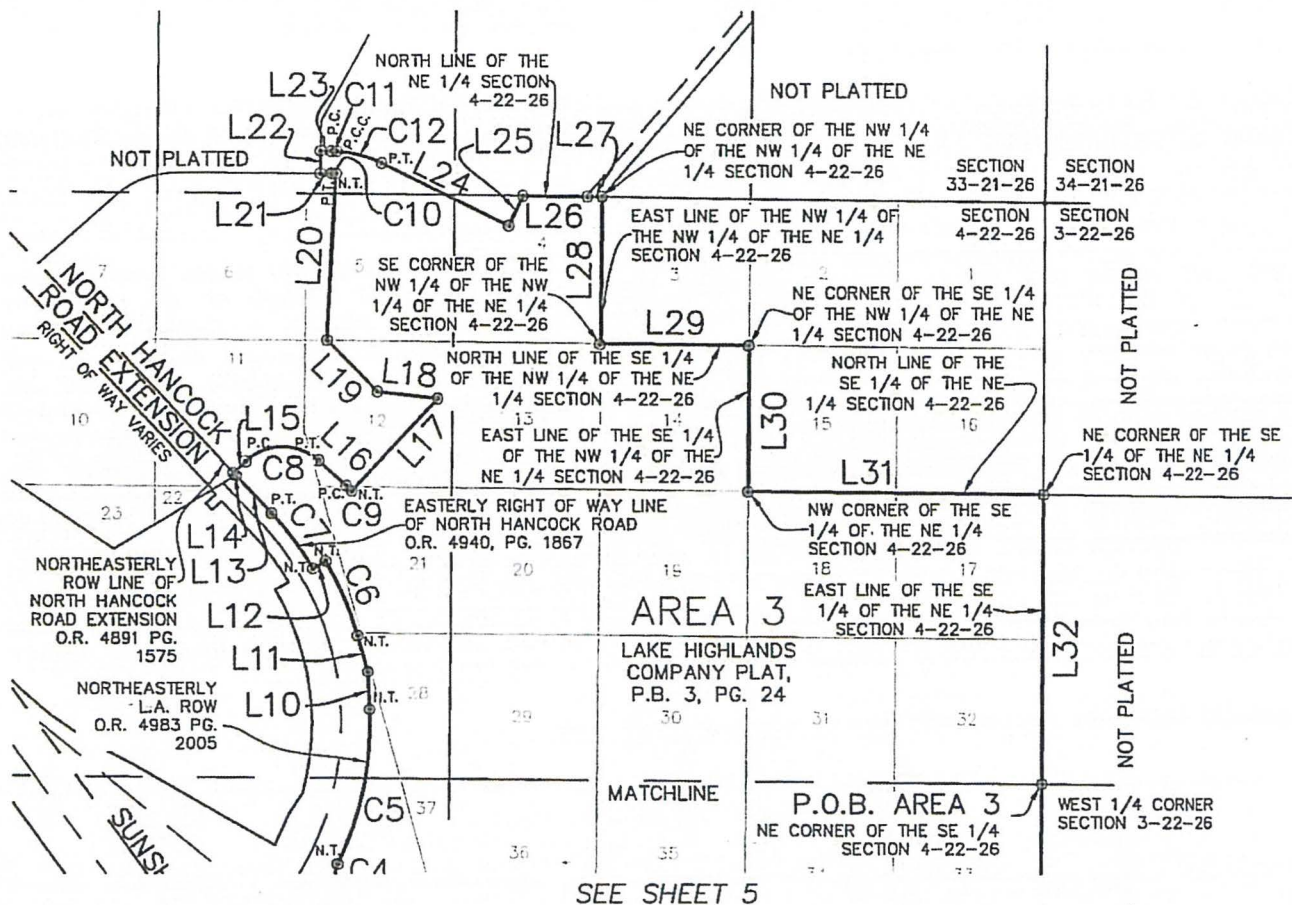
DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



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DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 4 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES

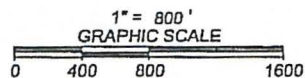
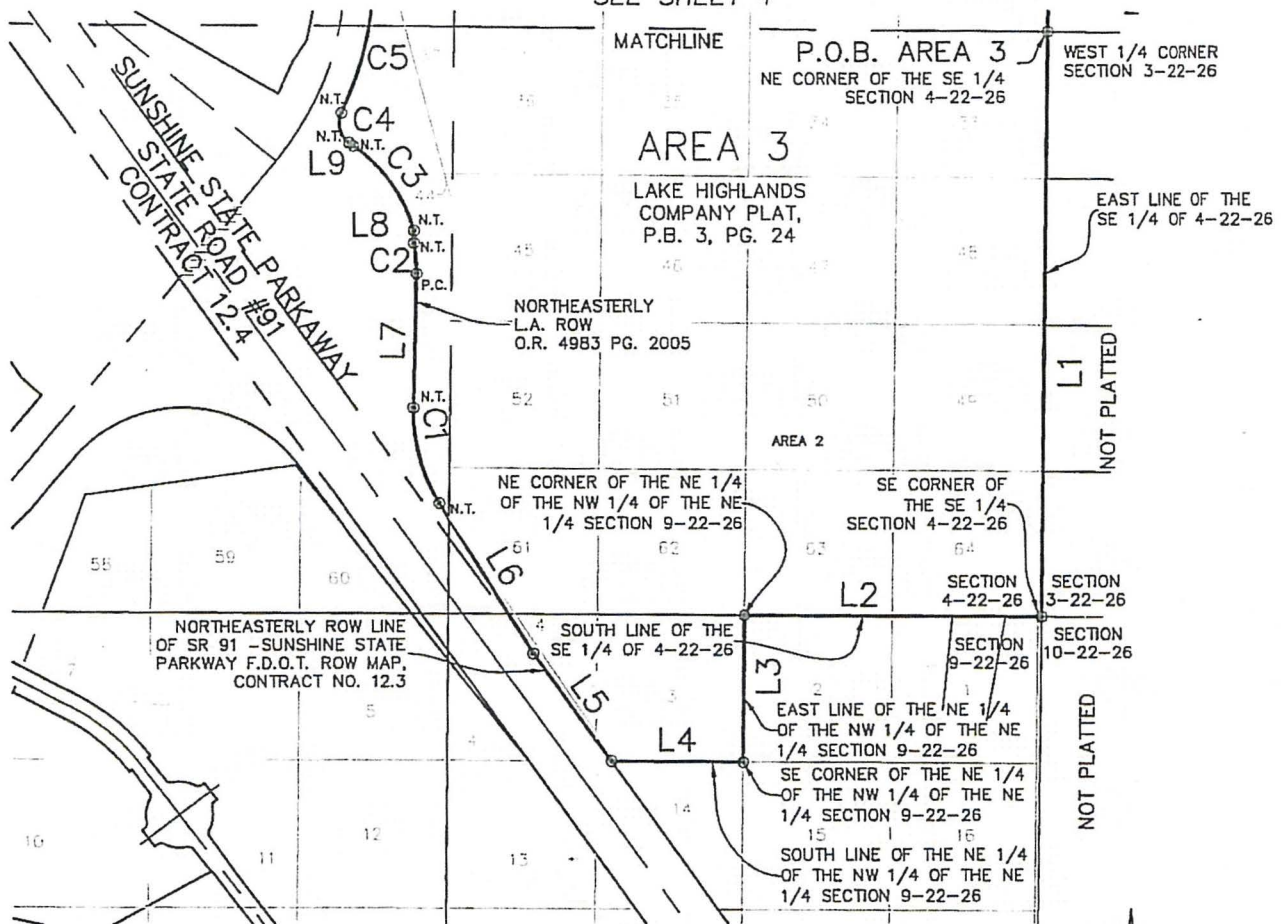


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SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

SEE SHEET 4



SURVEYOR'S NOTES:

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JOB NO. 20170574
 DATE: 06/13/2018
 SCALE: 1" = 800'
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: MWH
 CHECKED BY: MR

SHEET 5 OF 7
 SEE SHEET 6 & 7 OF 7 FOR
 LINE AND CURVE TABLES



16 East Plant Street
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LINE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'35"W	2627.07'
L2	N89°40'24"W	1328.66'
L3	S00°43'31"W	666.37'
L4	N89°40'47"W	594.59'
L5	N35°29'03"W	601.17'
L6	N31°23'47"W	795.36'
L7	N01°25'30"E	601.24'
L8	N00°24'18"W	55.78'
L9	N55°30'42"W	22.15'
L10	N02°20'00"W	171.14'
L11	N15°37'12"W	171.13'
L12	S60°08'45"W	64.00'
L13	N42°32'53"W	231.68'
L14	N42°32'53"W	15.62'
L15	N46°05'53"E	74.73'
L16	S47°04'24"E	168.01'
L17	N43°17'50"E	571.93'
L18	N83°26'42"W	273.96'
L19	N44°17'25"W	324.85'
L20	N03°15'37"E	748.42'
L21	N89°19'54"W	48.69'
L22	N00°40'06"E	100.00'
L23	S89°19'54"E	48.69'
L24	S63°49'52"E	636.59'
L25	N26°10'08"E	148.92'
L26	S89°30'57"E	288.63'
L27	S89°16'37"E	65.02'
L28	S00°41'42"W	658.61'
L29	S89°20'15"E	662.61'
L30	S00°38'46"W	657.91'
L31	S89°23'53"E	1326.36'
L32	S00°32'52"W	1313.03'

LEGEND:

P.O.B. POINT OF BEGINNING
 L.A. LIMITED ACCESS
 O.R. OFFICIAL RECORDS BOOK
 PG. PAGE
 P.B. PLAT BOOK
 S.R. STATE ROAD
 ROW RIGHT-OF-WAY
 P.C.C. POINT OF COMPOUND CURVATURE
 N.T. NOT TANGENT
 P.T. POINT OF TANGENCY
 P.C. POINT OF CURVATURE
 © CHANGE IN DIRECTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 6



16 East Plant Street
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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 6 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

CURVE TABLES

THIS IS NOT A SURVEY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	788.00'	32°46'51"	450.84'	444.72'	N14°57'53"W
C2	664.00'	11°54'32"	138.01'	137.76'	N04°31'46"W
C3	676.00'	40°22'28"	476.35'	466.56'	N35°19'50"W
C4	106.00'	81°23'07"	150.57'	138.22'	N14°49'42"W
C5	1469.00'	28°11'44"	722.90'	715.63'	N11°45'58"E
C6	1469.00'	14°13'58"	364.91'	363.98'	N22°44'16"W
C7	1405.00'	12°41'39"	311.28'	310.65'	N36°12'04"W
C8	235.00'	86°49'42"	356.13'	323.02'	S89°30'45"W
C9	550.00'	3°22'40"	32.42'	32.42'	S45°23'04"E
C10	425.00'	2°35'31"	19.23'	19.22'	N88°02'09"W
C11	525.00'	2°35'31"	23.75'	23.75'	N88°02'09"W
C12	525.00'	22°54'31"	209.91'	208.52'	S75°17'08"E

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 7



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

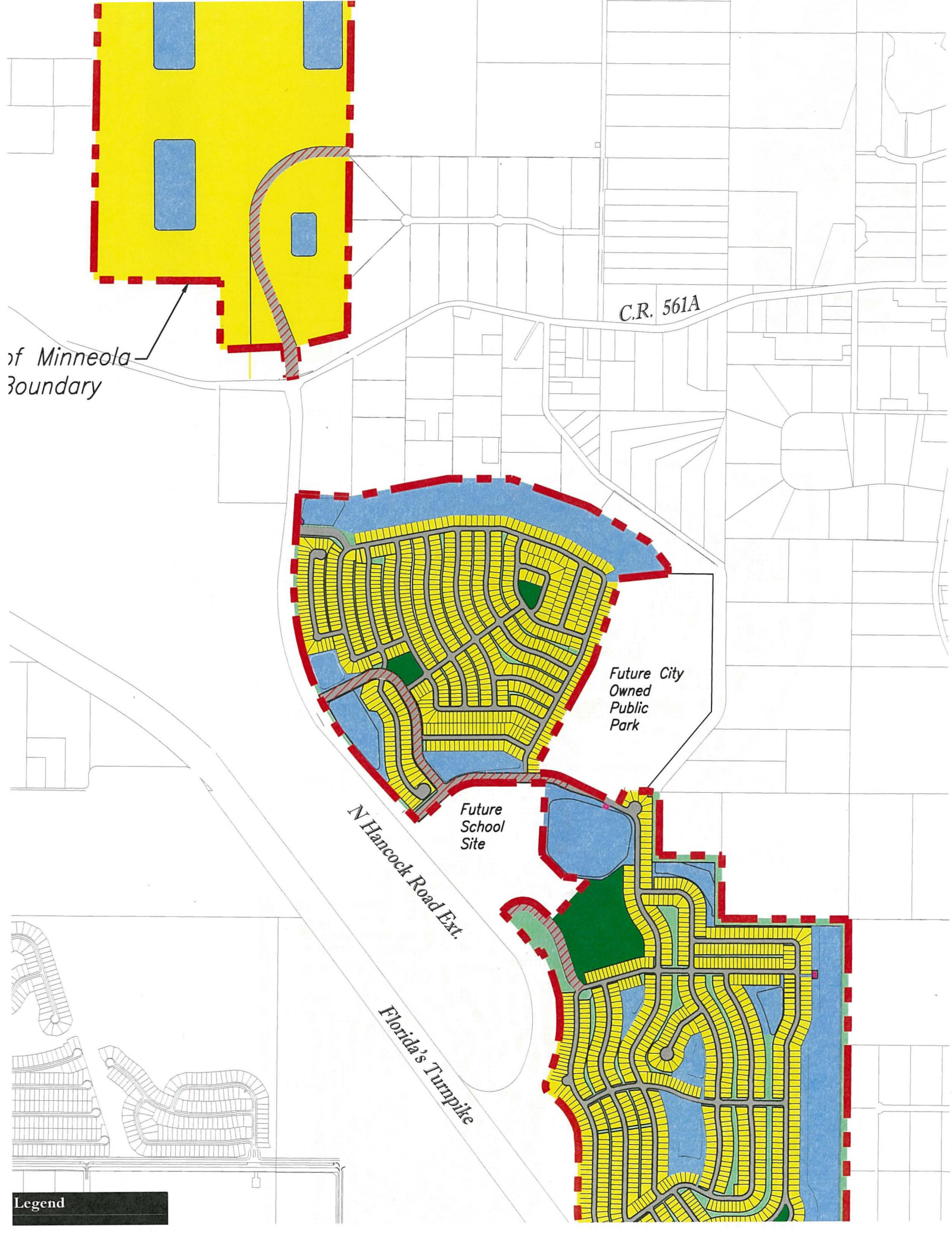
FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 7 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*



of Minneola
Boundary

C.R. 561A

Future City
Owned
Public
Park

Future
School
Site

N Hancock Road Ext.

Florida's Turnpike

Legend

CDD Boundary

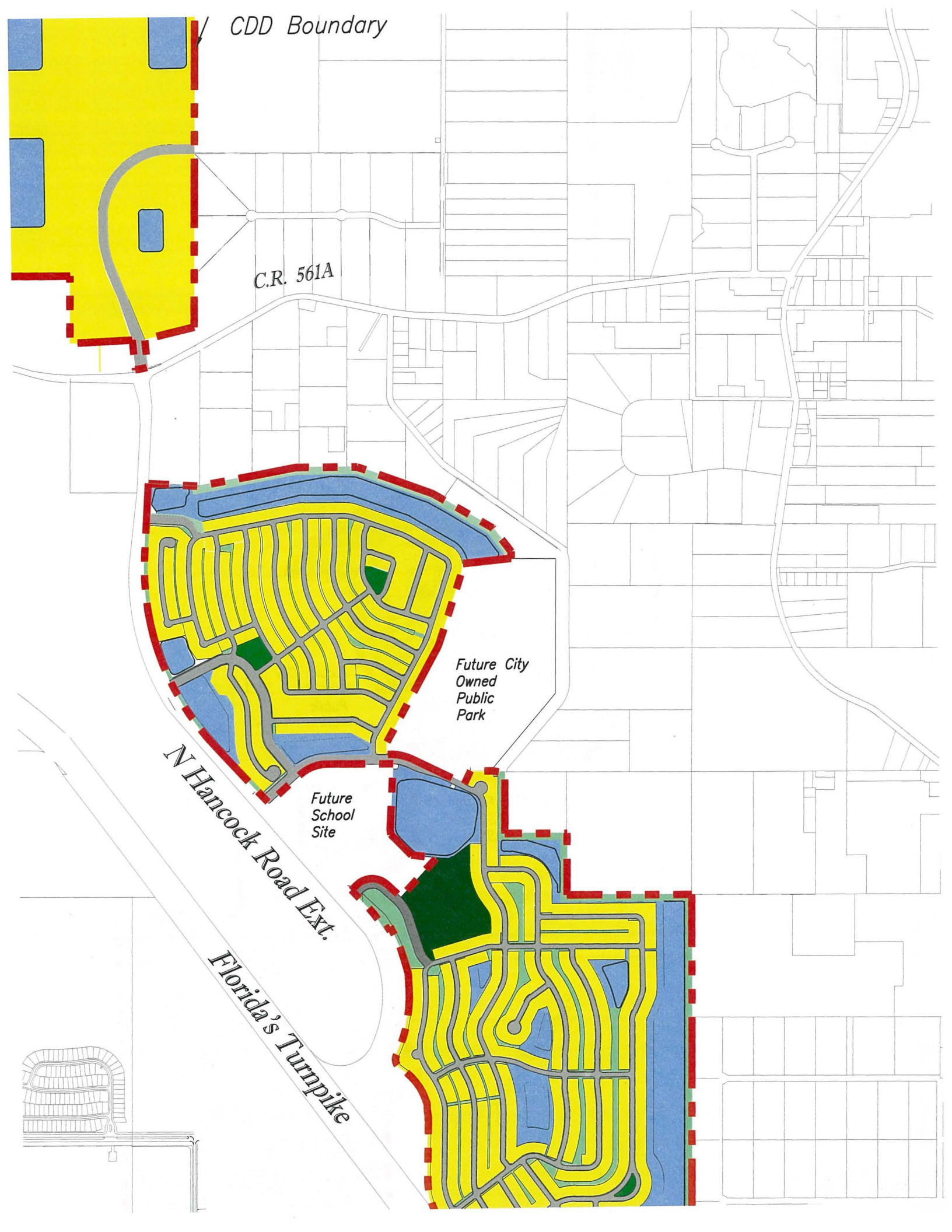
C.R. 561A

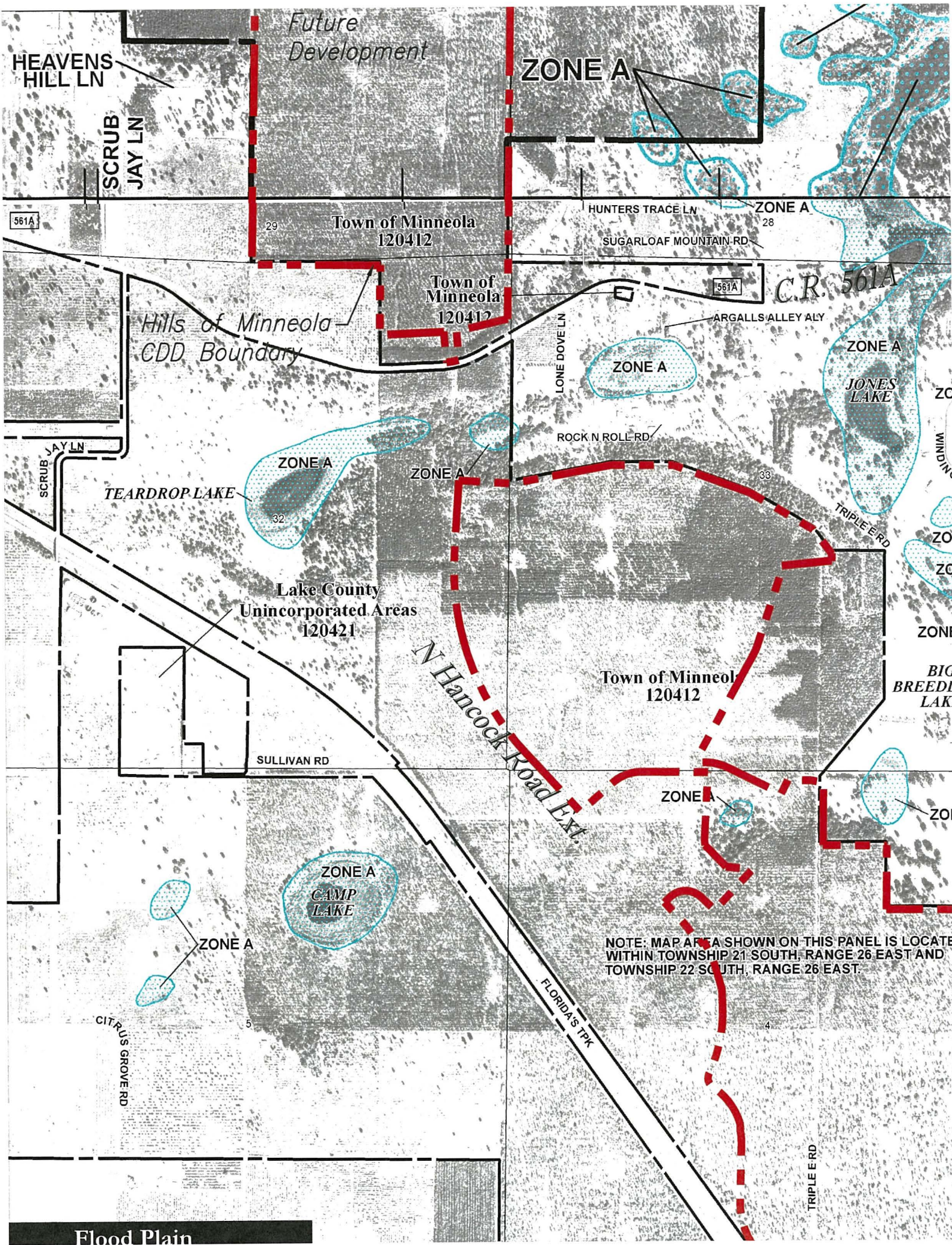
*Future City
Owned
Public
Park*

*Future
School
Site*

N Hancock Road Ext.

Florida's Turnpike





HEAVENS
HILL LN

SCRUB
JAY LN

Future
Development

ZONE A

561A

29

Town of Minneola
120412

HUNTERS TRACE LN

ZONE A

28

SUGARLOAF MOUNTAIN RD

Town of
Minneola
120412

561A

C.R. 561A

ARGALLS ALLEY ALY

Hills of Minneola
CDD Boundary

ZONE A

ZONE A

JONES
LAKE

LONE DOVE LN

ROCK N ROLL RD

ZONE A

ZONE A

TEARDROP LAKE

32

Lake County
Unincorporated Areas
120421

Town of Minneola
120412

N Hancock Road Ext.

SULLIVAN RD

ZONE A

ZONE A

CAMP
LAKE

ZONE A

CITRUS GROVE RD

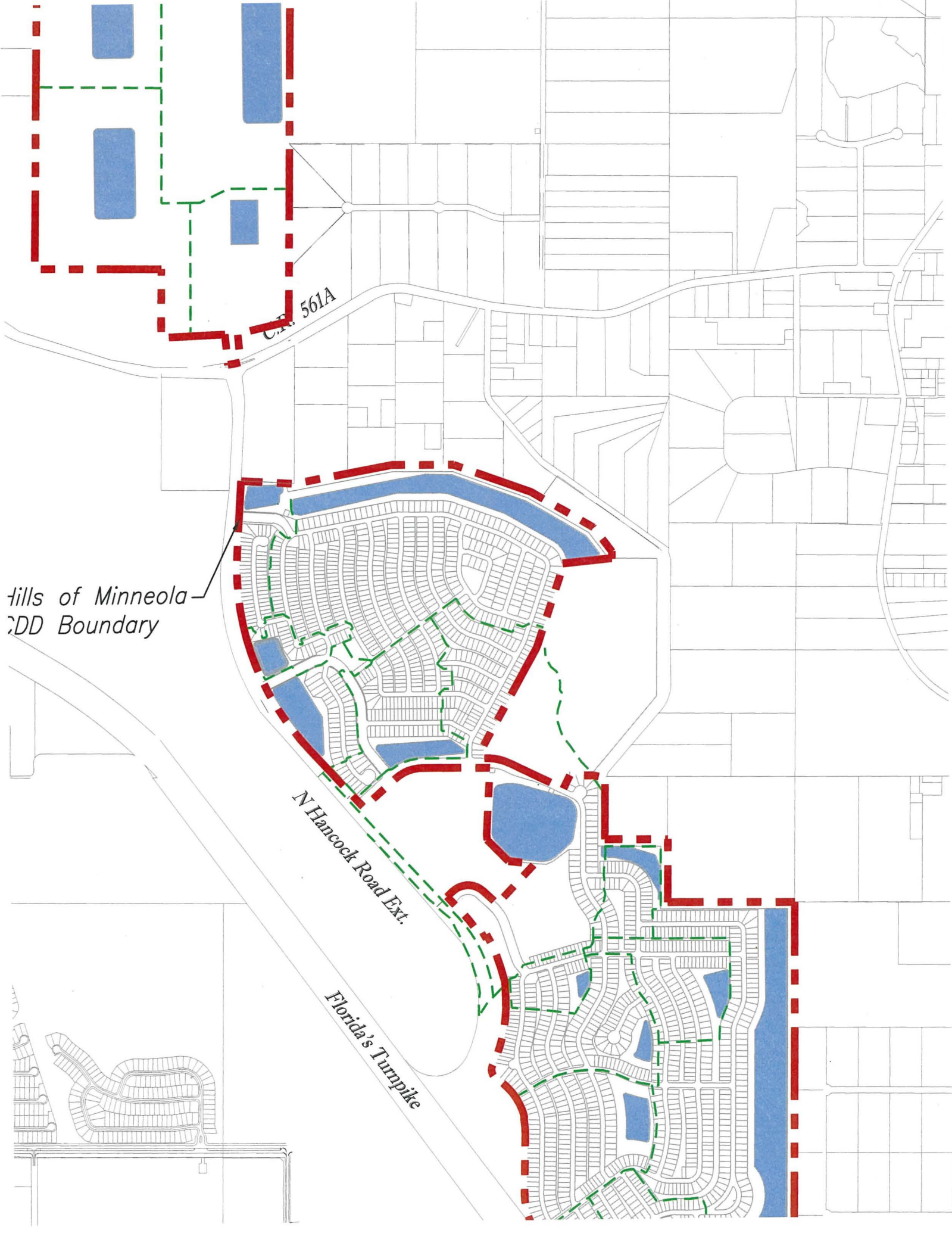
5

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATE WITHIN TOWNSHIP 21 SOUTH, RANGE 26 EAST AND TOWNSHIP 22 SOUTH, RANGE 26 EAST.

