

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

September 1, 2020

PREPARED BY:

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RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

August 24, 2020

Board of Supervisors

River Landing Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Tuesday, September 1, 2020 at 11:00 A.M.** at the **Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=e9c01b32a476d14ee2ca9289dd52e91e8>

Access Code: 129 337 8641

Event password: landing2

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code 129 337 8641 to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.Riverlandgcd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 28, 2020 – Public Hearing
 - II. August 10, 2020 – Landowners Meeting
3. Consideration of **Resolution 2020-22** canvassing and certifying the results of the landowner's election of Supervisors held pursuant to Section 190.006(2), Florida Statutes.
4. Consideration of **Resolution 2020-23** a Resolution Re-Designating Certain Officers of the River Landing Community Development District following the landowners Election.
5. Consideration of ranking of engineering proposal to serve as district engineer and agreement(s) with Waldrop Engineering.
 - a) Ranking of engineering proposal
 - b) Master engineering services agreement
6. Consideration of **Resolution 2020-24**, a Resolution making certain findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the finalization of Special Assessments; Addressing the payment of Debt Assessments and the method of collection; Providing for the allocation of Debt Assessments and true-up payments; Addressing Government Property, and transfers of property to units of Local, State and Federal Government.
7. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) District Manager
8. Supervisor's Requests and Audience Comments
9. Adjournment

The Second Order of Business is the consideration of the July 28, 2020 Organizational Meeting Minutes as well as the August 10, 2020 Landowners Meeting Minutes.

The Third Order of Business is the Consideration of **Resolution 2020-22** canvassing and certifying the results of the landowner's election of Supervisors held pursuant to Section 190.006(2), Florida Statutes.

The Fourth Order of Business is Consideration of **Resolution 2020-23** which designates the officer's of the River Landing Community Development District subsequent to the outcome of the Landowners Election which was held on August 10, 2020. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ROBERT LEE
VICE-CHAIRPERSON	TRAVIS STAGNITTA
ASSISTANT SECRETARY	BARBARA WASINGER
ASSISTANT SECRETARY	TRACY BRIONES
ASSISTANT SECRETARY	JENNIFER GARDNER
SECRETARY & TREASURER	JAMES P. WARD

The Fifth Order of Business is the consideration of the ranking of the engineering proposals that were received in response to the District's request for qualifications. There was one proposal received, from Waldrop Engineering, P.A. The required procedure requires the Board to rank the proposals, (non-price based proposals) based on each firms qualifications, and I have enclosed an engineering ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, then staff must negotiate a contract with the number one ranked firm and that proposed agreement will then be brought to the Board.

In order to shorten the process somewhat, I have enclosed a form of engineering agreement that we will ask the Board to approve, subject only to non-substantive changes that may be needed once we review the agreement with the number one (1) ranked firm.

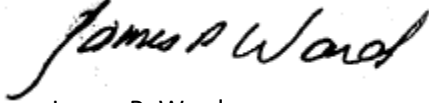
In addition, and deferred from the last meeting, is an agreement with Waldrop Engineering P.A. for the preparation of the master engineer's report for the proposed capital infrastructure program.

The Sixth Order of Business is the Consideration of Resolution **2020-24**, a Resolution making certain findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an estimated cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming

and Levying Debt Assessments; Addressing the finalization of Special Assessments; Addressing the payment of Debt Assessments and the method of collection; Providing for the allocation of Debt Assessments and true-up payments; Addressing Government Property, and transfers of property to units of Local, State and Federal Government.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

River Landing Community Development District

A handwritten signature in black ink that reads "James P. Ward". The signature is written in a cursive, flowing style.

James P. Ward
District Manager

**MINUTES OF MEETING
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the River Landing Community Development District was held on Tuesday, July 28, 2020 at 11:00 A.M. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

Present and constituting a quorum:

Robert Lee	Chairperson
Travis Stagnita	Vice Chairperson
Tracy Briones	Assistant Secretary
Jennifer Gardner	Assistant Secretary
Barbara Wasinger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Counsel
Jeremy Fireline	District Engineer
Denise Ganz	Bond Counsel
Brett Sealy	MBS Capital Markets, LLC

Audience:

Drew Miller	Taylor Morrison
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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 11:11 a.m. He indicated the Supervisors appointed pursuant to the Ordinance were Barbara Wasinger, Robert Lee, Travis Stagnita, Tracy Briones, and Jennifer Gardner. He conducted a formal roll call; all Members of the Board were present constituting a quorum.

ORGANIZATIONAL MATTERS FOR THE DISTRICT

SECOND ORDER OF BUSINESS

Initial Board Members

Initial Board Members named in Ordinance 20-27 of the Board of County Commissioner's establishing the River Landing Community Development District

- a) Oath of Office – Provided for Record
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests

Mr. Ward indicated typically he would administer the Oath of Office to the Board Members during the meeting; however, as the meeting was being conducted via communication media technology he instead collected signed copies of the Oaths of Office from the five appointed Members pursuant to Ordinance 20-27. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He stated all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-1****Consideration of Resolution 2020-1 Designating certain officers of the River Landing Community Development District**

Mr. Ward asked the Board Members to discuss and appoint an individual as a Chairperson and Vice Chairperson. He indicated the remaining Board Members would serve as Assistant Secretaries and he would serve as Secretary and Treasurer. He asked all speakers to state their name for the record prior to speaking, as well as prior to making and seconding motions.

On MOTION made by Ms. Jennifer Gardner, seconded by Ms. Barbara Wasinger, and with all in favor, Robert Lee was appointed as Chairperson, Travis Stagnita was appointed as Vice Chairperson, while Barbara Wasinger, Tracy Briones and Jennifer Gardner were appointed to serve as Assistant Secretaries.

RETENTION OF PROFESSIONAL STAFF FOR THE DISTRICT

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-2****Consideration of Resolution 2020-2 Designating JPWard & Associates, LLC as the District Manager**

Mr. Ward explained the next five Resolutions were to appoint the Professional Staff for the District. He indicated Resolution 2020-2 designated JPWard & Associates, LLC (his firm) as the District Manager. He noted each Resolution included forms of Agreement which were standard in nature. He stated Resolution 2020-3 designated Hopping Green as District Counsel, Resolution 2020-4 appointed MBS Capital Markets as District Underwriter, and Resolution 2020-5 appointed Greenspoon Marder as Bond Counsel and Resolution 2020-6 appointed Waldrop Engineering as interim District Engineer. He asked for individual motions to be made for each resolution.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-2 was adopted, and the Chairperson was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2020-3****Consideration of Resolution 2020-3 Appointing Hopping Green & Sams as District Counsel**

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-3 was adopted, and the Chairperson was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-4

Consideration of Resolution 2020-4 Appointing MBS Capital Markets as District Underwriter

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-4 was adopted, and the Chairperson was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-5

Consideration of Resolution 2020-5 Appointing Greenspoon Marder as Bond Counsel, and authorizing the execution of an Agreement with Taylor Woodrow Communities of River Landing LLC, and Bond Counsel waiving any conflict of interest, relative to Greenspoon Marder LLP representation of Taylor Morrison of Florida, LLC in various transactions unrelated to the District

Mr. Ward asked if there were any questions regarding this Resolution or the waiver; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-5 was adopted, and the Chairperson was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 appointing Waldrop Engineering as interim District Engineer and authorizing the preparation of the District's Engineer's Report for the Capital Improvement Program for the District

Mr. Ward explained in order to retain a permanent District Engineer, it was required to send out Requests for Proposals which the Board would review at a future Meeting and a Contract would be awarded to an Engineering firm; in the interim period an agreement was made with an Engineering Firm to assist with the initial stages of the Capital Improvement Program which was on the Agenda later today. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-6 was adopted, and the Chairperson was authorized to sign.

ADMINISTRATIVE MATTERS OF THE DISTRICT

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-7

Consideration of Resolution 2020-7 Designating the Registered Agent, Designating the office of the Registered Agent, and Designation as the office of record for River Landing Community Development District

Mr. Ward explained the Registered Agent was himself, the Registered Office was his office and the local office was Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556. He stated the Registered Agent and Registered Office were primarily used for administrative matters such as invoices, correspondence, etc. He stated in the case of a law suit the attorney was noticed outside of the context of the Registered Agent and Office. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-7 was adopted, and the Chairperson was authorized to sign.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2020-8****Consideration of Resolution 2020-8 Setting forth the policy with regard to the support and legal defense of the Board of Supervisors and District officers**

Mr. Wes Haber: This Resolution was in place to provide the circumstances under which should a Board Member ever be sued in a Board Member capacity, working in their official duties on behalf of the Board, as there are circumstances in which the Board would provide that defense. In my experience with CDDs it rarely comes up, but to the extent that it does it essentially mimics the common law which provides that as long as a public official, which all of you are, was acting within the scope of their responsibility, and was not acting maliciously or in bad faith, the unit of government that they represent is obligated to provide the defense, including the legal fees associated with that defense. This Resolution puts that in effect and provides you some peace of mind that in, hopefully, the unlikely event that any such lawsuit is filed, you will have that defense provided by the CDD. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-8 was adopted, and the Chairperson was authorized to sign.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-9****Consideration of Resolution 2020-9 Adopting an electronic records policy and policy on the use of electronic signatures**

Mr. Ward indicated a number of years ago the State amended the records law for all governments, including CDDs, to permit a method of electronic record keeping. He noted his firm kept records completely electronically and had done so for over eight years. He explained this simply meant all records were kept in electronic format and no paper records were kept. He noted Resolution 2020-9 mirrored State Law requirements regarding electronic record requirements and permitted the District to utilize an electronic signature on its documents pursuant to the Electronic Signatures Act. He asked if there were questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-9 was adopted, and the Chairperson was authorized to sign.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2020-10**

Consideration of Resolution 2020-10 Designating a Qualified Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, authorizing the number of the signatories on the qualified depository account

Mr. Ward: The State provides you a plethora of banks which can hold the General Fund monies for the District. This is differentiated from who will be the Trustee when we get to a future Item with respect to your Bond Funds. There are hundreds of banks on the qualified public depository list in Florida. The one I am recommending is SunTrust. It is just the bank I use for all of my CDDs for the purposes of our General Fund Operations. For this particular CDD I don't expect your General Fund to carry much money in them whatsoever at any point in time. The Statute does require that you select one. The only difference between a qualified public depository pursuant to this list and SunTrust as a bank that I personally, or you personally, can go put your personal funds in, is the fact that a qualified public depository pursuant to 280 has higher deposit insurance limits on it for governmental agencies than the bank does for its regular individual or corporate customers. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-10 was adopted, and the Chairperson was authorized to sign.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-11**

Consideration of Resolution 2020-11 Authorizing the District Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S. (Consultants Competitive Negotiations Act) for a District Engineer

Mr. Ward: The Consultants Competitive Negotiations Act requires governmental agencies to advertise for certain services, including Engineering Services, to the extent that they need a Request for Proposal which evaluates both the qualifications from the firm and the pricing structure of the firm with respect to the advertisement. This Resolution authorizes us to go through the process of advertising for an Engineer pursuant to Chapter 287. Those proposals will come back to you at a future Board Meeting. You will evaluate them for both price and qualifications, rank them, and then Staff will enter into discussions and negotiations with whoever you rank the number 1 firm to hire. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-11 was adopted, and the Chairperson was authorized to sign.

FOURTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-12**

Consideration of Resolution 2020-12 providing for the Public's opportunity to be heard, designating a public comment period, designating a procedure to identify individual seeking to be heard, addressing public decorum, addressing exceptions

Mr. Wes Haber: This Resolution will play a larger roll in your meetings when you have members of the public who are looking to participate. Generally speaking, it gets referred to when you have a large number of people who, unless a specific procedure is put in place, may want to continue to comment on every single item. Florida law requires that members of the public be entitled to comment, and they can comment on every single item, but the units of government also have the right to put reasonable limitations on such comments and it's been found that such limitations include a 3 minute time limit being reasonable for such comments. This resolution in the first few years, or until you start seeing large numbers of residents, probably won't come into effect, but it sets forth the policy

as it relates to public comment so that it can be conducted in a friendly fashion and in a timely fashion so you are able to run your meetings. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-12 was adopted, and the Chairperson was authorized to sign.

FIFTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-13****Consideration of Resolution 2020-13 designating the Regular Meeting Dates, time, and location for Fiscal Year 2021**

Mr. Ward indicated this Resolution named the third Wednesday of each month at 11:00 a.m. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556 as the Regular Meeting date, time, and location. He asked if the Board would prefer a different date/time. He noted this Resolution simply set a standard meeting schedule; the schedule was not binding; meetings could be adjusted as the Board deemed appropriate.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-13 was adopted, and the Chairperson was authorized to sign.

SIXTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-14****Consideration of Resolution 2020-14 granting the authority to the Chairperson, Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District's improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District's improvement plan and necessary for the development of the Improvements**

Mr. Haber: As the Board moves forward with the construction of the improvement plan and the platting of the property within the community there are a number of conveyances that will need to take place, either from the developer to the CDD for the CDD to continue to own and maintain the particular improvement, or from the developer to the CDD with the expectation that the CDD would then further convey the improvement to another unit of government. Oftentimes, those conveyances arise between meetings and this Resolution designates authority to the Chair and Vice Chair to review and approve such conveyances between meetings. To the extent such conveyance needs to take place on a relatively quick basis we can rely on this resolution. Oftentimes even if a conveyance takes place under the authority of this Resolution, we will still include the conveyance documents for the next meeting so the Board is aware of the conveyance taking place, although there is no further approval that is necessary. He asked if there were any questions; there were none.

On MOTION made by Mr. Travis Stagnita, seconded by Ms. Tracy Briones, and with all in favor, Resolution 2020-14 was adopted, and the Chairperson was authorized to sign.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Resolution 2020-15**

Consideration of Resolution 2020-15 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

Mr. Ward: In Florida, Chapter 197, the Statute which governs the Districts ability to put its assessments, either for capital or for operations, on the tax bill is guided by this particular Statute which requires the District to have a public hearing to utilize the uniform method of collection which simply means putting the assessments on the tax bills. After that public hearing that sets up a procedure where we notify the Tax Collector and Property Appraiser in the county where the District is located and also someone at the State Department of Revenue, of our intent to use this. From there then we will get an agreement from the Property Appraiser and Tax Collector which will come back before you after the public hearing that will require the Tax Collector and Property Appraiser to then put our assessments on the tax bill. This public hearing is just the very first step in a couple of month's procedures to be able to utilize the uniform method of collections. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-15 was adopted, and the Chairperson was authorized to sign.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-16

Consideration of Resolution 2020-16 – ratifying the date, time, and location for the landowner's meeting for Monday, August 10, 2020 at 11:30 A.M., at the Starkey Ranch Amenity Center 4495 Myrica Drive, Odessa, Florida 33556

Mr. Ward indicated the five Members of the Board today were considered interim Board Members. He explained within 90 days of the date of establishment the District was required to hold a Landowner's Meeting where the landowners would elect five individuals to serve as the permanent Board for either two-year or four-year terms. He indicated due to COVID and the need for videoconference meetings, the Landowner's Meeting would be followed by a Regular Meeting and the newly elected permanent Board Members would be required to take new Oaths of Office for the permanent positions. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-16 was adopted, and the Chairperson was authorized to sign.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-17

Consideration of Resolution 2020-17 of the Board of Supervisors of the River Landing Community Development District, Adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes

Mr. Ward: In Florida, when we hold public funds, (those are the funds that will go into that SunTrust bank account that I referenced earlier), (these guidelines are not applicable to bond funds which are being held pursuant to trust indentures), a governmental agency is required to adopt guidelines for investing public funds. They can be whatever you want them to be. For purposes of a CDD, and in this instance River Landing, your average amount of cash you have on hand over the next couple of years will be in the \$20,000 dollar to \$40,000 dollar range, so there is an alternative investment procedure in Chapter 218 that allows for the investment of those funds. I will tell you they just sit in that SunTrust account and earn whatever minimal there is in that account, but there is a requirement to adopt the alternative investment guidelines pursuant to 218.415(17). He recommended adoption of the Resolution.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Travis Stagnita, and with all in favor, Resolution 2020-17 was adopted, and the Chairperson was authorized to sign.

FISCAL YEAR 2020 AND FISCAL YEAR 2021 BUDGET MATTERS

TWENTIETH ORDER OF BUSINESS

Consideration of Resolution 2020-18

Consideration of Resolution 2020-18 Approving the Proposed Budget for Fiscal Year 2020 and Fiscal Year 2021 and setting a Public Hearing for Tuesday, September 29, 2020 at 11:00 a.m., at the Starkey Ranch Amenity Center 4495 Myrica Drive Odessa, Florida 33556

Mr. Ward: Although you are more than three quarters of the way through the Fiscal Year, there is still a requirement under the Statute for the adoption of a Budget for the current year, and the adoption of a Budget for 2021 which begins on October 1, 2020 and ends on September 30, 2021. Although we are out of the mandated time frames within the State for purposes of approving a proposed Budget and the adoption, it is also noteworthy that the date of establishment for the District also was out of the Statutorily mandated guidelines. We will have a public hearing scheduled for Tuesday, September 29, 2020 at 11:00 a.m. at the Starkey Ranch Amenity Center. I have enclosed essentially a very minimal Budget for purposes of the General Fund for the current year. That will obviously change going into next year to the extent the District issued bonds for its Master Capital Improvement Program, which we will get to in a minute. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-18 was adopted, and the Chairperson was authorized to sign.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement with Taylor Morrison of Florida, LLC to fund the District's Fiscal Year 2020 and Fiscal Year 2021 General Fund Operating Budgets in lieu of the District levying assessments

Mr. Ward: Enclosed in your Agenda is the Standard Form Agreement for handling those necessary expenses for the District for Fiscal Year 20 and 21. He asked if there were any questions.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the Agreement with Taylor Morrison of Florida, INC was approved.

CAPITAL IMPROVEMENT PROGRAM

TWENTY-SECOND ORDER OF BUSINESS

Consideration of Resolution 2020-19

Consideration of Resolution 2020-19 declaring special assessments, designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid, designating the lands upon which the assessments shall be levied, providing for an assessment plat and a preliminary assessment roll, addressing the setting of a public hearing and providing for publication

Mr. Ward: Attached to this Resolution are two reports. The first is the Engineering Report prepared by Waldrop Engineering for the Capital Improvement Plan. He asked Mr. Fireline to review the Engineering Report.

Mr. Jeremy Fireline: The overall Master Engineer's Report includes various components of the public infrastructure that are necessary to provide special benefit to the District. The components you will see in the report include the public potable water system, wastewater, public irrigation facilities, stormwater management facilities, including lake excavation down to the water level that's necessary to comply with the Water Management District permit. It includes environmental preservation, mitigation, public roadway improvements, as well as a fairly substantial amount of offsite facilities that are required to be extended to the development to be able to provide for the public services in the development. The total estimated cost of the improvements plan is \$37.3 million dollars. It is our opinion that these costs are reasonable based on the current unit cost that we are seeing in the construction industry in and around Pascal County in the Tampa Bay area. Furthermore, these improvements are necessary and sufficient to be able to provide the benefit to the District to allow it to function in the way it is designed and permitted. He asked if there were any questions; there were none.

