

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

---



## MEETING AGENDA

September 29, 2020

---

### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

September 21, 2020

Board of Supervisors

River Landing Community Development District

Dear Board Members:

This Meeting of the Board of Supervisors of the River Landing Community Development District will be held on **Tuesday, September 29, 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=e31bab385c35d5c227357c387fae2fe38>

**Access Code:** 129 367 0059

**Event password:** River1

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

Phone: **408-418-9388** and enter the access code 129 367 0059 to join the meeting.

The link to the meeting will also be posted on the District's web site:  
[www.Riverlandingcdd.org](http://www.Riverlandingcdd.org).

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. September 1, 2020 – Public Hearing
3. **PUBLIC HEARINGS**
  - a. **FISCAL YEAR 2020 and FISCAL YEAR 2021 BUDGET**
    - i. Public Comment and Testimony
    - ii. Board Comment
    - iii. Consideration of Resolution 2020-26 adopting the annual appropriation and Budget for Fiscal Year 2020 and Fiscal Year 2021.
  - b. **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.**
    - I. Public Comment and Testimony
    - II. Board Comment
    - III. Consideration of Resolution 2020-27 imposing expressing the districts intent to utilize the uniform method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the River Landing Community Development District.
4. Staff Reports
  - a) District Attorney
  - b) District Engineer
  - c) District Manager
5. Supervisor's Requests and Audience Comments
6. Adjournment

The Second Order of Business is the consideration of the September 1, 2020 Public Hearing Meeting Minutes.

The Third Order of Business is the required Public Hearings to consider the adoption of the District's Fiscal Year 2020 and Fiscal Year 2021 Budget. The Public Hearing deals with the adoption of the Fiscal Year 2020 and 2021 Budget which includes the General Fund operations. In the way of background, the Board approved the Fiscal Year 2020 and Fiscal Year 2021 Budget at the July 28, 2020 meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

The have been no changes to the proposed budget after the proposed budget was approved by the Board.

At the conclusion of the Public Hearing related to the adoption of the Budget, I will ask the Board to consider the adoption of Resolution 2020-26, which is the Resolution adopting the Fiscal Year 2020 and Fiscal Year 2021 Budget.

The next order of business is regarding the district's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments

The Public Hearing is conducted in parts. First, Staff will make a presentation on the purpose of the public hearing itself.

At the completion of the staff presentation, the Board will be asked by staff to open the Public Comment/testimony portion of the hearing will be opened by the Board of Supervisor's. This is the time that any member of the public will be asked if he/she has any questions/comments/testimony to provide to the Board on the imposition of the assessments themselves, and in this specific case, any questions related to the financing of the Bonds will be heard. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments/refinancing, and then the Board or staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the public comment section of the hearing.

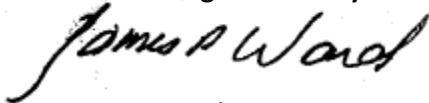
At the conclusion of the public comment/testimony section, the Board will close the Public Hearing, and no further comment/questions will be heard by the Board at the close of the hearing.

The next section of the hearing, will be for the Board to fully discuss and make any comments that the Board determines appropriate or to ask the professional staff any questions that the Board may have that either came up during the public comment section of the hearing, or that the Board may have related to the resolution. The staff will be prepared to address any and all questions from the board.

At the conclusion of the Board Comment section of the public hearing, the final step in the process is to enact Resolution 2020-27. The purpose of the resolution is for the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments.

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**



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, September 1, 2020 at 11:00 A.M. at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.

**Present and constituting a quorum:**

Travis Stagnitta	Vice Chairperson
Jennifer Gardner	Assistant Secretary
Barbara Wasinger	Assistant Secretary

**Absent:**

Robert Lee	Chairperson
Tracy Briones	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
-------------	-----------------

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 11:10 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, 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 was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He noted this was the first meeting being held subsequent to the Landowner's Meeting election of a permanent Board, the first permanent Board, for River Landing CDD. He noted the permanent Board members, Mr. Robert Lee, Mr. Travis Stagnitta, Ms. Tracy Briones, Ms. Jennifer Gardner, and Ms. Barbara Wasinger, had taken the Oath of Office and provided his office the signed Oaths. He conducted roll call; all Members of the Board were present, with the exception of Mr. Lee and Ms. Briones, constituting a quorum.