FLORIDA'S TPK

TRIPLE E RD

Flood Plain



Hills of Minneola
CDD Boundary

C.R. 561A

N Hancock Road Ext.

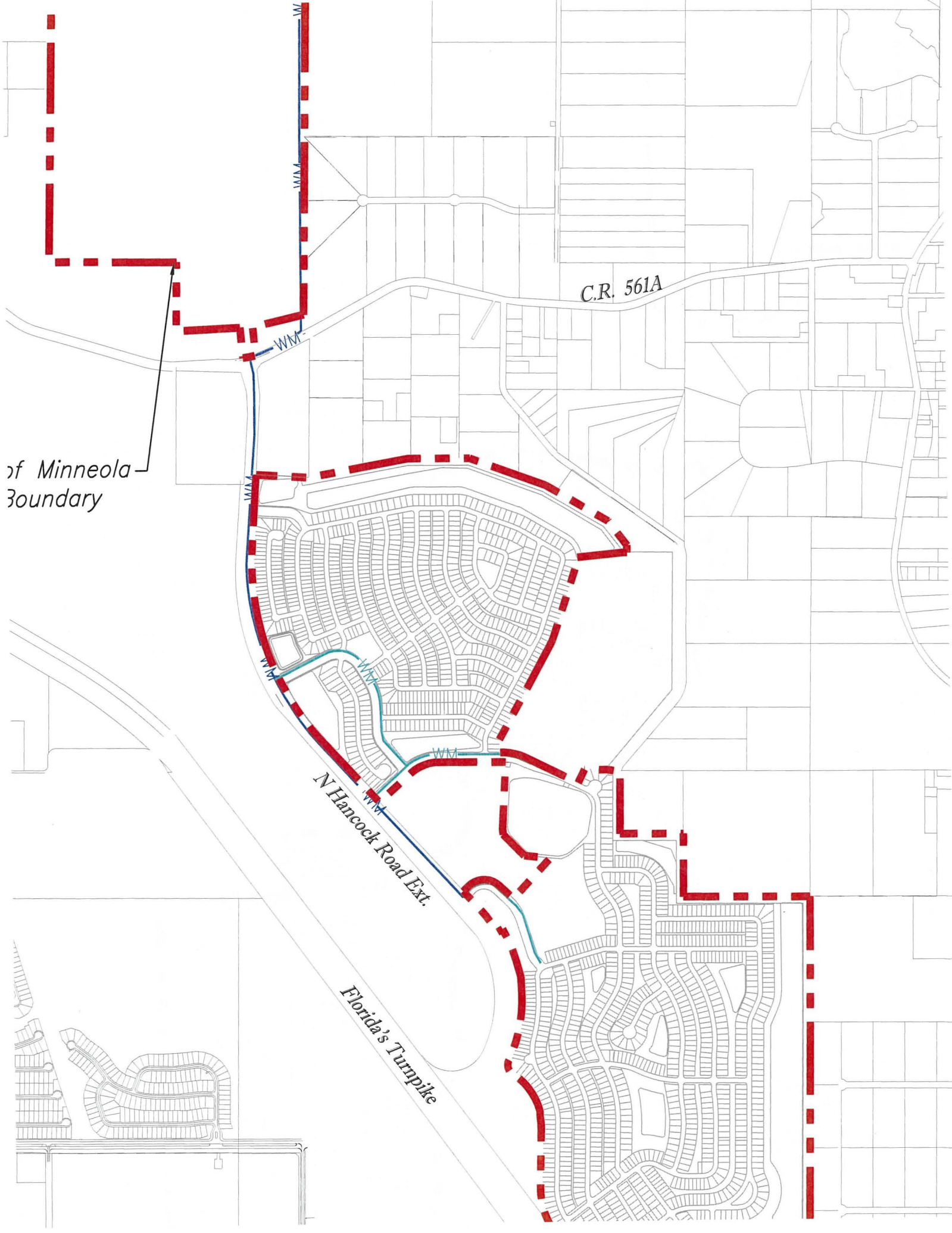
Florida's Turnpike

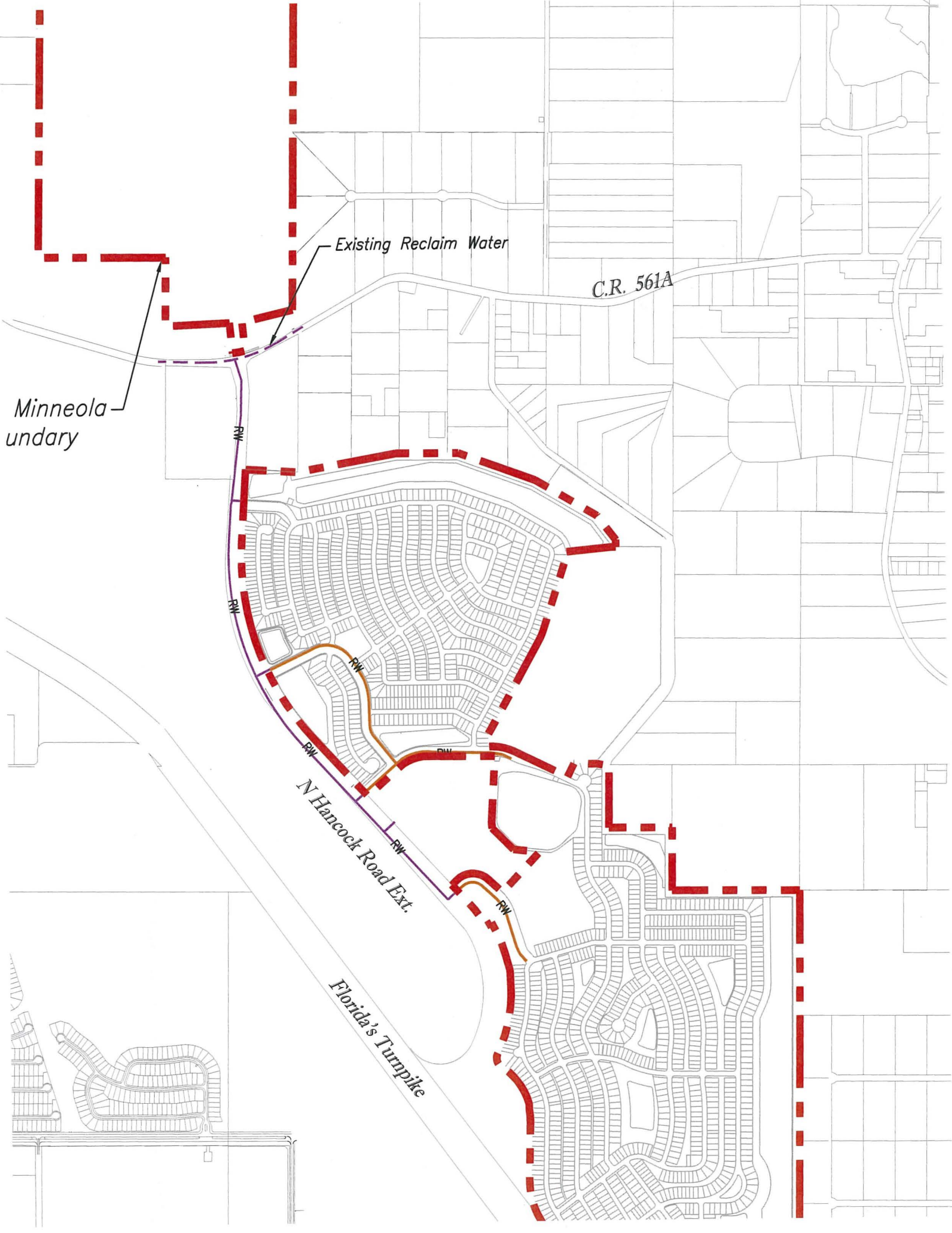
of Minneola
Boundary

C.R. 561A

N Hancock Road Ext.

Florida's Turnpike





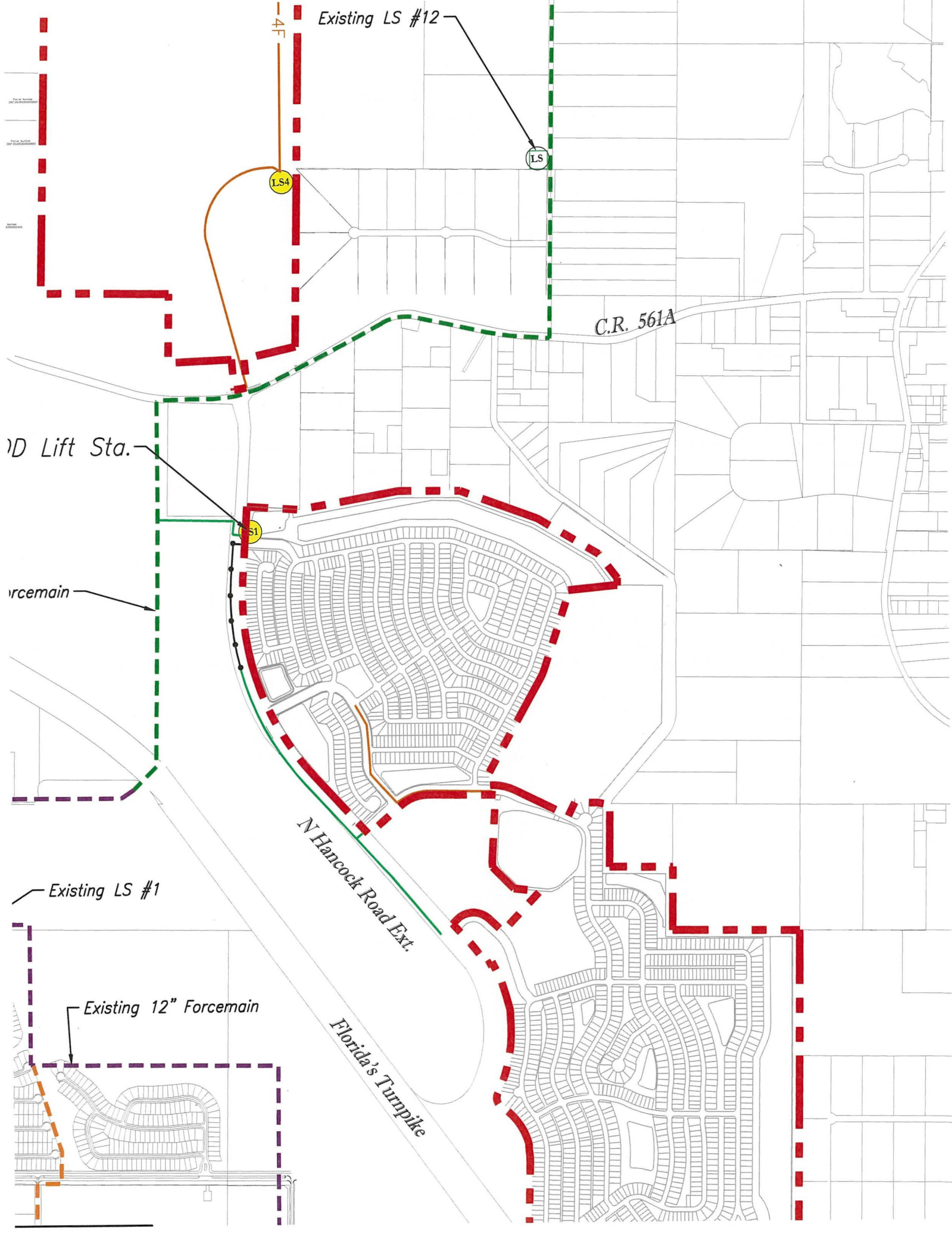


EXHIBIT 12
Hills of Minneola CDD
Estimate of Probable Capital Improvement Costs
October 3, 2019

Facility	Estimated Cost
Offsite Electrical Facilities & Undergrounding of Distribution Lines	\$1,000,000
Roadways (Pavement and Drainage System)	\$4,196,337
Stormwater Ponds (Pond Excavation, Embankment, Sod & Outfall Structures)	\$9,374,420
Potable Water Distribution (Pipes, Fittings, Valves, Storage & Repump Facility, etc.) - On-site and Off-site	\$3,737,762
Sanitary Sewer System (Lift Stations, Pipes, Fittings, Valves, Structures) - On-site and Off-site	\$1,666,094
Reclaimed Water Distribution (Pipes, Fittings, Valves, etc.) - On-site and Off-site	\$758,123
Recreational Amenities, Parks, Landscape and Hardscape	\$4,000,000
Subtotal	\$24,732,735
Professional Fees (10%)	\$2,473,274
Subtotal	\$27,206,009
Contingency (10%)	\$2,473,274
Total	\$29,679,282

Notes:

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

October 26, 2019



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Hills of Minneola Community Development District (the "District"), located in the City of Minneola, Lake County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Hills of Minneola Community Development District Engineer's Report prepared by Poulos & Bennett, LLC (the "District Engineer") and dated October 9, 2019 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve a portion of the Hills of Minneola development (the "Development" or "Hills of Minneola"), a master planned, mixed-use development located in City of Minneola, Lake County, Florida. The land within the District consists of approximately 877.15 +/- acres and is generally located south of Sugar Loaf Mountain Road and east of the Florida's Turnpike.

2.2 The Development Program

The development of land within the District is anticipated to be conducted by JEN Florida 30, LLC (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 2,554 residential units and multiple recreational amenities, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the

development plan for the District. The development of land within the District is planned to be conducted in several phases over a multi-year period.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Capital Improvement Plan will consist of undergrounding of off-site electrical facilities, roadways, storm water management, potable water, sanitary sewer, reclaimed water, recreational amenities, parks, landscaping and hardscape. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$29,679,282.

According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is

either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$39,940,000 in par amount of Special Assessment Revenue Bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$39,940,000 to finance approximately \$29,679,282 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$39,940,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains

complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan envisions the development of 2,554 residential units and multiple recreational amenities, although unit numbers and land use types may change throughout the development period.

According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty.

However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in the District. Consequently, the Bond Assessments will be levied on approximately 877.15 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$39,940,000 will be preliminarily levied on approximately 877.15 +/- gross acres at a rate of \$45,533.83 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$15,851.72 (\$39,940,000 in Bond Assessments divided by

2,519.60 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$15,851.72, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remain unplatted within the District equal less than \$15,851.72 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted within the District equal more than \$15,851.72 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Bond Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$15,851.72 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$15,851.72. The test will be based upon the development rights as signified by the number

of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Assessment Roll

The Bond Assessments of \$39,940,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. 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. Wrathell, Hunt and Associates, LLC 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.

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

7.0 Appendix

Table 1

Hills of Minneola

Community Development District

Development Plan

Product Type	North Parcel		South Parcel			Age-Restricted	
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Parcel	Number of Units
SF 40'	220	95	116	82	84	200	797
SF 50'	141	208	132	131	220	400	1,232
SF 60'	46	57	92	96	34	0	325
SF 65'	0	0	0	0	0	200	200
Total	407	360	340	309	338	800	2,554

Table 2

Hills of Minneola

Community Development District

Capital Improvement Program

Improvement	Cost
Off-Site Electrical Facilities - Undergrounding of Electrical Power	\$1,000,000
Roadways	\$4,196,337
Stormwater Ponds	\$9,374,420
Potable Water Distribution	\$3,737,762
Sanitary Sewer System	\$1,666,094
Reclaimed Water Distribution	\$758,123
Recreational Amenities, Parks, Landscape and Hardscape	\$4,000,000
Professional Fees	\$2,473,274
Contingency	\$2,473,274
Total	\$29,679,282

Table 3

Hills of Minneola

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount

\$39,940,000

Total Sources**\$39,940,000**

Uses

Project Fund Deposits:

Project Fund

\$29,679,282

Other Fund Deposits:

Debt Service Reserve Fund

\$3,218,621

Capitalized Interest Fund

\$5,591,600

Delivery Date Expenses:

Costs of Issuance

\$1,448,200

Rounding

\$2,297

Total Uses**\$39,940,000**

Table 4

Hills of Minneola

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight per		Total ERU	Percent Share of Total
		Unit			
SF 40'	797	0.80	637.60		25.31%
SF 50'	1,232	1.00	1,232.00		48.90%
SF 60'	325	1.20	390.00		15.48%
SF 65'	200	1.30	260.00		10.32%
Total	2,554		2,519.60		100.00%

Table 5

Hills of Minneola

Community Development District

Bond Assessment Apportionment

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
SF 40'	797	\$10,107,058.26	\$12,681.38	\$1,021.95	\$1,098.87
SF 50'	1,232	\$19,529,322.11	\$15,851.72	\$1,277.43	\$1,373.58
SF 60'	325	\$6,182,171.77	\$19,022.07	\$1,532.92	\$1,648.30
SF 65'	200	\$4,121,447.85	\$20,607.24	\$1,660.66	\$1,785.66
Total	2,554	\$39,940,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Exhibit "A"

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 1

A PARCEL OF LAND BEING IN THE EAST HALF OF SECTION 29, LESS THE NORTH 15 FEET FOR RIGHT-OF-WAY AND A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE RUN NORTH 01°08'01" EAST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 5242.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 515, PAGE 399 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°16'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2644.19 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 29; THENCE RUN SOUTH 01°06'28" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2636.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°56'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2605.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 00°53'28" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 32 FOR A DISTANCE OF 546.57 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76°52'39" WEST FOR A DISTANCE OF 546.99 FEET; THENCE RUN SOUTH 05°06'23" EAST FOR A DISTANCE OF 299.81 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11660-2250; AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY ON, HAVING A RADIUS OF 895.37 FEET AND A CENTRAL ANGLE OF 08°29'27" WITH A CHORD BEARING OF SOUTH 79°35'36" WEST, AND A CHORD LENGTH OF 132.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 05°06'23" WEST FOR A DISTANCE OF 318.37 FEET; THENCE RUN SOUTH 87°38'06" WEST FOR A DISTANCE OF 664.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE RUN NORTH 00°49'40" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 720.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°17'17" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1327.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,798,961 SQUARE FEET, 339.74 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

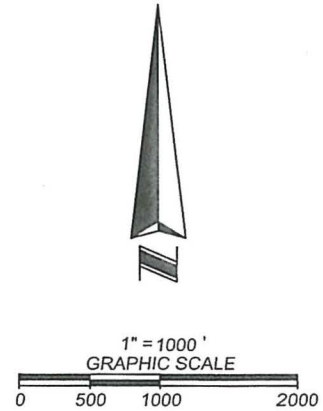
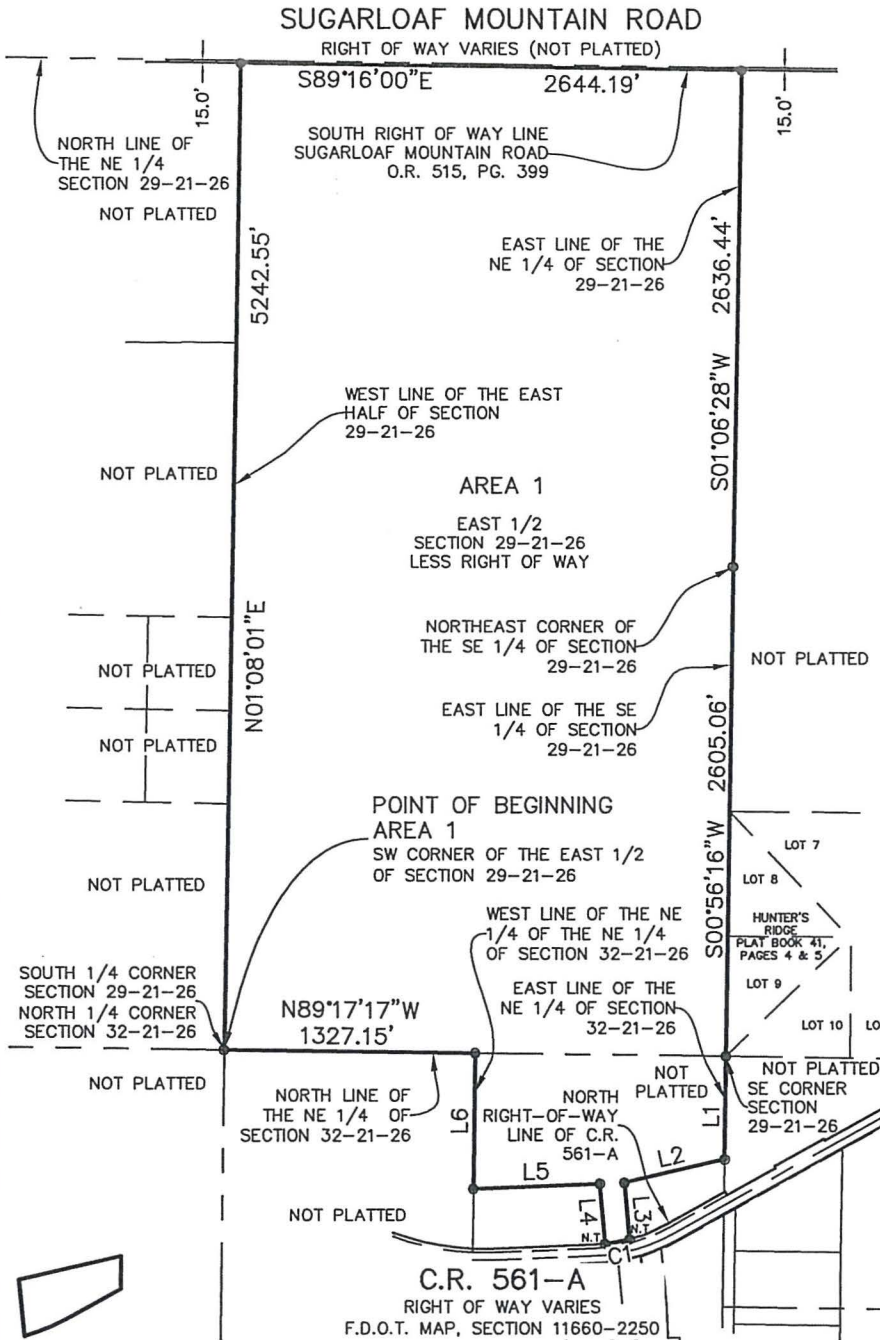
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICHMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'28"W	546.57'
L2	S76°52'39"W	546.99'
L3	S05°06'23"E	299.81'
L4	N05°06'23"W	318.37'
L5	S87°38'06"W	664.77'
L6	N00°49'40"E	720.14'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	895.37'	S79°35'36"W	132.57'	8°29'27"	132.69'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTIONS 32 AND 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING PORTIONS OF TRACTS 7 AND 8 LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 00°32'52" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 2310.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°27'08" WEST FOR A DISTANCE OF 4506.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGES 1575 THROUGH 1585 AND ALSO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 42°32'53" WEST FOR A DISTANCE OF 827.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2800.00 FEET AND A CENTRAL ANGLE OF 46°13'48" WITH A CHORD BEARING OF NORTH 19°25'59" WEST, AND A CHORD DISTANCE OF 2198.44 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2259.22 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°40'55" EAST FOR A DISTANCE OF 762.98 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 86°04'25" EAST FOR A DISTANCE OF 550.97 FEET; THENCE RUN NORTH 79°31'37" EAST FOR A DISTANCE OF 93.87 FEET; THENCE RUN NORTH 79°48'15" EAST FOR A DISTANCE OF 950.54 FEET; THENCE RUN SOUTH 89°33'36" EAST FOR A DISTANCE OF 650.11 FEET; THENCE RUN SOUTH 69°51'28" EAST FOR A DISTANCE OF 849.10 FEET; THENCE RUN SOUTH 59°28'42" EAST FOR A DISTANCE OF 749.85 FEET; THENCE RUN SOUTH 37°05'25" EAST FOR A DISTANCE OF 403.66 FEET; THENCE RUN SOUTH 84°21'15" WEST FOR A DISTANCE OF 578.10 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°10'21" WITH A CHORD BEARING OF SOUTH 06°37'57" WEST, AND A CHORD LENGTH OF 100.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.11 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18° 13'08" WEST FOR A DISTANCE OF 770.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 10°45'35" WITH A CHORD BEARING OF SOUTH 23°35'55" WEST, AND A CHORD LENGTH OF 83.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.57 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28°58'43" WEST FOR A DISTANCE OF 1129.10 FEET; THENCE RUN SOUTH 06°18'55" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00°40'06" WEST FOR A DISTANCE OF 196.66 FEET; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 626.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 42°21'49" WITH A CHORD BEARING OF SOUTH 69°29'12" WEST, AND A CHORD LENGTH OF 314.35 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 321.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48°18'17" WEST FOR A DISTANCE OF 450.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,243,088 SQUARE FEET, 212.19 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