Mr. Ward: The Master Special Assessment Report is also attached to the Resolution. The purpose of a Special Assessment Methodology has two goals: to determine the special and peculiar benefits that flow to the properties from the construction of all of the infrastructure required for the project and to apportion those special benefits on a fair and reasonable basis for the Capital Improvement Program identified by Waldrop Engineering. Noteworthy: The Land Use Plan for this project is identified in table 1 of the Report and shows the Master Development Plan of 870 units in various types, from 20-foot-wide townhomes to 79-foot-wide single-family homes. It is important to note the Land Use Plan is an anticipated Land Use Plan and is capable of being changed as the development and the developer decide to proceed forward to move forward with changes that may be necessary for the Land Use Plan. When we levy assessments, it is first done on an acreage basis pursuant to the number of acres within the District, which in this instance is plus or minus 511 acres. As property is then platted, and pursuant to this methodology, the assignment of the assessments is generally based on a front foot requirement for each type of product that you have hear with an estimated \$44,770,000 dollars in bond financing for the Capital Improvement Program that Waldrop has identified for you pursuant to their report. Based on this methodology, what happens is as property is either platted or a form of a declaration of condominium is filed, the property enters a state which then the assessments are moved off unplatted property onto that platted lot or condominium unit pursuant to this methodology, which I noted for you is a front foot methodology and those assessments are then fixed at that time. The methodology also provides the method to what we call, for lack of a better term, true-up these assessments, which means at some point, if and to the extent the development plan changes significantly enough to require a payment by the developer where the per acre assessment goes over the unplatted acre charge, then we would do that true-up at that particular time. We call that an inventory adjustment determination as provided in the methodology. For purposes of this program, the District has an estimated source of bonds for its master CIP in the amount of \$44,770,000 dollars that will be broken up into stages as the property is developed. It equates to annual assessments for each type ranging anywhere from roughly \$20,600 dollars per unit, upwards to \$77,300 dollars per unit for the larger lots, and assessments that range anywhere between \$1,400 dollars and \$5,400 dollars per unit. As I said, these are assessments that we will put in place as a Master Program once we get to the point of actually doing a supplemental Engineer's Report and Methodology for a specific issue, those numbers will be brought down to whatever the new Capital Program and Methodology determines them to be. This kind of sets the bar at the top end of what we can never go over on a going forward basis. The public hearing is scheduled for Tuesday, September 1, 2020, at 11:00 a.m. at the Starkey Ranch Amenity Center. If we are still in COVID 19 under the emergency orders of the Governor, it will be done the same way this meeting was done. If not, then we will have that public hearing at the location which will be advertised pursuant to the resolution. He asked if there were any questions; there were none.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-19 was adopted, and the Chairperson was authorized to sign.

TWENTY-THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-20**

Consideration of Resolution 2020-20 authorizing the issuance of its capital improvement revenue bonds, in one or more series, in an aggregate principal amount of not exceeding \$50,000,000.00 to finance the cost of public infrastructure and facilities benefitting District lands and/or acquiring related interests in land and for refunding purposes, approving the form of a master trust indenture relating to the bonds and authorizing execution of the master trust indenture, providing for indentures supplemental thereto, appointing a trustee, paying agent and bond registrar for the bonds, approving the form of and authorizing execution of the bonds, authorizing the application of the proceeds of the bonds, authorizing judicial validation of the bonds

Mr. Ward asked Ms. Denise Ganz with Greenspoon Marder, LLC, Bond Counsel, to review Resolution 2020-20.

Ms. Denise Ganz: This Resolution is the first step in moving towards the issuance of bonds from time to time. Under Chapter 190, pursuant to which the District was established, any bonds that have a maturity of more than five years must be judicially validated. The first thing we have to do to get the clock running on the judicial validation process is file for validation which your District Counsel will handle once you've considered, and assuming you approve, this Resolution. What this Resolution does is it authorizes not exceeding \$50 million dollars of bonds to be issued to finance various infrastructure facilities, potentially acquire interest in land, and approve the form of a master trust indenture pursuant to which these bonds would be issued from time to time. Each bond issue would have a supplemental indenture supplementing the master indenture that would come back to you for approval. The step here first is to approve this form of master indenture, appoint US Bank National Association as the trustee, and authorize your District Counsel, your District Manager, Bond Counsel, etc., to take the steps necessary to move forward with judicial validation and also to take certain other steps, like getting a letter of representation with the depository trust company and so on. This is the really the first step towards getting the bonds validated. Any specific bond issue will come back before you for specific authorization.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-20 was adopted, and the Chairperson was authorized to sign.

TWENTY-FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-21**

Consideration of Resolution 2020-21 approving the District's post-issuance compliance guide for tax-exempt bonds

Ms. Ganz: All issuers of tax-exempt obligations must file with the IRS. Generally speaking it is a form 8038-G which was modified by the IRS to include two boxes that they want you to check, if in fact they could be checked, which indicated the issuer had adopted written policies and procedures to track certain requirements of the codes with respect to tax exempt bonds, mainly relating to private use and bond arbitrage and rebate. So, we have developed forms that are used by cities, counties, and in this case districts, to be able to have in place those policies and procedures so that you have the ability to check those boxes on that form 8038-G and the District Manager, the party who acts as the District Manager from time to time, is appointed as the tax compliance officer to administer these policies and procedures, so basically this is really a ministerial thing to make sure you have adopted those policies and procedures, and of course your District Manager is always working with all his Districts in making sure the rebate requirements are complied with, as well as covenants and the documents continuing disclosure, etc., requirements that are also addressed in these policies and procedures.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, Resolution 2020-21 was adopted, and the Chairperson was authorized to sign.

TWENTY-FIFTH ORDER OF BUSINESS**Consideration of Agreement****Consideration of Bond Financing Team Fund Agreement**

Mr. Ward: This is an Agreement between the District and Taylor Morrison, basically to fund any expenses associated with the issuance of your bonds, prior to the issuance of the bonds. They will be reimbursed or paid back to the developer at the time that the District issues bonds. In a general sense, it is an agreement that we put in place, but is not used because all of us really work on an issuance basis for purpose of the bonds, meaning that none of us will get paid by the District until such times that bonds are actually issued. Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the Agreement with Taylor Morrison of Florida, INC was approved.

TWENTY-SIXTH ORDER OF BUSINESS**Staff Reports****a) District Attorney**

Mr. Wes Haber stated he had no report unless there were questions; there were none.

b) District Engineer

Mr. Jeremy Fireline stated he had no report unless there were questions; there were none.

c) District Manager**I. Board Meeting Dates for Balance of Fiscal Year 2020**

- i. Landowner's Meeting – August 10, 2020, 11:00 A.M.**
- ii. Public Hearings:**
 - 1. Capital Assessments – September 1, 2020, 11:00 A.M.**
 - 2. Uniform Method of Collection - September 29, 2020, 11:00 A.M.**
 - 3. FY 2020 & 2021 Budget – September 29, 2020 11:00 A.M.**

Mr. Ward asked Mr. Brett Sealy with MBS Capital Markets to introduce himself.

Mr. Brett Sealy: We have worked on a number of other Community Development Districts for which Taylor Morrison served as the master developer. We are thrilled to be a part of the working group on this team and would be very happy to answer any question that anybody might have, but again, look forward to working with everyone.

Mr. Ward asked the Board Members to take note of the dates of the Landowner's Meeting and Public Hearings. He indicated staff would send out calendar invites to the Board Members today; he asked for the Board Members to accept these invites.

TWENTY-SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any audience comments; Mr. Drew Miller with Taylor Morrison indicated he was excited to be present and moving forward with the development.

TWENTY-EIGHTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 12:06 p.m.

On MOTION made by Ms. Tracy Briones, seconded by Mr. Robert Lee, and with all in favor, the meeting was adjourned.

ATTEST:

**RIVER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairperson

**MINUTES OF MEETING
RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Landowner's Meeting of the River Landing Community Development District was held on Monday, August 10, 2020 at 11:30 A.M. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

Present:

Drew Miller
Sophia Brown

Representing Taylor Morrison
Appointed to vote all 512 units

Also present were:

James P. Ward
Wes Haber

District Manager
District Counsel

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order

District Manager James P. Ward called the meeting to order at approximately 11:59 a.m. He noted Sophia Brown was the landowner proxy appointed to vote for all 512 units. He asked if there were any additional landowners present; there were none.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting

Mr. Ward: Mr. Miller or Ms. Brown, I am more than happy to continue as the Chair for the purposes of conducting the meeting, or you may appoint either one of you to fill that role.

Mr. Miller: Please be the Chair.

Mr. Ward: Okay.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy**
- b) Nominations for Supervisor's (Five Positions)**
- c) Casting of Ballots**
- d) Ballot Tabulations and Results**

Mr. Ward: The only purpose of today's meeting is to elect five members to the Board, subsequent to the establishment of this District. The first thing I do is determine the number of voting units represented or assigned by proxy. Since I do have a proxy from Mr. Andrew Miller appointing Sophia Brown to vote 512 votes at today's meeting, that represents 100% of the ownership within the District itself. The legal description that's attached to the proxy is the legal description of the District. There are 511.57 acres within the District, as such the Statute permits the units to be rounded up to the nearest total acres. Ms. Brown, since you are the proxy holder, I would ask that you nominate five individuals to serve on the Board of Supervisors.

Ms. Sophia Brown: Nominated are Barbara Wasinger, Robert Lee, Travis Stagnita, Tracy Briones, and Jennifer Gardner.

Mr. Ward: The next item is to cast the ballots. I do know that you have a ballot with you today. I will ask that you please fill it out with those five candidate's names which are filled in this particular ballot that you have with the number of votes. The two individuals receiving the highest number of votes will serve the four-year terms and the three individuals receiving the lesser number of votes will serve a two-year term. Once you have the ballot filled out, date it, sign it, and put your name at the appropriate spot. When you are finished with that, please just let me know and I will have you read into the record what the ballot says.

Ms. Sophia Brown: Barbara Wasinger received 510 votes, Robert Lee received 512 votes, Travis Stagnita received 512 votes, Tracy Briones received 510 votes and Jennifer Gardner received 510 votes.

Mr. Ward: I will ask that you please email that ballot back to me and it will be included in the permanent record, and I will send you my email shortly.

FOURTH ORDER OF BUSINESS

Landowner's Question or Comments

Landowner's Question or Comments

Mr. Ward asked if there were any questions or comments from Mr. Miller or Ms. Brown.

Mr. Miller thanked Ms. Sophia Brown.

Mr. Ward thanked Mr. Miller and Ms. Brown.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 12:04 p.m.

River Landing Community Development District

James P. Ward, Secretary

Robert Lee, Chairperson

RESOLUTION 2020-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

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

WHEREAS, such landowners meeting was held on August 10, 2020, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF INDIVIDUAL ELECTED	SEAT NUMBER	NUMBER OF VOTES
Barbara Wasinger	1	510
Robert Lee	2	512
Travis Stagnitta	3	512
Tracy Briones	4	510
Jennifer Gardner	5	510

SECTION 2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

NAME OF INDIVIDUAL ELECTED	TERM OF OFFICE	TERM UP FOR ELCTION
Robert Lee	FOUR (4)	November, 2024
Travis Stagnitta	FOUR (4)	November, 2024
Barbara Wasinger	TWO (2)	November, 2022
Tracy Briones	TWO (2)	November, 2022
Jennifer Gardner	TWO (2)	November, 2022

RESOLUTION 2020-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Landing Community Development District.

PASSED AND ADOPTED THIS 1st DAY OF SEPTEMBER, 2020

ATTEST:

**RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Mr. Robert Lee, Chairperson

OFFICIAL BALLOT

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS MEETING – AUGUST 10, 2020

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the River Landing Community Development District and described as follows:

Property Description **Acreage**

See Exhibit A: Legal Description of CDD

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: **512**

I, **Sophia Brown**, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	Barbara Wasinger	<u>510</u>
2.	Robert Lee	<u>512</u>
3.	Travis Stagnitta	<u>512</u>
4.	Tracy Briones	<u>510</u>
5.	Jennifer Gardner	<u>510</u>

Date:

8/10/20

Signed:


Printed Name: Sophia Brown

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

LANDOWNER PROXY

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – AUGUST 10, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Sophia Brown

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the LT Ranch Community Development District to be held at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.; said meeting published in a newspaper in Pasco County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the River Landing Community Development District.


Signature

Sophia Brown
Print Name

8/10/20
Date

Property Description

Acreage

SEE ATTACHED EXHIBIT 1

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: **512**

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

RESOLUTION 2020-23

A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida, and:

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the River Landing Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	ROBERT LEE
VICE-CHAIRPERSON	TRAVIS STAGNITTA
ASSISTANT SECRETARY	BARBARA WASINGER
ASSISTANT SECRETARY	TRACY BRIONES
ASSISTANT SECRETARY	JENNIFER GARDNER
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2020-23

**A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE RIVER
LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR
SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

PASSED AND ADOPTED this 1st day of September, 2020

ATTEST:

**River Landing Community Development
District**

James P. Ward, Secretary

Robert Lee, Chairperson

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR QUALIFICATIONS – DISTRICT ENGINEER**

NOTICE IS HEREBY GIVEN that the River Landing Community Development District, located in Pasco County, Florida announces that professional District engineering services will be required on a continuing basis, with services to include planning, preparing reports and preparing plans, designs and specifications on behalf of the District. The District is established pursuant to the provisions of Chapter 190 F.S..

The engineering firm selected will act in the general capacity of District Engineer and provide the District with engineering services, as required. Any firm or individual desiring to provide professional services to the District must furnish a resume of its qualifications and past experience on Standard Form No. 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants' Competitive Negotiations Act, Section 287.055, Florida Statutes. All applicants interested must submit **one (1) pdf file electronically on a USB Drive** to the District Manager of Standard Forms No. 254 and 255 (or such other forms that have replaced forms 254/255) and letter of interest by **5:00 P.M., on Monday, August 24, 2020. Additionally, five (5) printed and bound submittals, shall be submitted to the address below. All applicants must insure delivery of the electronic submittal by contacting the District Manager.**

If applicants have any questions, they may contact the District Manager at **(954) 658-4900**, jimward@jpwardassociates.com or at 2900 NE 12th Terrace, Suite 1, Oakland Park, FL 33334

**River Landing Community Development District
James P. Ward
District Manager**

Publish Ad Date: August 2, 2020

August 20, 2020

Mr. James P. Ward
District Manager
River Landing Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, FL 33334

**Subject: River Landing Community Development District
Request for Qualifications - District Engineer**

Dear Mr. Ward:

Waldrop Engineering, P.A. is pleased to submit the enclosed response to the Request for Qualifications for the River Landing Community Development District (CDD) District Engineer.

The Waldrop Engineering Team consists of experts in the areas of civil engineering, landscape architecture, land use planning, GIS and AutoCAD design. With offices in Bonita Springs, Fort Myers, Sarasota, Tampa, and Orlando, Florida, Waldrop Engineering offers full service civil engineering services based upon honesty, a strong work ethic, and an unmatched commitment to our client's success.

Since opening our doors in 2000, we have designed and permitted numerous master-planned residential communities across Florida and are the Engineer-of-Record for the River Landing project. This expertise and project-specific knowledge provides our team with an in-depth understanding of the District's needs and the capacity to ensure the highest quality of development.

The following summary exemplifies why Waldrop Engineering is most qualified to serve as District Engineer for the River Landing CDD:

Unmatched Knowledge of the Project. Waldrop Engineering's team of experienced civil engineers are currently serving as the Engineer-of-Record for the River Landing project and have secured local construction plan approval through Pasco County. The understanding of the water management system design, the unique environmental conditions both within and surrounding the community, as well as the status of existing and pending permits provides our team with an unparalleled advantage to serve as the District Engineer.

Experienced Local Leadership. As Director of Operations for Waldrop Engineering - Tampa, Victor Barbosa, P.E. will lead our commitment to the River Landing CDD as Project Director. Victor has over 21 years of project management and civil engineering design experience in Florida and currently serves as Project Director for the River Landing project. Victor's project knowledge and strong relationships with SWFWMD and Pasco County will ensure the District's service requirements are not only met, but exceeded in terms of budgets, project schedules, and implementation of the development program.

Similar Experience. Jeremy L. Fireline, P.E. will serve as the District Engineer/Point of Contact, and has extensive experience serving as a CDD Engineer for numerous master-planned communities across Southwest Florida. Jeremy has served as District Engineer for Artisan Lakes CDD for 2 years, and currently performs all duties relating to the operation and management of the CDD. Jeremy also serves as District Engineer for the Wiregrass II CDD in Pasco County, Esplanade Lake Club CDD, the LT Ranch CDD in Sarasota, FL, and the Artisan Lakes East CDD in Manatee County, FL.

Competence & Capacity. With four (4) Florida registered Professional Engineers in the Tampa office, and a total of fifteen (15) P.E.'s company-wide, The Waldrop Team has the institutional knowledge and experience to ensure accurate implementation of CDD's infrastructure, in addition to its appropriate long-term maintenance.

Thank you for the opportunity to provide our services to the District. We are confident that our project-specific expertise, local knowledge, and commitment to quality design and customer service position us as the clear choice for the River Landing CDD District Engineer.

If you have questions or require further information, please contact me at (813) 443-8282 or victor.barbosa@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

A handwritten signature in blue ink, appearing to read "Victor Barbosa", with a stylized flourish at the end.

Victor Barbosa, P.E.
Director of Operations - Tampa

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

River Landing Community Development District (Wesley Chapel, FL)

2. PUBLIC NOTICE DATE

08/02/2020

3. SOLICITATION OR PROJECT NUMBER

Request for Qualifications - District Engineer

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jeremy L. Fireline, P.E.

5. NAME OF FIRM

Waldrop Engineering, P.A.