**SECOND ORDER OF BUSINESS****Consideration of Minutes**

- a) **July 28, 2020 – Public Hearing**
- b) **August 10, 2020 – Landowners Meeting**

Mr. Ward asked if there were any changes, additions, or deletions to the Minutes. Mr. Travis Stagnitta indicated his name was spelled incorrectly in the Minutes. Mr. Ward called for a motion.

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, the July 28, 2020 Public Hearing minutes were approved as corrected.**

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, the August 10, 2020 Landowners Meeting minutes were approved as corrected for purposes of inclusion in the record only.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2020-22**

**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**

*Mr. Ward: Mr. Robert Lee, Mr. Travis Stagnitta, Ms. Tracy Briones, Ms. Jennifer Gardner, and Ms. Barbara Wasinger were elected to seats 1, 2, 3, 4 and 5, respectively. Supervisor Lee and Stagnitta will serve the 4-year terms. They received the most number of votes at that election and Supervisor Wasinger, Briones, and Gardner would serve the 2-year terms receiving a lesser number of votes. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Ms. Jennifer Gardner, seconded by Mr. Travis Stagnitta, and with all in favor, Resolution 2020-22 was adopted, and the Chairperson was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2020-23**

**Consideration of Resolution 2020-23 a Resolution Re-Designating Certain Officers of the River Landing Community Development District following the landowners Election**

Mr. Ward explained currently Mr. Lee was Chairperson, Mr. Stagnitta was Vice Chair, and Ms. Wasinger, Ms. Briones and Ms. Gardner served as Assistant Secretaries, while he served as Secretary and Treasurer. He indicated the Board could choose to leave this slate in place or reorganize the slate as it saw fit. He stated if the Board did not wish to change the slate a simple motion to adopt the Resolution as presented would be in order.

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-23 was adopted as presented, and the Chairperson was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Ranking**

**Consideration of ranking of engineering proposal to serve as district engineer and agreement(s) with Waldrop Engineering.**

**a) Ranking of engineering proposal**

*Mr. Ward: As I had mentioned to you when you authorized this, Chapter 287 of the Florida Statutes sets forth the procedure in which a Board must hire an Engineer to provide specific services. They have to be advertised in the newspaper, competitively bid, ranking them based on their qualifications and their price to the extent that that is needed. We have gone through that process. We received one proposal from Waldrop Engineering to serve as your District Engineer for this District. The way in which this Statute works you should rank them, but that is unnecessary as there is only one proposal here. So, Wes, unless you want it ranked, I will just ask for a motion, if the Board so desires, to just select the firm of Waldrop Engineering, and the District Engineer.*

**On MOTION made by Ms. Jennifer Gardner, seconded by Mr. Travis Stagnitta, and with all in favor, Waldrop Engineering was selected to serve as the District Engineer for River Landing CDD.**

**b) Master engineering services agreement**

*Mr. Ward: The second part of this Item was to authorize a Master Services Agreement for the District. I have enclosed a copy of a standard form agreement that both Wes's firm and my firm have used for the retention of engineers on an ongoing basis. This agreement has been reviewed by Waldrop Engineering also and they are in a position to accept it for purposes of today's meeting. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, the Master Services Agreement was approved.**

**SIXTH ORDER OF BUSINESS****PUBLIC HEARING****PUBLIC HEARING – ADOPTION OF CAPITAL ASSESSMENTS****a) Public Comment and Testimony**

Mr. Ward called for a motion to open the public hearing.

**On MOTION made by Ms. Jennifer Gardner, seconded by Mr. Travis Stagnitta, and with all in favor, the public hearing was opened.**

Mr. Ward asked if there were any questions, comments, or statements of testimony from members of the public with respect to adoption of the District's capital assessments. He noted there were no members of the public visible via video and hearing no comments via audio; he called for a motion to close the public hearing.

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, the public hearing was closed.**

**b) Equalization Board – (Board of Supervisors')**

*Mr. Ward: Part 2 is called the Equalization Board, where the Board of Supervisors sit as the Equalization Board if and to the extent that the Board itself has any changes they would like to make to the Engineer's Report and/or the methodology or the provision of the assessments for the District and if you have none at this point, then simply we can move on to the resolution. I'll ask you each individually to note if you have any questions comments or changes to the assessment proceedings today.*

*Ms. Wasinger: No.*

*Mr. Stagnitta: No.*

*Ms. Gardner: No.*

**c) 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**

*Mr. Ward: The final Item with respect to this public hearing is to consider Resolution 2020-24. He asked Mr. Wes Haber to speak regarding Resolution 2020-24.*

*Mr. Wes Haber: Really the substance of the Resolution is the Engineer's Report and the methodology which firstly specifies the improvements that will be funded with the bonds that these assessments will secure, and then the assessment methodology which specifies the manner in which the assessments will be allocated against the benefitting property within the boundaries of the District. This Resolution makes various findings with respect to the notice of the meeting and the benefit that the property within the boundary of the District receives by virtue of the improvements that will be funded with the bonds that are secured by these assessments. The Resolution addresses one particular topic that will be addressed in this meeting as well, with respect to impact fees and the manner in which those will be addressed. There are certain improvements described in the Engineer's Report that result in impact fee credits to the benefit of the developer and because the District will be using bond funds to pay for those improvements, the District needs to establish a mechanism to make sure that the assessments remain fairly and reasonably allocated with the developer continuing to get the benefit of those impact fee credits and subsequent to the consideration of this Resolution we will consider an amendment to previously adopted Engineer's Report to address that. I'm happy to answer any questions regarding the Resolution, but in large part it approves the Engineer's Report, it approves the methodology and by virtue of your adoption*



*of this Resolution you will impose the master lien for the assessments described in the methodology. Jim, the version of the Resolution I have in the Agenda Packet, I know there is an updated one, the one that will get signed, I assume, will be the more recent version that was sent?*

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

**On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Jennifer Gardner, and with all in favor, Resolution 2020-24 was adopted, and the Chairperson was authorized to sign.**

## SEVENTH ORDER OF BUSINESS

### Consideration of Resolution 2020-25

Mr. Ward: We are going to add one more Resolution to your Agenda today, Resolution 2020-25, which by title is a resolution of the Board of Supervisors of the River Landing Community Development District approving the first Amendment to the Acquisition Agreement with Taylor Morrison of Florida, Inc, authorizing the Chairperson to execute the First Amendment to the Acquisition Agreement, providing for general authorization addressing conflicts, severability and an effective date. This also is Mr. Haber's resolution.

Mr. Haber: As I noted in the explanation of the Assessment Resolution, there is the concept of impact fee credits that needs to be addressed with respect to the developer and the District. At your last meeting, the Organizational Meeting, the Board approved that Resolution and Acquisition Agreement which specifies the manner in which the District would acquire both work product and improvements from the developer. That agreement also specified that the parties would enter into an amendment to the acquisition agreement to specify the manner in which impact fee credits would be addressed. Likewise, the Resolution that you just approved includes a provision that specifies that the parties would enter into an agreement that specifies the manner in which impact fee credits would be addressed. This Resolution approves the agreement contemplated by both the Acquisition Agreement and the assessment Resolution. It approves an amendment to the Acquisition Agreement to specify that the developer will be entitled to retain the benefit of the impact fee credits that arise by virtue of what are defined as the creditable improvements, the improvements that give rise to the impact fee credits and conditions under which the developer is allowed to retain those impact fees and those are largely 3 options: either the contribution of infrastructure to the District (in other words improvements will be conveyed to the District without receiving payment for the improvements), a cash payment to the District which will be deposited into a construction account and used either for additional portions of the project or to redeem bonds, or the prepayment of debt assessments for a bond that's issued for the specific purpose of funding those improvements. Those are the three mechanisms that are contemplated by the amendment to the Acquisition Agreement to address the impact fee credits. I'm happy to answer any questions regarding the Resolution or the First Amendment to the Acquisition Agreement. It's being approved in substantial form by the Resolution with the understanding that it will still be provided to the developer for the developer's input and then ultimately once a final version is approved, the Chair will have the authority to execute.

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

**On MOTION made by Ms. Jennifer Gardner, seconded by Ms. Barbara Wasinger, and with all in favor, Resolution 2020-25 was adopted, and the Chairperson was authorized to sign.**

**EIGHTH 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 indicated he had no report.

**c) District Manager**

Mr. Ward indicated he had no report.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests; there were none.

Mr. Ward asked if there were any audience comments; there were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:32 a.m.

**On MOTION made by Ms. Jennifer Gardner, seconded by Mr. Travis Stagnitta, and with all in favor, the meeting was adjourned.**

**ATTEST:**

**River Landing Community Development District**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Robert Lee, Chairperson

## **RESOLUTION 2020-26**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the River Landing Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set September 29, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

## RESOLUTION 2020-26

### THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for River Landing Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on September 29, 2020

#### SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the River Landing Community Development District, for the fiscal year beginning July 28, 2020 and ending September 30, 2020 the sum of \$28,575.00 and October 1, 2020 and ending September 30, 2021, the sum of \$102,305.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2020	\$ 28,575.00
TOTAL GENERAL FUND 2021	\$ 102,305.00

#### SECTION 3. Supplemental Appropriations

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.00.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager

**RESOLUTION 2020-26**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER LANDING  
COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE  
ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR  
BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.**

or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. 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 6. 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 29<sup>th</sup> day of September 2020.

**ATTEST:**

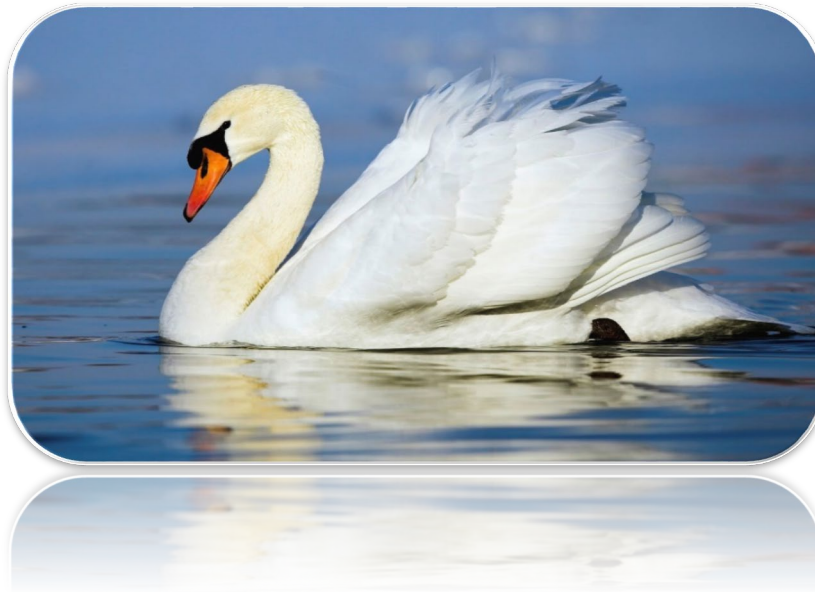
**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Robert Lee, Chairman

# **RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT**

---



## **PROPOSED BUDGET**

FISCAL YEAR 2020 AND FISCAL YEAR 2021

---

**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**River Landing Community Development District**

**General Fund - Budget**

**Fiscal Year 2020 and Fiscal Year 2021**

Description	FY 2020	FY 2021
<b>Revenues and Other Sources</b>		
<b>Carryforward</b>	\$ -	\$ -
<b>Interest Income - General Account</b>	\$ -	\$ -
<b>Assessment Revenue</b>		
Assessments - On-Roll	\$ -	
Assessments - Off-Roll	\$ -	
<b>Contributions - Private Sources</b>		
Taylor Morrison	\$ 28,575	\$ 102,305
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 28,575</b>	<b>\$ 102,305</b>
<b>Appropriations</b>		
<b>Legislative</b>		
Board of Supervisor's Fees	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -
<b>Executive</b>		
Professional - Management	\$ 7,000	\$ 40,000
<b>Financial and Administrative</b>		
Audit Services	\$ -	\$ 5,000
Accounting Services	\$ 1,400	\$ 12,000
Assessment Roll Preparation	\$ -	\$ -
Arbitrage Rebate Fee Calculation	\$ -	\$ 500
<b>Other Contractual Services</b>		
Recording and Transcription	\$ -	\$ -
Legal Advertising	\$ 5,000	\$ 5,000
Trustee Services	\$ -	\$ 10,000
Dissemination Agent Services	\$ -	\$ 500
Property Appraiser Fees	\$ -	\$ -
Bank Service Fees	\$ 100	\$ 350
<b>Travel and Per Diem</b>	\$ -	
<b>Communications and Freight Services</b>		
Telephone	\$ -	\$ -
Postage, Freight & Messenger	\$ 300	\$ 750
<b>Rentals and Leases</b>		
Miscellaneous Equipment	\$ -	\$ -
Computer Services (Web Site)	\$ 1,500	\$ 1,500
<b>Insurance</b>	\$ 6,000	\$ 5,200
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175
<b>Printing and Binding</b>	\$ 100	\$ 330
<b>Office Supplies</b>	\$ -	\$ -

River Landing Community Development District

General Fund - Budget

Fiscal Year 2020 and Fiscal Year 2021

Description	FY 2020	FY 2021
<b>Legal Services</b>		
General Counsel	\$ 5,000	\$ 15,000
<b>Other General Government Services</b>		
Engineering Services	\$ 2,000	\$ 6,000
Contingencies		\$ -
Capital Outlay	\$ -	\$ -
<b>Reserves</b>		
Operational Reserve (Future Years)	\$ -	\$ -
<b>Other Fees and Charges</b>		
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -
<b>Total Appropriations</b>	<b>\$ 28,575</b>	<b>\$ 102,305</b>



## RESOLUTION 2020-27

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the River Landing Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Sarasota County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Sarasota County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 affect 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 Supervisors in conflict are hereby repealed to the extent of such conflict.

**RESOLUTION 2020-27**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 5. PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

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

**ATTEST:**

**RIVER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Robert Lee, Chairperson

# Description Sketch

## RIVER LANDING SOUTH RESIDENTIAL PARCEL

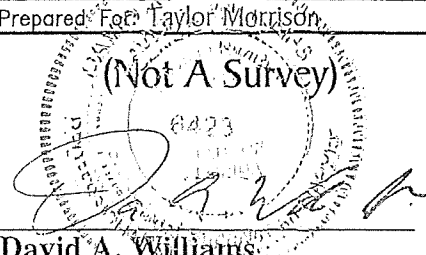

**DESCRIPTION:** A parcel of land lying in Section 25, Township 26 South, Range 20 East, and in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

**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		
<b>REVISIONS</b>				
DATE	DESCRIPTION	DRAWN BY		
<b>David A. Williams</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS6423</b>			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> 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

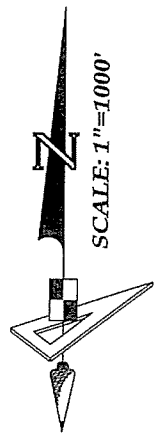
SEE SHEET NO. 4 & 5 FOR BOUNDARY DETAIL

SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

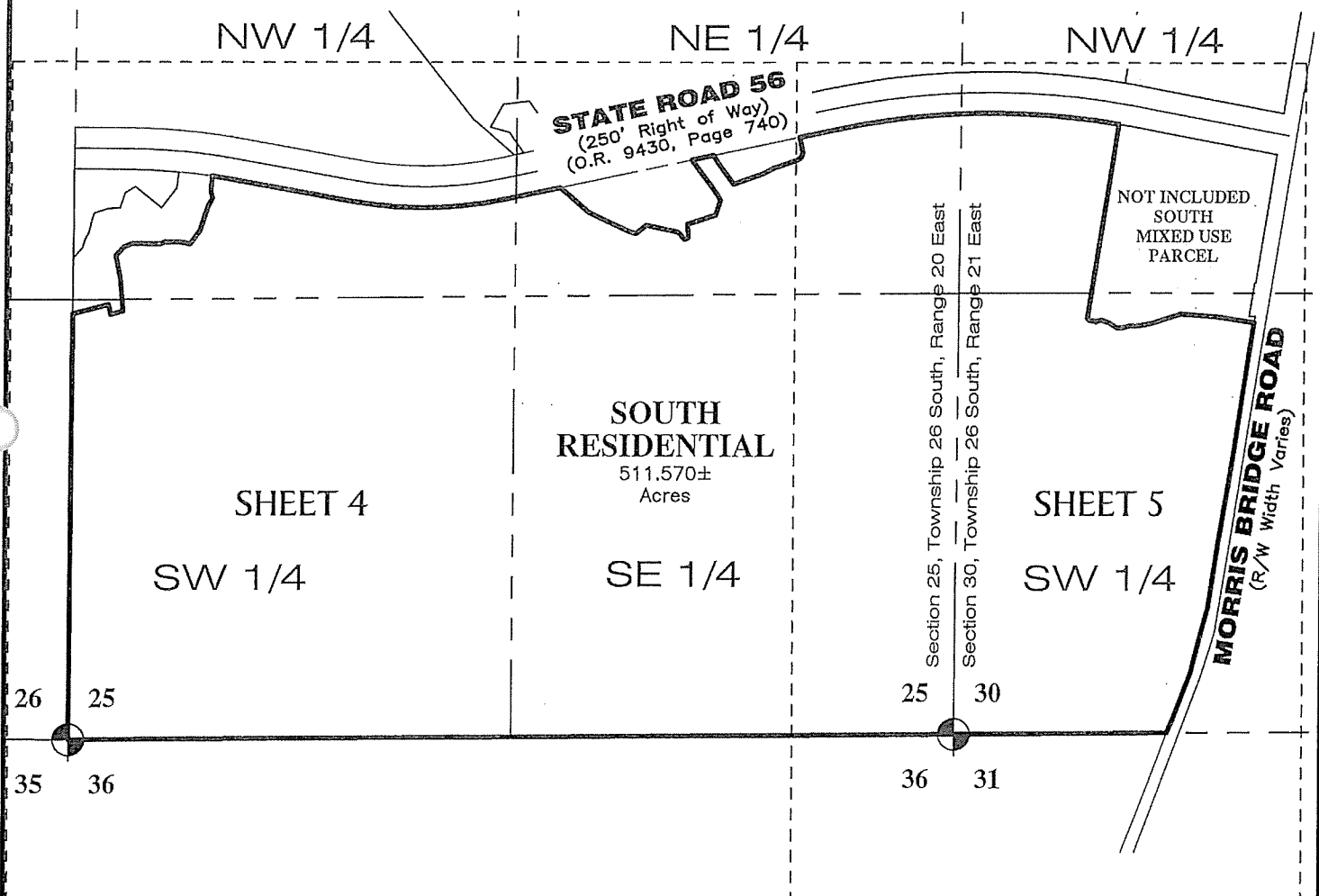
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

  
**GeoPoint**  
Surveying, Inc.

# Description Sketch



## KEY SHEET



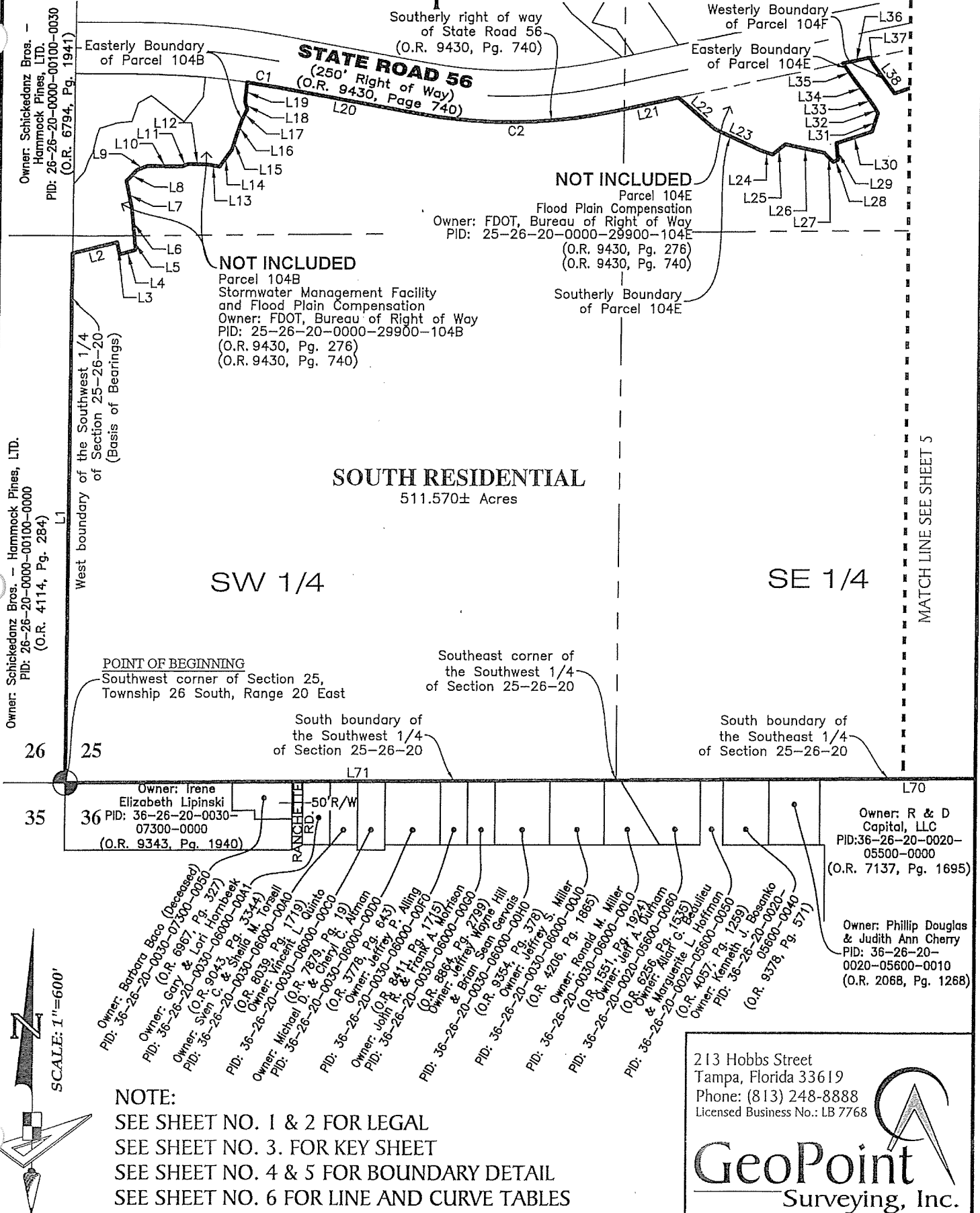
### NOTE:

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

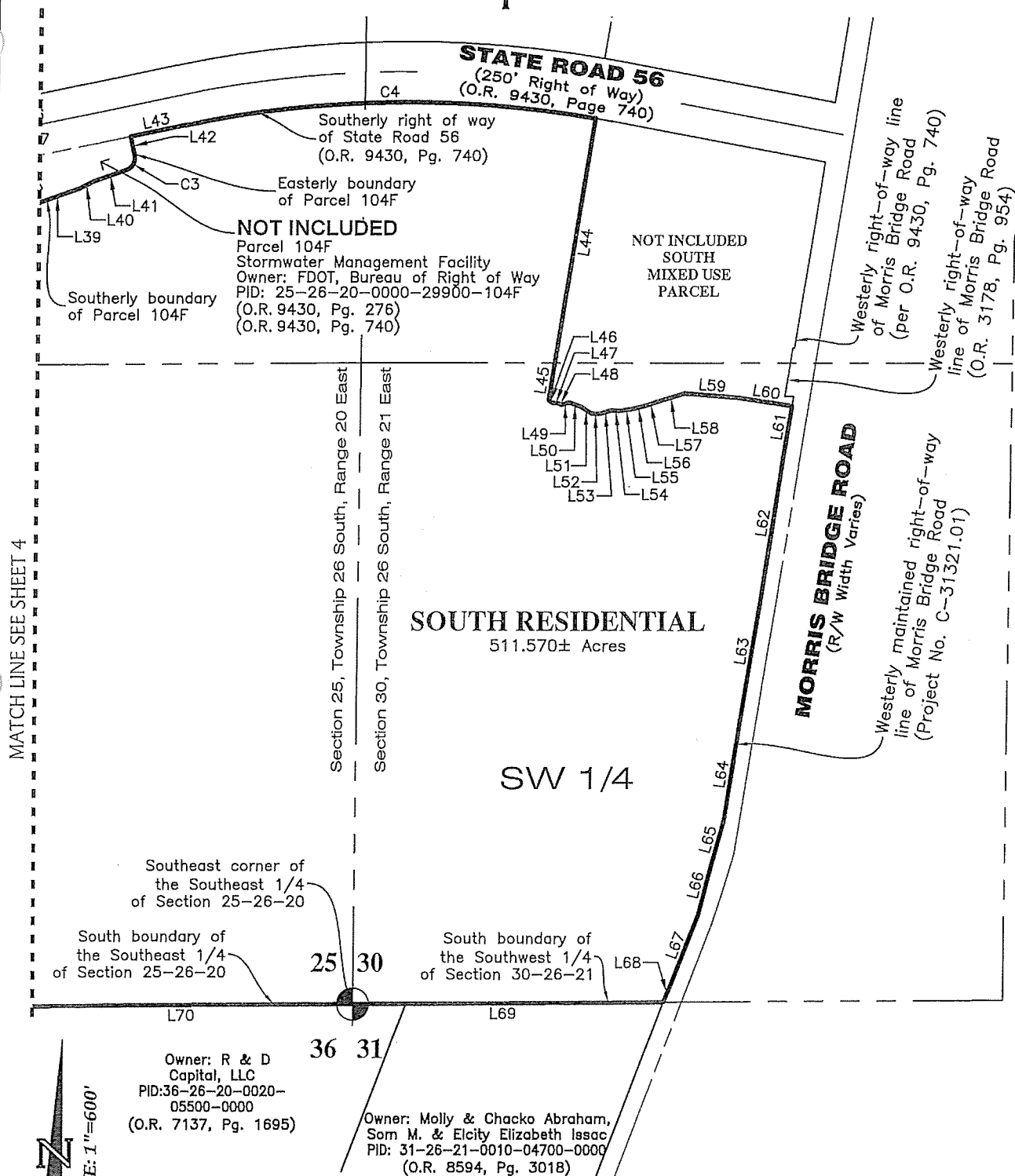
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

# Description Sketch



# 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  
SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
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

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

**GeoPoint**  
Surveying, Inc.