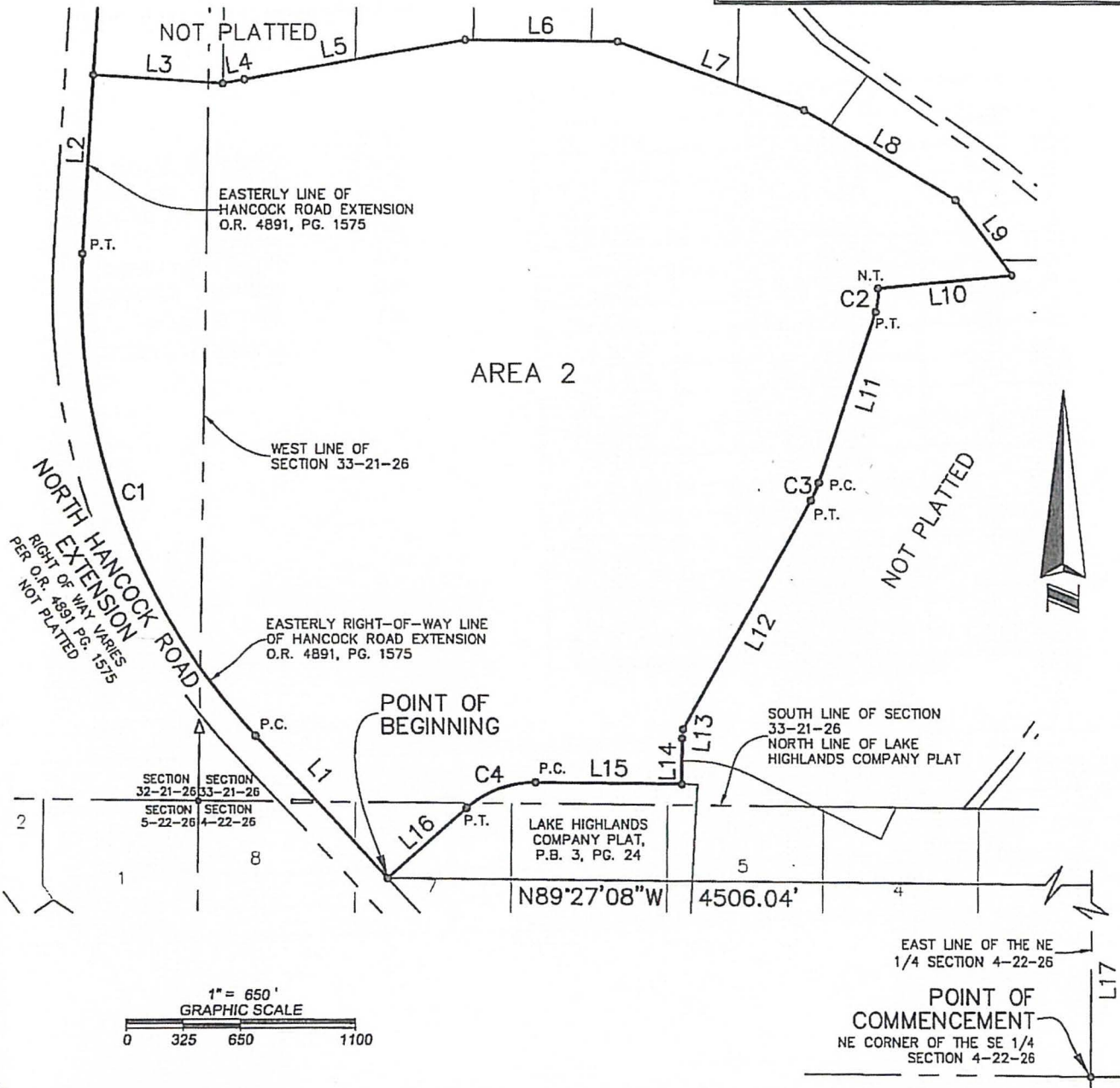
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20170574
DATE: 06/12/2018
SCALE: 1" = 650'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'53"W	827.74'
L2	N03°40'55"E	762.98'
L3	S86°04'25"E	550.97'
L4	N79°31'37"E	93.87'
L5	N79°48'15"E	950.54'
L6	S89°33'36"E	650.11'
L7	S69°51'28"E	849.10'
L8	S59°28'42"E	749.85'
L9	S37°05'25"E	403.66'
L10	S84°21'15"W	578.10'
L11	S18°13'08"W	770.95'
L12	S28°58'43"W	1129.10'
L13	S06°18'55"W	40.00'
L14	S00°40'06"W	196.66'
L15	N89°19'54"W	626.45'
L16	S48°18'17"W	450.13'
L17	N00°32'52"E	2310.48'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
N.T.	NON-TANGENT
©	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2800.00'	46°13'48"	2259.22'	2198.44'	N19°25'59"W
C2	250.00'	23°10'21"	101.11'	100.42'	S06°37'57"W
C3	445.00'	10°45'35"	83.57'	83.45'	S23°35'55"W
C4	435.00'	42°21'49"	321.63'	314.35'	S69°29'12"W



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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING TRACTS 13 AND 14, 17 THROUGH 20, 29 THROUGH 36, 45 THROUGH 52, 62 THROUGH 64 AND PORTIONS OF TRACTS 4, 5, 12, 21, 28, 37, 44 AND 61 OF SAID SECTION 4, AND PORTIONS OF TRACTS 3 AND 4 OF SAID SECTION 9, AND THOSE CERTAIN UNNAMED RIGHT OF WAYS WITHIN THE DESCRIBED PROPERTY LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THOSE PORTIONS OF SAID PLAT OF LAKE HIGHLANDS COMPANY VACATED ACCORDING TO OFFICIAL RECORDS BOOK 4505, PAGE 2217 OF SAID PUBLIC RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°44'35" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2627.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE RUN NORTH 89°40'24" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9; THENCE RUN SOUTH 00°43'31" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 666.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 89°40'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 594.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 91 - SUNSHINE STATE PARKWAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTRACT NO. 12.3; THENCE RUN NORTH 35°29'03" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 601.17 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 91 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 2005; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 31°23'47" WEST FOR A DISTANCE OF 795.36 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 788.00 FEET AND A CENTRAL ANGLE OF 32°46'51" WITH A CHORD BEARING OF NORTH 14°57'53" WEST, AND A CHORD DISTANCE OF 444.72 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 450.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 01°25'30" EAST FOR A DISTANCE OF 601.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 664.00 FEET AND A CENTRAL ANGLE OF 11°54'32" WITH A CHORD BEARING OF NORTH 04°31'46" WEST, AND A CHORD DISTANCE OF 137.76 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°24'18" WEST FOR A DISTANCE OF 55.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF 40°22'28" WITH A CHORD BEARING OF NORTH 35°19'50" WEST,

(CONTINUES ON SHEET 2)

SHEET 1 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 1)

AND A CHORD DISTANCE OF 466.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 476.35 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 55°30'42" WEST FOR A DISTANCE OF 22.15 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 106.00 FEET AND A CENTRAL ANGLE OF 81°23'07" WITH A CHORD BEARING OF NORTH 14°49'42" WEST AND A CHORD LENGTH OF 138.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 150.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 28°11'44" WITH A CHORD BEARING OF NORTH 11°45'58" EAST, AND A CHORD DISTANCE OF 715.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 722.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 02°20'00" WEST FOR A DISTANCE OF 171.14 FEET; THENCE RUN NORTH 15°37'12" WEST FOR A DISTANCE OF 171.13 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 14°13'58" WITH A CHORD BEARING OF NORTH 22°44'16" WEST, AND A CHORD DISTANCE OF 363.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 60°08'45" WEST FOR A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 4940, PAGE 1867 AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1405.00 FEET AND A CENTRAL ANGLE OF 12°41'39" WITH A CHORD BEARING OF NORTH 36°12'04" WEST, AND A CHORD DISTANCE OF 310.65 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 311.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 231.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGE 1575; THENCE RUN NORTH 42°32'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.62 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 46°05'53" EAST FOR A DISTANCE OF 74.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 86°49'42" WITH A CHORD BEARING OF SOUTH 89°30'45" WEST AND A CHORD LENGTH OF 323.02 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE 356.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 47°04'24" EAST FOR A DISTANCE OF 168.01 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 03°22'40" WITH A CHORD BEARING OF NORTH 45°23'04" WEST AND A CHORD LENGTH OF 32.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 43°17'50" EAST FOR A DISTANCE OF 571.93 FEET; THENCE RUN NORTH 83°26'42" WEST FOR A DISTANCE OF 273.96 FEET; THENCE RUN NORTH 44°17'25" WEST FOR A DISTANCE OF 324.85 FEET; THENCE RUN NORTH 03°15'37" EAST FOR A DISTANCE OF 748.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 19.22 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 19.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 48.69 FEET; THENCE RUN NORTH 00°40'06" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°19'54" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 23.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.75 FEET TO A POINT OF COMPOUND CURVATURE,

(CONTINUES ON SHEET 3)

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 2 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 2)

CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°54'31" WITH A CHORD BEARING OF SOUTH 75°17'08" EAST AND A CHORD LENGTH OF 208.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 209.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°49'52" EAST FOR A DISTANCE OF 636.59 FEET; THENCE RUN NORTH 26°10'08" EAST FOR A DISTANCE OF 148.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°30'57" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 288.63 FEET; THENCE RUN SOUTH 89°16'37" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 658.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°20'15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 662.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°38'46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 657.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°23'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1326.36 FEET TO THE NORTHEAST CORNER SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°32'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1313.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,166,664 SQUARE FEET, 325.22 ACRES MORE OR LESS.

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

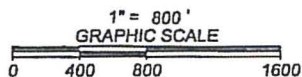
CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 3 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*

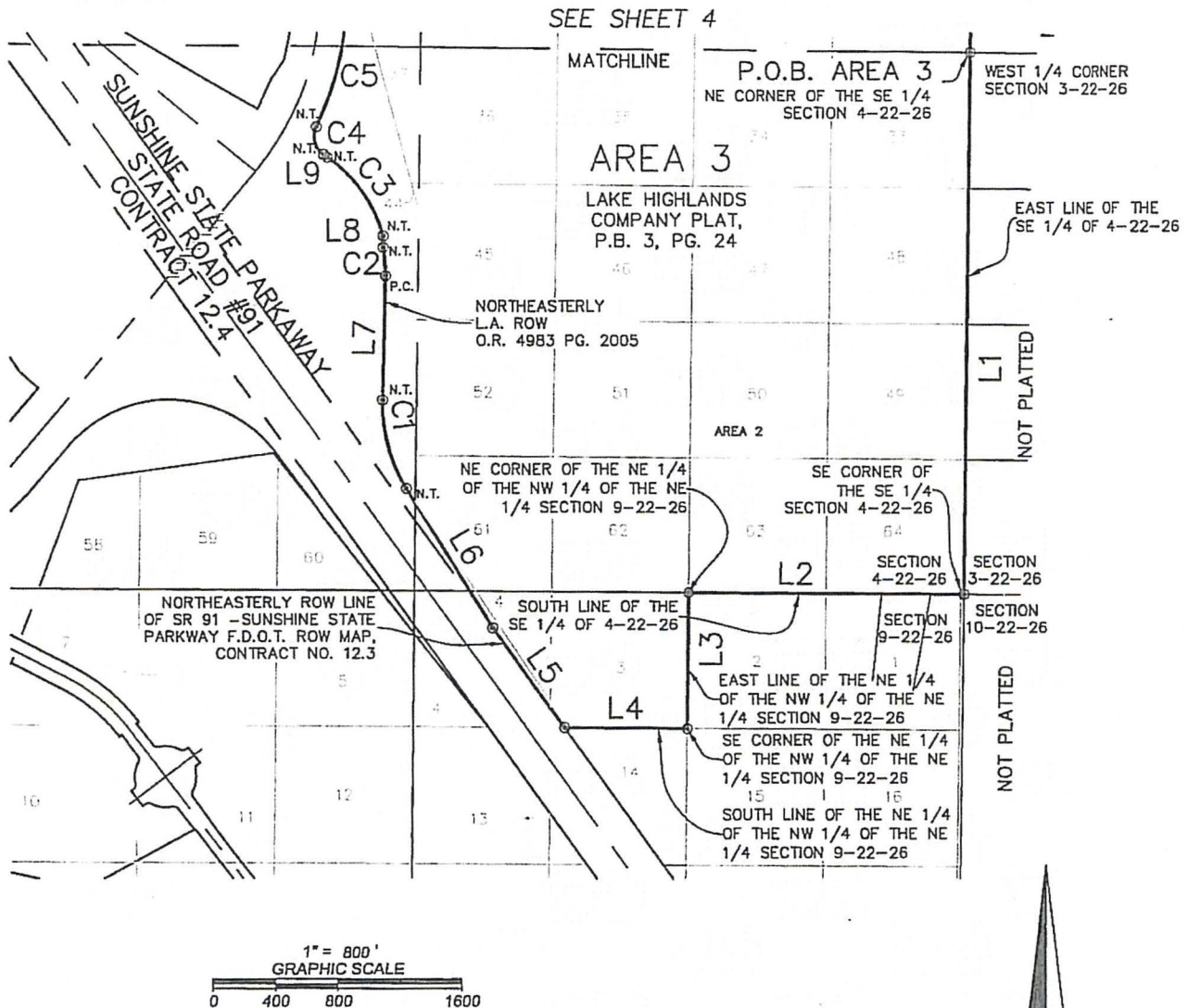
Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 4



1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

SHEET 4 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



SURVEYOR'S NOTES:

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JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 5 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LINE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'35"W	2627.07'
L2	N89°40'24"W	1328.66'
L3	S00°43'31"W	666.37'
L4	N89°40'47"W	594.59'
L5	N35°29'03"W	601.17'
L6	N31°23'47"W	795.36'
L7	N01°25'30"E	601.24'
L8	N00°24'18"W	55.78'
L9	N55°30'42"W	22.15'
L10	N02°20'00"W	171.14'
L11	N15°37'12"W	171.13'
L12	S60°08'45"W	64.00'
L13	N42°32'53"W	231.68'
L14	N42°32'53"W	15.62'
L15	N46°05'53"E	74.73'
L16	S47°04'24"E	168.01'
L17	N43°17'50"E	571.93'
L18	N83°26'42"W	273.96'
L19	N44°17'25"W	324.85'
L20	N03°15'37"E	748.42'
L21	N89°19'54"W	48.69'
L22	N00°40'06"E	100.00'
L23	S89°19'54"E	48.69'
L24	S63°49'52"E	636.59'
L25	N26°10'08"E	148.92'
L26	S89°30'57"E	288.63'
L27	S89°16'37"E	65.02'
L28	S00°41'42"W	658.61'
L29	S89°20'15"E	662.61'
L30	S00°38'46"W	657.91'
L31	S89°23'53"E	1326.36'
L32	S00°32'52"W	1313.03'

LEGEND:

P.O.B.	POINT OF BEGINNING
L.A.	LIMITED ACCESS
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
S.R.	STATE ROAD
ROW	RIGHT-OF-WAY
P.C.C.	POINT OF COMPOUND CURVATURE
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
⊙	CHANGE IN DIRECTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 6



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

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JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 6 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

CURVE TABLES

THIS IS NOT A SURVEY

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	788.00'	32°46'51"	450.84'	444.72'	N14°57'53"W
C2	664.00'	11°54'32"	138.01'	137.76'	N04°31'46"W
C3	676.00'	40°22'28"	476.35'	466.56'	N35°19'50"W
C4	106.00'	81°23'07"	150.57'	138.22'	N14°49'42"W
C5	1469.00'	28°11'44"	722.90'	715.63'	N11°45'58"E
C6	1469.00'	14°13'58"	364.91'	363.98'	N22°44'16"W
C7	1405.00'	12°41'39"	311.28'	310.65'	N36°12'04"W
C8	235.00'	86°49'42"	356.13'	323.02'	S89°30'45"W
C9	550.00'	3°22'40"	32.42'	32.42'	S45°23'04"E
C10	425.00'	2°35'31"	19.23'	19.22'	N88°02'09"W
C11	525.00'	2°35'31"	23.75'	23.75'	N88°02'09"W
C12	525.00'	22°54'31"	209.91'	208.52'	S75°17'08"E

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 7



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

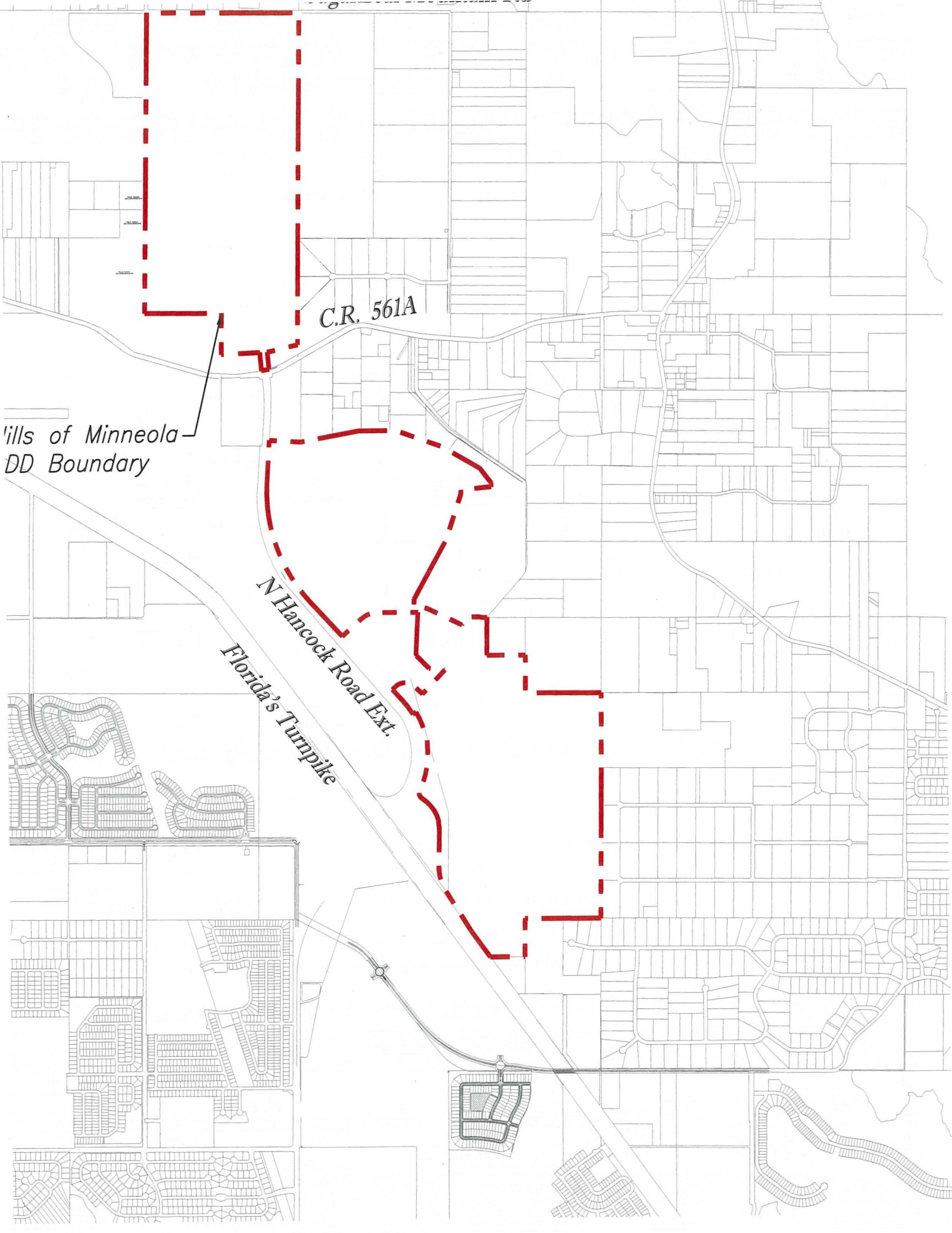
FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 7 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*



C.R. 561A

Village of Minneola
DD Boundary

N Hancock Road Ext.
Florida's Turnpike

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4C

Hills of Minneola Community Development District ENGINEER'S REPORT

Prepared For

Hills of Minneola Community Development District

Date

October 9, 2019



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<i>Section 5</i>	<i>Description of Capital Improvements Plan</i> 5.1 Roadway Improvements 5.2 Stormwater Management 5.3 Master Infrastructure 5.3.1 Primary Roadways 5.3.2 Potable Water Distribution System 5.3.3 Reclaimed Water Distribution System 5.3.4 Wastewater System 5.3.5 Recreational Amenities, Parks, Landscape and Hardscape 5.3.6 Undergrounding of Electrical Distribution and Street Lights 5.4 Professional and Inspection Fees
<i>Section 6</i>	<i>Ownership & Maintenance</i>
<i>Section 7</i>	<i>Roadway Rights-of-Way, Stormwater Management Ponds & Other Open Spaces</i>
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<i>Section 9</i>	<i>Conclusions and Summary Opinion</i>

Exhibits

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<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>District Boundary Map & Legal Description</i>
<i>Exhibit 4</i>	<i>Approved Conceptual Development Plan CDD Boundary Overlay</i>
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<i>Exhibit 7</i>	<i>Post Development Drainage Basin Map</i>
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<i>Exhibit 10</i>	<i>Reclaim Water Distribution System</i>
<i>Exhibit 11</i>	<i>Overall Wastewater Collection System</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>

Section 1 Introduction

1.1. Background

The Engineer's Report for Capital Improvements (the "Report") for the Hills of Minneola Community Development District (the "District") has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of the City of Minneola and Lake County, FL.

Capital Improvements reflected in the Report represent the current Capital Improvement Plan for the District. The majority of the necessary regulatory approvals have not yet been obtained for the Development (hereinafter defined). Various permits necessary to commence and complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below; therefore, this report, may be amended from time to time.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall District is three parcels of land totaling 877.15 +/- acres located in the City of Minneola, Florida. More specifically, the parcels are located within a portion of Sections 29, 32 and 33 of Township 21 South, Range 26 East, and Sections 4 and 19 of Township 22 South, Range 26 East, lying north and east of Florida's Turnpike, west of County Road 455, and south of Sugarloaf Mountain Road. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The Development is part of the overall Hills of Minneola project and is zoned as Planned Development which was most recently amended by City of Minneola on October 16, 2018. Please refer to Exhibit 4 for a plan of the Approved Conceptual Development Plan with the DISTRICT Boundary. The proposed project is a multi-phase development to including residential units, stormwater facilities, open space, utility tracts and recreational amenities. Please refer to table in Section 1.4 for a breakdown of development uses by area.

The Community Development District Boundary and Legal Description are included as Exhibit 3.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the public infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District and/or (2) by the Developer.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development

Hills of Minneola Community Development District Engineer's Report for Capital Improvements

of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

Based on the current Conceptual Development Plan (Exhibit 4) for the property, the development program currently consists of 2,554 residential units and multiple supporting recreational amenities. The approved land uses within the District include the following areas outlined in the table below. Exhibit 4 provides the location of the development uses below.

Proposed Development	Approximate Acres
Private (Single Family Lots)	443.37
Stormwater	204.85
Recreational Space and Amenities	28.67
Open Space	57.46
Roadways Tracts	142.50
Utility Tracts	0.30
Total Acres	877.15

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located in the City of Minneola.

Permitting Agencies & Permits Required

1. City of Minneola
 - a. Preliminary Plat
 - b. Mass Grading
 - c. Final Engineering Plans for Onsite and Offsite Improvements
 - d. Final Plat
2. Lake County, Florida
 - a. Final Engineering Plans for Offsite Improvements
 - b. Right-of-way Utilization Permit
 - c. Driveway Connection Permit
3. St. Johns River Water Management District (SJRWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
4. Florida Department of Transportation
 - a. Driveway Connection Permit
 - b. Drainage Connection Permit

Hills of Minneola Community Development District Engineer's Report for Capital Improvements

5. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
6. Federal Emergency Management Agency
 - a. Letter of Map Revision
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. Lake Apopka Gas

Section 3 Infrastructure Benefit

The District will fund, and in certain cases, maintain and operate infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, recreational amenities, and perimeter landscape and irrigation improvements within the District boundary. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the majority of the property is undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 Capital Improvements Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, undergrounding of electrical distribution lines, pavement markings and signage, as well as potable water main, potable water storage and repump facilities, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 7 and 9 through 11. Exhibit 12, details the Cost Opinion for the District's capital improvement plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing a series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 Description of Capital Improvements Plan

5.1 Roadway Improvements

As indicated above, the District will fund the main boulevards and associated infrastructure, utilities, drainage, landscaping and walls internal and external to the District. Exhibit 4, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of dry retention stormwater treatment ponds, control structures, swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with City of Minneola and the St. Johns River Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system.