6. TELEPHONE NUMBER

813-443-8282

7. FAX NUMBER

813-443-8285

8. E-MAIL ADDRESS

jeremy.fireline@waldropengineering.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Waldrop Engineering, P.A. <input type="checkbox"/> CHECK IF BRANCH OFFICE	10401 Highland Manor Dr. Suite 220 Tampa, FL 33610	District Engineer
b.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Victor Barbosa, P.E.	Project Director	a. TOTAL 21	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Waldrop Engineering,P.A. (Tampa, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - University of South Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL P.E. #58548	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
River Landing - Wesley Chapel, FL	PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2019-present
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm River Landing is a 841 unit development in Pasco County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Esplanade at Wiregrass Ranch - Wesley Chapel, FL	PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2020-present
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Esplanade at Wiregrass Ranch is a 868 unit development in Pasco County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Esplanade at Starkey Ranch - Odessa, FL	PROFESSIONAL SERVICES 2013-present	CONSTRUCTION <i>(If applicable)</i> 2015-present
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Esplanade at Starkey Ranch is a 517 unit development in Pasco County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Jeremy L. Fireline, P.E.	District Engineer	a. TOTAL 19	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Waldrop Engineering, P.A. (Sarasota, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - Purdue University B.S., Land Survey Engineering - Purdue University Master of Environmental Engineering - North Carolina State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL P.E. #63987 NC P.E. #037020	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Project Management Professional (PMP)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Flow Way CDD (Naples, FL)	2018 - Present	2018 - Present
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as District Engineer since 2018. Provided consulting services for development of supplemental engineer's report to support final bond issuance. Develop cost estimates for public infrastructure to be produced by the district.		
<hr/>		
b. (1) TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes CDD (Manatee County, FL)		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as District Engineer since 2017. Provided consulting services for development of supplemental engineer's report to support final bond issuance. Develop cost estimates for public infrastructure to be produced by the district.		
<hr/>		
c. (1) TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes East CDD (Manatee County, FL)		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		
<hr/>		
d. (1) TITLE AND LOCATION <i>(City and State)</i> LT Ranch CDD (Sarasota, FL)		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		
<hr/>		
e. (1) TITLE AND LOCATION <i>(City and State)</i> Esplanade Lake Club CDD (Lee County, FL)		
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Served as Interim District Engineer. Provided consulting services for district establishment and expert testimony for bond validation proceedings. Developed master engineer's report and support for infrastructure acquisition.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1		
21. TITLE AND LOCATION <i>(City and State)</i> Flow Way CDD (Naples, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2013 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2013 - Present</td> </tr> </table>		PROFESSIONAL SERVICES 2013 - Present	CONSTRUCTION <i>(If applicable)</i> 2013 - Present
PROFESSIONAL SERVICES 2013 - Present	CONSTRUCTION <i>(If applicable)</i> 2013 - Present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Barbara Kininmonth	c. POINT OF CONTACT TELEPHONE NUMBER 239-322-3774
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade Naples is an 1,184 unit development in Naples, Florida: Waldrop Engineering was the Engineer of Record for the design and permitting of the public and private infrastructure for the project, and has served as the District Engineer for the Flow Way CDD, that has acquired public infrastructure through sale of bonds. The total CIP for the Flow Way CDD includes \$39 million of public infrastructure including surface water management, sanitary sewer, potable water, irrigation, exterior landscaping, off-site improvements, environmental preserves and related design and permitting fees.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2		
21. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes CDD (Manatee County FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2015 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2015 - Present</td> </tr> </table>		PROFESSIONAL SERVICES 2015 - Present	CONSTRUCTION <i>(If applicable)</i> 2015 - Present
PROFESSIONAL SERVICES 2015 - Present	CONSTRUCTION <i>(If applicable)</i> 2015 - Present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Jeff Deason	c. POINT OF CONTACT TELEPHONE NUMBER 813-838-7838
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade Artisan Lakes is a 849 unit development in Manatee County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project and has served as the District Engineer for the Artisan Lakes CDD, that has acquired public infrastructure through sale of bonds. The total CIP for the Artisan Lakes CDD includes \$13 million in public improvements including the stormwater management system, sanitary sewer, potable water and a portion of a public boulevard roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3		
21. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes East CDD (Manatee County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2018 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2018 - Present</td> </tr> </table>		PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present
PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Jeff Deason	c. POINT OF CONTACT TELEPHONE NUMBER 813-838-7838
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineers of Record for design and permitting of public and private infrastructure to serve the 1,087 unit Artisan Lakes Eave's Bend. Serve as Interim District Engineers for Artisan Lake East's district formation, bond validation proceedings, and development of CIP and Master Engineer's Report that includes \$24.8 million in public improvements including the stormwater management system, sanitary sewers, potable water, and a portion of a public boulevard roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Interim District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4		
21. TITLE AND LOCATION <i>(City and State)</i> LT Ranch CDD (Sarasota, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2018 - Present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2018 - Present</td> </tr> </table>		PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present
PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Tim Martin	c. POINT OF CONTACT TELEPHONE NUMBER 941-229-3941
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Engineers of Record for the design and permitting of LT Ranch, which is approved for 3,450 single and multi-family units, as well as 300,000 sq. ft. of non-residential development. Served as Interim District Engineers through district formation and development of initial CIP that includes \$40.8 million in public infrastructure improvements including stormwater and environmental preservation/mitigation areas, sanitary sewer, potable water, off-site public roadways and irrigation infrastructures.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Sarasota, FL	(3) ROLE Interim District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Esplanade Lake Club (Lee County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Barbara Kininmonth	c. POINT OF CONTACT TELEPHONE NUMBER 239-322-3774
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Engineers of Record for design and permitting of 620 unit single and multi-family development in Lee County, Florida. Serve as Interim District Engineers for district formation and development of preliminary \$25 million CIP that includes the stormwater management system, potable water, sanitary sewer system, ground improvements, environmental/mitigation and public roadway.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Bonita Springs, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6		
21. TITLE AND LOCATION <i>(City and State)</i> Esplanade at Wiregrass Ranch (Pasco County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2018-present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2019-present</td> </tr> </table>		PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2019-present
PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2019-present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Andrew 'Drew' Miller	c. POINT OF CONTACT TELEPHONE NUMBER 813-448-5024
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade at Wiregrass Ranch is a 868 unit development in Pasco County, Florida. Waldrop Engineering is the District Engineer and Engineer of Record for the design and permitting of the project.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7		
21. TITLE AND LOCATION <i>(City and State)</i> Esplanade at Starkey Ranch (Pasco County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2013-present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2015-present</td> </tr> </table>		PROFESSIONAL SERVICES 2013-present	CONSTRUCTION <i>(If applicable)</i> 2015-present
PROFESSIONAL SERVICES 2013-present	CONSTRUCTION <i>(If applicable)</i> 2015-present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Andrew 'Drew' Miller	c. POINT OF CONTACT TELEPHONE NUMBER 813-448-5024
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Esplanade at Starkey Ranch is a 517 unit development in Pasco County, Florida. Waldrop Engineering was the Engineer of Record for the design and permitting of the project.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8		
21. TITLE AND LOCATION <i>(City and State)</i> River Landing (Pasco County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2018-present</td> <td>CONSTRUCTION <i>(If applicable)</i> 2020-present</td> </tr> </table>		PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2020-present
PROFESSIONAL SERVICES 2018-present	CONSTRUCTION <i>(If applicable)</i> 2020-present			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Andrew 'Drew' Miller	c. POINT OF CONTACT TELEPHONE NUMBER 813-448-5024
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

River Landing is a 870 unit development in Pasco County, Florida. Waldrop Engineering is the Engineer of Record for the design and permitting of the project.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Waldrop Engineering, P.A.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Flow Way CDD	6	Esplanade at Wiregrass Ranch
2	Artisan Lakes CDD	7	Esplanade at Starkey Ranch
3	Artisan Lakes East CDD	8	River Landing
4	LT Ranch CDD	9	
5	Esplanade Lake Club CDD	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Waldrop Engineering, P.A., offers a diverse set of land development services founded on exceptional client service, quality design, and a solid commitment to our Clients' success. We recognize that each of our Clients and their respective projects are unique and approach each opportunity objectively with our Clients' goals in mind. We provide a range of planning, civil engineering, and landscape architecture services and have successfully completed projects including: master planned residential communities, community parks, commercial and industrial developments, and master stormwater drainage systems.

Our talented team of project managers coordinate every project with an integrative approach to the design development process. From the outset of each project, we utilize the diversity of skills and experience among our multi-disciplinary professionals to ensure innovative problem-solving and a more fluid permitting process. This holistic approach provides our Clients with not only the added value and convenience of "one stop shopping", but with the assurance that their project will be completed both efficiently and accurately. Most importantly, thanks to the caliber of our professionals, we continue to serve satisfied, repeat clientele, as well as build new relationships across the community.

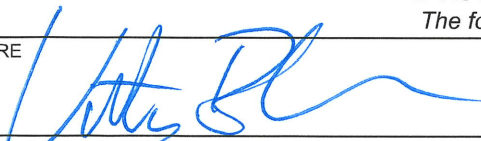
The services Waldrop Engineering offers include:

1. Civil Engineering
 - Master Stormwater Design
 - Master Water and Sewer Design
 - Paving and Grading Design
 - Water Distribution Design
 - Lift Station and Force Main Design
 - Construction Plan Preparation
2. Permitting
 - Local Construction Plan Permitting
 - Water Management District Permitting
 - FDEP Water and Wastewater Permitting
 - FDOT Permitting
 - National Pollutant Discharge Elimination System Permitting (NPDES)
3. Construction Administration
 - Bid Package Preparation
 - Contract Management
 - Construction Observation
 - Certifications
4. Due Diligence and Feasibility Studies
 - Lot Fit Analysis
 - Due Diligence Reports
 - Project Feasibility Studies
 - Geographic Information Systems (GIS) Exhibits
 - Preparation

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

08/20/2020

33. NAME AND TITLE

Victor Barbosa, P.E. - Director of Operations

1. SOLICITATION NUMBER (If any)

RFQ - District Engineer

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME Waldrop Engineering, P.A.			3. YEAR ESTABLISHED 2000	4. UNIQUE ENTITY IDENTIFIER 024122296
2b. STREET 10401 Highland Manor Dr., Suite 220			5. OWNERSHIP	
2c. CITY Tampa	2d. STATE FL	2e. ZIP CODE 33610	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Victor Barbosa			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 813-443-8282			7. NAME OF FIRM (If Block 2a is a Branch Office)	
6c. E-MAIL ADDRESS victor.barbosa@waldropengineering.com				

8a. FORMER FIRM NAME(S) (If any)	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
		(1) FIRM	(2) BRANCH			
02	Administrative	7	1			
08	CADD Technician	8	3			
12	Civil Engineer	38	5			
15	Construction Inspector	3	1			
39	Landscape Architect	32	7			
47	Planner	5	1			
	Other Employees					
Total		93	18			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)


a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	9

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 08/20/2020
c. NAME AND TITLE Victor Barbosa, PE - Director of Operations	

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (this "Agreement") is made and entered into as of this 1st day of September 2020 by and between **RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, and the laws of the State of Florida ("District") and **WALDROP ENGINEERING, INC.**, a Florida corporation ("Engineer").

WHEREAS, the District solicited for proposals to serve as the Engineer for the District in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked the Engineer as the number one most qualified firm to serve as the Engineer for the District and authorized negotiation of a contract; and

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, environmental management and permitting, and such other services as deemed necessary by the District, as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will provide the required services defined in separate work authorizations to the District during the performance of his services.

NOW THEREFORE, for and in consideration of the premises, the mutual covenants herein contained, the act and deeds to be performed by the parties, the receipt and sufficiency of which are hereby acknowledged, it is mutually covenanted and agreed as follows:

ARTICLE 1. SCOPE OF SERVICES

A. The Engineer will provide general engineering services, as authorized by the Board of Supervisors and supervised by the District's Manager or directed by the District Manager, including:

- 1.** Prepare any necessary reports and attend meetings of the District's Board of Supervisors; and
- 2.** Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies or other tasks; and
- 3.** Performance of any other duties related to the provision of infrastructure and services.

B. The Engineer shall prepare construction drawings and specifications for the type of work as authorized by the Board of Supervisors of the District and directed by the District's Manager. This may include rendering assistance in the drafting of forms,

ENGINEERING SERVICES AGREEMENT

proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the District.

C. The Engineer shall provide general services during the construction phase of a project as authorized by the District and supervised by the District's Manager which may include the following:

1. Periodic visits to the site, or full-time services, as directed by the District; and
2. Processing of contractors' pay estimates; and
3. Final inspection and requested certificates for construction including the final certification of construction; and
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer"; and
5. Any other activity related to construction as authorized by the District.
6. Land surveying.
7. Topographic surveying.
8. Staking and layout work for construction.
9. Tests of material and underground explorations; and
10. Aerial photographs.

D. The Engineer will assign a project manager to the District, notifying the District in writing, which project manager shall be the primary contact person for the Engineer.

E. In those instances where the Engineer believes that a task, work, or project requires additional personnel, the Engineer shall obtain the prior written approval of the District. The Engineer shall optimize the resources available through the District staff before utilizing additional Engineer personnel.

F. Each project shall utilize standard project management methodology.

G. The District retains the right to at any time, without penalty or charge, suspend any previously authorized work, task or project, by providing written notice to the Engineer, provided however that the District shall be responsible to pay the Engineer for all authorized work performed prior to receipt by Engineer of the notice of suspension.

H. The District retains the right to obtain other engineering services.

I. The professional services to be provided by Engineer shall comply with all applicable laws, statutes, ordinances, codes, orders (including, without limitation, the PUD Ordinance), rules and regulations, and shall be performed with the degree of care

ENGINEERING SERVICES AGREEMENT

and diligence and in accordance with the professional standards of professional engineers practicing in the State of Florida. The services shall be performed within the standards of the industry. In the event of any conflict between the rules, regulations and ordinances promulgated by the various governmental authorities controlling construction of improvements, Engineer covenants and agrees that it will design such improvements in accordance with the standards of the industry.

ARTICLE 2. METHOD OF AUTHORIZATION/SCHEDULE

A. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under the contract shall be at the sole option of the District and as agreed to by the Engineer.

B. Engineer shall perform its obligations under this Agreement as expeditiously and efficiently as are consistent with professional skill and care and the orderly progress of the construction of the District's facilities and improvements and meet such project schedules as may be developed by District and consistent with information provided to Engineer by District and applicable government agencies. Engineer agrees that all services shall be provided in such a manner as to meet District's reasonable expectation and to provide Engineer's best efforts to ensure the timely progression of the work being performed by the District.

ARTICLE 3. COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

Lump Sum Amount. For services or projects where the District and Engineer mutually agree to a maximum lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

Hourly Personnel Rates. For services or projects where the scope of services is not capable of being clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the services shall be charged at the Engineer's current and best rates, a current copy of which is outlined in Schedule A, attached hereto and made a part hereof. If requested by the District, Engineer shall provide the District with written updates of said rate schedule.

ARTICLE 4. REIMBURSABLE EXPENSES

ENGINEERING SERVICES AGREEMENT

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of District authorized work for the incidental expenses listed as follows:

A. Expenses of transportation and living when traveling in connection with the project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. Requests for reimbursements for all such Expenditures shall be made in accordance with Chapter 112, Florida Statutes and with the District's travel policy.

B. Actual expense of reproduction, postage and handling of drawings, and specifications except those use for in-house purposes by Engineer.

ARTICLE 5. SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be paid for at the actual cost of the special consultant without any markup by the Engineer.

ARTICLE 6. BILLING AND ACCOUNTING RECORDS

Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. The Engineer, when billing based upon an hourly basis shall record the time expended in increments not less than two-tenths (.2) of an hour, with an accompanying detailed explanation for each time entry. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer shall not charge for time expended in billing preparation or review or for internal administration of this Agreement. The Engineer acknowledges that the provisions of Article 14 of this Agreement may apply to such records.

ARTICLE 7. OWNERSHIP OF PLANS

All plans produced by the Engineer shall immediately become property of the District.

ARTICLE 8. REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ENGINEERING SERVICES AGREEMENT

ARTICLE 9. ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment, a contractor's(s') methods of determining prices, competitive bidding or market conditions, any opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 10. INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability <ul style="list-style-type: none">• Bodily Injury (including Contractual)• Property Damage (including Contractual)	\$1,000,000/ \$2,000,000 \$1,000,000/ \$2,000,000
Automobile Liability (if Applicable) <ul style="list-style-type: none">• Bodily Injury• Property Damage	\$1,000,000/ \$1,000,000 \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000/\$3,000,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured on general and automobile liability policies. The Engineer shall require that the insurer provide the District with thirty (30) days notice of cancellation and provide written certification thereof. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ENGINEERING SERVICES AGREEMENT

ARTICLE 12. AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of five years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or five years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its Board members, officers, agents, employees harmless of and from any and all liabilities, claims, costs, expenses, causes of action, demands, suits, or losses (including attorneys' fees and costs) arising from the negligent or wrongful acts, errors, or omissions, or the misconduct, of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S. The terms and provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14. PUBLIC RECORDS

The Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the work provided to the District by Engineer. The Engineer shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S. The District shall have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters, or other materials that are subject to the provisions of Chapter 119, F.S. and made or received by the Engineer in conjunction with this Agreement.

ARTICLE 15. EMPLOYMENT VERIFICATION

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 16. CONTROLLING LAW

ENGINEERING SERVICES AGREEMENT

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Pasco County, Florida and further agree that all litigation arising out of this Agreement or the services provided hereunder shall be in the Florida state court of appropriate jurisdiction in Pasco County, Florida.

ARTICLE 17. ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as the Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

ARTICLE 18. TERMINATION

This Agreement shall commence upon execution of this Agreement by both parties and shall continue until terminated in accordance with the provisions herein. The District may terminate this Agreement, in whole or in part, for non-performance by the Engineer or for convenience and without cause, at the District's discretion, by providing thirty (30) days written notice to the Engineer of the District's intent to terminate. The Engineer may terminate this Agreement without cause upon ninety (90) days written notice. At such time as the Engineer receives-notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

ARTICLE 19. RECOVERY OF COSTS AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs, including those associated with any appeal.

ARTICLE 20. INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the Engineer shall be acting as an independent contractor. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, expressed or implied, on behalf of the District and the Engineer shall have

ENGINEERING SERVICES AGREEMENT

no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 21. NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if hand delivered, sent by commercial overnight courier, or mailed by registered or certified mail, return receipt requested, to the authorized representative of the other party at the addresses below or to such other addresses as the parties hereto may hereafter designate in writing. Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery, or, in the case of certified mailing, such notice shall be effective from the date the same is deposited in the mail with postage prepaid. The addresses for notice purposes are as follows:

IF TO ENGINEER: Waldrop Engineering, Inc.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Florida 34135
Attention: Mr. Ronald Waldrop, President

IF TO DISTRICT: River Landing Community Development District
2900 NE 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone: 954-658-4900
E-Mail: JimWard@JimWardAssociates.com
Fax: Not Applicable
Attention: Mr. James P. Ward

WITH A COPY TO: Hopping Green & Sams, P.A.
119 South Monroe Street
Tallahassee, Florida 32301
Phone: 850-222-7500
Attention: Mr. Wesley Haber

ARTICLE 21. OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ARTICLE 22. SEVERABILITY

ENGINEERING SERVICES AGREEMENT

Should any clause, paragraph, or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 23. ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

{Signatures appear on the following page}

ENGINEERING SERVICES AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

DISTRICT:

Attest:

**RIVER LANDING COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

By: _____
Robert Lee, Chairman

ENGINEER:

WALDROP ENGINEERING, INC.,
a Florida corporation

By: _____
Ronald Waldrop, President

ENGINEERING SERVICES AGREEMENT

SCHEDULE A

RESOLUTION 2020-24

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the River Landing Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Pasco County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

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

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation,

street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On July 28, 2020, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2020-19 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's infrastructure improvements ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Report of the District Engineer* dated July 2020 ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments ("**Debt Assessments**") on specially benefited property within the District; and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

- j. On July 28, 2020, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the *Master Special Assessment Methodology*, dated July 28, 2020 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits all developable property within the District; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the District is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and

- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to

be benefitted by the Project and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefitted property.

- b. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Any impact fee credits arising from the development of the Project shall be addressed as set forth in that *Interlocal Agreement*.
- c. **Supplemental Assessment Resolutions for Bonds.** In connection with the issuance of any particular series of the Bonds, the District will adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more different assessment areas.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment one time (but only if such partial payment is made within one year from the issuance of the Bonds), plus accrued interest to the next succeeding interest payment date, attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District

may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
 - d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
 - e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.
9. **ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**
- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of Debt Assessments reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of Debt Assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's sole discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, and as noted herein, the District may assign a specific

debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the District, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

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

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Pasco County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is 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.

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

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

APPROVED AND ADOPTED THIS 1st DAY OF SEPTEMBER 2020.

