
JPWard and Associates LLC

TOTAL Commitment to Excellence

Wentworth Estates

Community Development District

Board of Supervisor's Agenda

August 29, 2013



JPWARD AND ASSOCIATES LLC

513 NE 13TH AVENUE

FORT LAUDERDALE, FLORIDA 33301

E-MAIL: WARD9490@COMCAST.NET

PHONE: (954) 658-4900

WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

August 21, 2013

Board of Supervisors
Wentworth Estates Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Wentworth Estates Community Development District will be held on **Thursday, August 29, 2013 at 9:00 A.M.**, at the **Treviso Bay Sales Trailer, 9014 Tamiami Trail East, Naples, Florida 34113.** The agenda is as follows:

1. Call to Order & Roll Call.
2. Consideration of Resolution 2013-5 Amending the Date of the Fiscal Year 2014 Budget Public Hearing to **Thursday, September 26, 2013 at 9:00 A.M. at the Treviso Bay Sales Trailer, 9014 Tamiami Trail East, Naples, Florida 34113.**
3. Consideration of Conflict Waiver of Greenspoon Marder to assist the District in amending the terms of the Impact Fee Agreement with the prior developer.
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
5. Audience Comments and Supervisor's Requests
6. Adjournment

The second order of deals with amending the Budget Public Hearing Date to Thursday, September 26, 2013 at 9:00 A.M. at the Treviso Bay Sales Trailer, 9014 Tamiami Trail East, Naples, Florida 34113.

The primary reason for the change is to make some minor changes to the proposed Budget to bring the assessment rate down to a rate that is under the cap rate that the District established in FY 2013. That has been accomplished and the revised rate is \$176.12 for FY 2014, and the cap rate is \$176.14. This will permit the District to levy the assessments without the necessity of sending individual mailed notices to all property owners within the District. Obviously, next year, it is more than likely that mailed notices will need to be sent to property owners.



James P. Ward
District Manager

513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301

PHONE (954) 658-4900

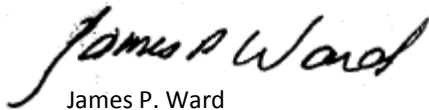
E-MAIL ward9490@comcast.net

On further note, last year, there were 35 individual property owner's in the District (excluding Lennar and Taylor Morrison), this year, the property records are showing that there are now 160 property owner's in the District, that is quite a remarkable change from the prior year.

I have attached a copy of the revised budget for your information.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,
Wentworth Estates
Community Development District



James P. Ward
District Manager

Enclosure



James P. Ward
District Manager

513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301

PHONE (954) 658-4900

E-MAIL ward9490@comcast.net

RESOLUTION 2013-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2014 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2014 for August 29, 2013; and

WHEREAS, the Board desires to change the date of the Public Hearing on the Proposed Budget for Fiscal Year 2014 to September 26, 2013.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. REVISED PUBLIC HEARING DATE, TIME AND LOCATION. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, September 26, 2013

HOUR: 9:00 A.M.

**LOCATION: Treviso Bay Sales Trailer
9014 Tamiami Trail East
Naples, Florida 34113**

SECTION 3. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 4. 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.

RESOLUTION 2013-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2014 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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 immediately upon adoption.

PASSED AND ADOPTED this 29th day of August, 2013

ATTEST:

**WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Russell Smith, Chairman

**ACKNOWLEDGMENT AND AGREEMENT
WAIVING CONFLICT OF INTEREST**

LANDOWNER: LENNAR HOMES, LLC

DISTRICT: WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

Landowner currently owns a portion of the land within the boundaries of Wentworth Estates Community Development District (the "District"). Landowner and District hereby acknowledge that Greenspoon Marder, P.A. (the "Law Firm") has previously represented Landowner in various matters. Landowner and District also acknowledge that the Law Firm is representing District as bond counsel in reviewing matters relating to the District's agreement with Landowner relating to impact fee credits arising from certain payments made by District with proceeds of its tax-exempt bonds (the "Bonds") and may, in the future, represent the District in matters relating to the Bonds or other bonds issued by the District. Landowner and District acknowledge that the Law Firm has given each party an opportunity to evaluate the Law Firm's proposed representation of District as described herein and any conflict of interest which may develop therefrom.

Landowner and District hereby consent to the Law Firm's Representation of District as described herein. In the event litigation arises between Landowner and District, Greenspoon would not represent either party in any such litigation. Nothing contained herein shall limit or restrict the ability of the Law Firm to represent Landowner or District in future unrelated matters.

This Acknowledgment may be executed by the parties in counterpart.

LANDOWNER:

LENNAR HOMES, LLC

By: _____
Name: _____
Title: _____
Dated: _____

DISTRICT:

WENTWORTH ESTATES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____
Dated: _____