5.3 Master Infrastructure

5.3.1 Primary Roadways

Based on the current approved Preliminary Plat, the main boulevards in Area 2, as identified in the Conceptual Development Plan (Exhibit 4), include approximately 5,100 linear feet of road and will define the major ingress and egress points throughout the southern portion of the district Development. Based on current estimates, an additional 3,100 linear feet of main boulevards will provide access for the northern Area 1 (Exhibit 4). The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibits 9 through 11. In addition to the onsite roadways, offsite roadway intersection improvements to North Hancock Road and County Road 561A, as required by Lake County, to serve the project are included in the Master Infrastructure serving the District.

5.3.2 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. Additionally, to support the build-out of the project, a water storage and repump facility may be required. As such the District may fund the design and construction of this facility. The potable water system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete. The water mains within the District will be sized to provide water to residents and recreational amenities of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System, provides a graphical representation of the contemplated water mains to be constructed within the District.

5.3.3 *Reclaimed Water Distribution System*

The District may fund the construction of the reclaimed water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be required to be designed and constructed based on an approved MUP. Exhibit 10, Reclaimed Water Distribution System, provides a graphical representation of the existing and proposed offsite reclaimed water system and onsite system contemplated within the District.

5.3.4 *Wastewater System*

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the City of Minneola once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents and recreational amenities of the District, and will be required to be designed and constructed based on an approved MUP. Exhibit 11, Overall Wastewater Collection System, provides a graphical representation of the proposed offsite wastewater system and onsite system contemplated within the District.

5.3.5 *Recreational Amenities, Parks, Landscape & Hardscape*

The District will fund parks, landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, recreational amenities and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

5.3.6 *Undergrounding of Electrical Distribution and Street Lights*

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with the City of Minneola, SECO Energy and the Developer. The District will fund the cost to trench the **[onsite and/or offsite]** underground installation only.

5.4 *Professional and Inspection Fees*

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway Improvements	City	City
Offsite Roadway Improvements	County/FDOT	County/FDOT
Master Stormwater Management System	District	HOA/District
Potable Water Distribution System	City	City
Sanitary Sewer System	City	City
Reclaimed Water Distribution System	City	City
Parks, Landscaping, Irrigation and Signage	District	HOA/District
Recreational Amenities	District	HOA/District
Street Lighting/Electrical	SECO	SECO

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvements Costs

The Estimate of Probable Capital Improvements Plan Costs is provided in Exhibit 12. Costs associated with construction of the improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Capital Improvement Plan as described is necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District for the various jurisdictional entities outlined earlier in this report. In addition to the non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements. Alternatively, the District can also consider contracting with the HOA to have the HOA budget for the maintenance of District improvements.

**Hills of Minneola Community Development District
Engineer's Report for Capital Improvements**

The construction costs for the District's Capital Improvement Plan in this report are based on the concept plans for the District as currently proposed. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

As District Engineer:
Poulos & Bennett, LLC



Marc D. Stehli, PE
State of Florida Professional Engineer No. 52781

Exhibits



LEGEND
CDD Boundary

Vicinity Map

Hills of Minneola

August 2019
P & B Job No.: 19-103

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

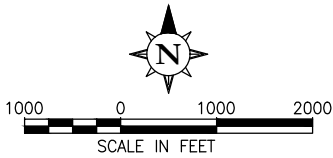
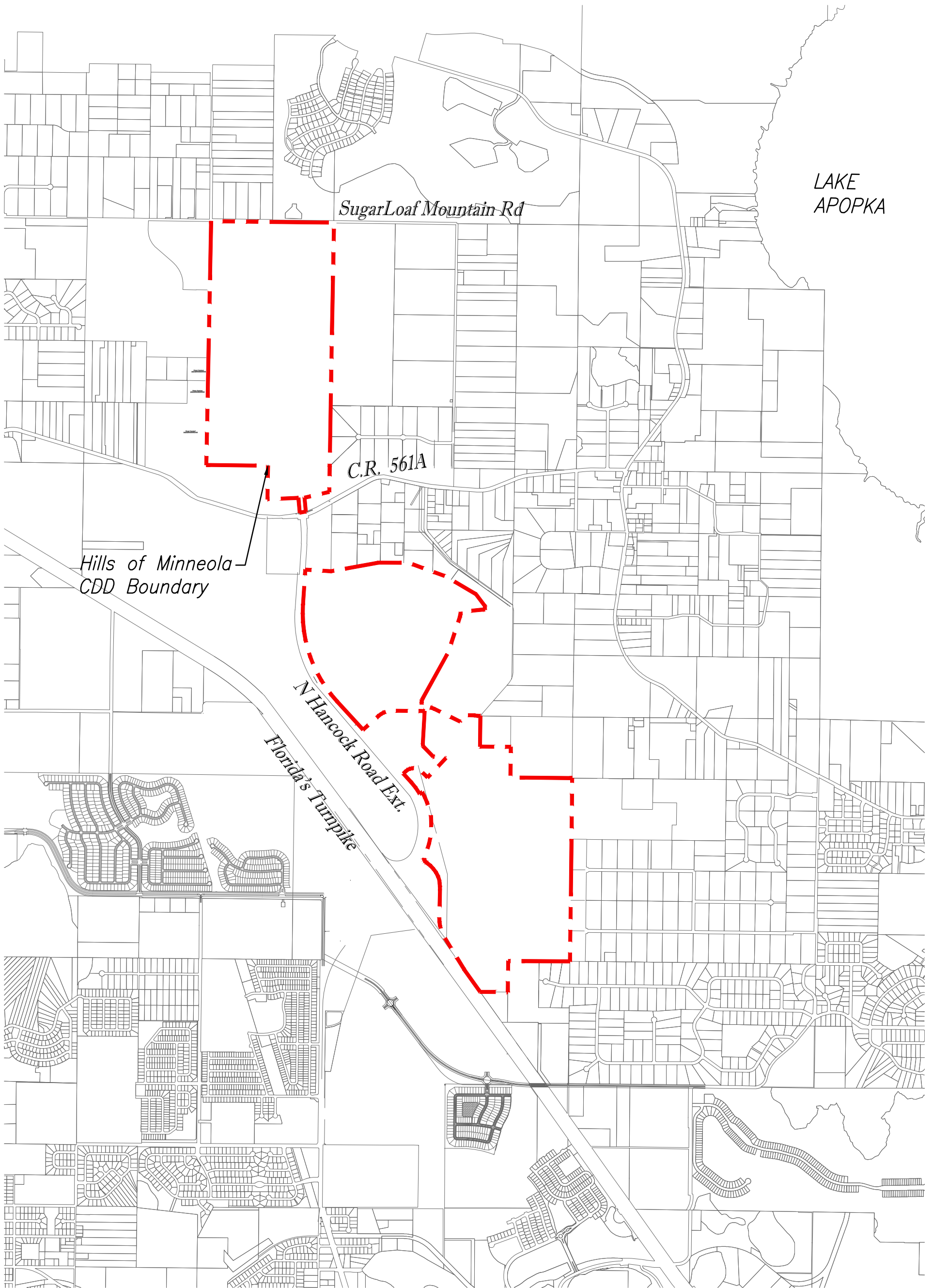


Exhibit 1



LEGEND
CDD Boundary

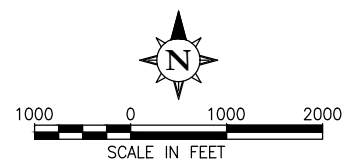
Location Map

Hills of Minneola

POULOS & BENNETT

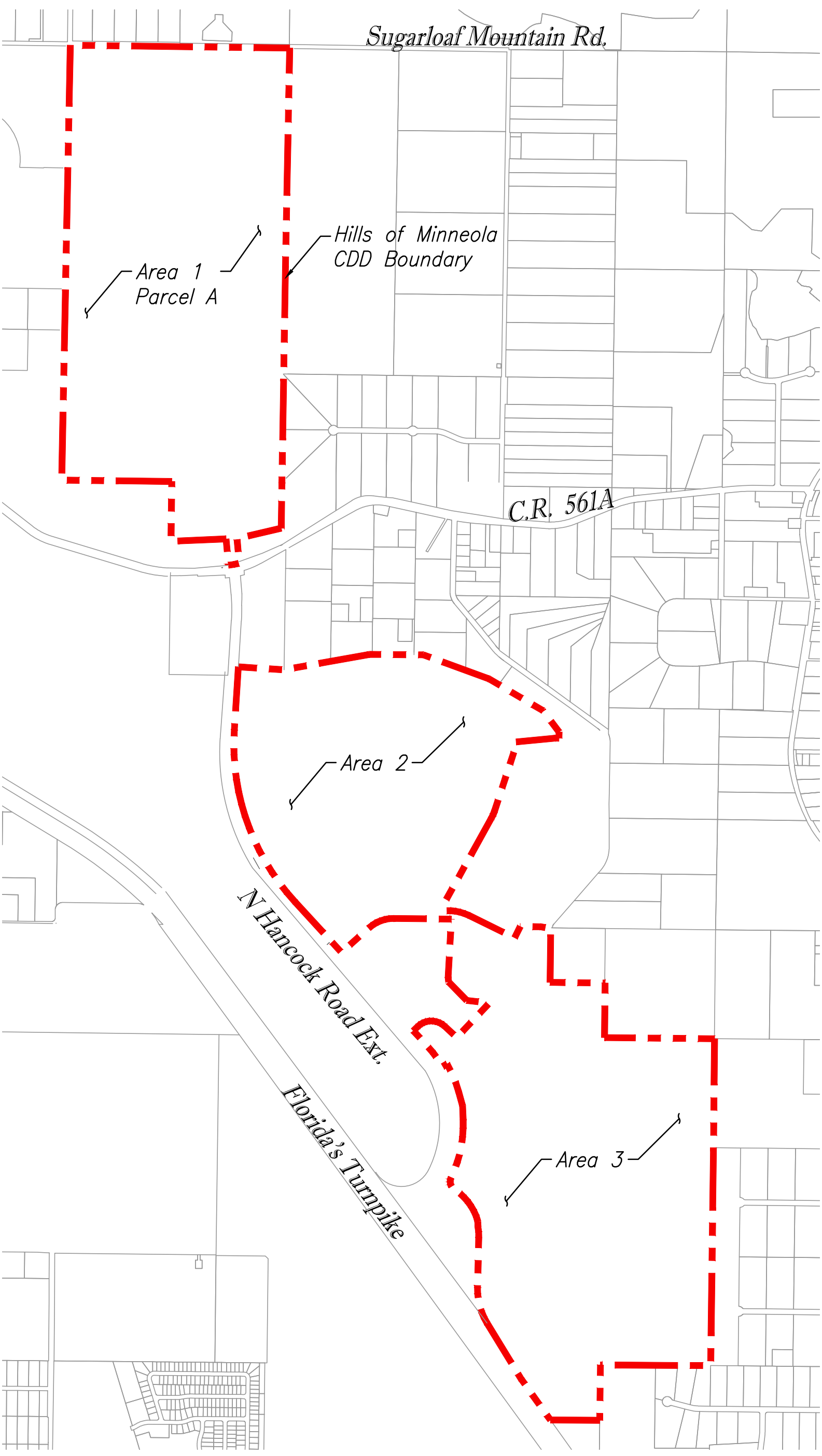
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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Certificate of Authorization No. 28567



August 2019
P & B Job No.: 19-103

Exhibit 2



LEGEND
CDD Boundary
Legal Descriptions prepared by Allen & Company

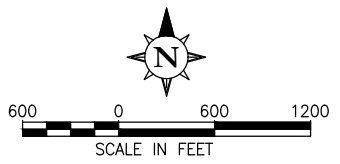
District Boundary

Hills of Minneola

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 1

A PARCEL OF LAND BEING IN THE EAST HALF OF SECTION 29, LESS THE NORTH 15 FEET FOR RIGHT-OF-WAY AND A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE RUN NORTH 01°08'01" EAST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 5242.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 515, PAGE 399 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°16'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2644.19 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 29; THENCE RUN SOUTH 01°06'28" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2636.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°56'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2605.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 00°53'28" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 32 FOR A DISTANCE OF 546.57 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76°52'39" WEST FOR A DISTANCE OF 546.99 FEET; THENCE RUN SOUTH 05°06'23" EAST FOR A DISTANCE OF 299.81 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11660-2250; AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY ON, HAVING A RADIUS OF 895.37 FEET AND A CENTRAL ANGLE OF 08°29'27" WITH A CHORD BEARING OF SOUTH 79°35'36" WEST, AND A CHORD LENGTH OF 132.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 05°06'23" WEST FOR A DISTANCE OF 318.37 FEET; THENCE RUN SOUTH 87°38'06" WEST FOR A DISTANCE OF 664.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE RUN NORTH 00°49'40" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 720.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°17'17" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1327.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,798,961 SQUARE FEET, 339.74 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

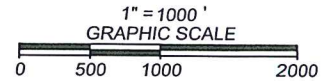
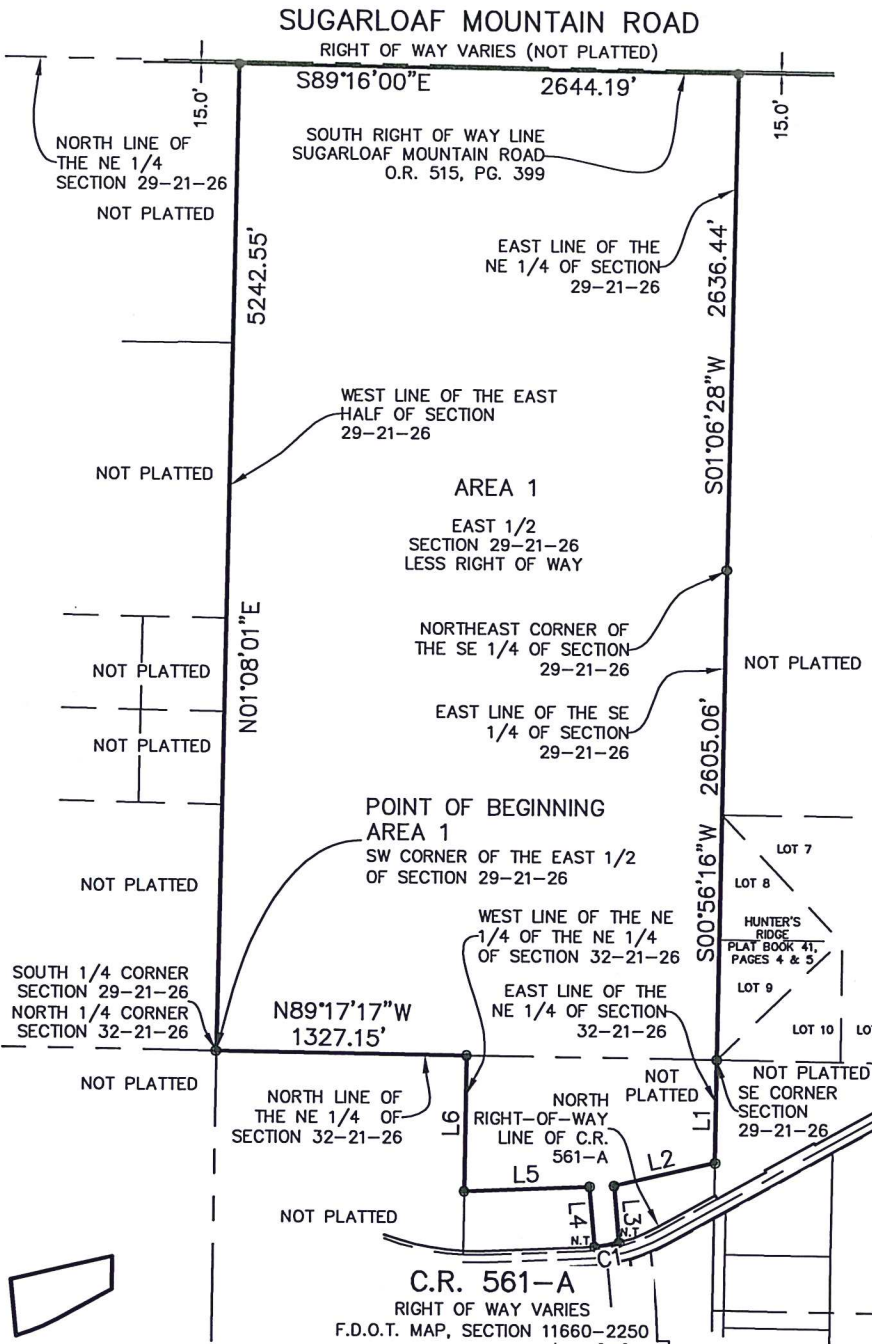
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'28"W	546.57'
L2	S76°52'39"W	546.99'
L3	S05°06'23"E	299.81'
L4	N05°06'23"W	318.37'
L5	S87°38'06"W	664.77'
L6	N00°49'40"E	720.14'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	895.37'	S79°35'36"W	132.57'	8°29'27"	132.69'

LEGEND:

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 O.R. OFFICIAL RECORDS BOOK
 PG. PAGE
 N.T. POINT OF NON-TANGENCY
 P.T. POINT OF TANGENCY
 P.C. POINT OF CURVATURE
 C.R. COUNTY ROAD
 © CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
 SEE SHEET 2 OF 3 FOR
 SKETCH OF DESCRIPTION



16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTIONS 32 AND 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING PORTIONS OF TRACTS 7 AND 8 LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 00°32'52" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 2310.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°27'08" WEST FOR A DISTANCE OF 4506.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGES 1575 THROUGH 1585 AND ALSO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 42°32'53" WEST FOR A DISTANCE OF 827.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2800.00 FEET AND A CENTRAL ANGLE OF 46°13'48" WITH A CHORD BEARING OF NORTH 19°25'59" WEST, AND A CHORD DISTANCE OF 2198.44 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2259.22 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°40'55" EAST FOR A DISTANCE OF 762.98 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 86°04'25" EAST FOR A DISTANCE OF 550.97 FEET; THENCE RUN NORTH 79°31'37" EAST FOR A DISTANCE OF 93.87 FEET; THENCE RUN NORTH 79°48'15" EAST FOR A DISTANCE OF 950.54 FEET; THENCE RUN SOUTH 89°33'36" EAST FOR A DISTANCE OF 650.11 FEET; THENCE RUN SOUTH 69°51'28" EAST FOR A DISTANCE OF 849.10 FEET; THENCE RUN SOUTH 59°28'42" EAST FOR A DISTANCE OF 749.85 FEET; THENCE RUN SOUTH 37°05'25" EAST FOR A DISTANCE OF 403.66 FEET; THENCE RUN SOUTH 84°21'15" WEST FOR A DISTANCE OF 578.10 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°10'21" WITH A CHORD BEARING OF SOUTH 06°37'57" WEST, AND A CHORD LENGTH OF 100.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.11 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°13'08" WEST FOR A DISTANCE OF 770.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 10°45'35" WITH A CHORD BEARING OF SOUTH 23°35'55" WEST, AND A CHORD LENGTH OF 83.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.57 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28°58'43" WEST FOR A DISTANCE OF 1129.10 FEET; THENCE RUN SOUTH 06°18'55" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00°40'06" WEST FOR A DISTANCE OF 196.66 FEET; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 626.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 42°21'49" WITH A CHORD BEARING OF SOUTH 69°29'12" WEST, AND A CHORD LENGTH OF 314.35 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 321.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48°18'17" WEST FOR A DISTANCE OF 450.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,243,088 SQUARE FEET, 212.19 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

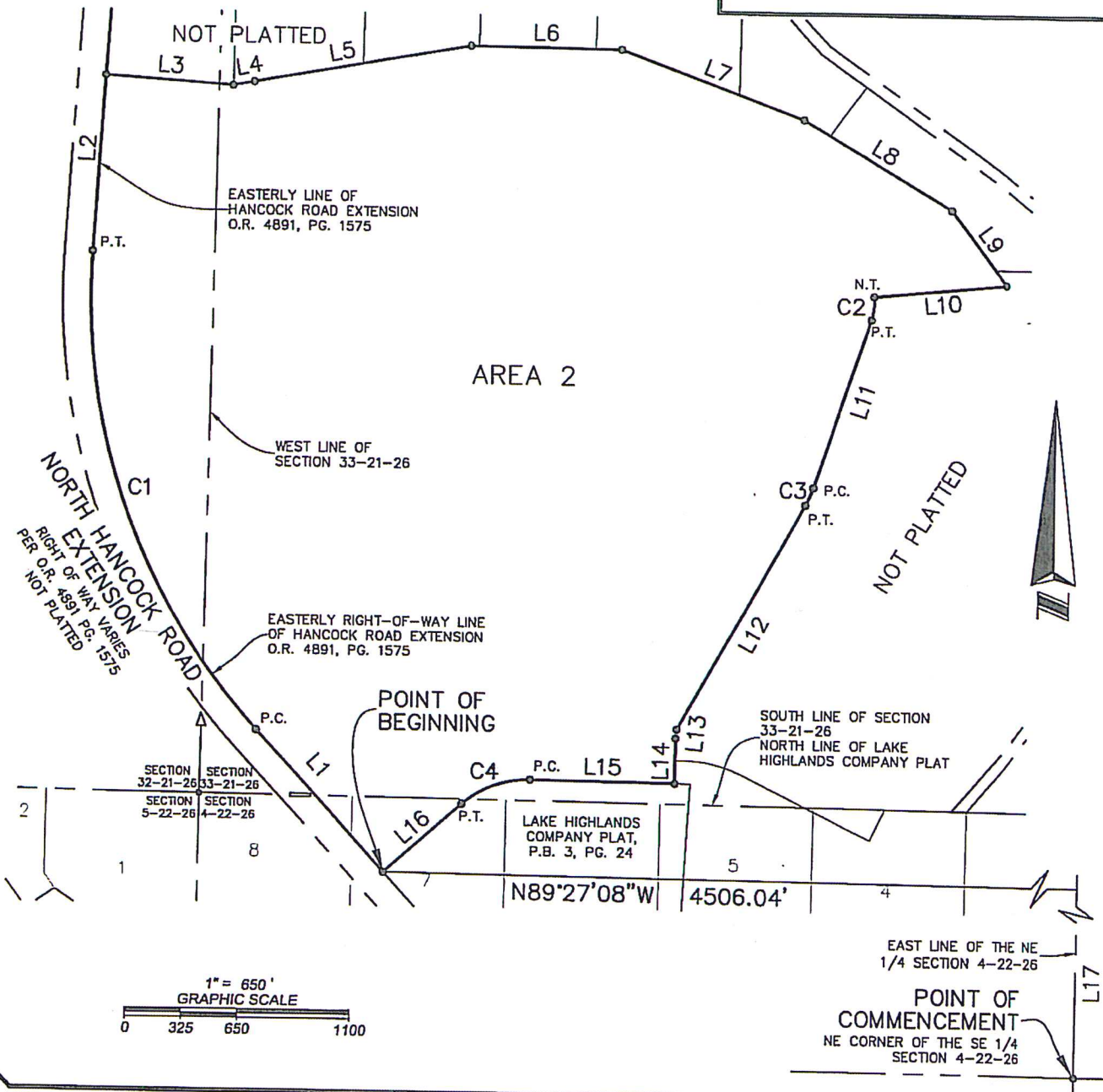
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20170574	CALCULATED BY: JLR
DATE: 06/12/2018	DRAWN BY: MWH
SCALE: 1" = 650'	CHECKED BY: MR
FIELD BY: N/A	

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

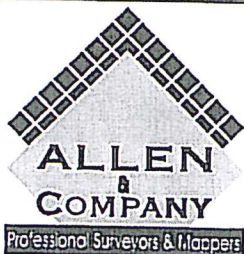
LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'53"W	827.74'
L2	N03°40'55"E	762.98'
L3	S86°04'25"E	550.97'
L4	N79°31'37"E	93.87'
L5	N79°48'15"E	950.54'
L6	S89°33'36"E	650.11'
L7	S69°51'28"E	849.10'
L8	S59°28'42"E	749.85'
L9	S37°05'25"E	403.66'
L10	S84°21'15"W	578.10'
L11	S18°13'08"W	770.95'
L12	S28°58'43"W	1129.10'
L13	S06°18'55"W	40.00'
L14	S00°40'06"W	196.66'
L15	N89°19'54"W	626.45'
L16	S48°18'17"W	450.13'
L17	N00°32'52"E	2310.48'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
N.T.	NON-TANGENT
⊙	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2800.00'	46°13'48"	2259.22'	2198.44'	N19°25'59"W
C2	250.00'	23°10'21"	101.11'	100.42'	S06°37'57"W
C3	445.00'	10°45'35"	83.57'	83.45'	S23°35'55"W
C4	435.00'	42°21'49"	321.63'	314.35'	S69°29'12"W

Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING TRACTS 13 AND 14, 17 THROUGH 20, 29 THROUGH 36, 45 THROUGH 52, 62 THROUGH 64 AND PORTIONS OF TRACTS 4, 5, 12, 21, 28, 37, 44 AND 61 OF SAID SECTION 4, AND PORTIONS OF TRACTS 3 AND 4 OF SAID SECTION 9, AND THOSE CERTAIN UNNAMED RIGHT OF WAYS WITHIN THE DESCRIBED PROPERTY LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THOSE PORTIONS OF SAID PLAT OF LAKE HIGHLANDS COMPANY VACATED ACCORDING TO OFFICIAL RECORDS BOOK 4505, PAGE 2217 OF SAID PUBLIC RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH $00^{\circ}44'35''$ WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2627.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE RUN NORTH $89^{\circ}40'24''$ WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9; THENCE RUN SOUTH $00^{\circ}43'31''$ WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 666.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN NORTH $89^{\circ}40'47''$ WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 594.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 91 - SUNSHINE STATE PARKWAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTRACT NO. 12.3; THENCE RUN NORTH $35^{\circ}29'03''$ WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 601.17 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 91 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 2005; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH $31^{\circ}23'47''$ WEST FOR A DISTANCE OF 795.36 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 788.00 FEET AND A CENTRAL ANGLE OF $32^{\circ}46'51''$ WITH A CHORD BEARING OF NORTH $14^{\circ}57'53''$ WEST, AND A CHORD DISTANCE OF 444.72 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 450.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH $01^{\circ}25'30''$ EAST FOR A DISTANCE OF 601.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 664.00 FEET AND A CENTRAL ANGLE OF $11^{\circ}54'32''$ WITH A CHORD BEARING OF NORTH $04^{\circ}31'46''$ WEST, AND A CHORD DISTANCE OF 137.76 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH $00^{\circ}24'18''$ WEST FOR A DISTANCE OF 55.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF $40^{\circ}22'28''$ WITH A CHORD BEARING OF NORTH $35^{\circ}19'50''$ WEST,

(CONTINUES ON SHEET 2)

SHEET 1 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH $00^{\circ}44'35''$ WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

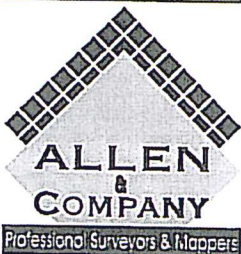
THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 1)

AND A CHORD DISTANCE OF 466.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 476.35 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 55°30'42" WEST FOR A DISTANCE OF 22.15 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 106.00 FEET AND A CENTRAL ANGLE OF 81°23'07" WITH A CHORD BEARING OF NORTH 14°49'42" WEST AND A CHORD LENGTH OF 138.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 150.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 28°11'44" WITH A CHORD BEARING OF NORTH 11°45'58" EAST, AND A CHORD DISTANCE OF 715.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 722.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 02°20'00" WEST FOR A DISTANCE OF 171.14 FEET; THENCE RUN NORTH 15°37'12" WEST FOR A DISTANCE OF 171.13 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 14°13'58" WITH A CHORD BEARING OF NORTH 22°44'16" WEST, AND A CHORD DISTANCE OF 363.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 60°08'45" WEST FOR A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 4940, PAGE 1867 AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1405.00 FEET AND A CENTRAL ANGLE OF 12°41'39" WITH A CHORD BEARING OF NORTH 36°12'04" WEST, AND A CHORD DISTANCE OF 310.65 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 311.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 231.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGE 1575; THENCE RUN NORTH 42°32'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.62 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 46°05'53" EAST FOR A DISTANCE OF 74.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 86°49'42" WITH A CHORD BEARING OF SOUTH 89°30'45" WEST AND A CHORD LENGTH OF 323.02 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE 356.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 47°04'24" EAST FOR A DISTANCE OF 168.01 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 03°22'40" WITH A CHORD BEARING OF NORTH 45°23'04" WEST AND A CHORD LENGTH OF 32.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 43°17'50" EAST FOR A DISTANCE OF 571.93 FEET; THENCE RUN NORTH 83°26'42" WEST FOR A DISTANCE OF 273.96 FEET; THENCE RUN NORTH 44°17'25" WEST FOR A DISTANCE OF 324.85 FEET; THENCE RUN NORTH 03°15'37" EAST FOR A DISTANCE OF 748.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 19.22 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 19.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 48.69 FEET; THENCE RUN NORTH 00°40'06" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°19'54" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 23.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.75 FEET TO A POINT OF COMPOUND CURVATURE,

(CONTINUES ON SHEET 3)

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 2)

CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°54'31" WITH A CHORD BEARING OF SOUTH 75°17'08" EAST AND A CHORD LENGTH OF 208.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 209.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°49'52" EAST FOR A DISTANCE OF 636.59 FEET; THENCE RUN NORTH 26°10'08" EAST FOR A DISTANCE OF 148.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°30'57" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 288.63 FEET; THENCE RUN SOUTH 89°16'37" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 658.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°20'15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 662.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°38'46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 657.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°23'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1326.36 FEET TO THE NORTHEAST CORNER SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°32'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1313.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,166,664 SQUARE FEET, 325.22 ACRES MORE OR LESS.

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 3



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SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

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FIELD BY: N/A

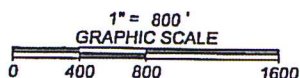
CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 3 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 4



1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
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4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

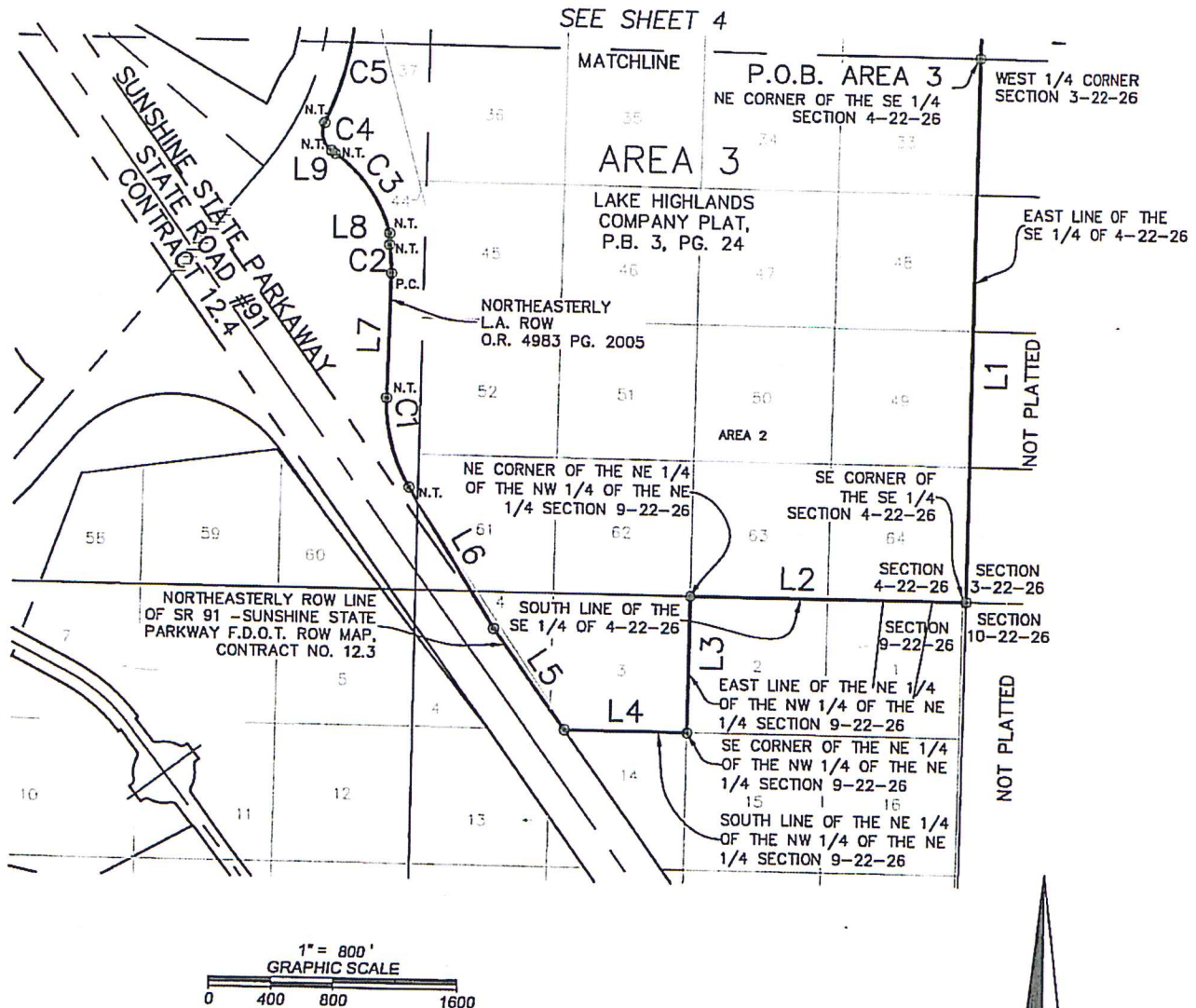
CALCULATED BY: JLR

DRAWN BY: _____ MWH

CHECKED BY: MR

SHEET 4 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



SURVEYOR'S NOTES:

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JOB NO. 20170574

CALCULATED BY: JLR

DATE: 06/13/2018

DRAWN BY: MWH

SCALE: 1" = 800'

CHECKED BY: MR

FIELD BY: N/A

SHEET 5 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LINE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'35"W	2627.07'
L2	N89°40'24"W	1328.66'
L3	S00°43'31"W	666.37'
L4	N89°40'47"W	594.59'
L5	N35°29'03"W	601.17'
L6	N31°23'47"W	795.36'
L7	N01°25'30"E	601.24'
L8	N00°24'18"W	55.78'
L9	N55°30'42"W	22.15'
L10	N02°20'00"W	171.14'
L11	N15°37'12"W	171.13'
L12	S60°08'45"W	64.00'
L13	N42°32'53"W	231.68'
L14	N42°32'53"W	15.62'
L15	N46°05'53"E	74.73'
L16	S47°04'24"E	168.01'
L17	N43°17'50"E	571.93'
L18	N83°26'42"W	273.96'
L19	N44°17'25"W	324.85'
L20	N03°15'37"E	748.42'
L21	N89°19'54"W	48.69'
L22	N00°40'06"E	100.00'
L23	S89°19'54"E	48.69'
L24	S63°49'52"E	636.59'
L25	N26°10'08"E	148.92'
L26	S89°30'57"E	288.63'
L27	S89°16'37"E	65.02'
L28	S00°41'42"W	658.61'
L29	S89°20'15"E	662.61'
L30	S00°38'46"W	657.91'
L31	S89°23'53"E	1326.36'
L32	S00°32'52"W	1313.03'

LEGEND:

P.O.B. POINT OF BEGINNING
 L.A. LIMITED ACCESS
 O.R. OFFICIAL RECORDS BOOK
 PG. PAGE
 P.B. PLAT BOOK
 S.R. STATE ROAD
 ROW RIGHT-OF-WAY
 P.C.C. POINT OF COMPOUND CURVATURE
 N.T. NOT TANGENT
 P.T. POINT OF TANGENCY
 P.C. POINT OF CURVATURE
 © CHANGE IN DIRECTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 6



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 6 OF 7
 SEE SHEET 4 & 5 OF 7 FOR
 SKETCH OF DESCRIPTION

CURVE TABLES

THIS IS NOT A SURVEY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	788.00'	32°46'51"	450.84'	444.72'	N14°57'53"W
C2	664.00'	11°54'32"	138.01'	137.76'	N04°31'46"W
C3	676.00'	40°22'28"	476.35'	466.56'	N35°19'50"W
C4	106.00'	81°23'07"	150.57'	138.22'	N14°49'42"W
C5	1469.00'	28°11'44"	722.90'	715.63'	N11°45'58"E
C6	1469.00'	14°13'58"	364.91'	363.98'	N22°44'16"W
C7	1405.00'	12°41'39"	311.28'	310.65'	N36°12'04"W
C8	235.00'	86°49'42"	356.13'	323.02'	S89°30'45"W
C9	550.00'	3°22'40"	32.42'	32.42'	S45°23'04"E
C10	425.00'	2°35'31"	19.23'	19.22'	N88°02'09"W
C11	525.00'	2°35'31"	23.75'	23.75'	N88°02'09"W
C12	525.00'	22°54'31"	209.91'	208.52'	S75°17'08"E

SURVEYOR'S NOTES:

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CALCULATED BY: JLR

DATE: 06/13/2018

DRAWN BY: MWH

SCALE: 1" = 800'

CHECKED BY: MR

FIELD BY: N/A

SHEET 7 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
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Development Program Limits

Use	Approved Program	Maximum Allowed	Minimum Allowed	New Development	Remaining
Residential	3,971 du	4,170 du	3,772 du	699	3,272
Retail/Service	890,000 sf GLA	934,500 sf GLA	845,500 sf GLA	0	890,000
Office	850,000 sf GLA	892,500 sf GLA	807,500 sf GLA	0	850,000
Industrial/Research Park	1,400,000 sf GLA	1,470,000 sf GLA	1,330,000 sf GLA	0	1,400,000
Institutional	496,163 sf	520,971 sf	471,355 sf	0	496,163

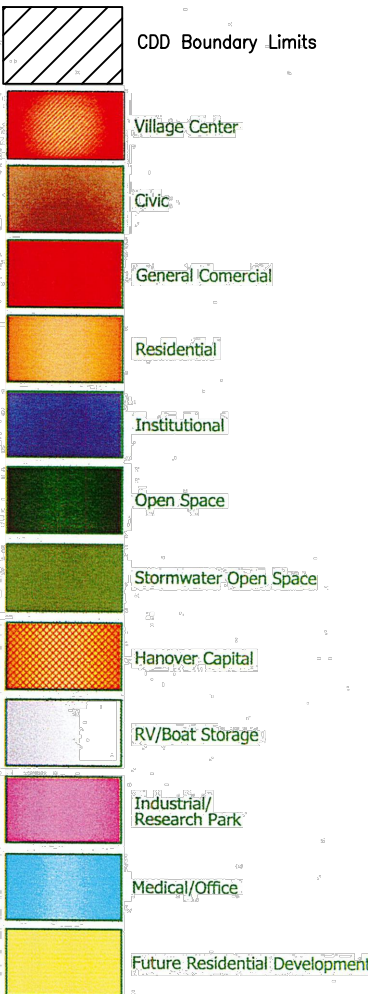
Acreage And Land Use Matrix

Phase	Pod	Acreage	Land Use
Area 1	1	341.01	residential
	2	6.00	commercial
	3	3.00	commercial
	4	19.92	RV/boat storage
Area 2	5	31.58	school
	6	65.30	park
	7	145.88	residential
	8	206.05	residential
	9	15.00	community recreation
Area 3	10	24.00	open space
	11	25.83	civic
	12	43.92	commercial
	13	55.89	commercial
	14	20.58	medical
Area 4	15	33.73	open space
	16	103.70	industrial/research park
	17	31.73	industrial/research park
	18	14.49	industrial/research park
	19	27.19	wetland/os
Area 5	20	79.32	mixed use/town center
	21	216.52	residential
	22	57.83	residential
	23	27.19	office

HILLS OF MINNEOLA
Section 10 PUD Agreement Reference

- B Southwestern Access Point, Minneola Ridge
- C Northeastern Access Point, Sugarloaf Mount
- E Northern Connection, Sugarloaf Mountain

* Land uses and pod configurations may shift but the net yield will not exceed the maximum limits for the development.
** Table from City of Minneola Comprehensive Plan
*** Access management requirements as outlined in Sec. 134-42 will be met.



Hills of Minneola
CDD Boundary

LEGEND
CDD Boundary

Approved Conceptual Development Plan CDD Boundary Overlay

Hills of Minneola

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

August 2019
P & B Job No.: 19-103

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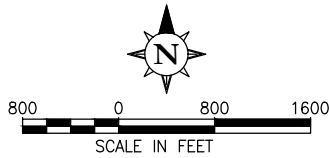


Exhibit 4

Sugarloaf Mountain Rd.

C.R. 561A









Hills of Minneola
CDD Boundary

Future City
Owned
Public
Park

Future
School
Site

N Hancock Road Ext.

Florida's Turnpike

Legend	
PLACE TYPES	
SINGLE FAMILY RESIDENTIAL	
	SINGLE FAMILY LOTS
OPEN SPACE DISTRICT	
	CDD RECREATIONAL AREA
	CDD STORMWATER AREA
	OPEN SPACE
	CDD LIFT STATION TRACTS
	PUBLIC ROADS
	CDD FUNDED PUBLIC ROADS
	CDD BOUNDARY

Concept Plan

Hills of Minneola

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS APPROVED
THE CITY.

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P & B Job No.: 19-103

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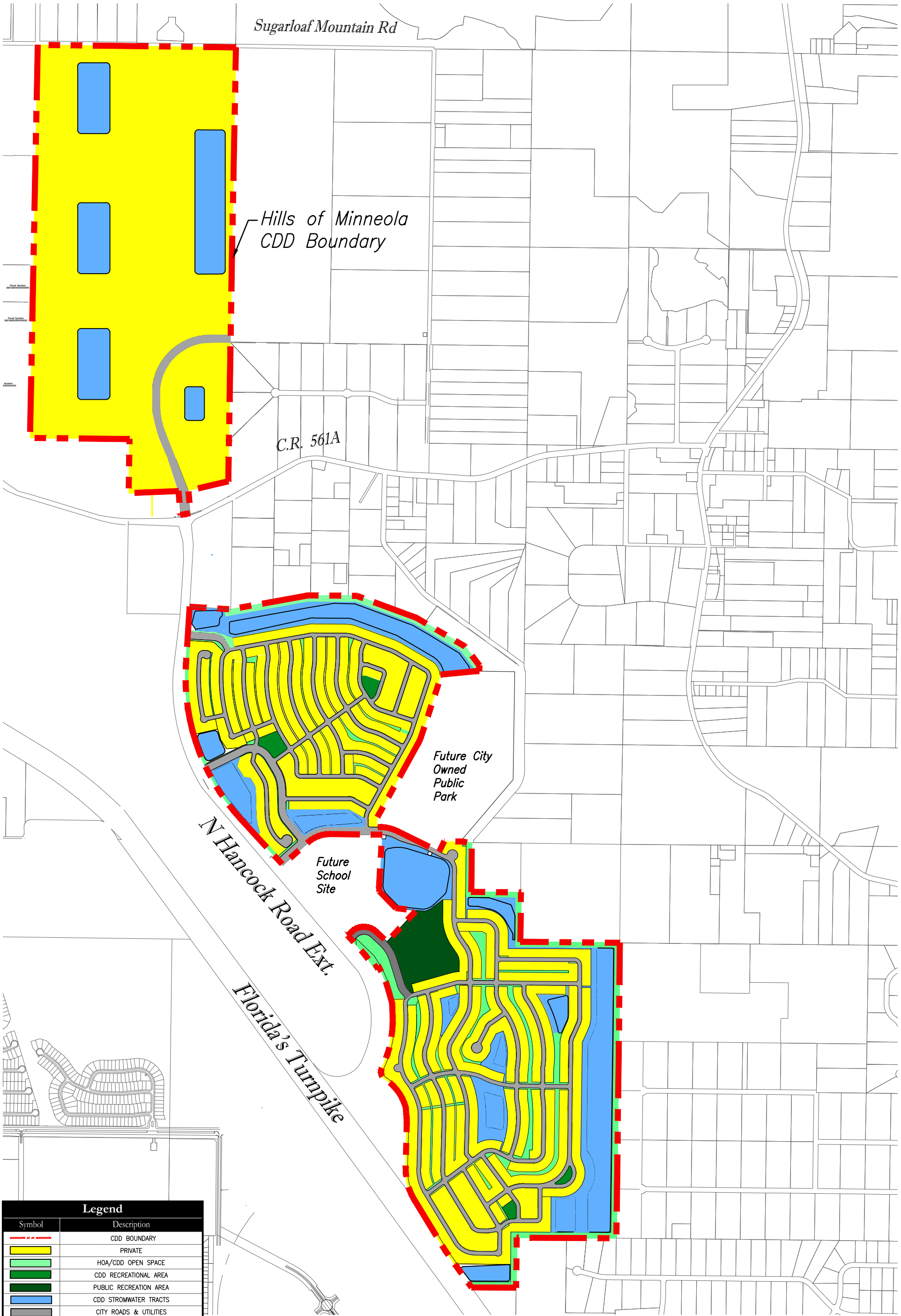
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600 0 600 1200
SCALE IN FEET

Exhibit 6



Legend	
Symbol	Description
	CDD BOUNDARY
	PRIVATE
	HOA/CDD OPEN SPACE
	CDD RECREATIONAL AREA
	PUBLIC RECREATION AREA
	CDD STORMWATER TRACTS
	CITY ROADS & UTILITIES

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS APPROVED BY
COUNTY.

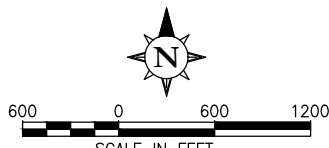
Proposed Public and Private Uses Within CDD

Hills of Minneola

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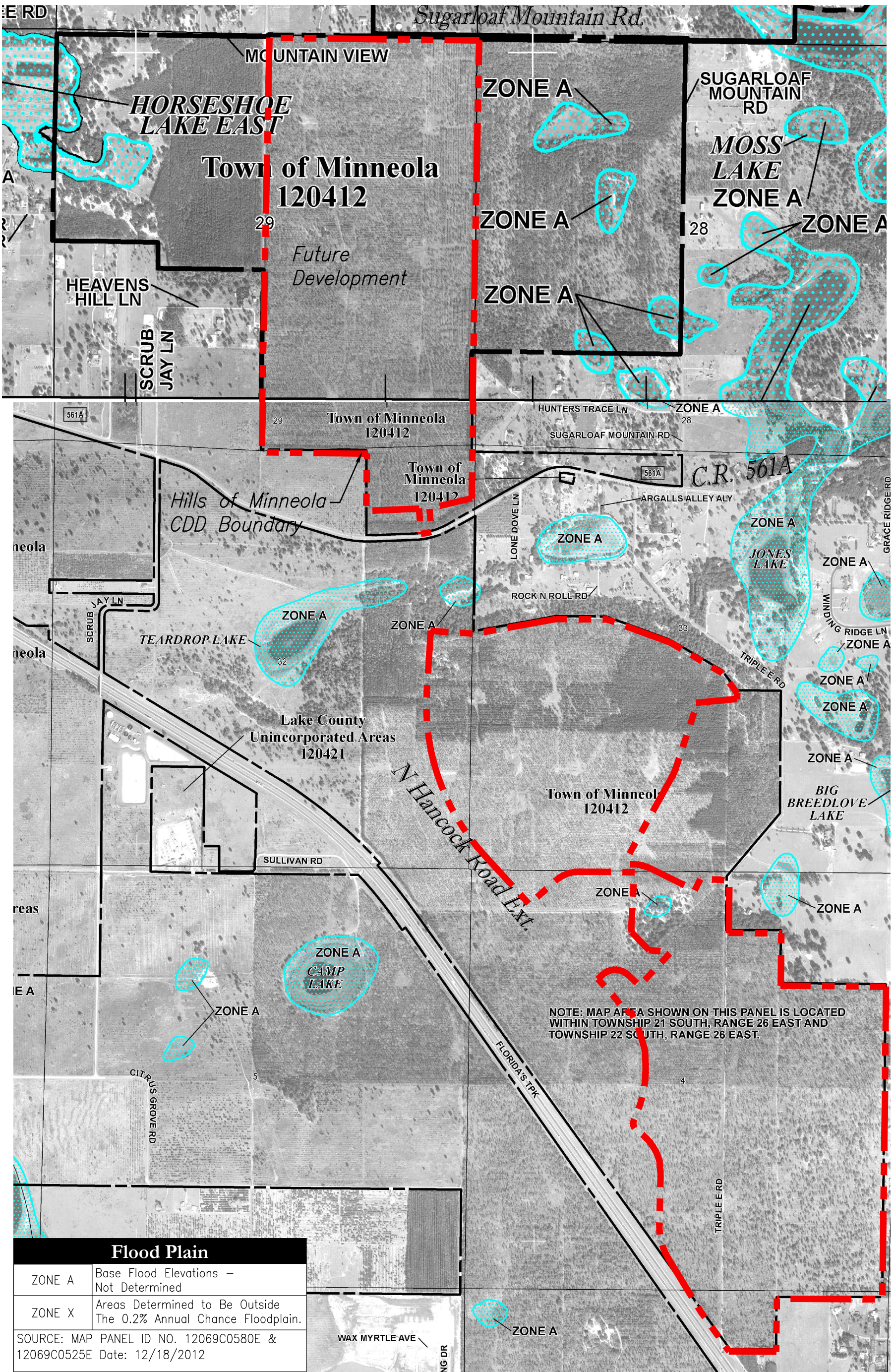
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Exhibit 5



Flood Plain	
ZONE A	Base Flood Elevations – Not Determined
ZONE X	Areas Determined to Be Outside The 0.2% Annual Chance Floodplain.
SOURCE: MAP PANEL ID NO. 12069C0580E & 12069C0525E Date: 12/18/2012	