ATTEST:

**RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Robert Lee, Chairman

Exhibit A: *Report of the District Engineer, dated July, 2020*

Exhibit B: *Master Special Assessment Methodology, dated July 28, 2020*

**River Landing
Community Development District
Master Engineer's Report
July 2020**

Prepared for:

**River Landing
Community Development District
Pasco County, Florida**

Prepared by:

**Jeremy L. Fireline, P.E.
Waldrop Engineering
Tampa, Florida**

Contents

INTRODUCTION.....	3
PURPOSE AND SCOPE	4
CAPITAL IMPROVEMENT PLAN	5
PERMITS AND APPROVALS	6
LAND USE	6
ROADWAYS.....	7
UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM.....	8
STORMWATER MANAGEMENT	8
ENVIRONMENTAL CONSERVATION/MITIGATION	10
WASTEWATER COLLECTION	10
WATER DISTRIBUTION SYSTEM	11
LANDSCAPING, IRRIGATION, & WALLS & STREET LIGHTS	11
RECREATIONAL FACILITIES	12
CONTINGENCY	12
PROFESSIONAL FEES	12
OWNERSHIP AND MAINTENANCE.....	13
PROJECT COSTS.....	144
SUMMARY AND CONCLUSION	166
Table 1: Master Lot Matrix.....	4
Table 2: CIP Status and Completion Time Line.....	6
Table 3: Master Land Use Summary	7
Table 4: Ownership and Maintenance Responsibilities.....	13
Table 5: River Landing CIP	15
Exhibit 1 - Location Map	(Appendix)
Exhibit 2 - Aerial Map	(Appendix)
Exhibit 3 - Overall Site Layout	(Appendix)
Exhibit 4 - Legal Description and Sketch	(Appendix)
Exhibit 5 - Off-Site Existing Utility Map	(Appendix)
Exhibit 6 - Water Main Layout.....	(Appendix)
Exhibit 7 - Sanitary Sewer Facilities Exhibit.....	(Appendix)
Exhibit 8 - Reclaimed Water Main Layout.....	(Appendix)
Exhibit 9 - Storm Water Management Facilities	(Appendix)
Exhibit 10 - Roadway Layout	(Appendix)
Exhibit 11 - Exterior Landscape Exhibit	(Appendix)
Exhibit 12 - Permit Tracker	(Appendix)

INTRODUCTION

River Landing Community Development District (the "**District**") is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, and pursuant to ordinance enacted by the Pasco County Board of County Commissioners. The District will encompass approximately 511.570 acres of land located immediately southwest of the intersection of State Road 56 and Morris Bridge Road, in Pasco County. The District will lie within Sections 25, 30, Township 26 south, Ranges 19 & 20 east, and is bounded to the north by State Road 56, to the east by Morris Bridge Road, to the west by vacant land, and to the south by existing residential development. Please refer to **Exhibit 1 – Location Map** and **Exhibit 2 – Aerial Map**, for reference.

The District will be part of a larger, master planned community development to be known as River Landing ("**Master Development**") consisting of approximately 801 acres, ordinance approval number 19-21 ("**Development Approval**"). The Development Approval entitles the property within the Master Development with a maximum of 1,999 residential dwelling units. The Development Approval also allows for nonresidential uses including 250,000 Square Feet (SF) retail/commercial, and 150,000 SF offices. The non-residential portion of the development will be concentrated at the northeast corner of the property. Please note that the commercial property is excluded from the District boundary as shown on **Exhibit 3 – Overall Site Layout**.

The District will function as a single, functionally interrelated community. The improvements described herein are considered a system of improvements, that together, provide special benefit to all property within the District. The legal description for the District's boundary is provided as **Exhibit 4 – Legal Description and Sketch** in the appendices of this report. The matrix shown in **Table 1**, below represents the anticipated product mix for the District. Please note that this table may be revised as development commences and the final site plan is further refined by the Developer (hereafter defined).

Table 1: Master Lot Matrix

PRODUCT TYPE	UNIT COUNT	PERCENT OF TOTAL
52'	255	29.3%
62'	121	13.9%
65'	56	6.4%
70'	12	1.4%
75'	176	20.2%
20' Townhouse	250	28.8%
TOTAL	870	100.0%

PURPOSE AND SCOPE

The District proposed for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to outline the scope of the District's "Capital Improvement Plan" ("CIP") and provide a description of the public infrastructure improvements necessary for future development activities including those that may be financed and/or acquired by the District. The District may finance, acquire and/or, construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve the District and allocate the costs for the infrastructure improvements. Only those improvements in the CIP eligible to be funded with proceeds of tax-exempt bonds will be financed by the District. A portion of these public infrastructure improvements may be completed by Taylor Morrison of Florida, Inc. (the "Developer"), the primary developer of lands within the District, and acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the District that are not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by Pasco County, Florida, the Southwest Florida Water Management District, and the United States Army Corps of Engineers.

The CIP described in this report reflects the District's present intentions. The implementation and completion of the CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

CAPITAL IMPROVEMENT PLAN

The CIP includes completed and planned infrastructure improvements that will provide special benefit to all assessable land within the District. In particular, the CIP includes: (i) improvements within the District such as the stormwater management system, wastewater system, water distribution system, and environmental mitigation, (ii) portions of the public roadways that will be located within the District, (iii) certain off-site improvements including public sewer, water and re-use water main extensions lying outside the District, and (iv) soft costs such as professional fees and permitting costs.

The estimated total cost of the CIP for the District is \$37,372,345. Refer to **Table 5** for a summary of the costs by infrastructure category for the completed and planned CIP expenditures.

The CIP status, along with anticipated completion timeline is presented in **Table 2** below.

Table 2: CIP Status and Completion Time Line

Construction Phasing*	Estimated Completion Date
Phase I	2021
Phase II	2022
Phase III	2023
Phase IV	2024
Phase V	2025

- The term “Phasing” refers to the platted phasing.

See **Exhibit 3 – Overall Site Layout** attached hereto for a phasing chart relating to the development of River Landing.

PERMITS AND APPROVALS

Exhibit 12 – Permit Tracker attached hereto lists the status of all applicable permits and approvals for the CIP. The Developer received approval of the comprehensive plan and future land use map amendments needed for the Development of River Landing from Pasco County on May 21, 2019. Compliance with the conditions of said approvals and permitting requirements is currently being accomplished. It is our opinion that the CIP is feasible, there are no technical reasons existing at this time which would prohibit the implementation of the CIP as presented herein, and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, the District includes approximately 511.570 acres. **Table 3** below, illustrates the current land use plan in acreage for the District. Such information is subject to change.

Table 3: Land Use Summary for the District

TYPE OF USE ¹	ACRES +/-	PERCENT OF TOTAL
Storm Water Management	139.29	27.23%
Single Family Residential (Detached)	136.80	26.75%
Single Family Residential (Attached)	12.25	2.39%
Road Rights-of-Way	87.79	17.16%
Preservation Areas	85.42	16.69%
Parks and Amenities	8.85	1.72%
Other (Uplands, Open Space, etc.)	41.17	8.06%
TOTAL	511.570	100.00%

1. Areas for “Type of Use” are not meant to represent the areas for potential CDD funding or acquisitions. Refer to Tables 2 and 3 for this information.

ROADWAYS

Internal roadways are intended to be privately constructed, except for those “**CDD Roadways**” identified in **Exhibit 10 – Roadway Layout**. The roadways identified as “**CDD Roadways**” are internal to the development and will either provide cross connection between public roads and or provide access from public roads to District as well as adjacent properties (outside the District). All roadways considered “**CDD**” which are included in the CIP are not access restricted or gated.

Access to the District will be provided via two gated entrances from existing State Road 56, a gated entrance from the future Oldwoods Ave. extension (to be constructed by others), and Barrelman Blvd (open to the public) that will lie within the District and connect S.R. 56 to Oldwoods Ave. These entrance locations can be seen on **Exhibit 3 – Overall Site Layout** for reference. All portions of the roadways behind gates, as well as the portion of the private road between the gate and the public roads, will be funded by the Developer and are not included in the CIP. The construction of Barrelman Blvd and all roadways not behind gates are included in the CIP. As noted, all roads behind gates (including portions of roadways between the gates and the public roadway system that solely provide access to the gated community) within the District except for those roads as identified on **Exhibit 10 – Roadway Layout** as CDD Roadways are to

be private and may be funded by the Developer and dedicated to the Homeowner's Association for ownership and maintenance. The District will own and maintain the CDD Roadways. All roads will be designed and constructed in accordance with County standards.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by Withlacoochee (WREC) service area. WREC will provide underground electric service to the site from lines located within the public right-of-way of S.R. 56 and Morris Bridge Road. Any lines and transformers would be owned by WREC and not paid for by the District.

The District may elect to purchase, install and maintain street lights for the CDD Roadways. If so, the District would finance such purchase and installation as part of the District's CIP. Alternatively, the District may elect to lease street lights through an agreement with a 3rd Party Entity, in which case the District would fund the street lights through an annual operations and maintenance assessment. Any street lights located on internal roadways, other than the CDD Roadways, would be privately funded by a Homeowner's Association.

The CIP includes purchase of stand-alone solar powered street lights by the District. If funded, the solar powered street lights would be completely independent from WREC owned facilities.

STORMWATER MANAGEMENT

Pasco County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The pre-development site runoff and water management conditions have been developed by Pasco County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Pasco County Environmental Resources Department.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipes/culverts, control structures, on-site preserve/wetland areas, overland flow, open channel, and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. None of the stormwater collection and outfall systems included in the CIP will be located within the above ground portions of private roadways.

The District will finance, own, operate and maintain the stormwater system, with the exception that the County and FDOT will own, operate and maintain the inlets and storm sewer systems within County and State rights-of-way, respectively. The District's stormwater improvements can be found on **Exhibit 9 – Storm Water Management Facilities**. The land underlying the storm water management ponds may be purchased by the District.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the CIP includes only the portion from the normal water level to the depth required to meet water quality criteria set forth by the SWFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within

public easements or public rights-of-way. Finally, it is less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

ENVIRONMENTAL CONSERVATION/MITIGATION

There are 33.21 +/- acres of permanent forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which, pursuant to applicable Pasco County and SWFWMD approvals, will require purchase of 17.89 wetland mitigation bank credits. More specifically, 14.69 freshwater herbaceous credits and 3.20 freshwater forested credits. The Costs associated with mitigation bank credits is included in the CIP.

WASTEWATER COLLECTION

The District falls within the Pasco County utility service area with wastewater treatment service to be provided by the Pasco County Public Works Department and its existing infrastructure in the area. Please refer to **Exhibit 5 – Off-Site Existing Utility Map** for the Pasco County owned and operated utilities adjacent to the project site.

The District's onsite sanitary sewer system will consist of 8" gravity sewer collection lines with appurtenant manholes, and three community pump stations pump all of the flows to the existing County owned and maintained infrastructure. The internal force main routings will consist of 4" to 6" force mains. Please refer to **Exhibit 7 – Sanitary Sewer Facilities Exhibit** for the project's internal sanitary sewer collections system layout.

In order for Pasco County to provide utility service to the project, a new 12" forcemain will be installed within the Morris Bridge Road Right-of-way from the intersection of Morris Bridge Road and Chancey Road to facilitate a connection of the project's lift stations to the existing forcemain at the intersection of Morris Bridge Road and Chancey Road. The cost of this off-site forcemain is included in the CIP.

The wastewater collection systems for all phases – including but not limited to the off-site systems described herein – will be constructed and/or acquired by the District and then dedicated to Pasco County

for ownership, operation and maintenance. As such, they are all included within the CIP. The offsite forcemain utility extension is fully impact fee creditable.

WATER DISTRIBUTION SYSTEM

The District lies within the Pasco County service area with potable water service to be provided by the Pasco County Public Works Department and its existing infrastructure in the area. Please refer to **Exhibit 5 – Off-Site Existing Utility Map** for the Pasco County owned and operated utilities adjacent to the project site.

The future water distribution systems within the project consist of 12", 8", 6" and 4" water mains with appurtenant valves and fire hydrants. In order for Pasco County to provide utility service to the project, a new 16" water main will be extended from the existing 24" watermain on Chancey Road to the site. The cost of this off-site improvement is included in the CIP. Please refer to **Exhibit 6 – Water Main Layout** for the project's internal water mains.

The water distribution systems for all phases – including but not limited to the off-site systems described herein – will be constructed and/or acquired by the District and then dedicated to Pasco County for ownership, operation and maintenance. As such, they are all included within the CIP. The offsite water main utility extension is fully impact fee creditable.

LANDSCAPING, IRRIGATION, WALLS & STREET LIGHTS

Entry landscaping, irrigation, perimeter walls for sound abatement and related lighting within what is identified as a CDD Landscape Buffer will be owned and maintained by the District. Walls for sound abatement will be located in a buffer easement and/or tract adjacent to CDD Roadways, and the buffer easements adjacent to S.R. 56. Please refer to **Exhibit 11 – Exterior Landscape Exhibit** for the location of the public irrigation, walls, landscaping, and lighting facilities. Such infrastructure, to the extent that it is located in right-of-ways owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, screen walls, and lighting is to be considered private and shall be funded by the Developer and maintained by the Homeowner's Association. CDD landscape buffers will either be in a tract to be quitclaimed to the District and/or a perpetual easement

will be provided for the District to own, install, operate, maintain, repair, and replace the District's improvements.

The project's irrigation demands will be served by Pasco County. A new re-use water main from the existing 30" re-use main at the intersection of S.R. 54 and Morris Bridge Road is required for the project. A 16" re-use main would be required to serve River Landing. Pasco County is participating in the cost of construction of a 24" main in lieu of the needed 16" main. The offsite reclaimed main is eligible for 50% reimbursement through SWFWMD's Co-Operative Funding Initiative Program. Remaining costs of the offsite reclaimed main are impact fee creditable.

The irrigation facilities (12", 8", 6" and 4" piping and appurtenances) will be constructed and/or acquired by the District and then dedicated to Pasco County for ownership, operation and maintenance. As such, they are all included within the CIP. Please refer to **Exhibit 8 – Reclaimed Water Main Layout** for the location of irrigation and re-use facilities.

RECREATIONAL FACILITIES

River Landing will include a centrally located Community Center that will be accessible only to residents of River Landing. The Center will be funded by the Developer and be dedicated to the HOA for ownership and maintenance.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total Infrastructure cost estimate.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction

testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth in **Table 4** below. Any CDD-financed components of the CIP maintained by an HOA will be pursuant to an arrangement that is reviewed by bond counsel to the CDD.

Table 4: Ownership and Maintenance Responsibilities

FACILITY	FUNDED BY	O & M	OWNERSHIP
Private Roadways	Developer	HOA	HOA
Recreational Facilities	Developer	HOA	HOA
Exterior Landscaping, Hardscape & Irrigation	CDD	CDD/HOA	CDD
Interior Landscaping	Developer	HOA	HOA
Water & Wastewater Facilities	CDD	COUNTY	COUNTY
Residential Irrigation Facilities	CDD/Developer	CDD/HOA	CDD/Developer
Stormwater Management	CDD	CDD/HOA	CDD
CDD Roadways	CDD	CDD/HOA	CDD
Off-Site Roadways	CDD	COUNTY/FDOT	COUNTY/FDOT
Off-Site Utilities	CDD/COUNTY/SWFWMD	COUNTY	COUNTY
Preserve Areas	CDD	CDD/HOA	CDD

Note: Only those improvements eligible to be funded with proceeds of tax-exempt funds will be financed by the District.

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$37,372,345. The public infrastructure improvements include: CDD Roadways as identified on **Exhibit 10 – Roadway Layout** (including landscaping, irrigation, hardscaping and street lights), exterior landscape, walls, and irrigation, sewer, water, storm water management systems, and preserve areas that will benefit the developable land within the District. Private infrastructure, which is not included with the CIP, includes landscaping/hardscaping, internal roadways, portions of the excavation and grading, and the community center serving River Landing.

The Summary of Estimated Project costs shown below in **Table 5**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the CIP, as well as private infrastructure to be funded by the Developer.

Table 5: Cost Estimates

No.	Facility	CIP	Private Improvements	Total Project Costs
		Public Improvements	Private Improvements	
1	Landscaping & Walls	\$2,025,000	\$5,043,000	\$7,068,000
2	Subdivision Potable Water System	\$1,700,000	\$0.00	\$1,700,000
3	Subdivision WasteWater System	\$3,390,000	\$0.00	\$3,390,000
4	Irrigation Facilities	\$1,350,000	\$0.00	\$1,350,000
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$8,050,000	\$10,905,000	\$18,955,000
6	Environmental Preservation & Mitigation	\$3,130,750	\$0.00	\$3,130,750
7	Off-Site Utilities	\$9,260,000	\$0.00	\$9,260,000
8	Private Streets	\$0.00	\$6,825,000	\$6,825,000
9	Off-site Road Construction	\$1,275,000	\$0.00	\$1,275,000
10	CDD Roadways	\$1,250,000	\$0.00	\$1,250,000
12	Amenities	\$0.00	\$5,175,000	\$5,175,000
14	Electrical	\$1,203,200	\$1,165,000	\$2,368,200
15	Miscellaneous Structures	\$0.00	\$233,000	\$233,000
16	Municipal Fees & Permits	\$0.00	\$660,000	\$660,000
Subtotal (Improvements Benefiting All Units)		\$32,633,950	\$30,006,000	\$62,639,950
17	Contingency (10%)	\$3,263,395	\$3,000,600	\$6,263,995
18	Professional Fees	\$1,475,000	\$4,200,000	\$5,675,000
Total Improvements		\$37,372,345	\$37,206,600	\$74,578,945

Note: While land acquisition is referenced in this report, it is unlikely that the District will issue debt to fund the acquisition of real property, and any such land acquisition costs would need to be justified by a qualified appraisal, which is not available at the time of the issuance of this report. Accordingly, for purposes of this report, any potential land acquisition costs are deemed part of the ‘Contingency’ line item.”

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the ‘CIP’ as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of the District. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Waldrop Engineering that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the CIP functions as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Pasco County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

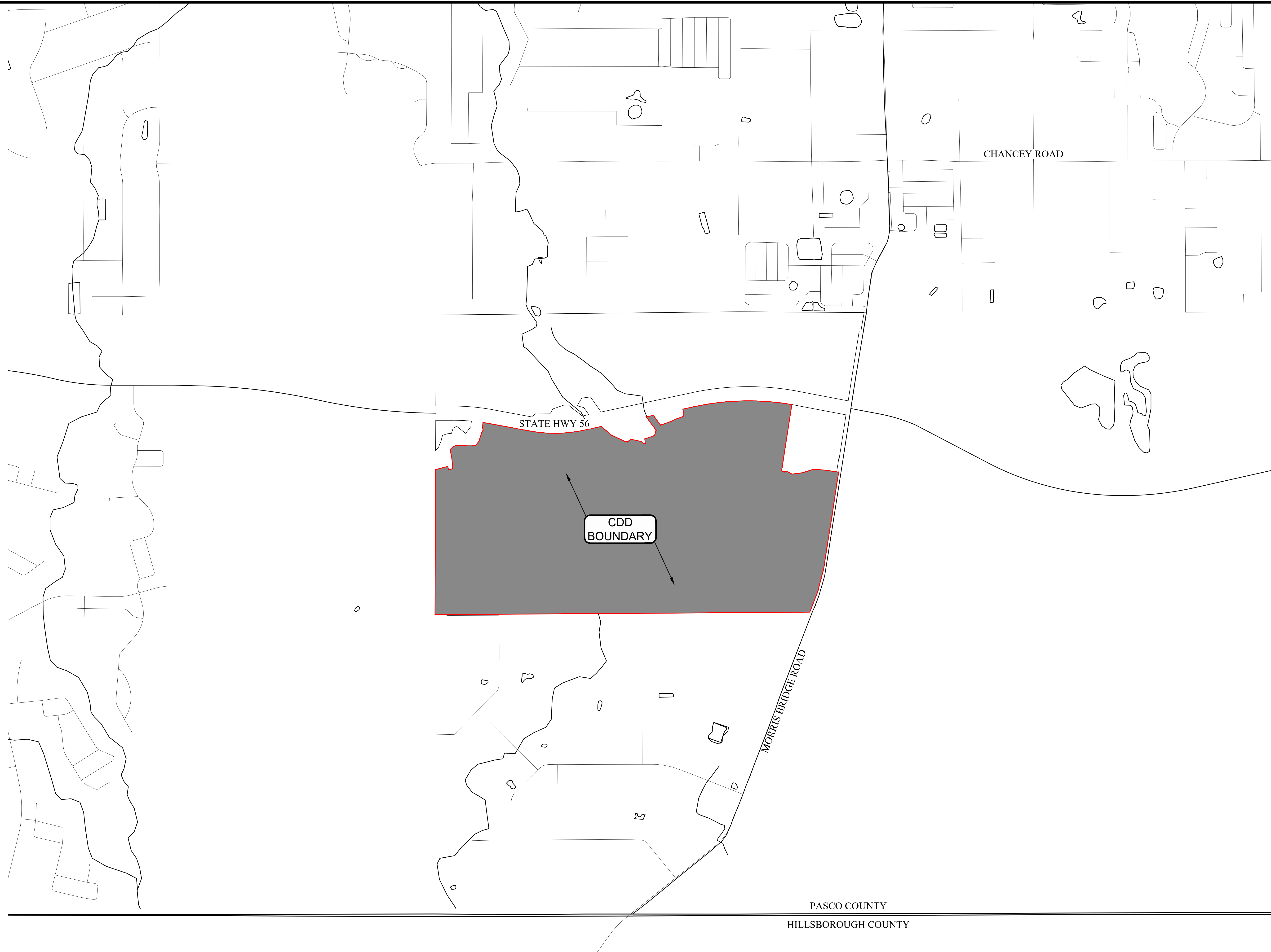
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy L. Fireline, P.E

District Engineer

FL Registration No.: 63987

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**WALDROP
ENGINEERING**

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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

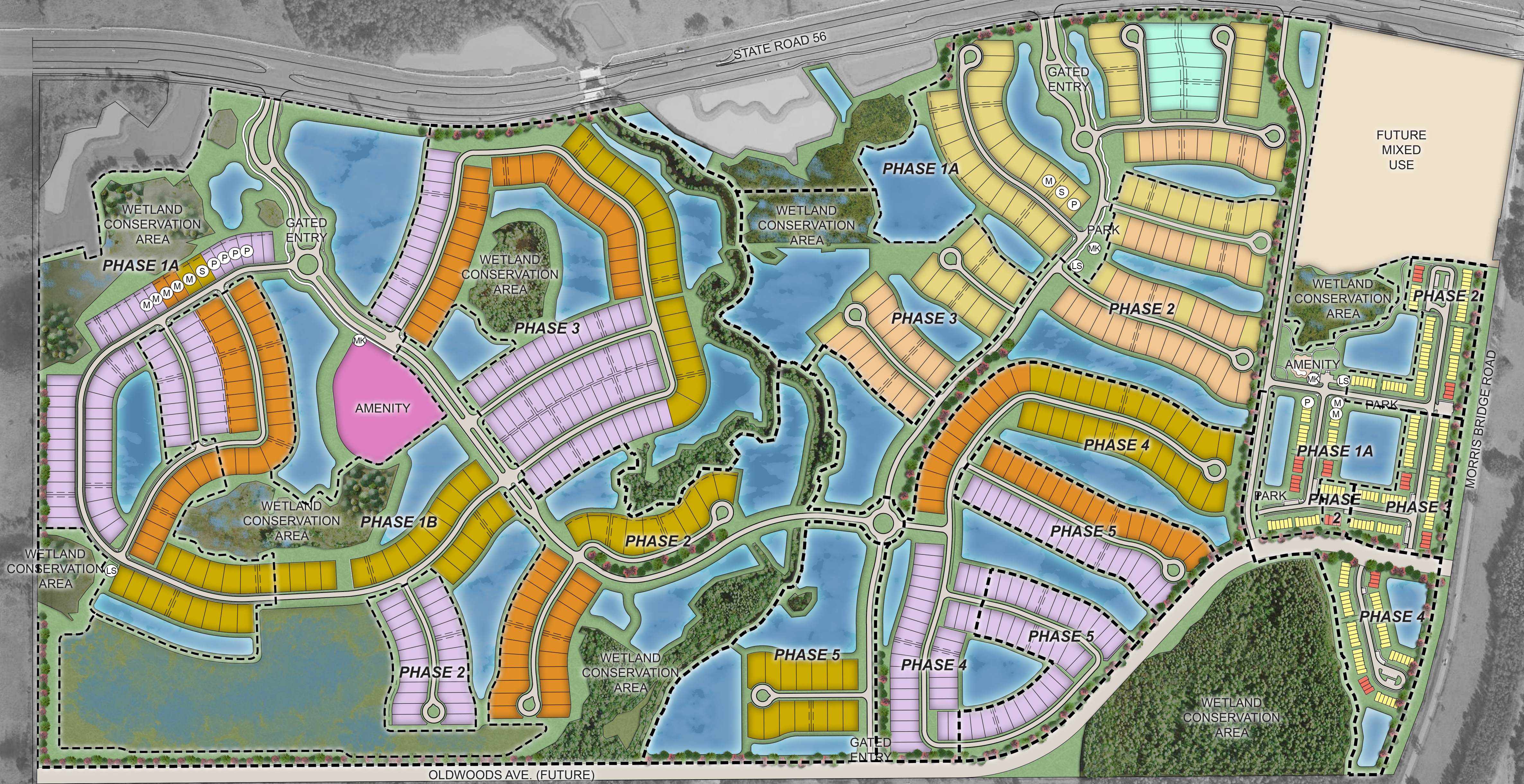
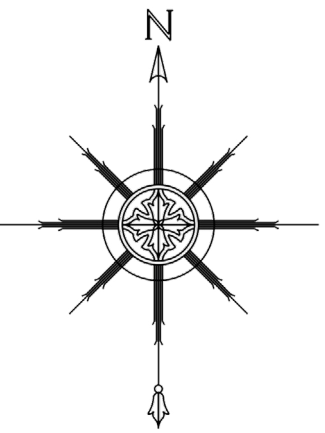
RIVER LANDING
CDD
EXHIBIT 1
PROJECT LOCATION MAP

0 400 800 1600
SCALE IN FEET

PREPARED FOR:

taylor
morrison
Homes Inspired by You

FILE NAME: E1-LOCATION
UPDATED: 2020/07/13



Legend

- Arbor Series - 52' Lots
- Arbor Series - 62' Lots
- Arbor Series - 75' Lots
- Parks and Prestige - 75' Lots
- Parks and Prestige - 65' Lots
- Parks and Prestige - 70' Lots
- 6-Unit Multi-Family
- 4-Unit Multi-Family
- Sales Center
- Model
- Parking
- Lift Station
- Mail Kiosk

River Landing MPUD Product Mix

Arbor						
Phase	40' LOTS - phase %	52' LOTS - phase %	62' LOTS - phase %	75' LOTS - phase %	Total number of lots	
Phase 1A	0	0%	43	60%	11	25%
Phase 1B	0	0%	21	31%	26	39%
Phase 2	0	0%	25	42%	24	41%
Phase 3	0	0%	78	62%	29	23%
Phase 4	0	0%	34	46%	13	18%
Phase 5	0	0%	54	63%	18	21%
Totals	0	0%	255	53%	121	25%
PIC Total	0	0%	286	55%	103	20%
Variance	0	0%	-31	-2%	18	5%

Parks and Prestige						
Phase	40' LOTS - phase %	65' LOTS - phase %	70' LOTS - phase %	75' LOTS - phase %	Total number of lots	
Phase 1A	0	0%	8	14%	12	20%
Phase 1B	0	0%	0	0%	0	0%
Phase 2	0	0%	32	67%	0	0%
Phase 3	0	0%	16	55%	0	0%
Totals	0	0%	56	41%	12	9%
PIC Total	0	0%	0	0%	0	0%
Variance	0	0%	56	41%	12	9%

Townhomes					
Phase	20' 6 unit - # of units	20' 4 unit - # of units	16' 6 unit - # of units	16' 8 unit - # of units	Total number of units
South	35	210	10	40	0
Totals	35	210	10	40	0
PIC Total	20	120	30	120	0
Variance	15	90	-20	-80	0

River Landing Total									
Phase	20' 6 Unit	20' 4 Unit	40' Lots	52' Lots	62' Lots	65' Lots	70' Lots	75' Lots	Total number of Unit
Phase 1A	36	12	0	43	11	8	12	57	179
Phase 1B	0	0	0	46	26	8	0	33	113
Phase 2	66	12	0	0	24	24	0	13	139
Phase 3	60	8	0	78	29	16	0	32	223
Phase 4	48	8	0	34	13	0	0	27	130
Phase 5	0	0	0	54	18	0	0	14	86
Totals	210	40	0	255	121	56	12	176	870
PIC Total as of 7/25/18	120	120	0	286	103	0	0	258	887
Variance	90	-80	0	-31	18	56	12	-82	-17
Overall Total	210	40	0	255	121	56	12	176	870
Overall % Total	24%	5%	0%	29%	14%	6%	1%	20%	100%

RIVER LANDING OVERALL PRODUCT MIX EXHIBIT

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings, tax rates and community development plans) is not guaranteed and remains subject to change, or delay without notice. Maps and plans are not to scale, all dimensions are approximate and may vary in actual construction. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. Floor plans are the property of Taylor Morrison, Inc. and its affiliates and are protected by U.S. copyright laws. Photos are for illustration only and do not necessarily represent actual community. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © May, 2020, Taylor Morrison of Florida, Inc. CBC1257822. All rights reserved. May 28, 2020

Description Sketch

RIVER LANDING SOUTH RESIDENTIAL PARCEL

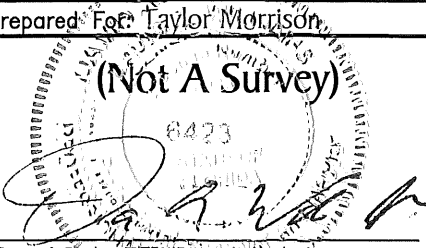

DESCRIPTION: A parcel of land lying in Section 25, Township 26 South, Range 20 East, and in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 25, run thence along the West boundary of the Southwest 1/4 of said Section 25, N.00°12'57"E., a distance of 2555.58 feet to Southwest corner of Pasco County Parcel 104B (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Easterly boundary said Pasco County Parcel 104B, the following eighteen (18) courses: 1) N.75°34'33"E., a distance of 222.64 feet; 2) S.11°58'06"E., a distance of 61.21 feet; 3) N.73°45'57"E., a distance of 79.18 feet; 4) N.05°34'18"W., a distance of 69.16 feet; 5) N.05°34'18"W., a distance of 129.94 feet; 6) N.11°57'20"W., a distance of 138.62 feet; 7) N.44°43'36"E., a distance of 75.21 feet; 8) N.67°59'26"E., a distance of 49.36 feet; 9) S.89°31'09"E., a distance of 170.80 feet; 10) N.67°44'21"E., a distance of 27.77 feet; 11) S.89°44'35"E., a distance of 90.69 feet; 12) S.79°42'16"E., a distance of 64.18 feet; 13) N.36°16'57"E., a distance of 101.57 feet; 14) N.16°44'32"E., a distance of 73.57 feet; 15) N.19°07'21"E., a distance of 79.69 feet; 16) N.26°41'39"E., a distance of 56.32 feet; 17) N.16°01'26"W., a distance of 39.18 feet; 18) N.05°15'13"E., a distance of 93.66 feet to a point on the Southerly right-of-way of STATE ROAD 56, according to Official Records Book 9430, Page 740, of the Public Records of Pasco County; thence along said Southerly right-of-way the following four (4) courses: 1) Easterly, 138.37 feet along the arc of a non-tangent curve to the right having a radius of 3694.72 feet and a central angle of 02°08'45" (chord bearing S.80°35'54"E., 138.36 feet); 2) S.79°31'31"E., a distance of 700.00 feet; 3) Easterly, 949.09 feet along the arc of a tangent curve to the left having a radius of 2416.83 feet and a central angle of 22°30'00" (chord bearing N.89°13'29"E., 943.00 feet); 4) N.77°58'29"E., a distance of 323.11 feet to a point on the Southerly boundary of Pasco County Parcel 104E (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundaries of said Pasco County Parcel 104E, the following fourteen (14) courses: 1) thence S.49°10'09"E., a distance of 230.59 feet; 2) S.64°59'09"E., a distance of 246.21 feet; 3) S.70°49'00"E., a distance of 61.54 feet; 4) N.51°03'58"E., a distance of 80.05 feet; 5) S.77°43'56"E., a distance of 193.03 feet; 6) S.45°31'46"E., a distance of 62.15 feet; 7) N.63°13'35"E., a distance of 23.37 feet; 8) N.04°35'15"W., a distance of 80.23 feet; 9) N.71°32'30"E., a distance of 179.07 feet; 10) N.17°32'24"E., a distance of 93.16 feet; 11) N.30°54'27"W., a distance of 34.50 feet; 12) N.35°03'23"W., a distance of 74.34 feet; 13) N.37°46'47"W., a distance of 79.41 feet; 14) N.35°38'31"W., a distance of 108.96 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; (CONTINUED)

NOTES:

1) The bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 25-26-20 having a Grid bearing of N.00°12'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

SEE SHEET NO. 2 FOR CONTINUED LEGAL
SEE SHEET NO. 3 FOR KEY SHEET
SEE SHEET NO. 4-5 FOR BOUNDARY DETAIL
SEE SHEET NO. 6 FOR LINE & CURVE TABLES

PROJECT: RIVER LANDING			Prepared For: Taylor Morrison	
PHASE: SOUTH RESIDENTIAL PARCEL				
DRAWN: JCM	DATE: 2/25/20	CHECKED BY: DAW		
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
				
			GeoPoint Surveying, Inc.	
FILE PATH: P:\RIVER LANDING\DESCRIPTION\RIVER-LANDING-SOUTH-RESIDENTIAL-DS.DWG			LAST SAVED BY: JORDANM	
			01 of 06	

Description Sketch

(LEGAL CONTINUED)

thence along said Southerly right-of-way, N.77°58'29"E., a distance of 130.74 feet to a point on the Westerly boundary of Pasco County Parcel 104F (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Westerly, Southerly, and Easterly boundaries said Pasco County Parcel 104F the following seven (7) courses: 1) S.32°05'26"E., a distance of 47.07 feet; 2) S.36°35'42"E., a distance of 164.93 feet; 3) N.70°29'59"E., a distance of 194.10 feet; 4) N.62°01'00"E., a distance of 67.79 feet; 5) N.70°29'59"E., a distance of 142.97 feet to a point of curvature; 6) Northeasterly, 72.01 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 82°31'03" (chord bearing N.29°14'27"E., 65.95 feet); 7) N.12°01'04"W., a distance of 82.15 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; thence along said Southerly right-of-way the following two (2) courses: 1) N.77°58'29"E., a distance of 230.59 feet to a point of curvature; 2) Easterly, 1704.84 feet along the arc of a tangent curve to the right having a radius of 4458.66 feet and a central angle of 21°54'29" (chord bearing N.88°55'43"E., 1694.47 feet); thence S.08°49'43"W., a distance of 1026.60 feet; thence S.08°49'43"W., a distance of 155.19 feet; thence S.51°31'46"E., a distance of 18.16 feet; thence S.85°34'49"E., a distance of 29.21 feet; thence S.52°09'28"E., a distance of 9.71 feet; thence N.71°06'20"E., a distance of 34.53 feet; thence S.69°14'25"E., a distance of 51.99 feet; thence S.58°07'50"E., a distance of 52.32 feet; thence S.86°32'43"E., a distance of 32.76 feet; thence N.73°55'30"E., a distance of 51.63 feet; thence S.86°30'17"E., a distance of 34.95 feet; thence N.81°05'32"E., a distance of 54.01 feet; thence N.76°44'36"E., a distance of 51.05 feet; thence N.71°30'54"E., a distance of 54.46 feet; thence N.72°40'21"E., a distance of 120.18 feet; thence S.85°27'23"E., a distance of 219.84 feet; thence S.81°10'08"E., a distance of 225.95 feet to a point on the Westerly maintained right-of-way-line of MORRIS BRIDGE ROAD (Project Number C-3132.01), according to Road Plat Book 3, Page 381; thence along said Westerly maintained right-of-way-line the following eight (8) courses: 1) S.09°14'06"W., a distance of 194.30 feet; 2) S.08°29'32"W., a distance of 592.58 feet; 3) S.09°09'37"W., a distance of 562.43 feet; 4) S.08°38'08"W., a distance of 381.34 feet; 5) S.15°09'34"W., a distance of 183.39 feet; 6) S.14°18'24"W., a distance of 223.30 feet; 7) S.21°04'44"W., a distance of 302.46 feet; 8) S.22°50'11"W., a distance of 85.70 feet to a point on the South boundary of the Southwest 1/4 of aforesaid Section 30; thence along said South boundary S.89°33'23"W., a distance of 1283.85 feet to the Southeast corner of the Southeast 1/4 of aforesaid Section 25; thence along said South boundary, S.89°37'13"W., a distance of 2656.81 feet to the Southeast corner of the Southwest 1/4 of said Section 25; thence along the South boundary of said Southwest 1/4, S.89°37'29"W., a distance of 2656.78 feet to the **POINT OF BEGINNING**.

Containing 511.570 acres, more or less.

NOTE:

SEE SHEET NO. 1 & 2 FOR LEGAL

SEE SHEET NO. 3. FOR KEY SHEET

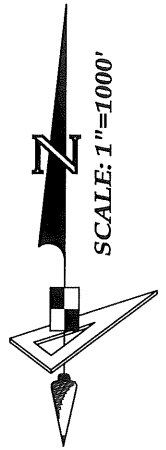
SEE SHEET NO. 4 & 5 FOR BOUNDARY DETAIL

SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

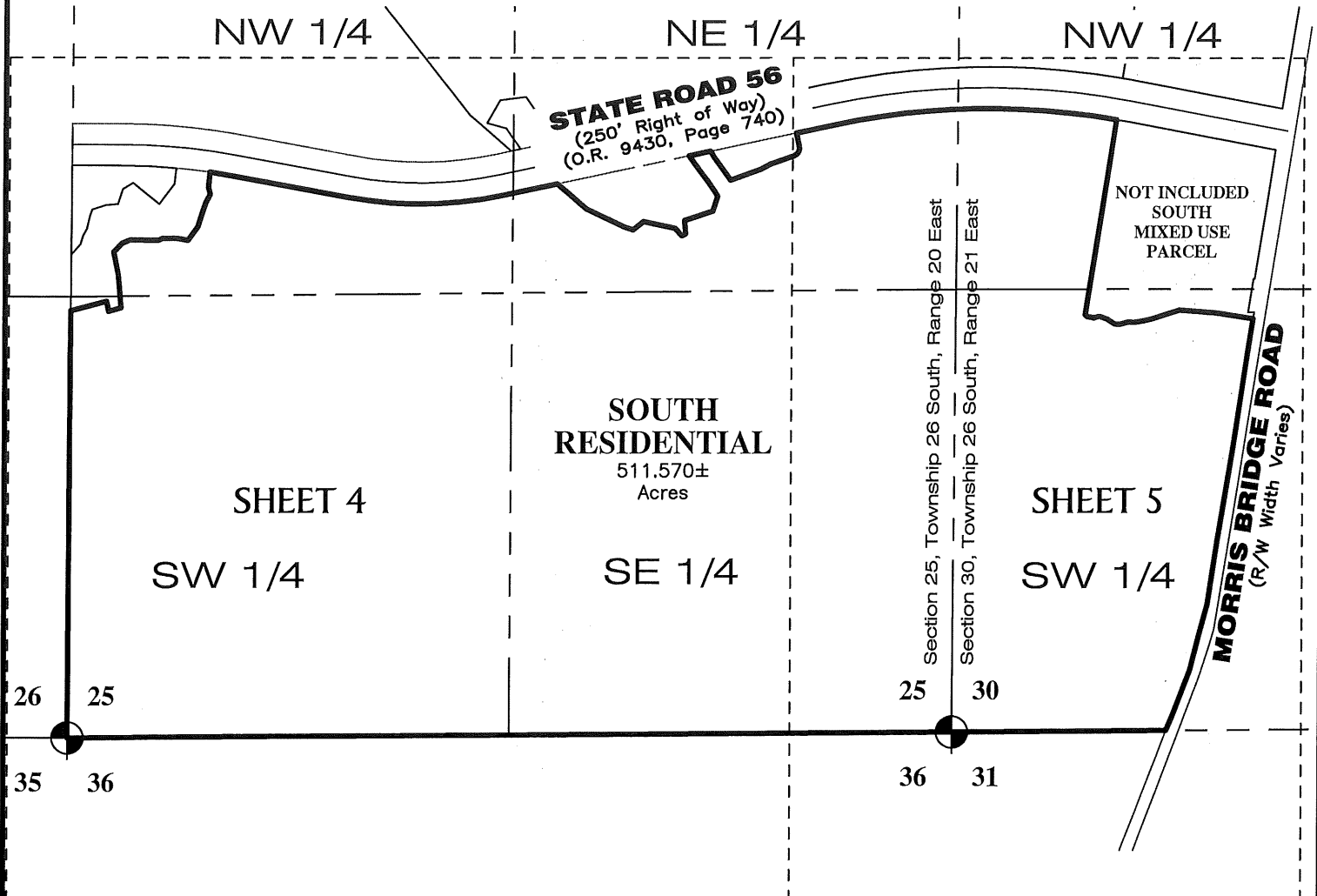
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch



KEY SHEET



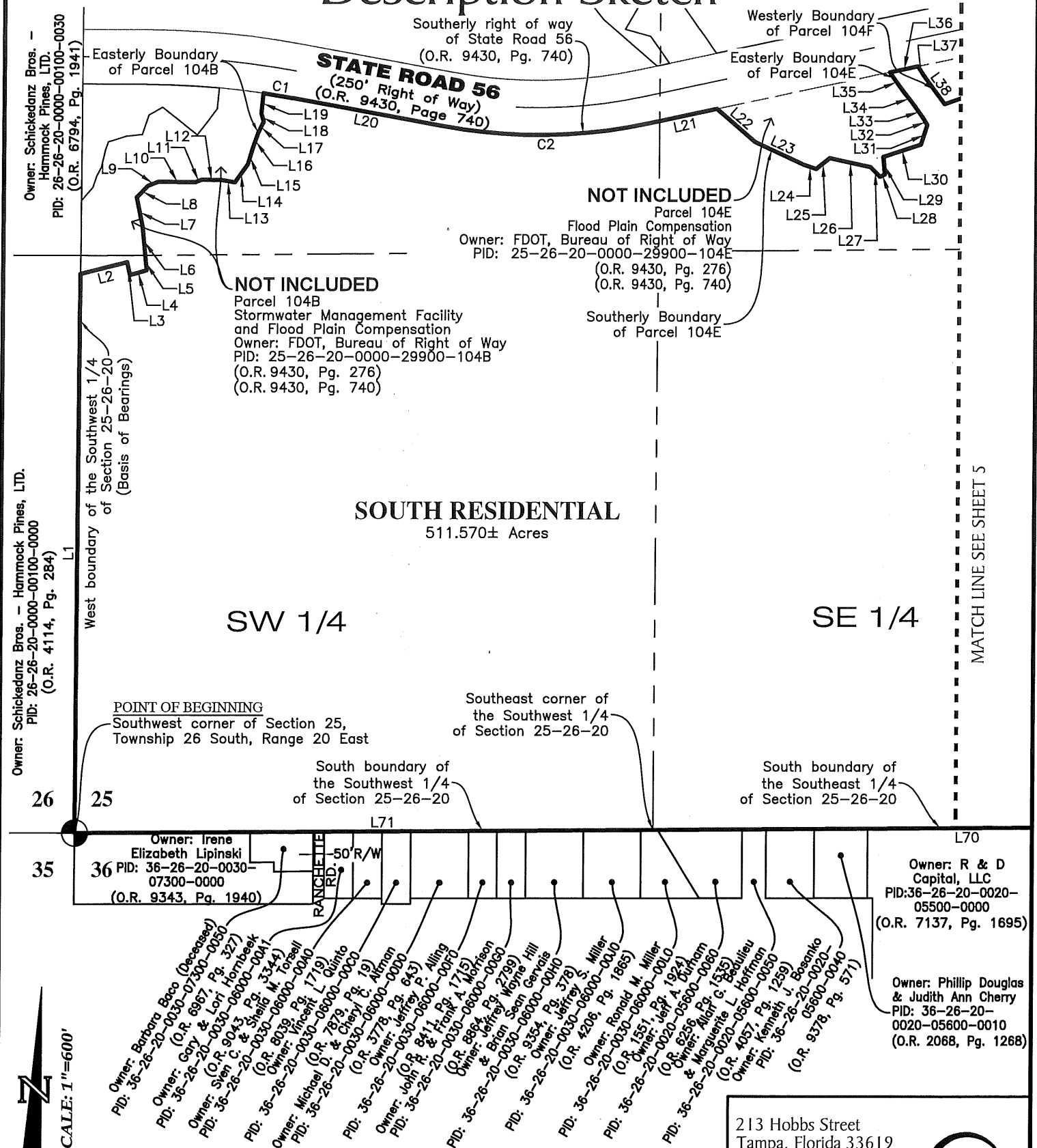
NOTE:

SEE SHEET NO. 1 & 2 FOR LEGAL
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SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

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Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch

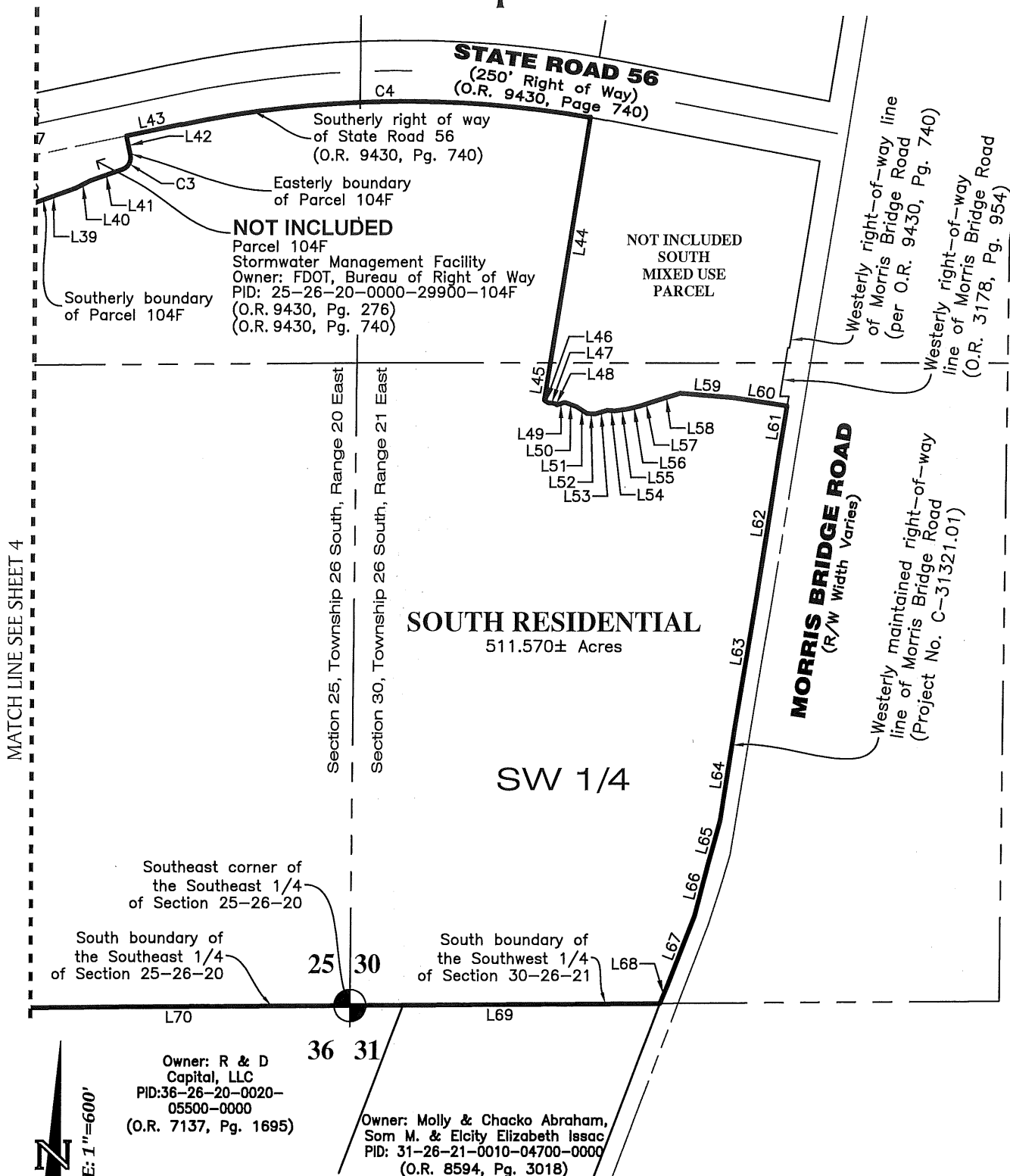


NOTE:
 SEE SHEET NO. 1 & 2 FOR LEGAL
 SEE SHEET NO. 3. FOR KEY SHEET
 SEE SHEET NO. 4 & 5 FOR BOUNDARY DETAIL
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Description Sketch



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Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°12'57" E	2555.58'
L2	N 75°34'33" E	222.64'
L3	S 11°58'06" E	61.21'
L4	N 73°45'57" E	79.18'
L5	N 05°34'18" W	69.16'
L6	N 05°34'18" W	129.94'
L7	N 11°57'20" W	138.62'
L8	N 44°43'36" E	75.21'
L9	N 67°59'26" E	49.36'
L10	S 89°31'09" E	170.80'
L11	N 67°44'21" E	27.77'
L12	S 89°44'35" E	90.69'
L13	S 79°42'16" E	64.18'
L14	N 36°16'57" E	101.57'
L15	N 16°44'32" E	73.57'
L16	N 19°07'21" E	79.69'
L17	N 26°41'39" E	56.32'
L18	N 16°01'26" W	39.18'
L19	N 05°15'13" E	93.66'
L20	S 79°31'31" E	700.00'
L21	N 77°58'29" E	323.11'

LINE DATA TABLE

NO.	BEARING	LENGTH
L22	S 49°10'09" E	230.59'
L23	S 64°59'09" E	246.21'
L24	S 70°49'00" E	61.54'
L25	N 51°03'58" E	80.05'
L26	S 77°43'56" E	193.03'
L27	S 45°31'46" E	62.15'
L28	N 63°13'35" E	23.37'
L29	N 04°35'15" W	80.23'
L30	N 71°32'30" E	179.07'
L31	N 17°32'24" E	93.16'
L32	N 30°54'27" W	34.50'
L33	N 35°03'23" W	74.34'
L34	N 37°46'47" W	79.41'
L35	N 35°38'31" W	108.96'
L36	N 77°58'29" E	130.74'
L37	S 32°05'26" E	47.07'
L38	S 36°35'42" E	164.93'
L39	N 70°29'59" E	194.10'
L40	N 62°01'00" E	67.79'
L41	N 70°29'59" E	142.97'
L42	N 12°01'04" W	82.15'

LINE DATA TABLE

NO.	BEARING	LENGTH
L43	N 77°58'29" E	230.59'
L44	S 08°49'43" W	1026.60'
L45	S 08°49'43" W	155.19'
L46	S 51°31'46" E	18.16'
L47	S 85°34'49" E	29.21'
L48	S 52°09'28" E	9.71'
L49	N 71°06'20" E	34.53'
L50	S 69°14'25" E	51.99'
L51	S 58°07'50" E	52.32'
L52	S 86°32'43" E	32.76'
L53	N 73°55'30" E	51.63'
L54	S 86°30'17" E	34.95'
L55	N 81°05'32" E	54.01'
L56	N 76°44'36" E	51.05'
L57	N 71°30'54" E	54.46'
L58	N 72°40'21" E	120.18'
L59	S 85°27'23" E	219.84'
L60	S 81°10'08" E	225.95'
L61	S 09°14'06" W	194.30'
L62	S 08°29'32" W	592.58'
L63	S 09°09'37" W	562.43'

LINE DATA TABLE

NO.	BEARING	LENGTH
L64	S 08°38'08" W	381.34'
L65	S 15°09'34" W	183.39'
L66	S 14°18'24" W	223.30'
L67	S 21°04'44" W	302.46'
L68	S 22°50'11" W	85.70'
L69	S 89°33'23" W	1283.85'
L70	S 89°37'13" W	2656.81'
L71	S 89°37'29" W	2656.78'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3694.72'	2°08'45"	138.37'	138.36'	S 80°35'54" E
C2	2416.83'	22°30'00"	949.09'	943.00'	N 89°13'29" E
C3	50.00'	82°31'03"	72.01'	65.95'	N 29°14'27" E
C4	4458.66'	21°54'29"	1704.84'	1694.47'	N 88°55'43" E

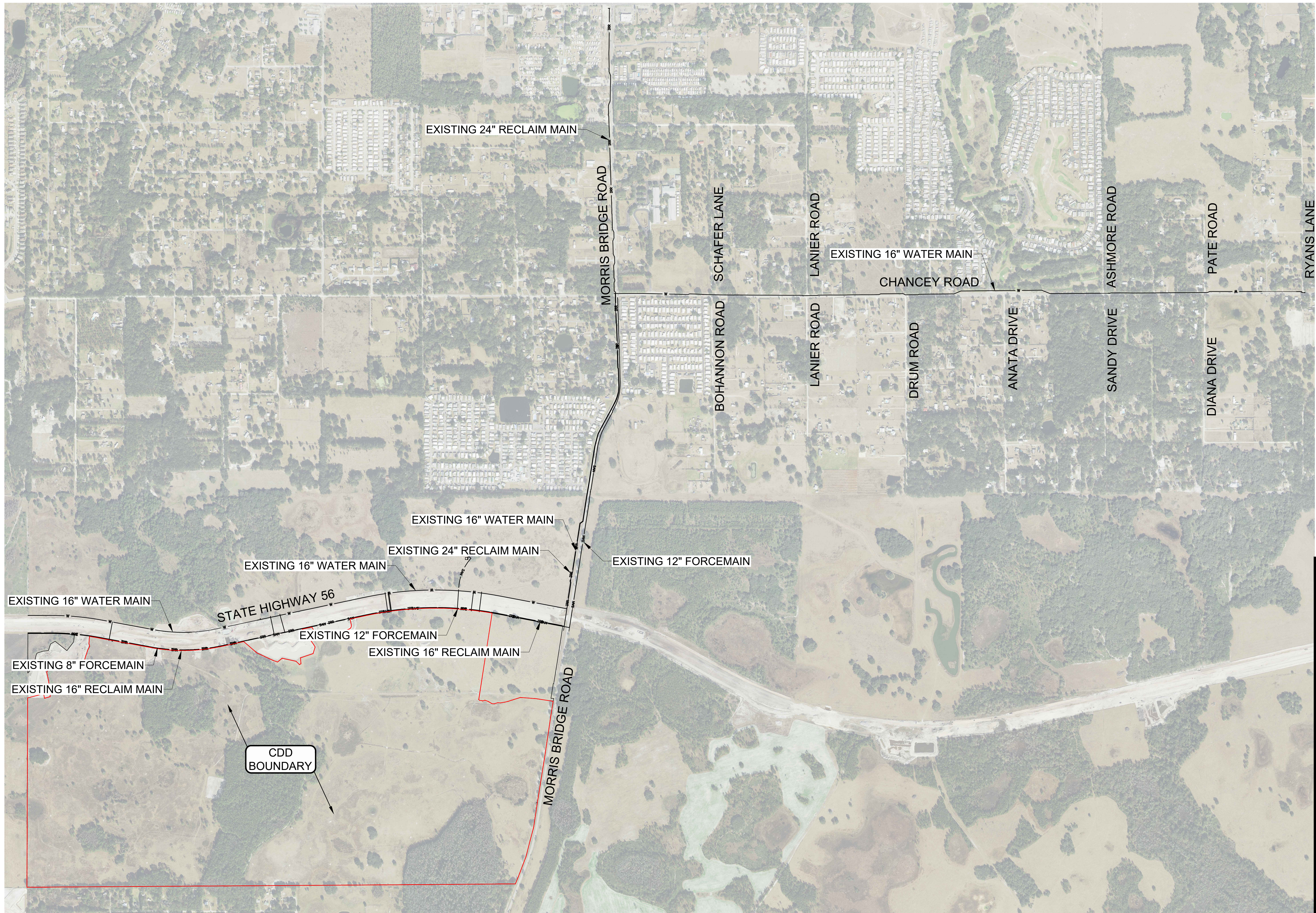
NOTE:

SEE SHEET NO. 1 & 2 FOR LEGAL
SEE SHEET NO. 3. FOR KEY SHEET
SEE SHEET NO. 4 & 5 FOR
BOUNDARY DETAIL
SEE SHEET NO. 6 FOR LINE AND
CURVE TABLES

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10401 Highland Manor Dr, Suite #220,
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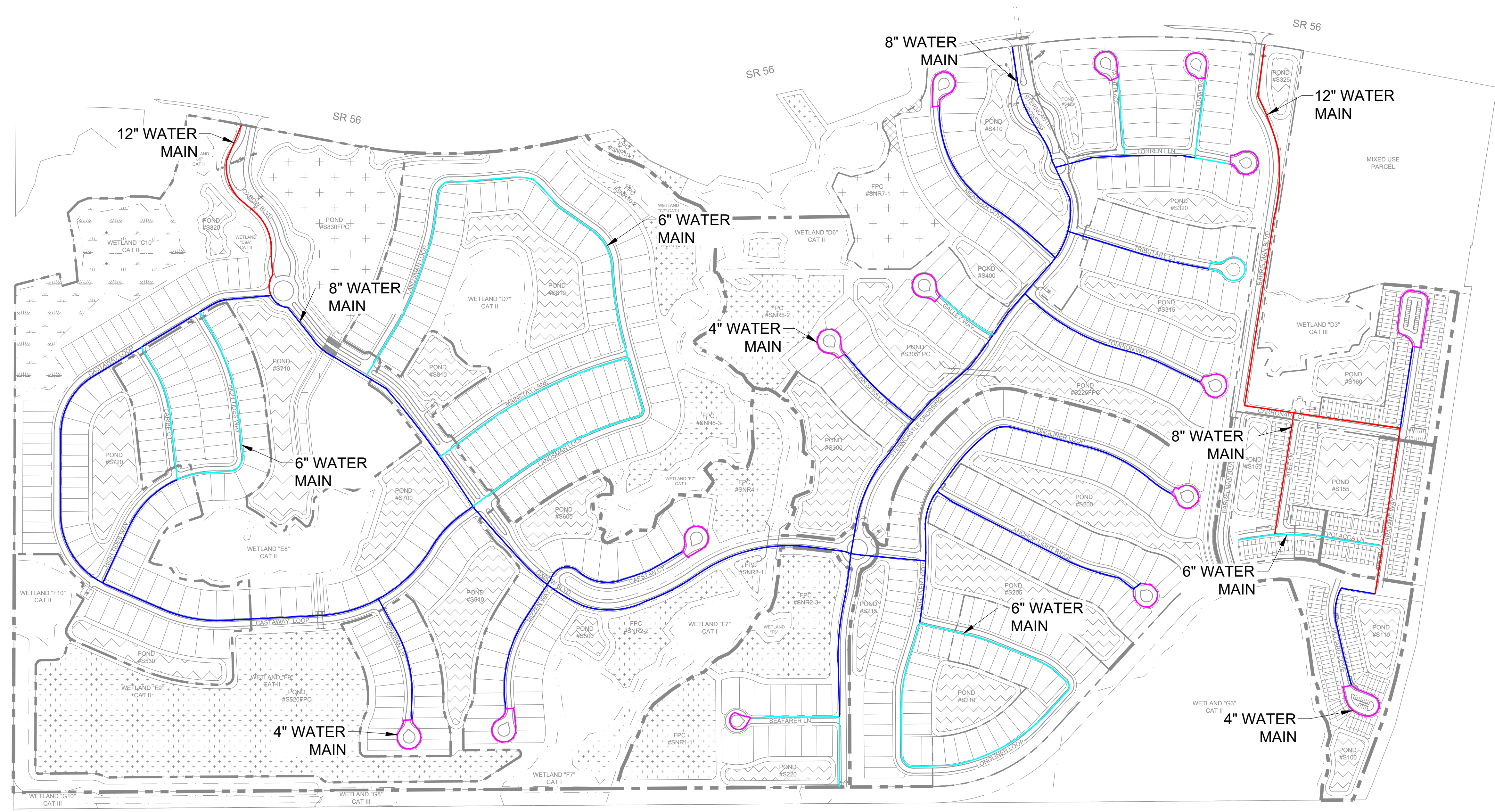
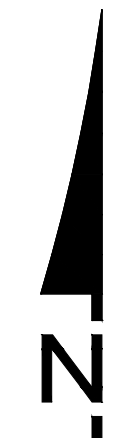
RIVER LANDING
CDD
EXHIBIT 5
OFFSITE UTILITIES



PREPARED FOR:

taylor
morrison
Homes Inspired by You

FILE NAME: E5-OFFSITE UTIL
UPDATED: 2020/07/13



WATER MAIN LEGEND

—	12" WATER MAIN
—	8" WATER MAIN
—	6" WATER MAIN
—	4" WATER MAIN

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RIVER LANDING
CDD
EXHIBIT 6
WATER MAIN LAYOUT

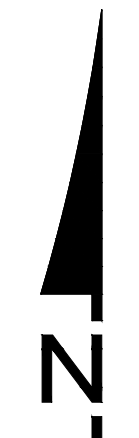
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SCALE IN FEET

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: E6-8-UTILITIES
UPDATED: 2020/07/13

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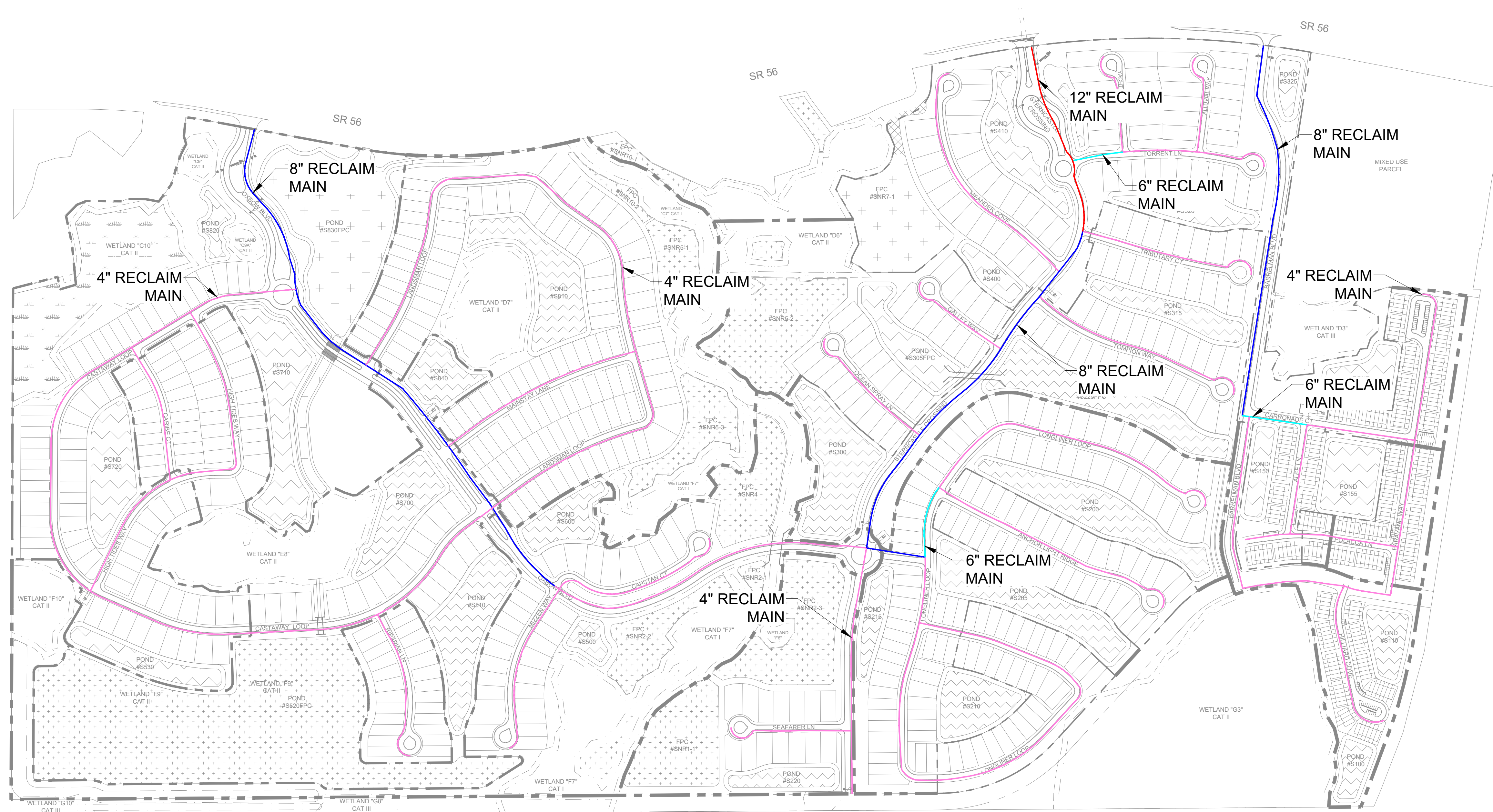
- WASTEWATER LEGEND**
- 8" GRAVITY SEWER
 - 6" FORCE MAIN
 - 4" FORCE MAIN

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
10401 Highland Manor Dr. Suite #220, Tampa, FL 33610
P: 813-443-8252 F: 813-443-8255
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #5636

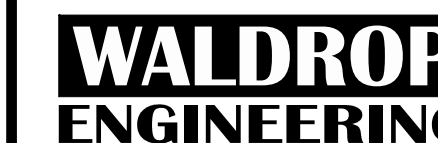
RIVER LANDING CDD
EXHIBIT 7
SANITARY SEWER LAYOUT
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SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You
FILE NAME: E6-8-UTILITIES
UPDATED: 2020/07/13

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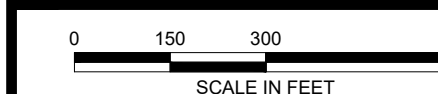


 12" RECLAIM MAIN
 8" RECLAIM MAIN
 6" RECLAIM MAIN
 4" RECLAIM MAIN



**CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS**
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EMAIL: info@waldropengineering.com

RIVER LANDING
CDD
EXHIBIT 8
RECLAIM MAIN LAYOUT







PREPARED FOR



FILE NAME:	E6-8-UTILITIES
UPDATED:	2020/07/13



STORMWATER MANAGEMENT
SYSTEM LEGEND

-  STORM WATER POND
-  FLOODPLAIN COMPENSATION POND
-  WETLAND
-  STORM SEWER PIPE

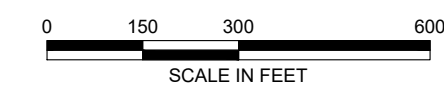


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EMAIL: info@waldropengineering.com

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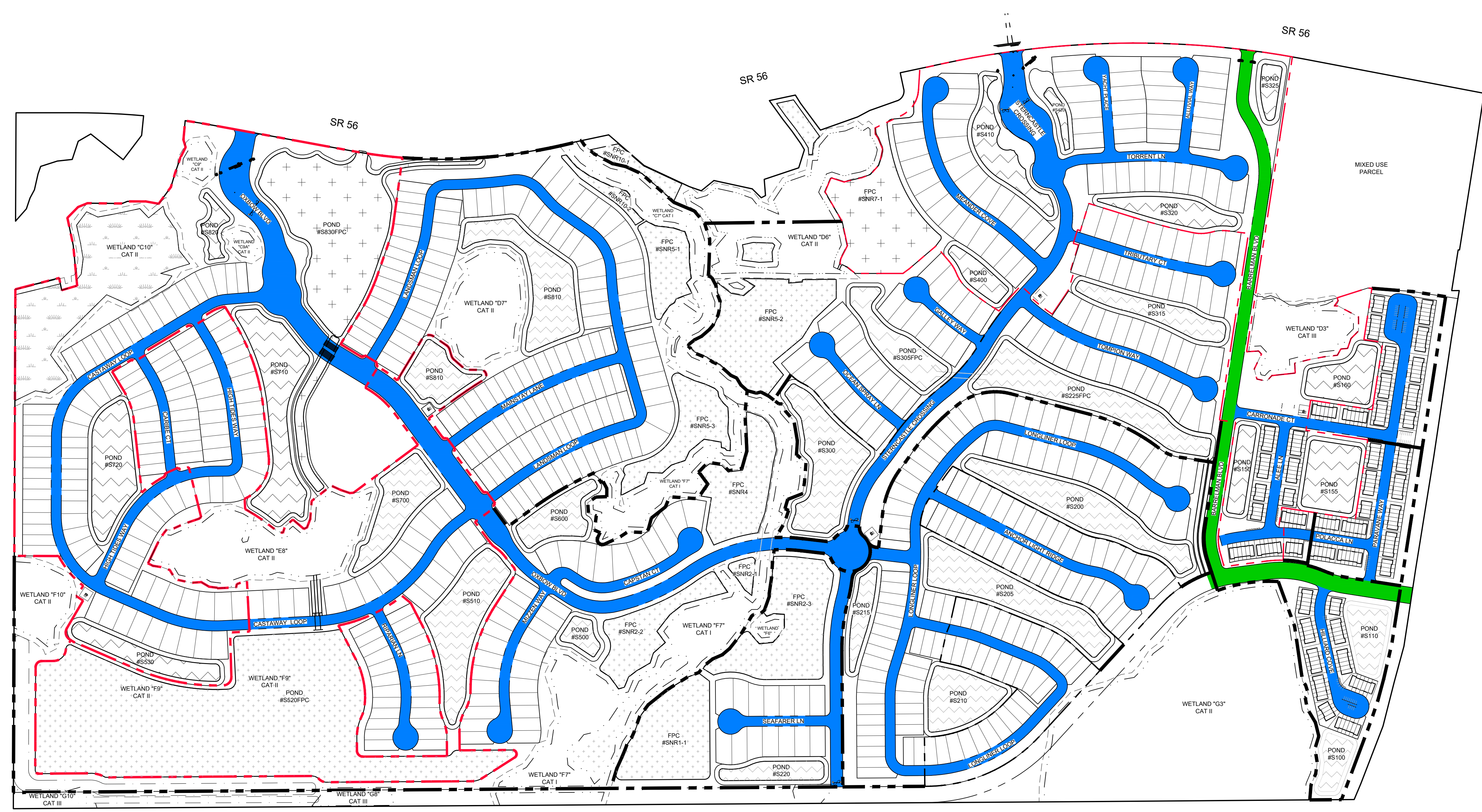
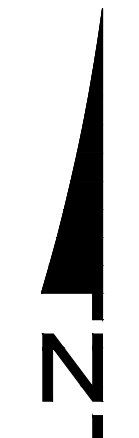
RIVER LANDING
CDD
EXHIBIT 9
STORM SEWER LAYOUT



PREPARED FOR:



FILE NAME: E9-STORM
UPDATED: 2020/07/13



ROADWAY ROW LEGEND

	PRIVATE ROW
	PUBLIC ROW

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

**RIVER LANDING
CDD**
EXHIBIT 10
ROADWAY LAYOUT

0 150 300 600
SCALE IN FEET

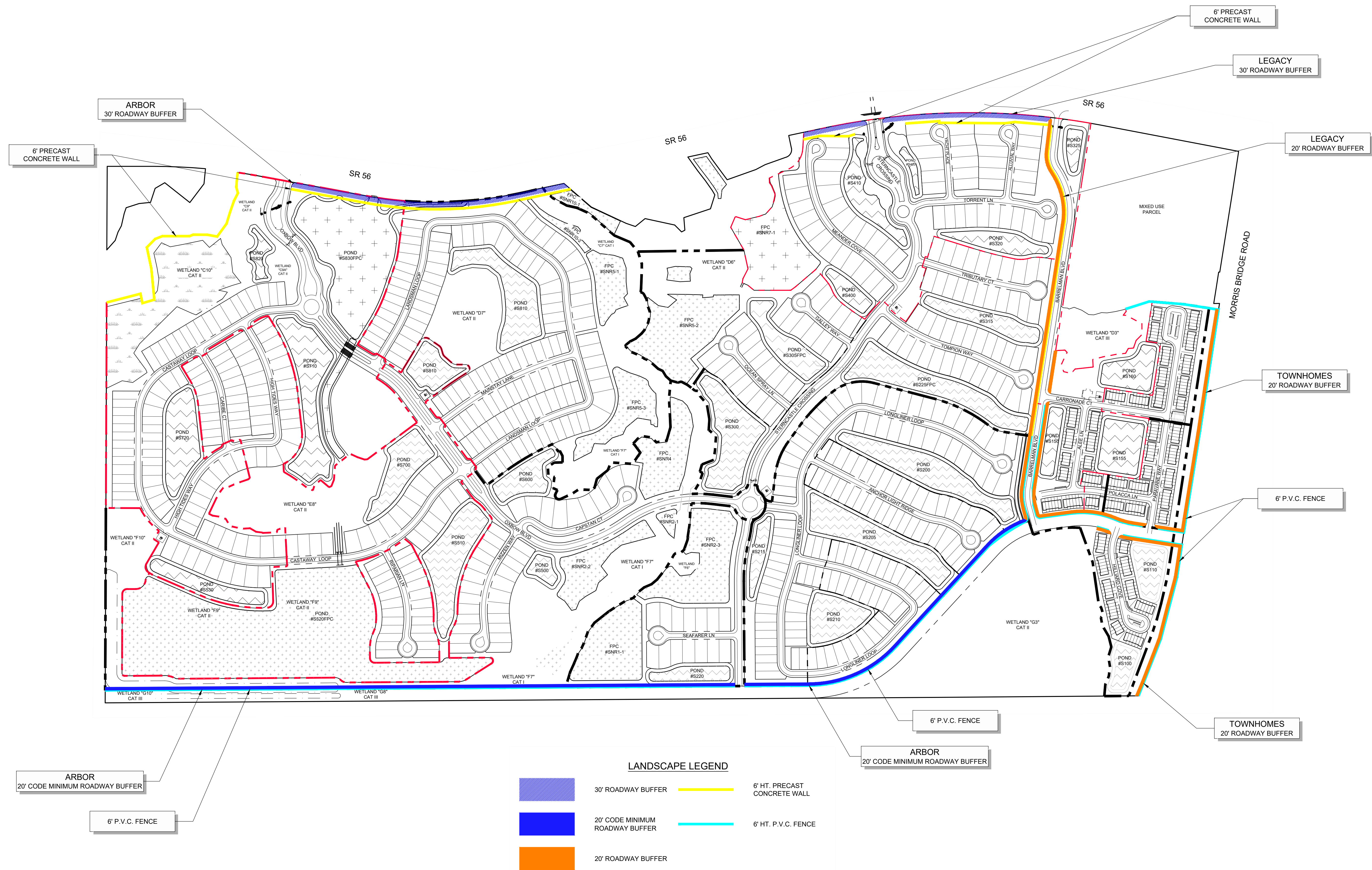
PREPARED FOR:

**taylor
morrison**
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FILE NAME: E10-ROADWAY
UPDATED: 2020/07/13

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

RIVER LANDING CDD
EXHIBIT 11
LANDSCAPE

0 100 200 300
SCALE IN FEET

PREPARED FOR:

FILE NAME: E11-LANDSCAPE
UPDATED: 2020/07/08

River Landing CDD

Exhibit 12 - Permit Tracking Chart

Name	Phase	Assigned To	Agency	Date	OR Book / Page / Reference #	Notes
MPUD Zoning	Overall	Taylor Morrison	Pasco	5/23/2019	PDD19-7370	
River Landing	Overall	Taylor Morrison	USACE	12/5/2019	SAJ-2018-02782 (SP-RGH)	
Conceptual ERP	Overall	Taylor Morrison	SWFWMD	9/12/2019	49007934.005	
Mass Grading	Overall	Taylor Morrison	SWFWMD	12/17/2019	43007934.006	
Ph1 Mass Grading	Phase 1	Taylor Morrison	Pasco	4/22/2020	SDP-2020-00087	
Ph1 PDP	Phase 1	Taylor Morrison	Pasco	12/9/2019	PDD20-0203	
Ph1 PDP Minor Mod	Phase 1	Taylor Morrison	Pasco	7/1/2020	PDD20-0645	
Construction Plans	Phase 1A	Taylor Morrison	Pasco	2/5/2020	CPSW-2019-00055	
Construction Plans	Phase 1A	Taylor Morrison	SWFWMD	4/14/2020	43007934.011	
FDEP Wastewater Permit	Phase 1A	Taylor Morrison	FDEP / Pasco	6/11/2020	1513-51CS06-241.10	
FDEP Potable Water Permit	Phase 1A	Taylor Morrison	FDEP / Pasco	6/11/2020	1376-51CW06-241.10	
FDEP Reclaimed Water Permit	Phase 1A	Taylor Morrison	FDEP / Pasco	6/11/2020	1513-51RW06-241.10	
Temp Construction Access	Phase 1A	Taylor Morrison	FDOT	5/26/2020	2020-A-798-00019	

RIVER LANDING
COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology

Prepared by:

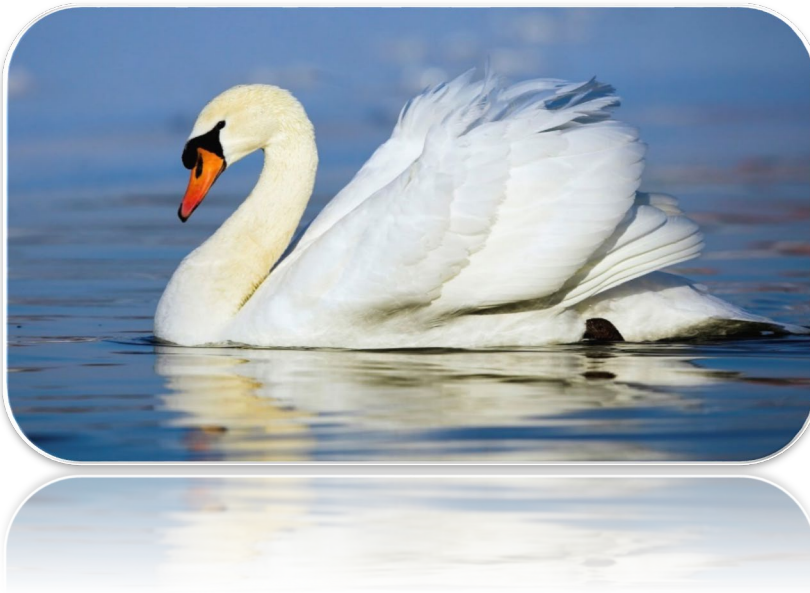
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1.0 INTRODUCTION

This Master Assessment Report is intended to stand alone as the initial allocation report for the District's special assessments and is not an amendment, supplement, or restatement of any assessment methodologies considered and/or adopted by the District for previous financings.