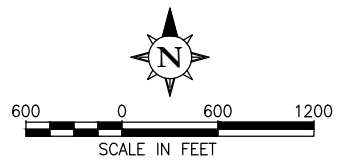
LEGEND
CDD Boundary

100 Year Flood Plain Map
Hills of Minneola

POULOS & BENNETT

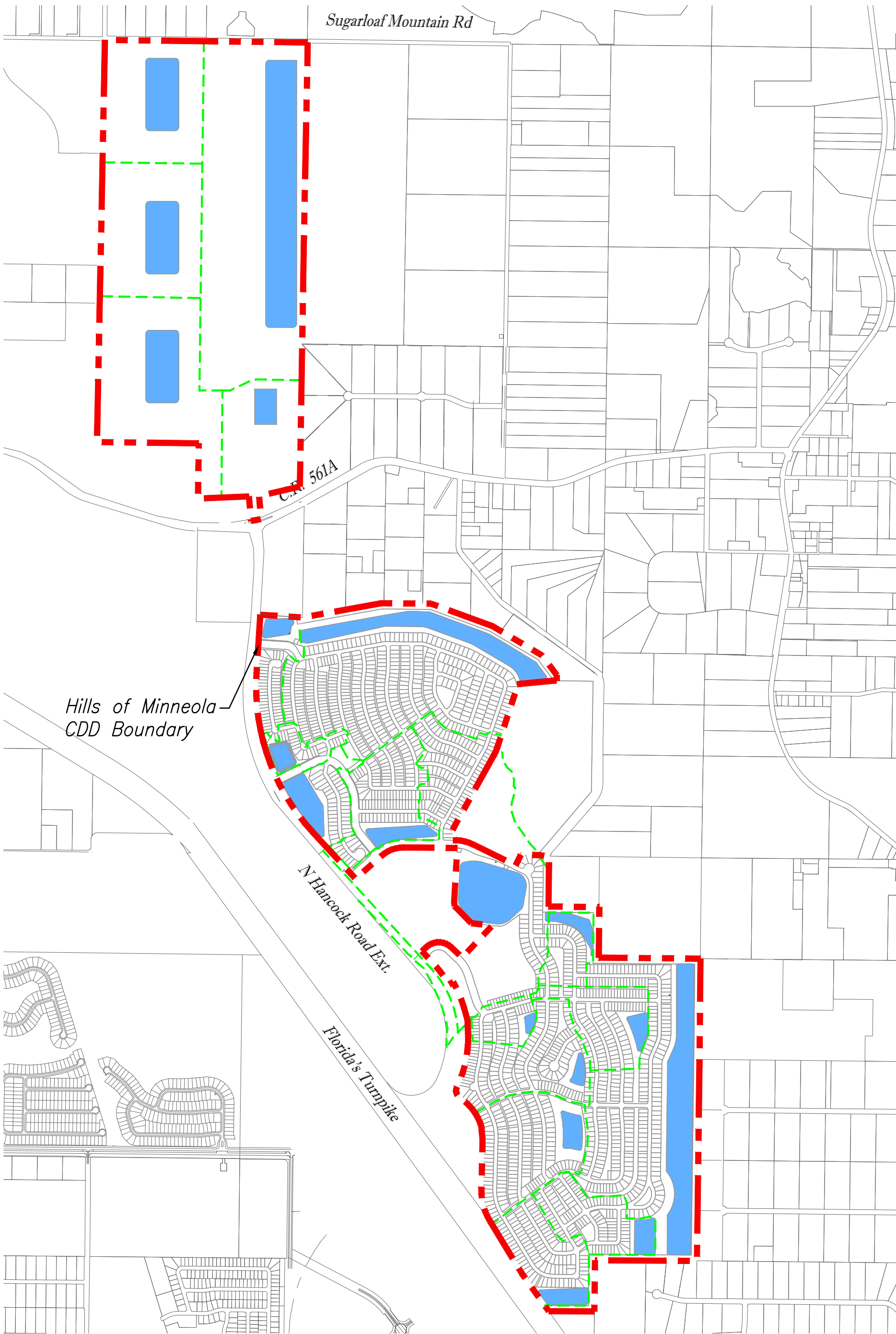
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Exhibit 8



- LEGEND
- CDD Boundary
 - Proposed Stormwater Pond
 - Drainage Basin Boundary

Post Development Drainage Basin Map

Hills of Minneola

August 2019
P & B Job No.: 19-103

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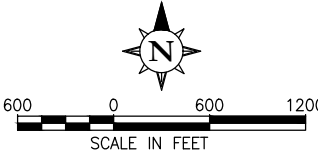
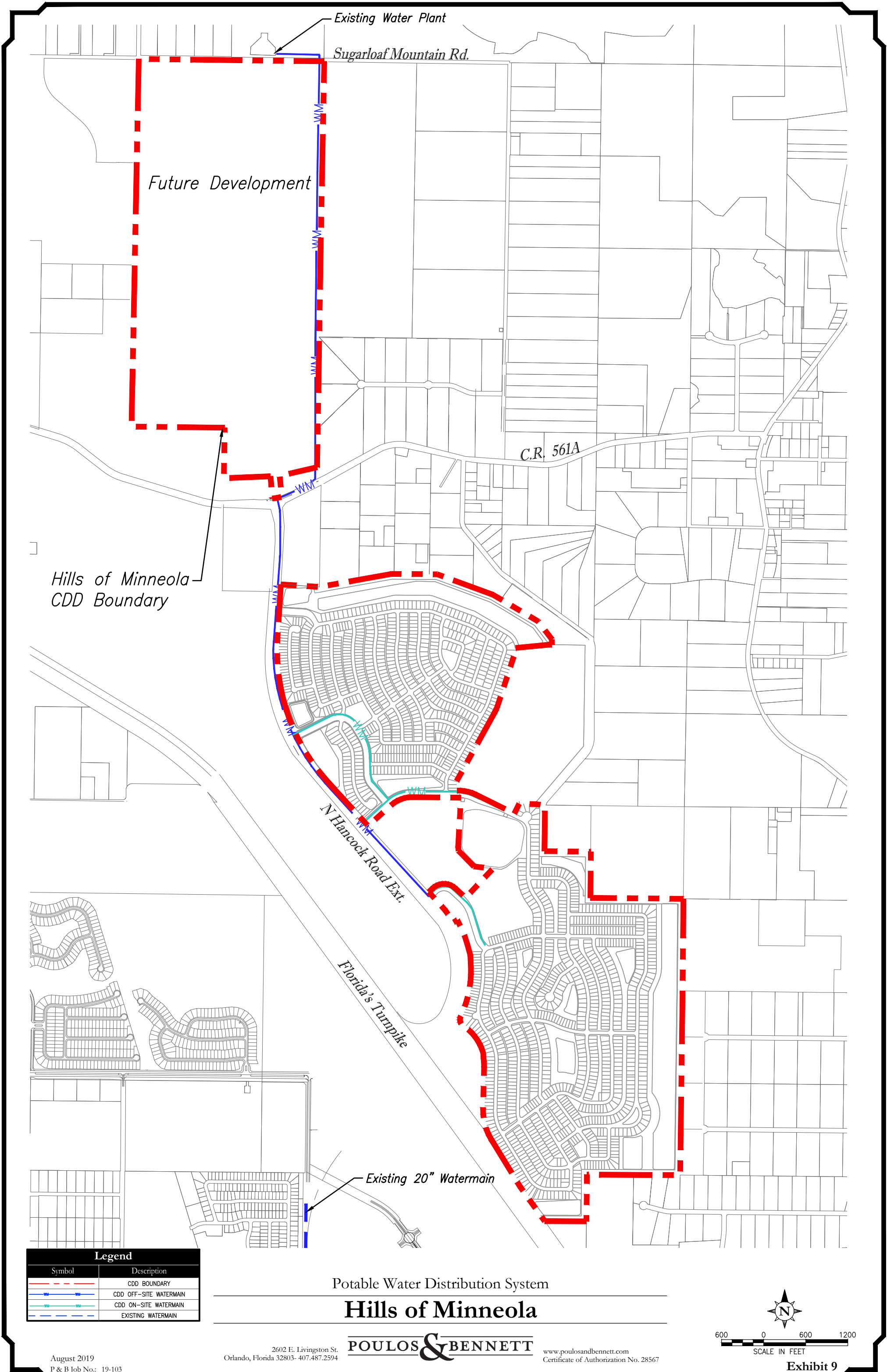
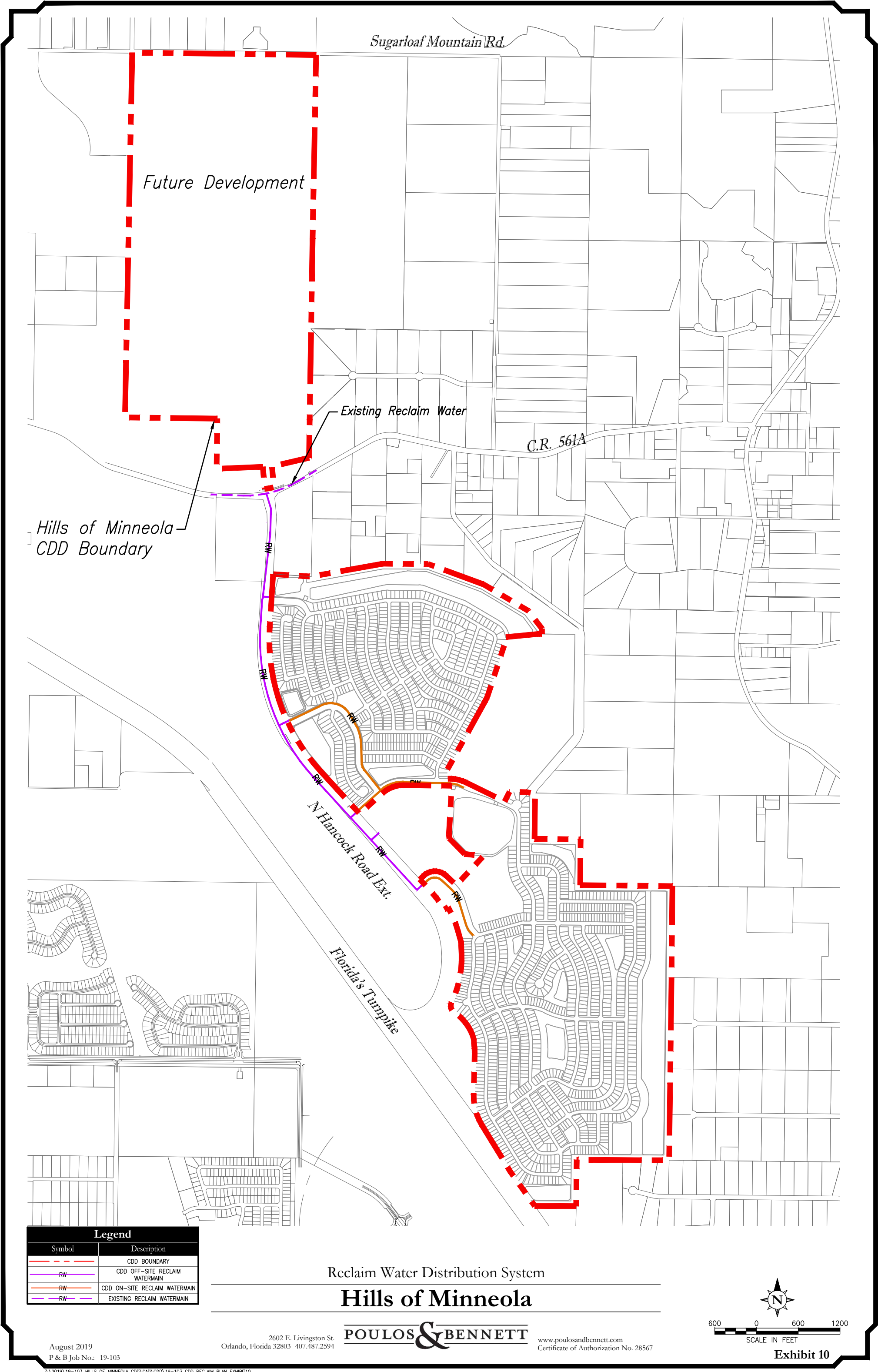


Exhibit 7





Future Development

Sugarloaf Mountain Rd.

Existing Reclaim Water

C.R. 561A

Hills of Minneola
CDD Boundary

N Hancock Road Ext.

Florida's Turnpike

Legend	
Symbol	Description
	CDD BOUNDARY
	CDD OFF-SITE RECLAIM WATERMAIN
	CDD ON-SITE RECLAIM WATERMAIN
	EXISTING RECLAIM WATERMAIN

Reclaim Water Distribution System

Hills of Minneola

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www.poulosandbennett.com
Certificate of Authorization No. 28567

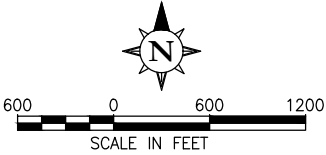
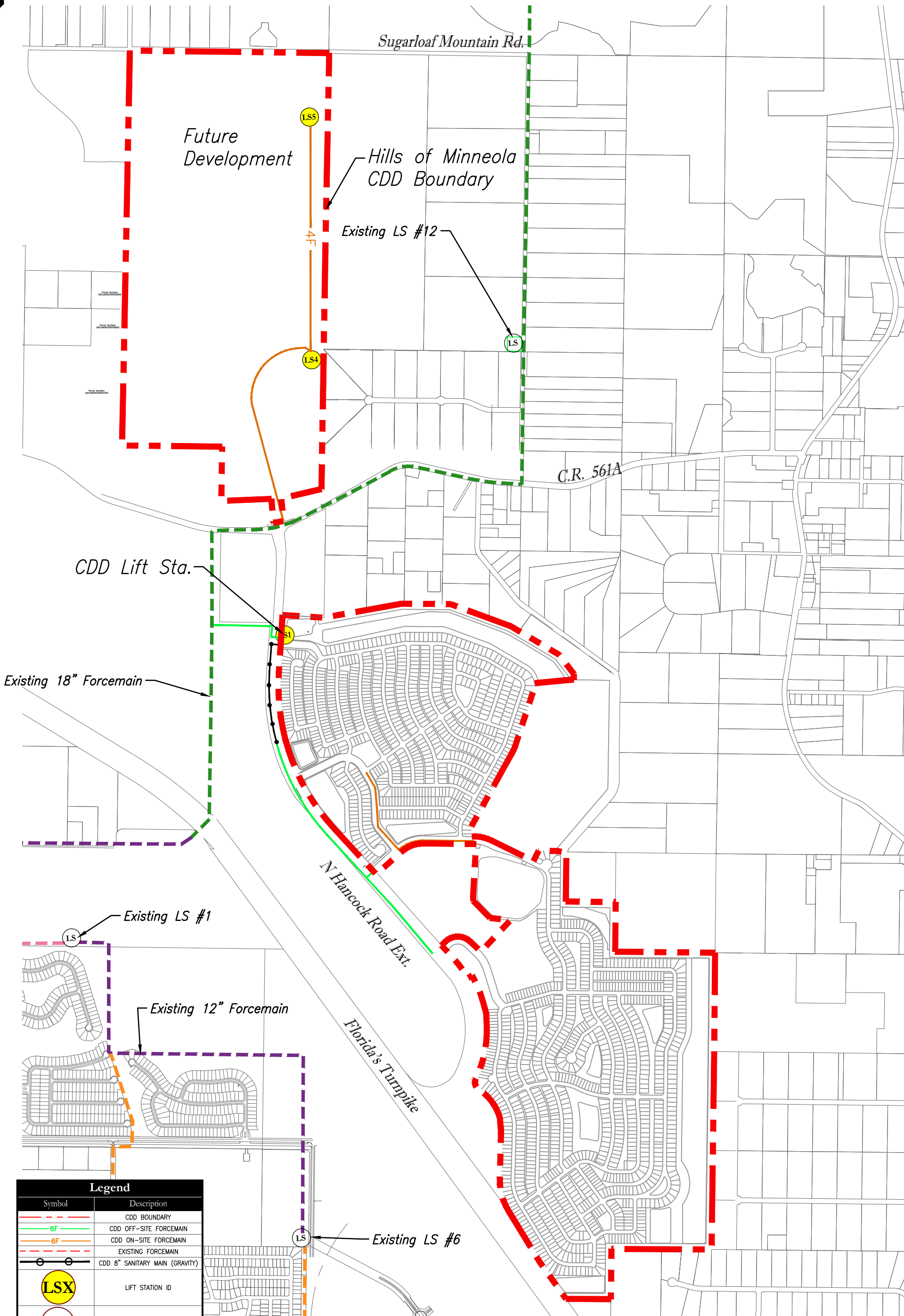


Exhibit 10



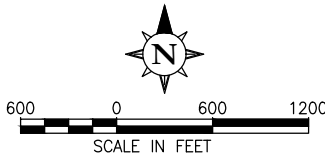
Overall Wastewater Collection System

Hills of Minneola

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbenett.com
Certificate of Authorization No. 28567



August 2019
P & B Job No.: 19-103

Exhibit 11

EXHIBIT 12
Hills of Minneola CDD
Estimate of Probable Capital Improvement Costs
October 3, 2019

Facility	Estimated Cost
Offsite Electrical Facilities & Undergrounding of Distribution Lines	\$1,000,000
Roadways (Pavement and Drainage System)	\$4,196,337
Stormwater Ponds (Pond Excavation, Embankment, Sod & Outfall Structures)	\$9,374,420
Potable Water Distribution (Pipes, Fittings, Valves, Storage & Repump Facility, etc.) - On-site and Off-site	\$3,737,762
Sanitary Sewer System (Lift Stations, Pipes, Fittings, Valves, Structures) - On-site and Off-site	\$1,666,094
Reclaimed Water Distribution (Pipes, Fittings, Valves, etc.) - On-site and Off-site	\$758,123
Recreational Amenities, Parks, Landscape and Hardscape	\$4,000,000
Subtotal	\$24,732,735
 Professional Fees (10%)	 \$2,473,274
Subtotal	\$27,206,009
 Contingency (10%)	 \$2,473,274
Total	\$29,679,282

Notes:

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4D

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

October 26, 2019



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Hills of Minneola Community Development District (the "District"), located in the City of Minneola, Lake County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Hills of Minneola Community Development District Engineer's Report prepared by Poulos & Bennett, LLC (the "District Engineer") and dated October 9, 2019 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve a portion of the Hills of Minneola development (the "Development" or "Hills of Minneola"), a master planned, mixed-use development located in City of Minneola, Lake County, Florida. The land within the District consists of approximately 877.15 +/- acres and is generally located south of Sugar Loaf Mountain Road and east of the Florida's Turnpike.

2.2 The Development Program

The development of land within the District is anticipated to be conducted by JEN Florida 30, LLC (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 2,554 residential units and multiple recreational amenities, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the

development plan for the District. The development of land within the District is planned to be conducted in several phases over a multi-year period.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Capital Improvement Plan will consist of undergrounding of off-site electrical facilities, roadways, storm water management, potable water, sanitary sewer, reclaimed water, recreational amenities, parks, landscaping and hardscape. At the time of this writing, the total cost of the Capital Improvement Plan is estimated to total approximately \$29,679,282.

According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is

either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$39,940,000 in par amount of Special Assessment Revenue Bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$39,940,000 to finance approximately \$29,679,282 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$39,940,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains

complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan envisions the development of 2,554 residential units and multiple recreational amenities, although unit numbers and land use types may change throughout the development period.

According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty.

However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

The Bond Assessments will initially be levied on all of the gross acre land in the District. Consequently, the Bond Assessments will be levied on approximately 877.15 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$39,940,000 will be preliminarily levied on approximately 877.15 +/- gross acres at a rate of \$45,533.83 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$15,851.72 (\$39,940,000 in Bond Assessments divided by

2,519.60 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$15,851.72, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remain unplatted within the District equal less than \$15,851.72 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted within the District equal more than \$15,851.72 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Bond Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$15,851.72 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$15,851.72. The test will be based upon the development rights as signified by the number

of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Assessment Roll

The Bond Assessments of \$39,940,000 is proposed to be levied over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. 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. Wrathell, Hunt and Associates, LLC 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.

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

7.0 Appendix

Table 1

Hills of Minneola

Community Development District

Development Plan

Product Type	North Parcel		South Parcel			Age-Restricted	
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Parcel	Number of Units
SF 40'	220	95	116	82	84	200	797
SF 50'	141	208	132	131	220	400	1,232
SF 60'	46	57	92	96	34	0	325
SF 65'	0	0	0	0	0	200	200
Total	407	360	340	309	338	800	2,554

Table 2

Hills of Minneola

Community Development District

Capital Improvement Program

Improvement	Cost
Off-Site Electrical Facilities - Undergrounding of Electrical Power	\$1,000,000
Roadways	\$4,196,337
Stormwater Ponds	\$9,374,420
Potable Water Distribution	\$3,737,762
Sanitary Sewer System	\$1,666,094
Reclaimed Water Distribution	\$758,123
Recreational Amenities, Parks, Landscape and Hardscape	\$4,000,000
Professional Fees	\$2,473,274
Contingency	\$2,473,274
Total	\$29,679,282

Table 3

Hills of Minneola

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount \$39,940,000

Total Sources	\$39,940,000
----------------------	---------------------

Uses

Project Fund Deposits:

Project Fund \$29,679,282

Other Fund Deposits:

Debt Service Reserve Fund \$3,218,621

Capitalized Interest Fund \$5,591,600

Delivery Date Expenses:

Costs of Issuance \$1,448,200

Rounding \$2,297

Total Uses	\$39,940,000
-------------------	---------------------

Table 4

Hills of Minneola

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight per		Percent Share of
		Unit	Total ERU	Total
SF 40'	797	0.80	637.60	25.31%
SF 50'	1,232	1.00	1,232.00	48.90%
SF 60'	325	1.20	390.00	15.48%
SF 65'	200	1.30	260.00	10.32%
Total	2,554		2,519.60	100.00%

Table 5

Hills of Minneola

Community Development District

Bond Assessment Apportionment

Product Type	Number of Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
SF 40'	797	\$10,107,058.26	\$12,681.38	\$1,021.95	\$1,098.87
SF 50'	1,232	\$19,529,322.11	\$15,851.72	\$1,277.43	\$1,373.58
SF 60'	325	\$6,182,171.77	\$19,022.07	\$1,532.92	\$1,648.30
SF 65'	200	\$4,121,447.85	\$20,607.24	\$1,660.66	\$1,785.66
Total	2,554	\$39,940,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection and early payment discount allowance

Exhibit “A”

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 1

A PARCEL OF LAND BEING IN THE EAST HALF OF SECTION 29, LESS THE NORTH 15 FEET FOR RIGHT-OF-WAY AND A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE RUN NORTH 01°08'01" EAST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 5242.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUGARLOAF MOUNTAIN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 515, PAGE 399 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°16'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2644.19 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 29; THENCE RUN SOUTH 01°06'28" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2636.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°56'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2605.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN SOUTH 00°53'28" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 32 FOR A DISTANCE OF 546.57 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76°52'39" WEST FOR A DISTANCE OF 546.99 FEET; THENCE RUN SOUTH 05°06'23" EAST FOR A DISTANCE OF 299.81 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 561-A, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11660-2250; AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY ON, HAVING A RADIUS OF 895.37 FEET AND A CENTRAL ANGLE OF 08°29'27" WITH A CHORD BEARING OF SOUTH 79°35'36" WEST, AND A CHORD LENGTH OF 132.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING AFORESAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 05°06'23" WEST FOR A DISTANCE OF 318.37 FEET; THENCE RUN SOUTH 87°38'06" WEST FOR A DISTANCE OF 664.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE RUN NORTH 00°49'40" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 720.14 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°17'17" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1327.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,798,961 SQUARE FEET, 339.74 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