This assessment methodology applies the principles and allocations outlined herein to the financings proposed for the River Landing Community Development District ("**District**") public infrastructure capital improvement program ("**CIP**"), which is described in that *Master Engineer's Report, Dated July, 2020* prepared by Waldrop Engineering ("**Engineer's Report**"). This CIP will allow for the development of the property within the District and will be partially or fully funded through the issuance of District bonds. The debt will be repaid from the proceeds of assessments levied by the District's Board of Supervisors on properties within the District that benefit from the implementation of the CIP. These non-ad valorem special assessments will be liens against properties within the boundary of the District that receive special benefits from the CIP.

With that said, the District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities, services and improvement.¹

This assessment methodology report will identify the special and peculiar benefits for the works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property.

¹ See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the "limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts" as "special purpose governmental units," where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to "evidence the narrow objective" in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the "powers" of such districts "implement the single, narrow legislative purpose." *Id.* at 457.

2.0 THE DISTRICT AND BOND STRUCTURE

River Landing Community Development District, (the “**District**”) is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance 20-27 of the Pasco County Board of County Commissioners, which Ordinance became effective on July 17, 2020. The District encompasses approximately 511.570+/- acres of land.

According to the District’s Engineer’s Report, the District is part of a larger master planned community to be known as River Landing (the “Master Development”) consisting of approximately 801 acres, by ordinance 19-21 of Pasco County (“Development Approval”) The Development Approval entitles the property within the Master Development with a maximum of 1,999 residential dwelling units. The Development Approval also allows for nonresidential uses including 250,000 Square Feet (SF) retail/commercial, and 150,000 SF offices. The non-residential portion of the development will be concentrated at the northeast corner of the property. Please note that the commercial property is excluded from the District boundary as shown in **Exhibit 3** of the District Engineer’s Master Engineer’s Report as identified herein.

The District represents only a portion of the development area within the Master Development and will consist of 511.571 +/- acres of land and approximately 870 single and multi-family dwelling units. The table below represents the anticipated product mix for the lands within the District. Please note that this table may be revised as development commences and the final site plan is further refined by the developer.

Master Lot Matrix

<i>PRODUCT TYPE</i>	<i>UNIT COUNT</i>	<i>PERCENT OF TOTAL</i>
<i>Townhomes</i>	<i>250</i>	<i>28.8%</i>
<i>50’-59’ lots</i>	<i>255</i>	<i>29.3%</i>
<i>60-69’ lots</i>	<i>177</i>	<i>20.3%</i>
<i>70-79’ lots</i>	<i>188</i>	<i>21.6%</i>
<i>TOTAL</i>	<i>870</i>	<i>100.0%</i>

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report and the Methodology described herein have been developed to provide a roadmap, and the report lays out in detail each step for use by the Board of Supervisors of the District (the “**Board**”) for the imposition and levy of non-ad valorem special assessments. The District’s CIP (hereinafter defined) will allow for the development of property within the District and will be partially or fully funded through the issuance by the District of tax-exempt bonds (the “**Bonds**”) to be repaid from the proceeds of non-ad valorem special assessments (the “**Assessments**”) levied by the Board on assessable properties within the District that benefit from the implementation of the CIP. The Assessments will be liens against properties that receive special benefits from the CIP.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted a CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of Bonds in phases which are intended to tie into the development phasing for the community. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the CIP financed with the proceeds of the Bonds payable from and secured by the Assessments imposed and levied on the properties in the District. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the District that receive special benefits from the CIP.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table I and constitutes the expected number of residential units to be constructed by type of unit by the Developer. As with any Land Use Plan, this may change during development, however, the District anticipates this in the Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit noted in the Land Use Plan noted herein.

4.2 Capital Requirements

Waldrop Engineering (the “**District Engineer**”) has identified certain public infrastructure and services that are being provided by the District for the entire development and has provided a cost estimate for these improvements, as described in the Engineer’s Report. The cost estimate for the District’s CIP can be found below in Table II. It is estimated the cost of the District CIP will be approximately \$37,372,345.00 and will be constructed in one or more phases without taking into consideration the various costs of financing the improvements.

5.0 BOND REQUIREMENTS

The District intends to finance some or all of its CIP through the issuance of the Bonds. As shown in Table III, it is estimated that the District may issue not exceeding an aggregate principal amount of \$44,770,000.00 in Bonds to fund the implementation of the CIP, assuming all of the CIP is financed. A number of items comprise the estimated bond size required to fund the \$37,372,345.00 necessary to complete the District’s CIP. These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter’s discount, issuance costs, and rounding, also noted in Table III.

As the finance plan is implemented a supplemental methodology will be issued for each phase of development, that mirrors the master methodology, and the final source and use of funds will be determined at the time of issuance of the Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance. Stated another way, this master assessment allocation methodology described herein is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein and shall be described in one or more supplemental reports.

As set forth in any supplemental report, and for any particular bond issuance, the project developer may opt to “buy down” the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for assessments to reach certain target levels. Note that any debt reduction payment or “true-up,” as described herein, may require a payment to satisfy the “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

Any cost of infrastructure contributed by the Developer to pre-pay Assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance. Any estimated capital requirements/contributions necessary for the entire Development not financed with a contemplated series of Bonds may be deferred from time to time and considered at different stages of development (e.g., at the time of platting and/or issuance of bonds, project completion, etc.), and the Developer's obligation will be limited to the difference in the actual cost of construction of the public infrastructure and that amount deposited and available in all construction accounts of all series of Bonds. In addition to the extent any CIP project financed by a series of Bonds give rise to impact fee credits or cash payments from another governmental entity, the supplemental assessment methodology report and related trust indentures will address the application of the same consistent with the requirements of applicable state and federal law. In the event that a CIP project to be financed by a series of Bonds is not completed, required contributions or other payments are not made, or under certain other circumstances, the District may elect to reallocate the Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 ASSIGNMENT OF ASSESSMENTS}

It is useful to consider three broad states or conditions of development. The initial condition is the "unplatted state". At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the applicable special assessment area (as may be defined in a supplemental assessment resolution) is considered unplatted acreage ("Unplatted Acres"). In the unplatted state, all of the lands within the applicable special assessment area receive benefit from all or a portion of the components of the financed CIP and assessments would be imposed upon all of the land within the special assessment area on an equal acre basis to repay the Bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or "approved state". At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the CIP and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, for Multi-Family products, this increased state of development does not fully allocate the units to be constructed

within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “Platted State”, as property is platted. Land becomes platted property (the “Platted Property”) which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for CIP cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage,

square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the CIP will function as a system of improvements and provide special benefit to all lands within the District. Stated differently, this infrastructure project is a program of improvements and was designed specifically to facilitate the development of the lands within the District, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

As noted above, the CIP includes certain master infrastructure that will provide benefit to all future development staged within the District. To ensure that the CIP fairly apportioned to the entire project, Table IV allocates the entire CIP program, using the Methodology across the projected 870 anticipated units in the District, and as development occurs, and the District issues series of Bonds, the CIP allocation is more fully discussed herein.

Also, one or more private amenity facilities are planned as part of the CIP. However, a debt assessment is not appropriate in connection with the development of the amenities because the amenities will be owned and operated by a homeowner's association and are considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for these facilities flows directly to the benefit of all of the Platted Lots in the District. As such, no assessment would be assigned to these amenities.

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in dignity to county property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.²

² The two basic requirements for a valid assessment under law are stated succinctly in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) ("There are two requirements for the imposition of a valid special assessment. First, the property assessed must derive a special benefit from the service provided.

(footnote continued)

The courts recognize added use, added enjoyment, enhanced value and decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

With this provision of infrastructure, the Board is enhancing the delivery of those identified special benefits as well as adding the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,³ resulting in the proportionate special benefit to be applied.

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal

Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.”) (Citations omitted). The requirement that the benefits received from the property must be peculiar to the parcel or acres is stated in *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999) (A special assessment “is imposed upon the theory that that portion of the community which is required to bear it receives some special or peculiar benefit in the enhancement of value of the property against which it is imposed as a result of the improvement made with the proceeds of the special assessment.”). The requirement for the existence of a logical connection from the systems, facilities and services constituting the improvements to the parcel or acre is found in *Lake County v. Water Management Corp.*, 695 So. 2d 667, 669 (Fla. 1997) (The test for evaluating whether a special benefit is conferred to property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property.”)

³ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

in dignity to the property tax lien.⁴ Florida courts have found that it is not necessary to calculate property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property, and so long as the levying and imposition process is not arbitrary, capricious or unfair.

Focused, pinpointed and response management by the District of its systems, facilities and services, create and enhance special benefits that flow peculiar to property within the boards of the District, as well as general benefits to the public at large.

All benefits conferred on District properties are special benefits conferred on property because only property within the District will specially benefit from the enhanced services to be provided as a result of these new assessments. Any general benefits resulting from these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property within the District. Properties outside the District do not depend on the District’s programs and undertakings in any way for their own benefit and are therefore not considered to receive benefits for the purposes of this methodology.

Because the benefits of the District control and management are greater than the costs of the assessments, an overall net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable.

Further, a derivative special benefit also exists from this increased marketability, each property will enjoy the special benefit of the added use and enjoyment of the properties, and equates to a net benefit, even though they are not yet capable of being calculated with mathematical certainty; however, their magnitude can be determined with reasonable certainty today. Each special benefit is by order of magnitude more valuable than the cost of, or the actual assessment imposed and levied for the services and improvements that they provide peculiar to the receiving properties.

⁴ *Workman Enterprises, Inc. v. Hernando County*, 790 So. 2d 598, 600 (Fla. 5th DCA 2001) (“When a trial court is presented with a property owner’s challenge to a special assessment the appropriate ‘standard of review is the same for both prongs; that is, the legislative determination as to the existence of special benefits and as to the apportionment of the costs of those benefits should be upheld unless the determination is arbitrary.’”) (Citation omitted). § 170.09, Fla. Stat. (2010) (“The special assessments . . . shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.”)

B. Allocation/Assignment Methodology

The Assessments assignable to Platted Lots and Unplatted Acres are shown in Table IV. This table provides the maximum assessments for the entire District. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. When the Unplatted Acres are platted into Platted Units, Assessments will be assigned on a first-assigned, first-platted basis, as set forth in more detail in the supplemental special assessment methodolog(ies) applicable to particular series of Bonds. Note that while the CIP functions as a system of improvements benefitting all lands within the District, debt assessments associated with different bond issuances may differ in amount, due to changes in construction costs, financing costs, or other matters.

7.0 Prepayment of Assessments

The assessments encumbering a Platted Unit may be prepaid in full at anytime, at such times and in such manner as more fully described in the related assessment proceedings of the District, without penalty, together with interest at the rate on the bond series to the Interest Payment Date (as defined in the applicable bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Unit being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

This Methodology is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, as development occurs there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only on developable properties, such that by the end of the development period there will be no remaining debt assessments on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser will assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative and is intended to ensure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as a true-up agreement entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions or payments are not made, or under certain other circumstances, the District may be required to reallocate the Assessments.

9.0 Preliminary Assessment Roll

Exhibit I provides the Assessment Roll for the District which includes Exhibit II, the legal description of the District.

River Landing Community Development District
Land use Type - Master Development
Table I

Product Type							
Description	TWH (20')	50' - 55'	60' -64'	65' - 69'	70' -74'	75' - 79'	Total
<i>Master Development Plan</i>	250	255	121	56	12	176	870
Total	250	255	121	56	12	176	870

River Landing Community Development District
Capital Improvement Program Cost Estimate - Master Development
Table II

No.	Facility	Districts Capital Improvement Plan		
		Districts Capital Improvement Plan	Private Development	Total Project Costs
1	Exterior Landscaping & Hardscape	\$2,025,000.00	\$5,043,000.00	\$7,068,000.00
2	Subdivision Potable Water System	\$1,700,000.00	\$0.00	\$1,700,000.00
3	Subdivision WasteWater System	\$3,390,000.00	\$0.00	\$3,390,000.00
4	Irrigation Facilities	\$1,350,000.00	\$0.00	\$1,350,000.00
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$8,050,000.00	\$0.00	\$8,050,000.00
6	Gound Improvement	\$0.00	\$0.00	\$0.00
7	Excavation	\$0.00	\$10,905,000.00	\$10,905,000.00
8	Environmental Preservation & Mitigation	\$3,130,750.00	\$0.00	\$3,130,750.00
9	Off-Site Improvements	\$9,260,000.00	\$0.00	\$9,260,000.00
10	Private Streets	\$0.00	\$6,825,000.00	\$6,825,000.00
11	Off-Site Road Utilities	\$1,275,000.00		
12	District Roadways	\$1,250,000.00		
13	Amenities	\$0.00	\$5,175,000.00	\$5,175,000.00
14	Electrical/Street Lights	\$1,203,200.00	\$1,165,000.00	\$2,368,200.00
15	Miscellaneous Structures	\$0.00	\$233,000.00	\$233,000.00
16	Municipal Fees & Permits	\$0.00	\$660,000.00	\$660,000.00
	Subtotal (Improvements Benefiting All Units)	\$32,633,950.00	\$30,006,000.00	\$62,639,950.00
17	Contingency (10%)	\$3,263,395.00	\$3,000,600.00	\$6,263,995.00
18	Professional Fees	\$1,475,000.00	\$4,200,000.00	\$5,675,000.00
Total Improvements		\$37,372,345.00	\$37,206,600.00	\$74,578,945.00
Total Public Infrastructure - Master CIP		\$37,372,345.00		

The cost estimates set forth herein are estimates based on current plans and market conditions, which are Notes:

- ⁽¹⁾ Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- ⁽²⁾ Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- ⁽³⁾ Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Maanagement District
- ⁽⁴⁾ The portions of the 2018 Project financed by the 2018 Bonds will be detailed in a supplement to this report prepared prior to the issue of the 2018 Bonds.

**River Landing Community Development District
Special Assessment Bonds
Source and Use of Funds - Master CIP**

Table III		
Sources:		
Bond Proceeds		
Par Amount	\$	44,770,000.00
	\$	44,770,000.00
Uses:		
Project Funds Deposit		
Const of Construction	\$	37,372,345.00
Rounding Proceeds	\$	1,480.33
	\$	37,373,825.33
Other Funds Deposits:		
Capitalized Interest (One Year)		\$3,126,887.34
Debt Service Reserve at 100% of MADS		\$3,126,887.34
		\$6,253,774.67
Delivery Date Expenses		
Cost of Issuance	\$	247,000.00
Underwriter's Discount	\$	895,400.00
	\$	1,142,400.00
	\$	44,770,000.00
Average Coupon:		5.75%
Capitalized Interest		One Year (12 months)
ESTIMATED - Max Annual Debt Service		\$3,126,887.34

**River Landing Community Development District
Master Assessment Allocation
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
TWH (20')	0.3846	250	96.1538	\$ 5,152,847.47	\$ 20,611.39	\$1,439.57	\$100.77	\$1,540.34	\$359,892.19	\$385,084.65
50' - 55'	1.0000	255	255.0000	\$ 13,665,351.50	\$ 53,589.61	\$3,742.88	\$262.00	\$4,004.88	\$954,434.10	\$1,021,244.48
60' - 64'	1.1923	121	144.2692	\$ 7,731,332.35	\$ 63,895.31	\$4,462.66	\$312.39	\$4,775.05	\$539,982.25	\$577,781.00
65' - 69'	1.2500	56	70.0000	\$ 3,751,272.96	\$ 66,987.02	\$4,678.60	\$327.50	\$5,006.10	\$262,001.52	\$280,341.62
70' - 74'	1.3462	12	16.1538	\$ 865,678.38	\$ 72,139.86	\$5,038.49	\$352.69	\$5,391.19	\$60,461.89	\$64,694.22
75' - 79'	1.4423	176	253.8462	\$ 13,603,517.33	\$ 77,292.71	\$5,398.38	\$377.89	\$5,776.27	\$950,115.39	\$1,016,623.47
Total Units:	870	835.4231	\$ 44,770,000.00						\$3,126,887.34	\$3,345,769.45
Estimated Max Annual Debt Service:									\$3,126,887.34	
Rounding:									\$0.00	

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

River Landing Community Development District
Exhibit 1 - Assessment Roll

Legal Description	Unplatted Acreage	Property Owner	Assessment by Acre	Total Assessment
See Attached	511.57	Taylor Morrison of Florida, Inc 3922 Coconut Palm Drive, Suite 108, Tampa, FL 33619	\$ 87,514.91	\$ 44,770,000.00
Total Assessment - All Assessment Area				44,770,000.00