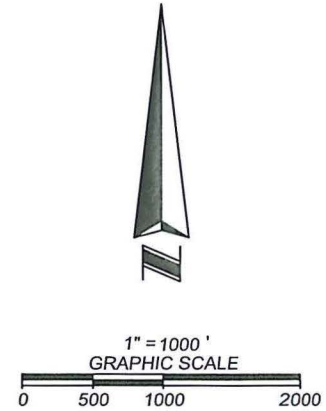
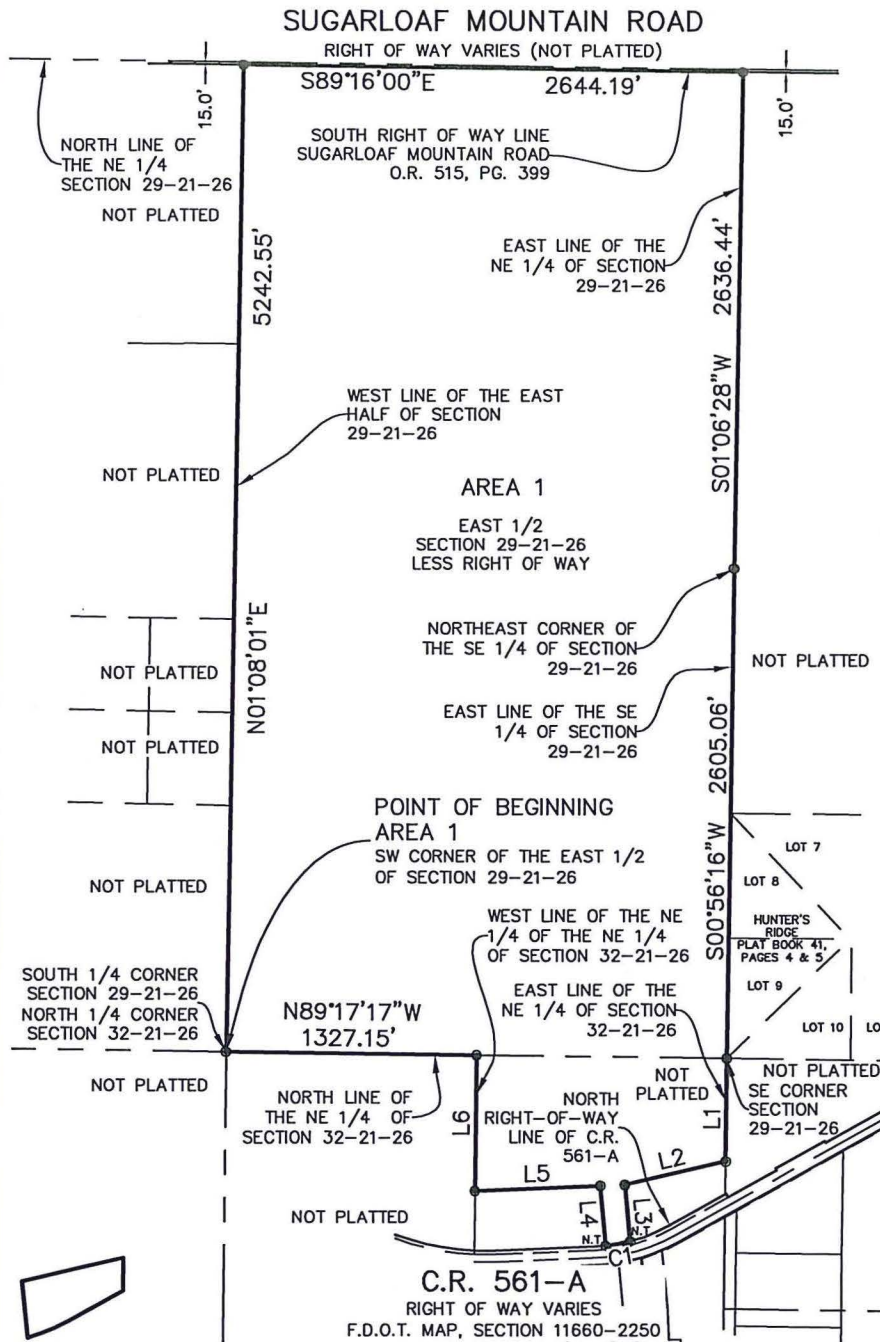
DRAWN BY: MWH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. #5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

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- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/12/2018
SCALE: 1" = 1000'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'28"W	546.57'
L2	S76°52'39"W	546.99'
L3	S05°06'23"E	299.81'
L4	N05°06'23"W	318.37'
L5	S87°38'06"W	664.77'
L6	N00°49'40"E	720.14'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	895.37'	S79°35'36"W	132.57'	8°29'27"	132.69'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
N.T.	POINT OF NON-TANGENCY
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
C.R.	COUNTY ROAD
⊙	CHANGE IN DIRECTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, BEING NORTH 01°08'01" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 1000'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTIONS 32 AND 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING PORTIONS OF TRACTS 7 AND 8 LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN NORTH 00°32'52" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 2310.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°27'08" WEST FOR A DISTANCE OF 4506.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGES 1575 THROUGH 1585 AND ALSO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST RIGHT-OF-WAY LINE: NORTH 42°32'53" WEST FOR A DISTANCE OF 827.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2800.00 FEET AND A CENTRAL ANGLE OF 46°13'48" WITH A CHORD BEARING OF NORTH 19°25'59" WEST, AND A CHORD DISTANCE OF 2198.44 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2259.22 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°40'55" EAST FOR A DISTANCE OF 762.98 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 86°04'25" EAST FOR A DISTANCE OF 550.97 FEET; THENCE RUN NORTH 79°31'37" EAST FOR A DISTANCE OF 93.87 FEET; THENCE RUN NORTH 79°48'15" EAST FOR A DISTANCE OF 950.54 FEET; THENCE RUN SOUTH 89°33'36" EAST FOR A DISTANCE OF 650.11 FEET; THENCE RUN SOUTH 69°51'28" EAST FOR A DISTANCE OF 849.10 FEET; THENCE RUN SOUTH 59°28'42" EAST FOR A DISTANCE OF 749.85 FEET; THENCE RUN SOUTH 37°05'25" EAST FOR A DISTANCE OF 403.66 FEET; THENCE RUN SOUTH 84°21'15" WEST FOR A DISTANCE OF 578.10 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°10'21" WITH A CHORD BEARING OF SOUTH 06°37'57" WEST, AND A CHORD LENGTH OF 100.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.11 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18° 13'08" WEST FOR A DISTANCE OF 770.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 10°45'35" WITH A CHORD BEARING OF SOUTH 23°35'55" WEST, AND A CHORD LENGTH OF 83.45 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.57 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 28°58'43" WEST FOR A DISTANCE OF 1129.10 FEET; THENCE RUN SOUTH 06°18'55" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 00°40'06" WEST FOR A DISTANCE OF 196.66 FEET; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 626.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 42°21'49" WITH A CHORD BEARING OF SOUTH 69°29'12" WEST, AND A CHORD LENGTH OF 314.35 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 321.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48°18'17" WEST FOR A DISTANCE OF 450.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,243,088 SQUARE FEET, 212.19 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/12/2018

SCALE: 1" = 650'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

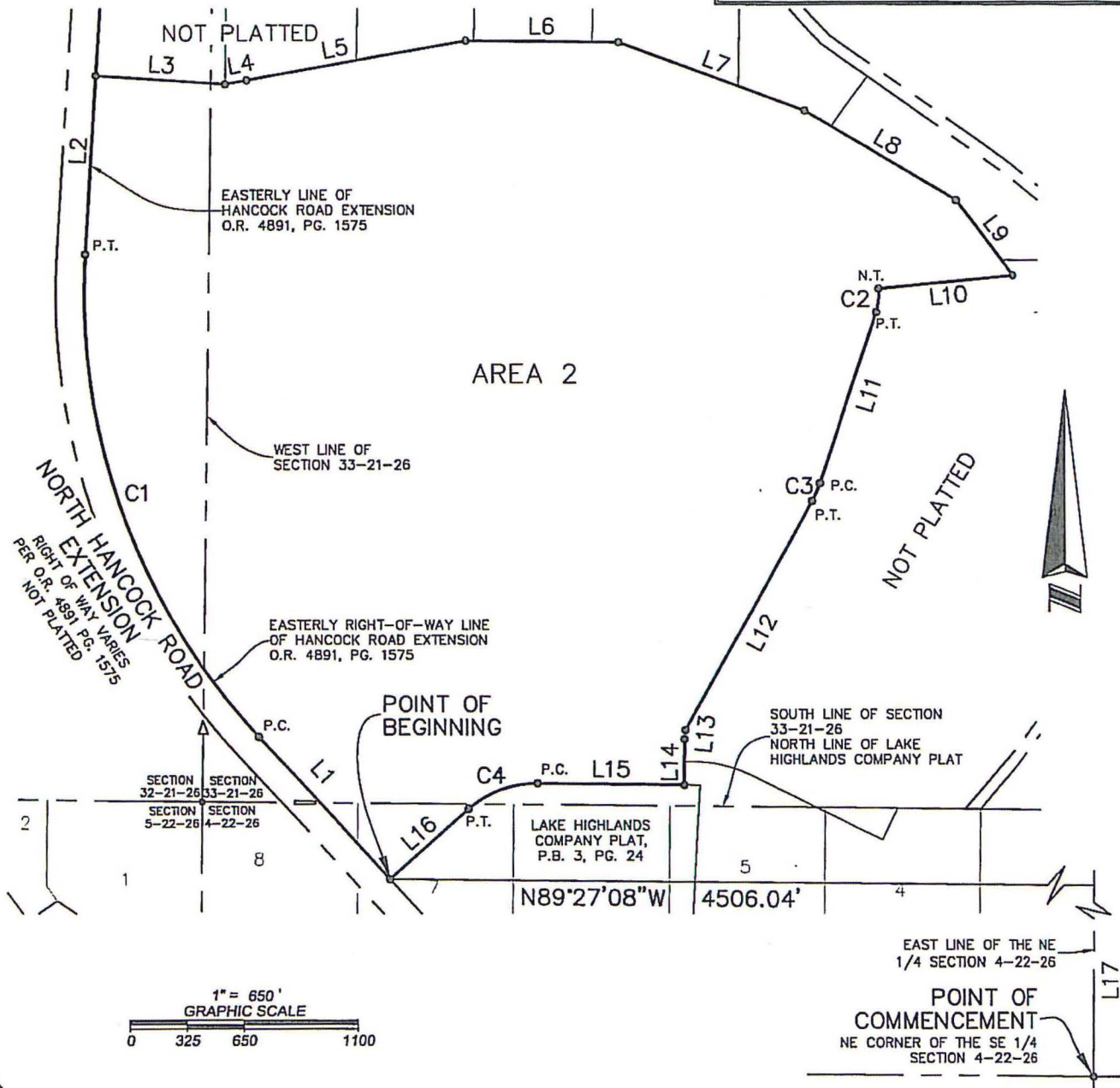
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20170574
DATE: 05/12/2018
SCALE: 1" = 650'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 2 OF 3
SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

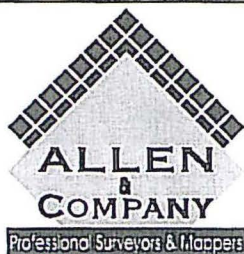
LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°32'53"W	827.74'
L2	N03°40'55"E	762.98'
L3	S86°04'25"E	550.97'
L4	N79°31'37"E	93.87'
L5	N79°48'15"E	950.54'
L6	S89°33'36"E	650.11'
L7	S69°51'28"E	849.10'
L8	S59°28'42"E	749.85'
L9	S37°05'25"E	403.66'
L10	S84°21'15"W	578.10'
L11	S18°13'08"W	770.95'
L12	S28°58'43"W	1129.10'
L13	S06°18'55"W	40.00'
L14	S00°40'06"W	196.66'
L15	N89°19'54"W	626.45'
L16	S48°18'17"W	450.13'
L17	N00°32'52"E	2310.48'

LEGEND:

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
N.T.	NON-TANGENT
⊙	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2800.00'	46°13'48"	2259.22'	2198.44'	N19°25'59"W
C2	250.00'	23°10'21"	101.11'	100.42'	S06°37'57"W
C3	445.00'	10°45'35"	83.57'	83.45'	S23°35'55"W
C4	435.00'	42°21'49"	321.63'	314.35'	S69°29'12"W

Drawing name: L:\Data\20170574\Sketches\sketch10 - CDD Area 2 SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°32'52" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/12/2018
SCALE: 1" = 650'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 3 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 26 EAST, INCLUDING TRACTS 13 AND 14, 17 THROUGH 20, 29 THROUGH 36, 45 THROUGH 52, 62 THROUGH 64 AND PORTIONS OF TRACTS 4, 5, 12, 21, 28, 37, 44 AND 61 OF SAID SECTION 4, AND PORTIONS OF TRACTS 3 AND 4 OF SAID SECTION 9, AND THOSE CERTAIN UNNAMED RIGHT OF WAYS WITHIN THE DESCRIBED PROPERTY LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THOSE PORTIONS OF SAID PLAT OF LAKE HIGHLANDS COMPANY VACATED ACCORDING TO OFFICIAL RECORDS BOOK 4505, PAGE 2217 OF SAID PUBLIC RECORDS,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°44'35" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2627.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE RUN NORTH 89°40'24" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1328.66 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 9; THENCE RUN SOUTH 00°43'31" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 666.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 89°40'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 594.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 91 - SUNSHINE STATE PARKWAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTRACT NO. 12.3; THENCE RUN NORTH 35°29'03" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 601.17 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 91 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 2005; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 31°23'47" WEST FOR A DISTANCE OF 795.36 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 788.00 FEET AND A CENTRAL ANGLE OF 32°46'51" WITH A CHORD BEARING OF NORTH 14°57'53" WEST, AND A CHORD DISTANCE OF 444.72 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 450.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 01°25'30" EAST FOR A DISTANCE OF 601.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 664.00 FEET AND A CENTRAL ANGLE OF 11°54'32" WITH A CHORD BEARING OF NORTH 04°31'46" WEST, AND A CHORD DISTANCE OF 137.76 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 138.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°24'18" WEST FOR A DISTANCE OF 55.78 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF 40°22'28" WITH A CHORD BEARING OF NORTH 35°19'50" WEST,

(CONTINUES ON SHEET 2)

SHEET 1 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

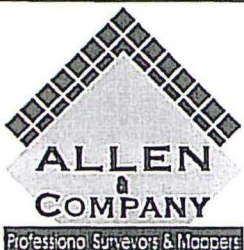
1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 1)

AND A CHORD DISTANCE OF 466.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 476.35 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 55°30'42" WEST FOR A DISTANCE OF 22.15 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 106.00 FEET AND A CENTRAL ANGLE OF 81°23'07" WITH A CHORD BEARING OF NORTH 14°49'42" WEST AND A CHORD LENGTH OF 138.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 150.57 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 28°11'44" WITH A CHORD BEARING OF NORTH 11°45'58" EAST, AND A CHORD DISTANCE OF 715.63 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 722.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 02°20'00" WEST FOR A DISTANCE OF 171.14 FEET; THENCE RUN NORTH 15°37'12" WEST FOR A DISTANCE OF 171.13 FEET TO THE POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1469.00 FEET AND A CENTRAL ANGLE OF 14°13'58" WITH A CHORD BEARING OF NORTH 22°44'16" WEST, AND A CHORD DISTANCE OF 363.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 364.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 60°08'45" WEST FOR A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 4940, PAGE 1867 AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1405.00 FEET AND A CENTRAL ANGLE OF 12°41'39" WITH A CHORD BEARING OF NORTH 36°12'04" WEST, AND A CHORD DISTANCE OF 310.65 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 311.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°32'53" WEST FOR A DISTANCE OF 231.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD EXTENSION ACCORDING TO OFFICIAL RECORDS BOOK 4891, PAGE 1575; THENCE RUN NORTH 42°32'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.62 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 46°05'53" EAST FOR A DISTANCE OF 74.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 86°49'42" WITH A CHORD BEARING OF SOUTH 89°30'45" WEST AND A CHORD LENGTH OF 323.02 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE 356.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 47°04'24" EAST FOR A DISTANCE OF 168.01 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 03°22'40" WITH A CHORD BEARING OF NORTH 45°23'04" WEST AND A CHORD LENGTH OF 32.42 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 43°17'50" EAST FOR A DISTANCE OF 571.93 FEET; THENCE RUN NORTH 83°26'42" WEST FOR A DISTANCE OF 273.96 FEET; THENCE RUN NORTH 44°17'25" WEST FOR A DISTANCE OF 324.85 FEET; THENCE RUN NORTH 03°15'37" EAST FOR A DISTANCE OF 748.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 19.22 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 19.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°19'54" WEST FOR A DISTANCE OF 48.69 FEET; THENCE RUN NORTH 00°40'06" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°19'54" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 02°35'31" WITH A CHORD BEARING OF NORTH 88°02'09" WEST AND A CHORD LENGTH OF 23.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.75 FEET TO A POINT OF COMPOUND CURVATURE,

(CONTINUES ON SHEET 3)

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 2 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

AREA 3 (CONTINUED FROM SHEET 2)

CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°54'31" WITH A CHORD BEARING OF SOUTH 75°17'08" EAST AND A CHORD LENGTH OF 208.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 209.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°49'52" EAST FOR A DISTANCE OF 636.59 FEET; THENCE RUN NORTH 26°10'08" EAST FOR A DISTANCE OF 148.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°30'57" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 288.63 FEET; THENCE RUN SOUTH 89°16'37" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 658.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°20'15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 662.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°38'46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 657.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 89°23'53" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1326.36 FEET TO THE NORTHEAST CORNER SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°32'52" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1313.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,166,664 SQUARE FEET, 325.22 ACRES MORE OR LESS.

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

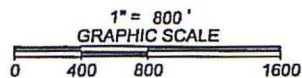
CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

*SHEET 3 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION*

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 4



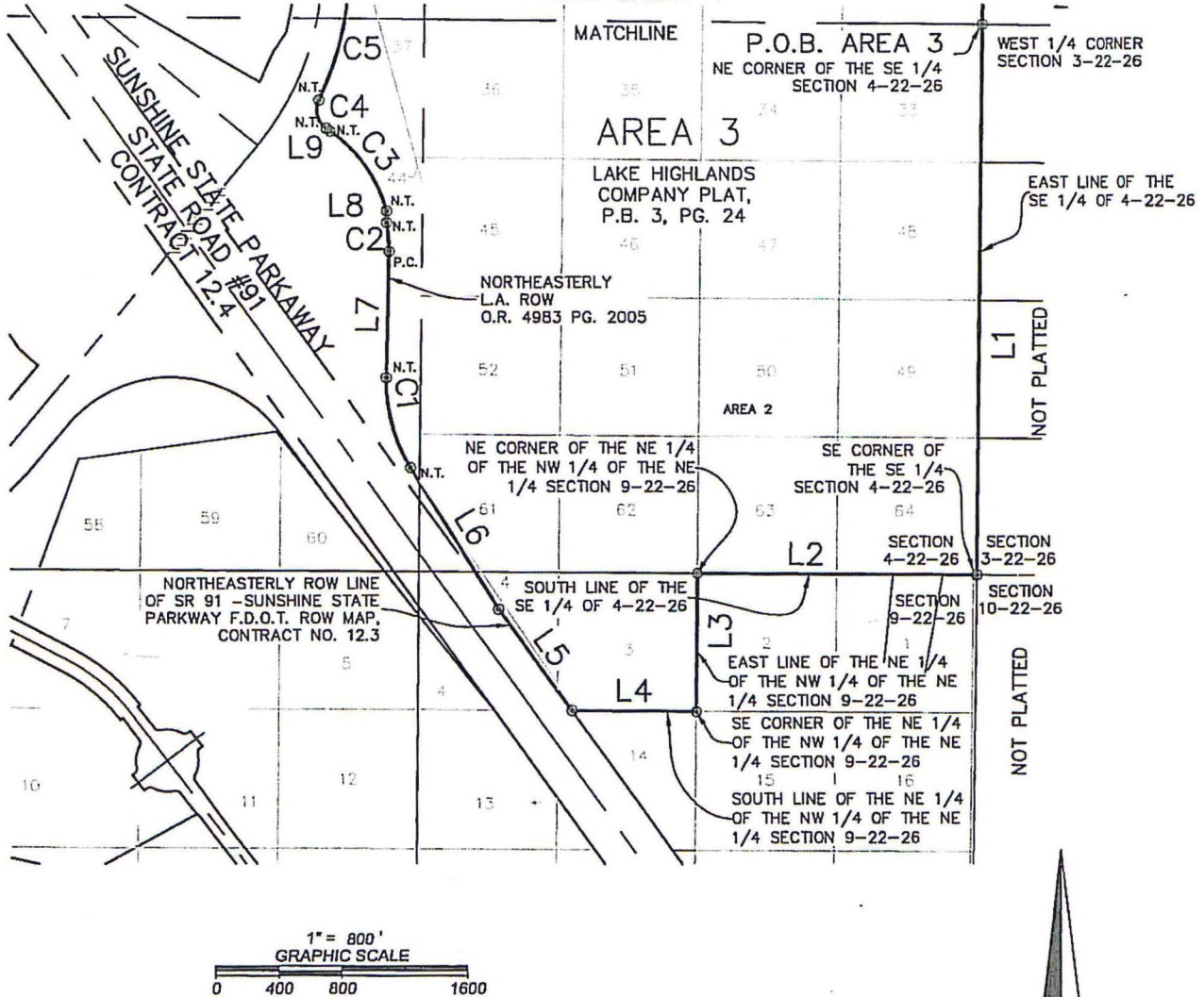
1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING SOUTH 00°44'35" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 4 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

SEE SHEET 4



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 5 OF 7
SEE SHEET 6 & 7 OF 7 FOR
LINE AND CURVE TABLES



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

LINE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'35"W	2627.07'
L2	N89°40'24"W	1328.66'
L3	S00°43'31"W	666.37'
L4	N89°40'47"W	594.59'
L5	N35°29'03"W	601.17'
L6	N31°23'47"W	795.36'
L7	N01°25'30"E	601.24'
L8	N00°24'18"W	55.78'
L9	N55°30'42"W	22.15'
L10	N02°20'00"W	171.14'
L11	N15°37'12"W	171.13'
L12	S60°08'45"W	64.00'
L13	N42°32'53"W	231.68'
L14	N42°32'53"W	15.62'
L15	N46°05'53"E	74.73'
L16	S47°04'24"E	168.01'
L17	N43°17'50"E	571.93'
L18	N83°26'42"W	273.96'
L19	N44°17'25"W	324.85'
L20	N03°15'37"E	748.42'
L21	N89°19'54"W	48.69'
L22	N00°40'06"E	100.00'
L23	S89°19'54"E	48.69'
L24	S63°49'52"E	636.59'
L25	N26°10'08"E	148.92'
L26	S89°30'57"E	288.63'
L27	S89°16'37"E	65.02'
L28	S00°41'42"W	658.61'
L29	S89°20'15"E	662.61'
L30	S00°38'46"W	657.91'
L31	S89°23'53"E	1326.36'
L32	S00°32'52"W	1313.03'

LEGEND:

P.O.B.	POINT OF BEGINNING
L.A.	LIMITED ACCESS
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
S.R.	STATE ROAD
ROW	RIGHT-OF-WAY
P.C.C.	POINT OF COMPOUND CURVATURE
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
⊙	CHANGE IN DIRECTION

Drawing name: L:\Data\20170574\Sketches\sketch11 - COD Area3 SHEET 6



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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JOB NO. 20170574

DATE: 06/13/2018

SCALE: 1" = 800'

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: MWH

CHECKED BY: MR

SHEET 6 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION

CURVE TABLES

THIS IS NOT A SURVEY

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	788.00'	32°46'51"	450.84'	444.72'	N14°57'53"W
C2	664.00'	11°54'32"	138.01'	137.76'	N04°31'46"W
C3	676.00'	40°22'28"	476.35'	466.56'	N35°19'50"W
C4	106.00'	81°23'07"	150.57'	138.22'	N14°49'42"W
C5	1469.00'	28°11'44"	722.90'	715.63'	N11°45'58"E
C6	1469.00'	14°13'58"	364.91'	363.98'	N22°44'16"W
C7	1405.00'	12°41'39"	311.28'	310.65'	N36°12'04"W
C8	235.00'	86°49'42"	356.13'	323.02'	S89°30'45"W
C9	550.00'	3°22'40"	32.42'	32.42'	S45°23'04"E
C10	425.00'	2°35'31"	19.23'	19.22'	N88°02'09"W
C11	525.00'	2°35'31"	23.75'	23.75'	N88°02'09"W
C12	525.00'	22°54'31"	209.91'	208.52'	S75°17'08"E

Drawing name: L:\Data\20170574\Sketches\sketch11 - CDD Area3 SHEET 7



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

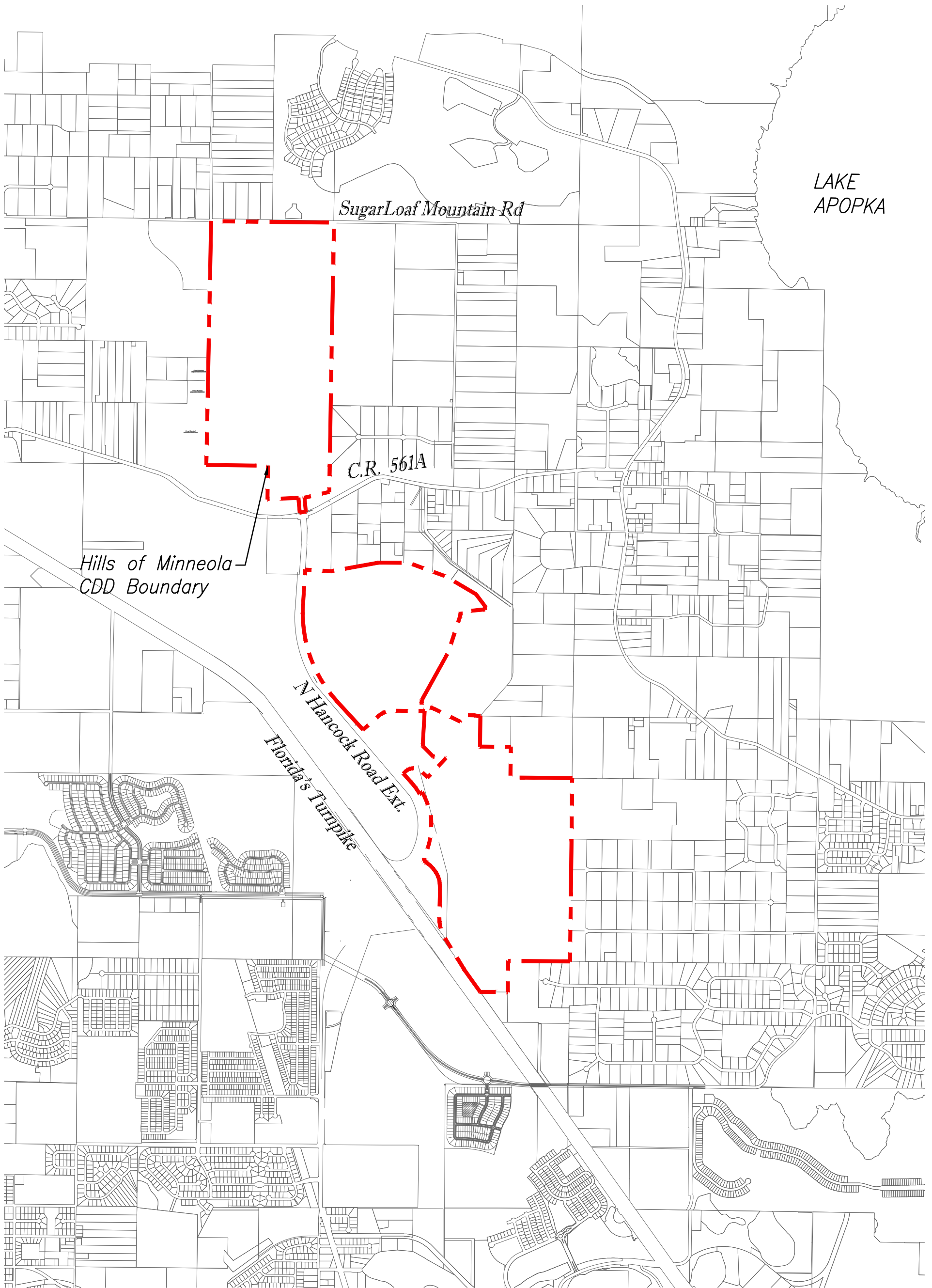
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JOB NO. 20170574
DATE: 06/13/2018
SCALE: 1" = 800'
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: MWH
CHECKED BY: MR

SHEET 7 OF 7
SEE SHEET 4 & 5 OF 7 FOR
SKETCH OF DESCRIPTION



LEGEND
CDD Boundary

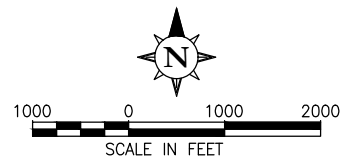
Location Map

Hills of Minneola

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



August 2019
P & B Job No.: 19-103

Exhibit 2

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2020-06

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

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 Hills of Minneola 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 public capital improvements as described in the Engineer’s Report dated October 9, 2019, as amended or supplemented from time to time (the “**Project**”) attached hereto as **Exhibit A**.

(c) The District is authorized by Chapters 170, 190, and 197, Florida Statutes, to levy non-ad valorem special assessments to pay all or any part of the cost of public capital improvements such as the Project and to issue bonds or notes payable from such special assessments as provided for in Chapters 170, 190, and 197, 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 2020-03 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 or bond anticipation notes, in one or more series (collectively, the “**Bonds**”), to provide funds for securing the Bonds pending the receipt of such special assessments.

(e) It is necessary for the District to issue and sell the Bonds to generate funds to pay the cost of constructing and acquiring the Project.

(f) 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.

(g) By Resolution 2020-03, 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 2020-03 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 2020-03 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 District.

(i) A preliminary assessment roll has been prepared and filed with the District 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 2020-04 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 Master Special Assessment Methodology Report, dated October 26, 2019 (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 which is included in the Assessment Report;

(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 Debt Assessments (defined below) 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 an assessable 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 will be issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **JEN Florida 30, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2020-03, 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 DEBT ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll included within the Assessment Report are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Debt 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 or front 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 or front 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 or front 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 or front 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 Debt 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 over a period not to exceed 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

30 days each, plus the District's costs of collection and assumed discounts for Debt Assessments provided for by Florida law; 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 a Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within 30 days after the Project has 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 a 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 1% per month if not paid when due under the provisions of Chapter 170, Florida Statutes or the corresponding provisions of subsequent law. However, for platted and developed lots not owned by the Developer, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Chapter 197, Florida Statutes for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Chapter 197, Florida Statutes 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 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 BONDS. The Board hereby confirms its intention to issue the Bonds and to provide funds, pending receipt of the Debt Assessments, to secure the Bonds.

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 on January 27, 2020.

Attest:

**Hills of Minneola
Community Development District**

Craig Wrathell
Secretary

Richard A. Jerman
Chair of the Board of Supervisors

Exhibit A – Engineer’s Report, dated October 9, 2019

Exhibit B – Master Special Assessment Methodology Report, dated October 26, 2019

Exhibit A – Engineer’s Report, dated October 9, 2019

Exhibit B – Master Special Assessment Methodology Report, dated October 26, 2019

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5A

Affidavit of Publication

DAILY COMMERCIAL

Serving Lake and Sumter Counties

located in Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

NOTICE OF RULE DEVELOPMENT BY THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Hills of Minneola Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2018). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 189.053, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2018).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Craig Wrathell, District Manager
Hills of Minneola Community
Development District

Ad No: 10092932
December 26, 2019

Before the undersigned authority personally appeared

Lisa Clay

Lisa Clay

who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake and Sumter Counties, Florida; that the attached copy of advertisement, being a notice in the matter of

RULE DEVELOPMENT

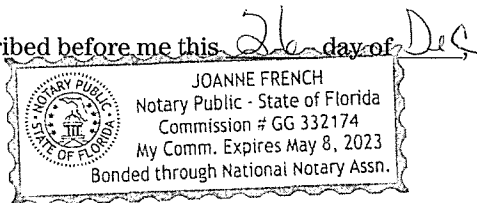
was published in said newspaper in the Lake and Sumter county issues of:

DEC 26, 2019

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake and Sumter Counties, Florida, and that the said newspaper has heretofore been continuously published in said Lake and Sumter Counties, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake and Sumter Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 26 day of Dec
A.D., 2019.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD# 10092932

Affidavit of Publication

DAILY COMMERCIAL

Leesburg, Lake County Florida
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared
Lisa Clay

Lisa Clay

who on oath says that she is an authorized employee of the
Daily Commercial, a daily newspaper published at Leesburg,
in Lake County, Florida; that the attached copy of advertise-
ment, being a notice in the matter of

Notice of Rulemaking

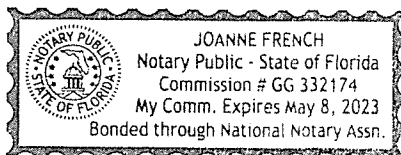
was published in said newspaper in the issues of:

Dec 27, 2019

Affiant further says that the said Daily Commercial is pub-
lished at Leesburg, in said Lake County, Florida, and that the
said newspaper has heretofore been continuously published
in said Lake County, Florida, daily, and has been entered as
second class mail matter at the post office in Leesburg, in said
Lake 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 has neither paid nor promised
any person, firm or corporation any discount, rebate, commis-
sion or refund for the purpose of securing this advertisement
for publication in the said newspaper.

Sworn to and subscribed before me this 27 day of Dec
A.D., 2019.

Joanne French
Notary Public



Joanne French
(Print, Type or Stamp Name of Notary Public)

AD#

10092933

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be con-
ducted by the Board of Supervisors
("Board") of the Hills of Minneola
Community Development District
("District") on Monday January 27,
2020, at 11:00 a.m., at the cafe
room of Minneola City Hall, located at
800 U.S. Hwy 27, Minneola, Florida
34715.

In accord with Chapters 120
and 190, Florida Statutes, the District
hereby gives the public notice of its
intent to adopt its proposed Rules of
Procedure.

The purpose and effect of the
proposed Rules of Procedure is to
provide for efficient and effective Dis-
trict operations. Prior notice of rule
development was published in the
Daily Commercial on December 26,
2019.

The Rules of Procedure add-
ress such areas as the Board of Su-
pervisors, officers and voting, district
offices, public information and in-
spection of records, policies, public
meetings, hearings and workshops,
rulemaking proceedings and competi-
tive purchase including procedure un-
der the Consultants Competitive Ne-
gotiation Act, procedure regarding au-
ditor selection, purchase of insur-
ance, pre-qualification, construction
contracts, goods, supplies and mate-
rials, maintenance services, contrac-
tual services and protests with re-
spect to proceedings, as well as any
other area of the general operation of
the District.

The purpose and effect of the
Rules of Procedure is to provide for
efficient and effective District opera-
tions. The legal authority for the
adoption of the proposed Rules of
Procedure includes Sections
190.011(5), 190.011(15) and
190.035, Florida Statutes (2018).
The specific laws implemented in the
Rules of Procedure include, but are
not limited to, Sections 112.08,
112.3143, 119.07, 189.053,
190.006, 190.007, 190.008,
190.011(3), 190.011(5),
190.011(15), 190.033, 190.035,
218.391, 255.05, 255.0518,
255.0525, 255.20, 286.0105,
286.011, 286.0114, 287.017,
287.055 and 287.084, Florida Stat-
utes (2018).

Any person who wishes to
provide the District with a proposal
for a lower cost regulatory alternative
as provided by Section 120.541(1),
Florida Statutes, must do so in writ-
ing within twenty one (21) days after
publication of this notice to the Dis-
trict Manager, c/o Wrathell, Hunt and
Associates, LLC, 2300 Glades Road,
Suite 410W, Boca Raton, Florida
33431, Ph: (561) 571-0010.

This public hearing may be
continued to a date, time, and place
to be specified on the record at the
hearing. If anyone chooses to appeal
any decision of the Board with re-
spect to any matter considered at a
public hearing, such person will need
a record of the proceedings and
should accordingly ensure that a ver-
batim record of the proceedings is
made which includes the testimony
and evidence upon which such appeal
is to be based. At the hearing, staff or
Supervisors may participate in the
public hearing by speaker telephone.

Any person requiring special
accommodations at this meeting be-
cause of a disability or physical im-
pairment should contact the District
Office at (561) 571-0010, at least
forty-eight (48) hours prior to the
meeting. If you are hearing or speech
impaired, please contact the Florida
Relay Service at 1-800-955-8770, for
aid in contacting the District Office.

A copy of the proposed Rules
of Procedure may be obtained by
contacting the District Manager,
2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431, Ph: (561)
571-0010.

Craig Wrathell, District Manager
Hills of Minneola Community
Development District

Ad No: 10092933
December 27, 2019

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hills of Minneola Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Minneola, Lake County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of January, 2020.

ATTEST:

**HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**RULES OF PROCEDURE
HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT**

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Rule 1.0 General.

- (1) The Hills of Minneola Community Development District (the “District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected by resident electors must be citizens of the United States of America, residents of the State of Florida and of the District, registered to vote with the Supervisor of Elections of the county in which the District is located, and qualified. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable

to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
 - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any

Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of an individual who is qualified to perform the labor. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in the section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. After the request has been fulfilled, additional payments or credits may be due.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or (561) 571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office."
 - (e) The following language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seventy-two (72) hours before the meeting/hearing/workshop except in an emergency. For good cause, the agenda may be changed after it is first made available for distribution. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor's requests and comments
- Public comment
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office.

Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided

however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorneys must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened and the Chairperson or Vice-Chairperson must announce that the session has concluded.

The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0114, Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall

additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
- (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District, or has substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the

Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

- (a) The texts of the proposed rule and the adopted rule;
- (b) All notices given for a proposed rule;
- (c) Any statement of estimated regulatory costs for the rule;
- (d) A written summary of hearings, if any, on the proposed rule;
- (e) All written comments received by the District and responses to those written comments; and
- (f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
- (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variances and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;

- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver, and shall announce such disposition at a publicly held meeting of the Board, within sixty (60) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed one million dollars (\$1,000,000), for a study activity when the fee for such Professional Services to the District does not exceed fifty thousand dollars (\$50,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

- (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods,

hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) "Invitation to Bid" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) "Invitation to Negotiate" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) "Negotiate" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.
- (l) "Professional Services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) "Proposal (or Reply or Response) Most Advantageous to the District" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.

- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under The Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable federal licenses in good standing, if any;
 - (b) Hold all required applicable state professional licenses in good standing;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. Consultants who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail. The Board

has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be

selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the audit selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Audit Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an audit selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee should include at least three individuals, some or all of whom may also serve as members of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable federal licenses in good standing, if any;
 - (ii) Hold all required applicable state professional licenses in good standing;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Understanding of scope of work;
 - (iv) Ability to furnish the required services; and
 - (v) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for

Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than July 1 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals and conditions under which the contract may be terminated or renewed. No contract shall continue, or allow the contract to be renewed, for a period of more than three years from the date of its execution. A renewal may be done without the use of the auditor selection procedures provided in this Rule, but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase

insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been

pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in

accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects such as safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid

shall be announced at such meeting, and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that

effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of construction services, which steps may include a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

- d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects such as safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting, and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no proposals are received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of design-build

services, which steps may include a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package, and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work, and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make a payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;

- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest

Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) bids, proposals, replies, or responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials, which steps may include a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the

purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of maintenance services, which steps may include a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests With Respect To Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, the

Board may require any person who files a notice of protest to post a protest bond in the amount equal to 1% of the anticipated contract amount that is the subject of the protest. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;
 - (d) Enter orders; and

- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect or an irregularity in the competitive solicitation process, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective January 27, 2020 except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Exhibit A

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hills of Minneola 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 the City of Minneola, Lake County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by section 197.3632, *Florida Statutes*, (the "Uniform Method").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2020, at ____:00 a/p.m., at the Minneola City Hall, located at 800 U.S. Hwy 27, Minneola, Florida 34715.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

**HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2020-09

**A RESOLUTION OF THE HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Hills of Minneola Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in the City of Minneola, Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity ("**DEO**"), a schedule of its regular meetings.

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

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

**HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2020 MEETINGS

The Board of Supervisors ("Board") of the Hills of Minneola Community Development District ("District") will hold meetings for Fiscal Year 2020 at 1:00 p.m., at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715, as follows:

February 24, 2020

March 23, 2020

April 27, 2020

May 18, 2020

June 22, 2020

July 27, 2020

August 24, 2020

September 28, 2020

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
Hills of Minneola CDD

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

8

The 2019 Florida Statutes

Title XIII

PLANNING AND DEVELOPMENT

Chapter 190

COMMUNITY DEVELOPMENT DISTRICTS

190.006 Board of supervisors; members and meetings.

(8) Each supervisor shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the board of supervisors, not to exceed \$4,800 per year per supervisor, or an amount established by the electors at referendum. In addition, each supervisor shall receive travel and per diem expenses as set forth in s. 112.061.

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

10

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2019**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 27,774	\$ -	\$ -	\$ 27,774
Due from Landowner	3,572	624	2,334	6,530
Due from general fund	-	8,721	-	8,721
Total assets	<u>\$ 31,346</u>	<u>\$9,345</u>	<u>\$2,334</u>	<u>\$ 43,025</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 17,125	\$9,345	\$2,334	\$ 28,804
Due to Landowner	-	9,345	2,334	11,679
Due to debt service fund	8,721	-	-	8,721
Landowner advance	5,500	-	-	5,500
Total liabilities	<u>31,346</u>	<u>18,690</u>	<u>4,668</u>	<u>54,704</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>3,572</u>	-	-	<u>3,572</u>
Total deferred inflows of resources	<u>3,572</u>	-	-	<u>3,572</u>
Fund balances:				
Restricted for:				
Debt service	-	(9,345)	-	(9,345)
Capital projects	-	-	(2,334)	(2,334)
Unassigned	<u>(3,572)</u>	-	-	<u>(3,572)</u>
Total fund balances	<u>(3,572)</u>	<u>(9,345)</u>	<u>(2,334)</u>	<u>(15,251)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 31,346</u>	<u>\$9,345</u>	<u>\$2,334</u>	<u>\$ 43,025</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,329	\$ 8,025	\$ 73,975	11%
Total revenues	<u>4,329</u>	<u>8,025</u>	<u>73,975</u>	11%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,500	10,500	42,000	25%
Legal - general counsel	-	-	15,000	0%
Engineering	-	-	7,500	0%
Telephone	17	50	200	25%
Postage	-	-	50	0%
Printing & binding	4	12	50	24%
Legal advertising	-	809	1,200	67%
Annual district filing fee	-	175	175	100%
Insurance: GL & POL	-	-	5,500	0%
Contingencies	51	51	750	7%
Website				
Hosting & maintenance	-	-	1,350	0%
ADA compliance	-	-	200	0%
Total professional & administrative	<u>3,572</u>	<u>11,597</u>	<u>73,975</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	757	(3,572)	-	
Fund balances - beginning	(4,329)	-	-	
Fund balances - ending	<u>\$ (3,572)</u>	<u>\$ (3,572)</u>	<u>\$ -</u>	

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED DECEMBER 31, 2019**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>624</u>	<u>624</u>
Total debt service	<u>624</u>	<u>624</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (624)	 (624)
 Fund balances - beginning	 <u>(8,721)</u>	 <u>(8,721)</u>
Fund balances - ending	<u><u>\$ (9,345)</u></u>	<u><u>\$ (9,345)</u></u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED DECEMBER 31, 2019**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	<u>2,334</u>	<u>2,334</u>
Total expenditures	<u>2,334</u>	<u>2,334</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,334)	(2,334)
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ (2,334)</u></u>	<u><u>\$ (2,334)</u></u>

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hills of Minneola Community Development District held multiple Public Hearings and a Regular Meeting on November 18, 2019, at 11:30 a.m., at Minneola City Hall, "Café Room", 800 US-27 Minneola, Florida 34715.

Present at the meeting were:

Richard Jerman	Chair
Denver Marlow	Vice Chair
Jennifer Jerman	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Schalter	District Counsel
Marc Stehli	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:32 a.m. Supervisors Richard Jerman, Denver Marlow and Jennifer Jerman were present, in person. Supervisor Gardner was not present. One seat remained vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on the Adoption of the
District's Final Budget for Fiscal Year
2018/2019, Pursuant to Florida Law**

A. Affidavit of Publication

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2020-01, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Ending September 30, 2019; Authorizing
Budget Amendments; and Providing an Effective Date**

Mr. Wrathell reviewed the proposed Fiscal Year 2019 budget, which was Developer-funded. Management's fee was lowered until bond issuance.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2020-01 and read the title.

On MOTION by Mr. Marlow and seconded by Ms. Jerman, with all in favor, Resolution 2020-01, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2019/2020, Pursuant to Florida Law

A. Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2020-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell discussed the proposed Fiscal Year 2020 budget, which would be Developer-funded. Management's fee would remain at \$2,000 per month, until bond issuance. When bonds are issued, a prorated "Dissemination agent*" fee, normally \$1,000 annually, would be added.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2020-02 and read the title.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2020-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Review/Discussion/Ranking of Response to Request for Qualifications for Engineering Services

Mr. Wrathell stated that, per Florida Statute, the District could engage a District Engineer on an interim basis provided the expenses do not exceed \$30,000 per year; however, given the District's significant Capital Improvement Plan (CIP), the recommendation was to engage a District Engineer with a continuing services agreement. The District advertised a Request for Qualifications (RFQ) for Engineering Services and Poulos & Bennett (P&B), the Interim District Engineer, was the only respondent. Per Florida Statute, the selection process must be qualifications-based and not price-based.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. RFQ Package

The RFQ was included for informational purposes.

C. Respondent

- Poulos & Bennett, LLC

D. Ranking

Ms. Schalter stated, because the statutory requirement for advertising the RFQ was met and only one response was received, the Board could designate P&B as the number-one ranked firm.

On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, designating Poulos & Bennett as the number-one ranked firm, was approved.

E. Engagement of District Engineer

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, authorizing Staff to prepare a Continuing Services Agreement and negotiate the terms of the Agreement and authorizing the Chair or Vice Chair to execute the Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Responses to RFP for Annual Audit Services

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. RFP Package

The Request for Proposals (RFP) was provided for informational purposes.

C. Respondents

Mr. Wrathell stated the auditor selection was price-based.

I. Berger, Toombs, Elam, Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank (BTEGF) bid \$3,060, which would increase with bond issuance.

II. Carr, Riggs & Ingram, LLC

Carr, Riggs & Ingram (CRI) bid \$4,500.

III. McDimit Davis & Company, LLC

McDimit Davis & Company (MDI) bid \$3,500 with a \$900 increase with a bond issuance, which was very reasonable.

D. Auditor Evaluation Matrix/Ranking

Mr. Wrathell presented the points received, as follows:

- 148 1. MD 300
149 2. CRI 260
150 3. BTEGF 260

151

152 **On MOTION by Mr. Marlow and seconded by Mr. Jerman with all in favor,**
153 **accepting the rankings and designating McDirmit Davis & Company as the**
154 **number-one ranked firm, was approved.**

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157 **E. Award of Contract/Authorization to Negotiate with Number-One Ranked Firm**

158

159 **On MOTION by Mr. Jerman and seconded by Mr. Marlow with all in favor,**
160 **authorizing District Staff to negotiate an agreement with the number-one**
161 **ranked firm and authorizing the Chair or Vice Chair to execute the Agreement,**
162 **was approved.**

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165 **SEVENTH ORDER OF BUSINESS**

Presentation of Engineer's Report: *Poulos*
& *Bennett, LLC*

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168 Mr. Stehli presented the Engineer's Report.

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170 **On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, the**
171 **Engineer's Report, in substantial form, was approved.**

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174 **EIGHTH ORDER OF BUSINESS**

Presentation of Master Special Assessment
Methodology Report

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177 Mr. Wrathell presented the Master Special Assessment Methodology Report.

178

179 **On MOTION by Mr. Marlow and seconded by Ms. Jerman, with all in favor, the**
180 **Master Special Assessment Methodology Report, in substantial form, was**
181 **approved.**

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183

184 Ms. Schalter stated the bond validation hearing was scheduled for February 4, 2020 at

185 3:15 p.m.

186

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-03, Declaring Non-Ad Valorem Special Assessments; Indicating the Location, Nature and Estimated Cost of the Public Improvements Which Cost is To Be Defrayed in Whole or in Part By the Special Assessments; Providing the Portion of the Estimated Cost of the Public Improvements To Be Defrayed in Whole or In Part By the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Authorizing the Preparation of a Preliminary Assessment Roll; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2020-03 and read the title.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2020-03, Declaring Non-Ad Valorem Special Assessments; Indicating the Location, Nature and Estimated Cost of the Public Improvements Which Cost is To Be Defrayed in Whole or in Part By the Special Assessments; Providing the Portion of the Estimated Cost of the Public Improvements To Be Defrayed in Whole or In Part By the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Authorizing the Preparation of a Preliminary Assessment Roll; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2020-04, Setting a Public Hearing To Be Held on the ____ Day of ____, 20__ at ____ .M. at the Café Room of Minneola City Hall, 800 U.S. Hwy 27, Minneola, Florida 34715, for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as Hills Of Minneola Community Development

**District in Accordance With Chapters 170,
190 and 197, Florida Statutes**

Mr. Wrathell presented Resolution 2019-04 and read the title. The Public Hearing date and time of January 27, 2020 at 11:00 A.M., would be added to Resolution 2019-04.

On MOTION by Mr. Marlow and seconded by Mr. Gardner, with all in favor, Resolution 2020-04, Setting a Public Hearing To Be Held on the 27th Day of January, 2020 at 11:00 A.M. at the Café Room of Minneola City Hall, 800 U.S. Hwy 27, Minneola, Florida 34715, for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as Hills Of Minneola Community Development District in Accordance With Chapters 170, 190 and 197, Florida Statutes, was adopted.

ELEVENTH ORDER OF BUSINESS

**Continued Discussion: Board Member
Compensation: 190.006 (8), F.S.**

This item was deferred.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-05, To
Designate the Date, Time and Place of a
Public Hearing and Authorization to
Publish Notice of Such Hearing for the
Purpose of Adopting Rules of Procedure;
and Providing for an Effective Date**

A. Rules of Procedure

Mr. Wrathell stated the proposed Rules of Procedure set forth the District's processes and procedures for meetings, agendas, competitive bidding, etc., consistent with the State Statutes.

B. Notices

I. Notice of Rule Development

II. Notice of Rulemaking

Sample notices were provided for informational purposes.

Mr. Wrathell presented Resolution 2020-05 and read the title.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2020-05, To Designate the Date, Time and Place of a Public Hearing for January 27, 2020 at 11:00 a.m., and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District, and Providing for an Effective Date

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Discussion: District's Local Records Office

This item was deferred.

FIFTEENTH ORDER OF BUSINESS

Continued Discussion: Wrathell, Hunt and Associates, LLC Fee Schedule

Mr. Wrathell presented the Wrathell, Hunt and Associates, LLC Fee Schedule.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Wrathell, Hunt and Associates, LLC Fee Schedule, was approved.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2019

Mr. Wrathell presented the Unaudited Financial Statements as of September 2019.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Unaudited Financial Statements as of September 30, 2019, were accepted.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Minutes

A. September 9, 2019 Landowners' Meeting

B. September 9, 2019 Organizational Meeting

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the September 9, 2019 Landowners' Meeting and the September 9, 2019 Organizational Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Straley Robin Vericker***

There being no report, the next item followed.

B. District Engineer (Interim): *Poulos & Bennett, LLC*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: January 27, 2020 at 1:00 PM**

- **QUORUM CHECK**

Mr. Wrathell stated that the next meeting would be held January 27, 2020 at 11:00 a.m., rather than at 1:00 p.m.

NINETEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

TWENTIETH ORDER OF BUSINESS**Public Comments**

There being no public comments, the next item followed.

TWENTY-FIRST ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Marlow and seconded by Ms. Jerman, with all in favor, the meeting adjourned at 12:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair