

WEST PORT

COMMUNITY DEVELOPMENT

DISTRICT

April 6, 2021

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 30, 2021

Board of Supervisors
West Port Community Development District

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

Dear Board Members:

The Board of Supervisors of the West Port Community Development District will hold Multiple Public Hearings and Regular Meeting on April 6, 2021 at 12:00 p.m., at the Centennial Park Recreation Center (formerly North Charlotte Regional Park Recreation Center), 1120 O'Donnell Boulevard, Port Charlotte, Florida 33953. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November, 2024
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-05, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the West Port Community Development District, and Providing for an Effective Date
5. Public Hearing to Consider the Imposition of Special Assessments Pursuant to Sections 170.07 and 197.3632, Florida Statutes

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.
 - Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Presentation of Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three) *(for informational purposes)*
 - D. Presentation of Restated Master Special Assessment Methodology Report and Preliminary Third Supplemental Special Assessment Methodology Report (Assessment Area Three) *(for informational purposes)*
 - E. Consideration of Resolution 2021-10, 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 on Assessment Area 3; 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
6. Update: RFP for Landscape & Irrigation Maintenance Services
 7. Ratification of Change Orders
 - A. No. 9: Stark Sullen Grading, Inc. [West Port Pods B & H]
 - B. No. 10: Stark Sullen Grading, Inc. [West Port Pods B & H]
 - C. No. 11: Stark Sullen Grading, Inc. [West Port Pods B & H]
 - D. No. 12: Stark Sullen Grading, Inc. [West Port Pods B & H]
 8. Discussion: Meeting Location Unavailable on June 8 and July 13
 9. Acceptance of Unaudited Financial Statements as of February 28, 2021

10. Consideration of March 9, 2021 Regular Meeting Minutes

11. Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

B. District Engineer: *Morris Engineering and Consulting, LLC*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETING DATES: April 13 & May 11, 2021 at 12:00 P.M.

- QUORUM CHECK

Jim Harvey	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Paul Martin	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Candice Smith	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Christian Cotter	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

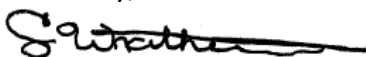
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 2144145

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-05

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

James (Jim) Harvey is appointed Chair

Christian Cotter is appointed Vice Chair

Craig Wrathell is appointed Secretary

Candice Smith is appointed Assistant Secretary

Paul Martin is appointed Assistant Secretary

Chesley E Adams, Jr. is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 6th day of April, 2021.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5A



PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** that was published in said newspaper in the issue(s)

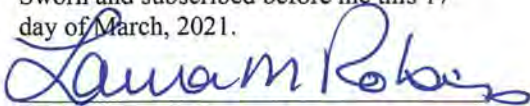
03/10/2021, 03/17/2021

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

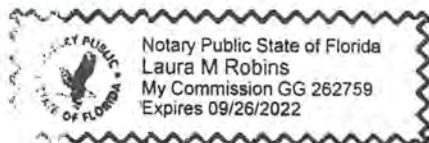
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn and subscribed before me this 17th
day of March, 2021.


(Signature of Notary Public)

Personally known OR Produced
Identification



NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the West Port Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE: Tuesday, April 6, 2021
 TIME: 12:00 p.m.
 LOCATION: North Charlotte Regional Park Recreation Center
 1120 O'Donnell Boulevard
 Port Charlotte, Florida 33953

Background

On January 15, 2020, the District's Board of Supervisors adopted Resolution 2020-30 authorizing a "Master Project" and levying and imposing a master special assessment lien ("Master Assessments") across separate, fixed assessment areas, known as "Assessment Area 1" and "Assessment Area 2/3," while at the same time allocating a benefit but not levying an assessment on "Assessment Area 4," which area was intended to be developed privately into a commercial parcel. The District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project.

Since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("Assessment Area 1 Bonds") to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien ("Assessment Area 1 Assessments") on Assessment Area 1, which lien is part of the Master Assessments. Also, since then, the District has issued its \$6,900,000 Special Assessment Bonds, Series 2020 ("Assessment Area 2 Bonds") to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien ("Assessment Area 2 Assessments") on Assessment Area 2, which lien is part of the Master Assessments. Due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4.

Notice

The purpose of the public hearings announced above is to consider the imposition of revised special assessments ("Revised Debt Assessments"), as described above, and adoption of assessment rolls to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection and enforcement of the Revised Debt Assessments. The Revised Debt Assessments are not intended to modify the existing Assessment Area 1 Assessments or Assessment Area 2 Assessments. The proposed bonds secured by the Revised Debt Assessments are intended to finance certain public infrastructure improvements ("Project"), including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, recreation, and other infrastructure projects, benefiting certain lands within the District. The Project is described in more detail in the Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021. The Revised Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within various assessment areas ("Assessment Areas"), as set forth in the Preliminary Restated Master Special Assessment Methodology Report and Third Supplemental Special Assessment Methodology Report (Assessment Area Three), dated February 9, 2021 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Charlotte County, Florida, and encompasses approximately 434.677 acres. The District is specifically located between El Jobson road (State Road 776) and US 41, east of Biscayne Drive. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wipthell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed schedule of assessments is as follows:

Proposed Revised Debt Assessments

Assessment Area	Acres	ERU Factor	# Units	Proposed Debt Assessment / Total Revenue (Total Par, Excludes Interest and Collection Cost)	Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 annual installments)*
Single Family		1.00	68	\$1,794,196.30 \$26,385.24 / unit	\$124,164.94 \$1,825.95 / unit
Townhomes		0.85	218	\$4,899,184.91 \$22,427.45 / unit	\$338,349.46 \$1,552.05 / unit
Multi-Family		0.70	0	\$0.00	\$0.00
TOTAL			286	\$6,693,449.21	

*The annual amounts stated herein include estimated collection costs and early payment discounts.
 **Nothing herein is intended to modify the Assessment Area 1 Assessments or Assessment Area 2 Assessments. Instead, as it relates to such areas, this table simply shows the maximum benefit provided by the Project to all units within the District.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
 District Manager

structurally affect the existing Assessment Area 1 Assessments and Assessment Area 2 Assessments or the liens imposed thereby, and thus will not adversely affect the interests of the beneficial owners of the Assessment Area 1 Bonds or Assessment Area 2 Bonds; and

WHEREAS, instead, once the Assessment Area 1 Assessments are fully allocated to the planned 320 lots associated with the Assessment Area 1 Bonds, the original 120.85-acre boundary of Assessment Area 1 will be fixed only to those platted lots, and the balance of the original Assessment Area 1 ("Excess Assessment Area 1 Acres") will become part of a new assessment area (presently it is planned to be part of a new Assessment Area 3); and

WHEREAS, the original boundary of Assessment Area 2/3 will no longer be fixed, and instead those lands will be bifurcated into Assessment Area 2, encompassing 117.15 acres, which will only secure the Assessment Area 2 Bonds, and the balance of the lands (including the Excess Assessment Area 1 Acres) will become new assessment areas that are anticipated to secure future bonds; and

WHEREAS, in connection with the levy and imposition of the Revised Master Assessments, the District (with the consent of the other parties) has terminated that certain Development & Contribution Agreement (Assessment Area 4) ("Contribution Agreement") pursuant to which Assessment Area 4 was not subject to the original Master Assessments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Revised Master Project, as detailed in Exhibit A, and to defray all or a portion of the cost thereof by the Revised Master Assessments. As a matter of clarification, and notwithstanding anything to the contrary herein, the Assessment Area 1 Assessments and Assessment Area 2 Assessments will not be structurally modified and will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts.
- DESIGNATING THE NATURE AND Location of Improvements.** The nature and general location of, and plans and specifications for, the Revised Master Project and its component public infrastructure projects are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- 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.**
 - The total estimated cost of the Revised Master Project is **\$38,885,000** ("Estimated Cost").
 - The Revised Master Assessments will defray approximately **\$45,190,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs.
 - The manner in which the Revised Master Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Revised Master Assessments will constitute one or more separate liens, with each as determined by supplemental assessment resolutions, provided however that, as a matter of clarification, the Assessment Area 1 Assessments and Assessment Area 2 Assessments have already been assigned pursuant to existing supplemental assessment resolutions. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the assessments is not available to the District in any year, or if determined by the District to be in its best interest, the assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - a.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special 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.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Revised Master Assessments securing the Revised Master Project shall be levied on all benefited lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the areas to be assessed, with certain plans and specifications describing the Revised Master Project and the estimated cost of the Revised Master Project, all of which shall be open to inspection by the public. A map showing the lands subject to the Revised Master Assessments is also included with Exhibits A and B.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: Tuesday, April 6, 2021
 TIME: 12:00 p.m.
 LOCATION: North Charlotte Regional Park Recreation Center
 1120 O'Donnell Boulevard
 Port Charlotte, Florida 33953

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Charlotte County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of

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 PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the West Port Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, utilities (water and sewer), offsite improvements, amenity, hardscaping/landscaping/irrigation/lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on January 15, 2020, the District's Board of Supervisors adopted Resolution 2020-30 authorizing a "Master Project" and levying and imposing a master special assessment lien ("Master Assessments") across separate, fixed assessment areas, known as "Assessment Area 1" and "Assessment Area 2/3," while at the same time allocating a benefit but not levying an assessment on "Assessment Area 4," which area was intended to be developed privately into a commercial parcel; and

WHEREAS, the District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project; and

WHEREAS, since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("Assessment Area 1 Bonds") to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien ("Assessment Area 1 Assessments") on Assessment Area 1, which lien is part of the Master Assessments; and

WHEREAS, also since then, the District has issued its \$6,900,000 Special Assessment Bonds, Series 2020 ("Assessment Area 2 Bonds") to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien ("Assessment Area 2 Assessments") on Assessment Area 2, which lien is part of the Master Assessments; and

WHEREAS, due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4; and

WHEREAS, accordingly, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, and acquire all or a portion of the infrastructure improvements comprising the District's overall capital improvement plan for the District as revised ("Revised Master Project") and as described in the Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Revised Master Project by the levy and imposition of separate special assessment liens ("Revised Master Assessments") using the methodology set forth in that Revised Master Special Assessment Methodology Report, dated February 9, 2021, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wraithell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Records Office"); and

WHEREAS, as stated in Exhibit B, the levy and imposition of the Revised Master Assessments will not

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.
PASSED AND ADOPTED this 9th day of February, 2021.

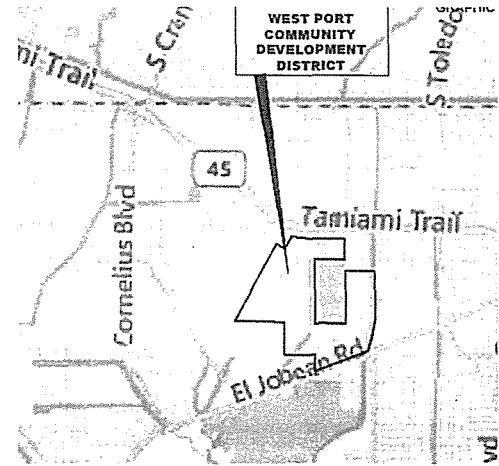
ATTEST: WEST PORT COMMUNITY DEVELOPMENT DISTRICT

s/ Craig Wraithell
Secretary/Asst. Secretary

s/ James P Harvey
Chairman

Exhibit A: Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021

Exhibit B: Revised Master Special Assessment Methodology Report, dated February 9, 2021



wpd-2768337-1

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the West Port Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE:	Tuesday, April 6, 2021
TIME:	12:00 p.m.
LOCATION:	North Charlotte Regional Park Recreation Center 1120 O'Donnell Boulevard Port Charlotte, Florida 33953

Background

On January 15, 2020, the District's Board of Supervisors adopted Resolution 2020-30 authorizing a "Master Project" and levying and imposing a master special assessment lien ("Master Assessments") across separate, fixed assessment areas, known as "Assessment Area 1" and "Assessment Area 2/3," while at the same time allocating a benefit but not levying an assessment on "Assessment Area 4," which area was intended to be developed privately into a commercial parcel. The District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project.

Since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("Assessment Area 1 Bonds") to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien ("Assessment Area 1 Assessments") on Assessment Area 1, which lien is part of the Master Assessments. Also, since then, the District has issued its \$6,900,000 Special Assessment Bonds, Series 2020 ("Assessment Area 2 Bonds") to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien ("Assessment Area 2 Assessments") on Assessment Area 2, which lien is part of the Master Assessments. Due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4.

Notice

The purpose of the public hearings announced above is to consider the imposition of revised special assessments ("Revised Debt Assessments"), as described above, and adoption of assessment rolls to secure proposed bonds on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Revised Debt Assessments. The Revised Debt Assessments are not intended to modify the existing Assessment Area 1 Assessments or Assessment Area 2 Assessments. The proposed bonds secured by the Revised Debt Assessments are intended to finance certain public infrastructure improvements ("Project"), including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, recreation, and other infrastructure projects, benefitting certain lands within the District. The Project is described in more detail in the Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021. The Revised Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within various assessment areas ("Assessment Areas"), as set forth in the Preliminary Restated Master Special Assessment Methodology Report and Third Supplemental Special Assessment Methodology Report (Assessment Area Three), dated February 9, 2021 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Charlotte County, Florida, and encompasses approximately 434,677 acres. The District is specifically located between El Jobean road (State Road 776) and US 41, east of Biscayne Drive. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed schedule of assessments is as follows:

Proposed Revised Debt Assessments

Assessment Area	Acres	ERU Factor	# Units	Proposed Debt Assessment / Total Revenue (Total Par, Excludes Interest and Collection Cost)	Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 annual installments)*
Single Family		1.00	68	\$1,794,196.30 \$26,385.24 / unit	\$124,164.94 \$1,825.96 / unit
Townhomes		0.85	218	\$4,889,184.91 \$22,427.45 / unit	\$338,349.46 \$1,552.06 / unit
Multi-Family		0.70	0	\$0.00 \$18,469.67 / unit	\$0.00 \$1,278.17 / unit
TOTAL			286	\$6,683,449.21	

*The annual amounts stated herein include estimated collection costs and early payment discounts.
** Nothing herein is intended to modify the Assessment Area 1 Assessments or Assessment Area 2 Assessments. Instead, as it relates to such areas, this table simply shows the maximum benefit provided by the Project to all units within the District.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 71-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager

structurally affect the existing Assessment Area 1 Assessments and Assessment Area 2 Assessments or the liens imposed thereby, and thus will not adversely affect the interests of the beneficial owners of the Assessment Area 1 Bonds or Assessment Area 2 Bonds; and

WHEREAS, instead, once the Assessment Area 1 Assessments are fully allocated to the planned 320 lots associated with the Assessment Area 1 Bonds, the original 120.85-acre boundary of Assessment Area 1 will be fixed only to those planned lots, and the balance of the original Assessment Area 1 ("Excess Assessment Area 1 Acres") will become part of a new assessment area (presently it is planned to be part of a new Assessment Area 3); and

WHEREAS, the original boundary of Assessment Area 2/3 will no longer be fixed, and instead those lands will be bifurcated into Assessment Area 2 representing 117.15 acres, which area will only secure the Assessment Area 2 Bonds, and the balance of the lands (including the Excess Assessment Area 1 Acres) will become new assessment areas that are anticipated to secure future bonds; and

WHEREAS, in connection with the levy and imposition of the Revised Master Assessments, the District (with the consent of the other parties) has terminated that certain Development & Contribution Agreement (Assessment Area 4) ("Contribution Agreement") pursuant to which Assessment Area 4 was not subject to the original Master Assessments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Revised Master Project, as detailed in Exhibit A, and to defray all or a portion of the cost thereof by the Revised Master Assessments. As a matter of clarification, and notwithstanding anything to the contrary herein, the Assessment Area 1 Assessments and Assessment Area 2 Assessments will not be structurally modified and will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Revised Master Project and its component public infrastructure projects are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **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.**

- A. The total estimated cost of the Revised Master Project is **\$38,885,000** ("Estimated Cost").
- B. The Revised Master Assessments will defray approximately **\$45,190,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs.
- C. The manner in which the Revised Master Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Revised Master Assessments will constitute one or more separate liens, with each as determined by supplemental assessment resolution, provided however that, as a matter of clarification, the Assessment Area 1 Assessments and Assessment Area 2 Assessments have already been assigned pursuant to existing supplemental assessment resolutions. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the assessments is not available to the District in any year, or if determined by the District to be in its best interest, the assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special 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 special 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.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Revised Master Assessments securing the Revised Master Project shall be levied on all benefited lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the areas to be assessed, with certain plans and specifications describing the Revised Master Project and the estimated cost of the Revised Master Project, all of which shall be open to inspection by the public. A map showing the lands subject to the Revised Master Assessments is also included with Exhibits A and B.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.05, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	Tuesday, April 6, 2021
TIME:	12:00 p.m.
LOCATION:	North Charlotte Regional Park Recreation Center 1120 O'Donnell Boulevard Port Charlotte, Florida 33953

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Charlotte County by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Charlotte County and to provide such other notice as may be required by law or desired in the best interests of the District.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT DECLARING AND CONFIRMING MASTER 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 PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the West Port Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, utilities (water and sewer), offsite improvements, amenity, hardscaping/landscaping/irrigation/lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on January 15, 2020, the District's Board of Supervisors adopted Resolution 2020-30 authorizing a "Master Project" and levying and imposing a master special assessment lien ("Master Assessments") across separate, fixed assessment areas, known as "Assessment Area 1" and "Assessment Area 2/3," while at the same time allocating a benefit but not levying an assessment on "Assessment Area 4," which area was intended to be developed privately into a commercial parcel; and

WHEREAS, the District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project; and

WHEREAS, since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("Assessment Area 1 Bonds") to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien ("Assessment Area 1 Assessments") on Assessment Area 1, which lien is part of the Master Assessments; and

WHEREAS, also since then, the District has issued its \$5,900,000 Special Assessment Bonds, Series 2020 ("Assessment Area 2 Bonds") to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien ("Assessment Area 2 Assessments") on Assessment Area 2, which lien is part of the Master Assessments; and

WHEREAS, due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4; and

WHEREAS, accordingly, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, and acquire all or a portion of the infrastructure improvements comprising the District's overall capital improvement plan for the District as revised ("Revised Master Project") and as described in the Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Revised Master Project by the levy and imposition of separate special assessment liens ("Revised Master Assessments") using the methodology set forth in that Revised Master Special Assessment Methodology Report, dated February 9, 2021, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Records Office"); and

WHEREAS, as stated in Exhibit B, the levy and imposition of the Revised Master Assessments will not

assessments will not be automatically required and will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

PASSED AND ADOPTED this 9th day of February, 2021.

ATTEST:

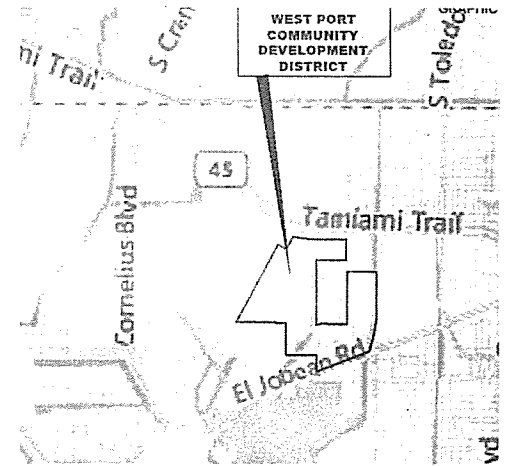
WEST PORT COMMUNITY DEVELOPMENT DISTRICT

s/ Craig Wathell
Secretary/Asst. Secretary

s/ James P Harvey
Chairman

Exhibit A: Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), dated February 9, 2021

Exhibit B: Revised Master Special Assessment Methodology Report, dated February 9, 2021



4500-01000000-1

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5B

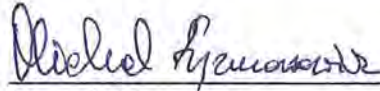
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Coordinator for the West Port Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the West Port Community Development District.
4. I do hereby certify that on March 8, 2021, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the West Port Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in the letter and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



By: Michal Szymonowicz

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 12th day of March 2021, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Copy of Sent Mailed Notices

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

Via First Class U.S. Mail and Email

March 8, 2021

KL JAK WP LLC
105 NE 1ST ST
DELRAY BEACH, FL 33444

**RE: *West Port Community Development District (“District”)
 Notice of Hearings on Revised Debt Assessments
 See attached Legal Description***

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS & MEETING

DATE:	Tuesday, April 6, 2021
TIME:	12:00 p.m.
LOCATION:	North Charlotte Regional Park Recreation Center 1120 O’Donnell Boulevard Port Charlotte, Florida 33953

Background

On January 15, 2020, the District’s Board of Supervisors adopted Resolution 2020-30 authorizing a “**Master Project**” and levying and imposing a master special assessment lien (“**Master Assessments**”) across separate, fixed assessment areas, known as “**Assessment Area 1**” and “**Assessment Area 2/3**,” while at the same time allocating a benefit but not levying an assessment on “**Assessment Area 4**,” which area was intended to be developed privately into a commercial parcel. The District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project.

Since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 (“**Assessment Area 1 Bonds**”) to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien (“**Assessment Area 1 Assessments**”) on Assessment Area 1, which lien is part of the Master Assessments. Also, since then, the District has issued its \$6,900,000 Special Assessment Bonds, Series 2020 (“**Assessment Area 2 Bonds**”) to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien (“**Assessment Area 2 Assessments**”) on Assessment Area 2, which lien is part of the Master Assessments. Due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master

Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4.

Notice

The purpose of the public hearings announced above is to consider the imposition of revised special assessments ("**Revised Debt Assessments**"), as described above, and adoption of assessment rolls to secure proposed bonds on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Revised Debt Assessments. The Revised Debt Assessments are not intended to modify the existing Assessment Area 1 Assessments or Assessment Area 2 Assessments. The proposed bonds secured by the Revised Debt Assessments are intended to finance certain public infrastructure improvements ("**Project**"), including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, recreation, and other infrastructure projects, benefitting certain lands within the District. The Project is described in more detail in the *Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three)*, dated February 9, 2021. The Revised Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within various assessment areas ("**Assessment Areas**"), as set forth in the *Restated Master Special Assessment Methodology Report and Preliminary Third Supplemental Special Assessment Methodology Report (Assessment Area Three)*, dated February 9, 2021 ("**Assessment Report**"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

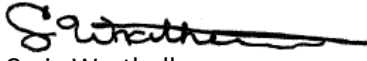
The District is located entirely within Charlotte County, Florida, and encompasses approximately 434.67 acres. The District is specifically located between El Jobean road (State Road 776) and US 41, east of Biscayne Drive. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell
District Manager

EXHIBIT A

Summary of Proposed Revised Debt Assessments

1. **Proposed Revised Debt Assessments and Total Revenue.** The proposed Revised Debt Assessments and Total Revenue is as follows:

Assessment Area	Acreage	ERU Factor	# Units	Proposed Debt Assessment / Total Revenue (Total Par, Excludes Interest and Collection Cost)	Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 annual installments)*
Single Family		1.00	68	\$1,794,196.30 \$26,385.24 / unit	\$124,164.94 \$1,825.96 / unit
Townhomes		0.85	218	\$4,889,184.91 \$22,427.45 / unit	\$338,349.46 \$1,552.06 / unit
Multi-Family		0.70	0	\$0.00 \$18,469.67 / unit	\$0.00 \$1,278.17 / unit
TOTAL			286	\$6,683,449.21	

*The annual amounts stated herein include estimated collection costs and early payment discounts.

** Nothing herein is intended to modify the Assessment Area 1 Assessments or Assessment Area 2 Assessments. Instead, as it relates to such areas, this table simply shows the maximum benefit provided by the Project to all units within the District.

2. **Unit of Measurement.** As described in the Assessment Report, the Revised Debt Assessments will be initially levied and assigned on a per acre basis for undeveloped property, and on a first-platted, first-assigned, Equivalent Residential Unit (“ERU”) basis for developed property.

3. **Schedule of Revised Debt Assessments.** For each bond issuance, the Revised Debt Assessments are expected to be collected over a period of no more than 30 years subsequent to the issuance of debt to finance the improvements.

4. **Collection.** The Revised Debt Assessments constitute a lien against benefitted property located within the District just as do each year’s property taxes. For the Revised Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent

Street

City



KL JAK WP LLC
105 NE 1ST ST
DELRAY BEACH, FL 33444

7020 2450 0002 0734 1171

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5C

RESTATED MASTER ENGINEER'S REPORT
AND 2021 SUPPLEMENTAL ENGINEER'S REPORT (ASSESSMENT AREA THREE)
FOR THE
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
WEST PORT COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



6997 Professional Parkway East, Suite B
Lakewood Ranch, Florida 34240
C.A. 28780
(941) 444-6644
www.morrisengineering.net

April 6, 2021

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WEST PORT COMMUNITY DEVELOPMENT DISTRICT

RESTATED MASTER ENGINEER'S REPORT AND 2021 SUPPLEMENTAL ENGINEER'S REPORT (ASSESSMENT AREA THREE)

1. INTRODUCTION

1.1 Description of West Port Community Development District

West Port is a mixed-use community (the "**Development**") being served by the West Port Community Development District (the "**District**"). The District is located in Port Charlotte, Charlotte County, Florida lying within Sections 10 and 11, Township 40 South, Range 21 East; more precisely between El Jobean (State Road 776) and US 41 east of Biscayne Drive, as shown by Exhibit 1.1 of the attached Appendix.

Access to the District is provided via two access points on US 41 and one access point on El Jobean. Additional access points to the east may be provided at a future date, depending on development progress of the adjacent lands. Upon completion of the Development, and based on current plans, the District is expected to contain approximately 1,863 total residential units.

1.2 Purpose of the Report and Background

The purpose of this *Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three)* ("**2021 Engineer's Report**") is to provide an updated description of the public improvements ("**Capital Improvement Plan**," or "**CIP**") constructed and/or acquired and to be constructed and/or acquired by the District, and to provide an apportionment of the categories of costs for the CIP. In addition, this 2021 Engineer's Report provides a description and estimation of cost for the portion of the CIP relating to Assessment Area Three (as herein described).

Original CIP

By way of background, the District in February of 2020 authorized the construction and/or financing of its CIP. The CIP includes, among other things, drainage and surface water management infrastructure, water and sewer utilities, landscape buffers, irrigation, and soft costs. The CIP, and each of the individual sub-projects, was described in the *Engineer's Report*, dated October 30, 2019 ("**Master Engineer's Report**"), as now restated by this 2021 Engineer's Report.

At the time, the District anticipated that the CIP would consist of four (4) projects being undertaken by at least three (3) separate landowners, with each project related to a particular geographic area within the District known as "Assessment Area 1," "Assessment Area 2/3," and "Assessment Area 4." Assessment Area 4 was intended to be developed as a commercial area that would not be subject to debt assessments, pursuant to that certain *Development & Contribution Agreement (Assessment Area 4)*, among the District, Westport Fund, LLC and KL West Port, LLC, and recorded in the Public Records of Charlotte County, Florida at Instrument 2780360, Book 4531, Pages 1034 et seq.

The District has and anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"), some of which already have been issued. To secure the repayment of such Master Bonds, the District has levied and imposed one

or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within "Assessment Area One" and "Assessment Area 2/3." The Master Assessments are further described in the *Master Special Assessment Methodology Report*, dated October 30, 2019 ("**Master Assessment Report**"). The original boundaries of each assessment area are shown in Exhibit 2.5.

2020 Bonds & Assessment Area One - 2020 Project

On April 2, 2020, the District issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("**2020 Bonds**") to finance a portion of the CIP within Assessment Area One, and more specifically, the "**2020 Project**." The 2020 Project is described in the *Supplemental Engineer's Report for the West Port Community Development District (Assessment Area One 2020 Project)*, dated February 6, 2020, as amended March 10, 2020 ("**First Supplemental Engineer's Report**"). Generally stated, the 2020 Project refers to the portion of the overall CIP that is necessary for the development of the first 320 residential units in Assessment Area One, which in its entirety was initially planned for 431 residential units. The Series 2020 Bonds are secured by the "**Assessment Area One Assessments**" levied and imposed on certain benefitted lands within Assessment Area One. The Assessment Area One Assessments are further described in the *First Supplemental Special Assessment Methodology Report (Assessment Area One 2020 Project)*, dated March 10, 2020 ("**First Supplemental Assessment Report**"). As a result of a change in development plans, the Assessment Area One Assessments are presently levied on all of the original Assessment Area One, but will finally attach to the first 320 platted residential units within Assessment Area One, and the balance of Assessment Area One will become part of Assessment Area Three.

2020 Bonds & Assessment Area Two - 2020 Project

In January of 2021, the District issued a second series of bonds – i.e., the Special Assessment Bonds, Series 2020 (Assessment Area Two) ("**Assessment Area Two Bonds**") in order to fund the next portion of the CIP, known as the "**Assessment Area Two Project**." The Assessment Area Two Project generally relates to the next phase of development known as "**Assessment Area Two**," which consists of approximately 117.15 acres of land. The Assessment Area Two Project is described in that certain *Supplemental Engineer's Report for the West Port Community Development District (Assessment Area Two - 2020 Project)*, dated December 2020 ("**Second Supplemental Engineer's Report**"). The District has levied and imposed, special assessments ("**Assessment Area Two Assessments**") as part of the Master Assessments to secure the repayment of the Assessment Area Two Bonds, as set forth in the *Final Second Supplemental Special Assessment Methodology Report (Assessment Area Two 2020 Project)*, dated December 18, 2020 ("**Assessment Report**"). Assessment Area Two was originally a part of Assessment Area 2/3. As a result of a further refinement in the development plans, Assessment Area Two now refers to the 117.15 acres of lands upon which the Assessment Area Two Assessments are levied, as shown in Exhibit 2.5.

Restated CIP

In order to recognize changes in the development plan, the District now desires to revise its CIP and adjust the boundaries of the original assessment areas. Among other changes, the owner of Assessment Area 4 has conveyed its interests in Assessment Area 4 to the developer of Assessment Area 1, and Assessment Area 4 will now be developed as residential property. As such, the District desires to establish and assign individual assessment areas as lands that are being and have been developed for residential land use and as bonds are issued by the District to

finance portions of the CIP. The purpose of this 2021 Engineer's report is to restate the original Master Engineer's Report, as supplemented, in order to change the nomenclature for the various assessment areas, and otherwise incorporate the anticipated changes to the overall CIP. To be clear, Assessment Area One and Assessment Area Two are unchanged from their descriptions in the First Supplemental Engineer's Report and Second Supplemental Engineer's Report, and are shown in Exhibit 2.5 (bearing in mind that Exhibit 2.5 assumes that all 320 lots securing the Assessment Area One Bonds will be platted as planned). Additionally, this 2021 Engineer's Report will describe the "Assessment Area Three Project," which will be the next phase of development. Exhibit 1.1. includes a map of the original assessment areas, and the new assessment areas, after this update.

Table 1A describes the acreage for each assessment area and Table 1B shows the planned restated units for each assessment area.

TABLE 1A

TYPE OF USE	Assessment Area One	Assessment Area Two	Assessment Area Three	Remaining Assessment Areas	TOTAL PROJECT ACREAGE +/-	% OF TOTAL
SINGLE FAMILY RESIDENTIAL	51.7	59.54	56.86	45.41	213.51	49%
APARTMENT	0	0	0	22.36	22.36	5%
OPEN SPACE *	29.57	42.03	25.31	33.16	130.07	30%
RIGHT-OF-WAY	13.37	15.58	14.80	11.81	68.73	16%
TOTAL**	94.64***	117.15	96.97	112.74	434.67	100%

* Open Space is comprised of stormwater ponds, wetlands, landscape buffers and other open space.

** Collector Roadway right-of-way is included in the "TOTAL PROJECT ACREAGE" column for right-of-way only (13.17 acres).

***Assumes platting of all 320 platted lots, as shown in Exhibit 2.5.

TABLE 1B

	Assessment Area One	Assessment Area Two	Assessment Area Three	Remaining Assessment Areas	TOTALS
MF	0	0	0	392	392
TH	0	0	172	46	218
Twin Villa	0	120	114	0	234
SF 40'	109	0	0	61	170
SF 50'	211	163	149	217	740
SF 60'	0	68	41	0	109
TOTAL	320	351	476	716	1,863

2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

2.1 District Boundaries

Exhibit 2.1 delineates the boundaries of the District. The District is bounded on the North by existing commercial development as well as US 41, the South by El Jobean road, the East by the Flamingo Waterway and the West by the Crestwood Waterway. The total acreage of the District is approximately 434.67 acres.

2.2 Description of Properties Served

The District is located in Sections 10 and 11, Township 40 South, Range 21 East, Port Charlotte, Charlotte County, Florida. It is expected that the developable land within the District will be owned and developed by multiple landowners.

The land within the District is comprised of partially developed land consisting of existing roadways, underground and overhead utilities and wetlands. All of the land within the District was developed previously by the General Development Corporation for single family residential back in the 1950's. In the early 2000's Charlotte County created a Community Redevelopment Agency (CRA) that condemned and acquired all of the land that is now within the District for the purpose of redevelopment. The terrain is generally level with elevations ranging from 7.5 to 10.5 feet NAVD 1988. Groundwater is generally between 3 and 4 feet below natural ground and during the wet season the seasonal high-water table is estimated at 2-3 feet below ground.

The entire property within the District is zoned PD (Planned Development) with a Future Land Use of "Murdock Village Mixed Use", and is entitled for up to 2,400 residential and 300,000 square feet of commercial retail as depicted on Exhibits 2.2 and 2.3.

2.3 Original Public Infrastructure

The District is located within the Charlotte County Utility service area which will provide potable water, wastewater disposal and reclaimed water services to the Development. Capacity for these utilities is available from Charlotte County Utilities and may be reserved by the District or landowner by prepayment of Connection and Distribution Fees to Charlotte County.

Potable water for the Development will be provided by connection to the existing Charlotte County water mains within the US 41 and El Jobean rights-of-way providing for an efficient, looped water main system. Since the original Master Engineer's Report was adopted, the water mains within Centennial Boulevard along with the North and South Port Harbour Boulevard public right-of-ways have been completed. The location of these water mains is shown on Exhibit 2.4 of the attached Appendix.

Wastewater from the Development will be collected by gravity sewer mains within the site and will be pumped via one or more lift stations and conveyed via force main to an existing Charlotte County force main also located in the US 41 and El Jobean rights-of-way. Since the original Master Engineer's Report was adopted, the developer has extended the County sewer mains within Centennial Boulevard along with the North and South Port Harbour Boulevard public right-of-ways. The location of existing force mains, which will be utilized by the District infrastructure, is shown on Exhibit 2.4 of the attached Appendix.

Irrigation for the District will be provided by County owned reuse main extensions delivering water to designated stormwater ponds within the District. Irrigation Pumps and Delivery Systems will be constructed as part of the District's CIP to deliver irrigation water to the Assessment Areas. Irrigation of District owned landscape areas as well as distribution mains to provide irrigation to residential development within the District will also be included in the CIP.

The District is located within an open drainage basin. Portions of the existing site drain to the west towards the Crestwood Waterway, while the remainder drains to the south and west to the East Fork Waterway. Since the adoption of the Master Engineer's Report, a portion of the master stormwater system has been built to connect the system to the project outfalls. The existing drainage conditions are shown by Exhibit 2.4 of the attached Appendix.

Interior, ungated roadways to be constructed within individual Assessment Areas shall also be funded by the District as part of the CIP.

The District is bordered by two main arterial roadways, US 41 to the north and El Jobean (SR 776) to the south. The District will have direct access to these two arterial roadways.

The District is located within the franchise areas of Florida Power and Electric, Verizon and Spectrum. These utility companies are expected to provide electrical power, telephone, cable and internet services to the District.

All utilities are available to the property or will be during the development of the public infrastructure.

2.4 Status of Assessment Area One Project, Assessment Area Two Project, and Assessment Area Three Project

MASTER IMPROVEMENTS

The Master Improvements are substantially complete, including water, sewer, reclaim utility mains, stormwater improvements and roadway improvements within the Centennial, North and South Port Harbor Boulevard, public ROW improvements and associated master stormwater ponds along with the Offsite and Collector Roadway. Also, the PII Collector Road Mater Improvements, which include landscape, hardscape, street lighting, and irrigation as described below, are currently being installed and/or constructed.

NEIGHBORHOOD IMPROVEMENTS

Assessment Area One - The development of Assessment Area One has also commenced and presently consists of 170 of the 320 platted lots with certification and turnover of the utilities and roadways to be owned and maintained by Charlotte County to the County planned to be completed by the first quarter of 2021. The remaining 150 lots for Assessment Area One are expected to be subdivided and developed in the second quarter of 2021 with completion by the end of 2021.

Assessment Area Two - The Assessment Area Two Project has similarly been undertaken, and is expected to have 351 planned lots with an estimated completion date of the fourth quarter of 2021.

Assessment Area Three – Site work is now underway on Assessment Area Three to serve the proposed 476 planned lots within that assessment area. To date, stormwater pond excavation and general earthwork is nearing completion. It is estimated that completion of the first phase of the 476 lots will be complete and certified in the fourth quarter of 2021, with the remaining development to be completed and certified in 2022.

3. RESTATED DISTRICT CAPITAL IMPROVEMENT PLAN

3.1 Summary of the Proposed District Public Infrastructure

It is anticipated that each of the assessment areas will be separately developed. The overall CIP includes certain “Master Improvements” and “Neighborhood Improvements,” but that distinction is now without a material difference. Instead, based on the new development plan, it is more fair and reasonable to state that the entire CIP operates as a system of improvements benefitting all developable lands within the District.

The Master Improvements include:

- Offsite Roadway Improvements
- Collector Roads (with attendant Utilities (water, sewer and irrigation) and Hardscape/Landscape/Irrigation/Lighting Improvements)

The Neighborhood Improvements include:

- Stormwater Management
- Neighborhood Roadways
- Utilities (Water, Sewer, Reclaimed) within Neighborhood Roadways
- Hardscape/Landscape/Irrigation/Lighting
- Differential Cost of Undergrounding of Electric utilities
- Amenity Parks

Table 2 below identifies how the various improvements will be financed and who will be responsible for ownership and maintenance of the improvements.

Table 2

OWNERSHIP AND MAINTENANCE RESPONSIBILITY

Improvement	Financing	Ownership and Maintenance
<u>MASTER IMPROVEMENTS</u>		
Off-Site Roadway Improvements	District	State of Florida
Collector Roadways with: - Utilities (Water, Sewer, Reclaimed) - Hardscape/Landscape/Irrigation - Differential Cost of Undergrounding of Electric utilities	Developer/County/District	Charlotte County Ownership After turnover of the collector roadways to the County, the District will maintain all Hardscape/Landscape/Irrigation and Lighting pursuant to a County ROW permit.
<u>NEIGHBORHOOD IMPROVEMENTS</u>		
Stormwater Management	District	District
Neighborhood Roadways	District/Developer	District/HOA

Utilities (Water, Sewer, Reclaimed, Connection Fees)	District	Charlotte County/District (Irrigation Distribution Lines)
Hardscape/Landscape/Irrigation	District	District
Differential Cost of Undergrounding of Electric utilities	District	District
Neighborhood Parks	District/Developer	District/HOA

3.2 MASTER IMPROVEMENTS

The Master Improvements include off-site roadway improvements and collector roads. Of these, only the offsite improvements are being funded by the District, and the allocation of costs can be found in Table 3, below. These costs were originally assigned to each of the original three assessment areas based on each area’s proportion of the overall acreage, and, after conducting new assessment proceedings, will be assigned based on planned units. This change is intended to reflect the change in the overall development program and ensure that each residential lot pays a fair share of the master improvement costs.

3.2.1 Offsite Improvements

Offsite roadway improvements will consist of the construction of left and right turn lanes at both access connection points to US 41 and at the access connection point on El Jobean. There are no impact fee credits available from any of the offsite improvements. All offsite improvements are required for development of the CIP pursuant to access requirements in the Charlotte County Zoning Ordinance.

3.2.2 Collector Roadways

The portions of roadways within the District that make up the major collector/spine roads are subject to shared funding with Charlotte County. These roadways are referred to as the “PII” roadways (Public Infrastructure Improvements) because they are being partially funded by Charlotte County through a Development Agreement between the Developer and Charlotte County. The roadways include not just the road bed, and asphalt, but also all water and sewer utilities within the public right-of-ways, as well as hardscaping, landscaping, irrigation and lighting improvements above the roadways. These roadways will not be included in the District’s CIP for bond financing purposes based on the PII Agreement between the Developer and Charlotte County.

However, it is anticipated that, pursuant to an applicable County right-of-way permit or other similar approval, the District will operate and maintain the hardscaping, landscaping, irrigation and lighting improvements within the collector roads, as well as other main entry areas into the overall development.

3.3 NEIGHBORHOOD IMPROVEMENTS

In addition to the Master Improvements described above, each Assessment Area associated with a particular bond issue will have its own Neighborhood Improvements, which are generally described below. It is anticipated that the District will finance all or a portion of the Neighborhood Improvements for each Assessment Area.

3.3.1 Neighborhood Roadways

The District's CIP includes various internal roadways, which will be constructed to Charlotte County Road Standards. These roadways will provide internal access to all residential lots, common areas and recreation areas within the District, and will also provide access to and from the State Road rights-of-way serving the District.

Roadway construction will consist of the placement and compaction of structural fill within the rights-of-ways to promote proper drainage and also to provide a suitable sub-base for the roadway. Construction will also consist of installation of roadways base, asphalt and curbing to provide a finished driving surface.

All such roadways within the District are anticipated to be funded, owned and maintained by the District. However, in the event that certain areas of the District are proposed to be fully gated, the restricted access roadways will not be subject to District funding, except for components that are related to the stormwater system and public utilities beneath the roadways.

3.3.2 Stormwater Management

The District stormwater management system will consist of excavated stormwater management retention areas, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from within the District will be collected and conveyed to the stormwater management areas for water quality treatment and quantity storage. Treated and attenuated stormwater will then be discharged to both the Crestwood Waterway and the East Fork Waterway, pursuant to State and Local Permits and Approvals

The stormwater management system will be designed and constructed in accordance with Southwest Florida Water Management District standards for water quality treatment, quantity storage and flood protection.

The lakes will be excavated in accordance with the size and depth requirements of the Charlotte County Land Development Code and the Southwest Florida Water Management District. The excavated material will be placed within the District to promote the flow of stormwater to the lakes, as well as provide flood protection and control within the District. The District will not finance the cost of transporting or placing the excavated material on the assessable land within the District.

In addition to the above stormwater funding, the District will also fund the infrastructure related to the stormwater conveyance system including the clearing, excavation and the portion of embankment necessary to create stormwater facilities that provide beneficial use to the District, as well as the necessary stormwater piping in the collection and transmission systems. The District will maintain ownership of the stormwater management system within the Development and will also be responsible for the operation and maintenance.

3.3.3 Utilities (Water, Sewer, Reclaimed)

The utilities within the District will consist of potable water and wastewater collection/transmission systems which will be designed and constructed in accordance with the appropriate Charlotte County Utilities and Florida Department of Environmental Protection Standards. The potable water and wastewater collection/transmission systems will be conveyed by the District to the Charlotte County Utilities for ownership, operation and maintenance after completion of construction.

The potable water facilities will consist of distribution mains of varying sizes with all required valves and fire hydrants. Connection to the existing County system will be located within the US-41 and El Jobean (SR 776) rights-of-way.

The wastewater facilities will consist of gravity collection mains flowing to multiple on-site lift stations, throughout the District. A manifolded force main system will then connect the lift stations to the existing Charlotte County force main systems in both the US 41 and El Jobean rights-of-way.

Irrigation water will be provided to the District as stormwater reuse water that is supplemented by reclaimed water by Charlotte County Utilities with a single reclaimed water main connection in the El Jobean and Centennial Boulevard right-of-ways. This transmission main will be part of the District CIP and will provide water to various areas of the District for irrigation. Water will be conveyed from the transmission line into District stormwater ponds and pumped out of the ponds via irrigation pumps and fed to individual properties within the District. The utility improvements within the neighborhood roadways and main distribution system located within a District easement along the rear of lots will be financed by the District and dedicated to the County for ownership, operation and maintenance.

In addition to the utility improvements intended to be constructed by the District, a Capacity Fee is due at the time of issuance of each phase of development Utility Permit. The Capacity Fee is reimbursed by subsequent homebuilders at each building permit. Any Capacity Fee credits will be handled pursuant to a separate agreement ("Acquisition Agreement") between the District and the applicable developer. If the applicable developer should pay such Capacity Fee, they will be paid on behalf of the District and are part of the District's CIP and any related credits will be governed by the Acquisition Agreement.

3.3.4 Hardscape/Landscaping/Irrigation

Landscaping will be provided in the rights-of-way, perimeter buffers, all common areas and District entrances. Landscaping will consist of sod, shrubs, ground cover, trees and irrigation heads directly providing irrigation coverage to the landscaped areas within common areas and provide a master irrigation distribution system to, but not including the individual lot owners. Irrigation being funded by the District will consist of the wells, pumps and main lines installed to provide irrigation water. Also included in this category are hardscape features such as subdivision entry monuments. Existing vegetation will be utilized for landscaping where possible.

3.3.5 Street Lights/Differential Cost of Undergrounding of Electrical Utility Lines

The CIP also includes the differential cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. The District lies within the area served by Florida Power and Light for electrical power, and any lines and transformers would be owned by FPL and not paid for by the District.

The District may elect to purchase, install and maintain street lights. 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 FPL, in which case the District would fund the street lights through an annual operations and maintenance assessment.

3.3.5 Amenity Parks

The District may elect to construct amenity parks. The parks, and the appurtenances associated with the parks such as benches, trails, structures, playgrounds, etc. would be financed through the District. The District would own, maintain and operate the park areas funded as part of the CIP, provided such areas are open to the general public. Individual developers may elect to fund the construction of their own private parks in lieu of, or in addition to, any parks financed by the District.

3.3.6 Professional Services

The professional services for design and construction of all components within the District consist of engineering the stormwater management system, utilities and roadways as well as soils investigation and testing, landscaping design, environmental consultation, construction services for inspection of infrastructure during construction and other professional fees necessary for the design and implementation of the District infrastructure.

The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance, construct and operate the District infrastructure.

3.4. ASSESSMENT AREA THREE PROJECT

The "Assessment Area Three Project" will consist of a portion of the CIP that is necessary for the development of the 476 residential units being developed within "Assessment Area Three," which consists of 96.97 acres and is described in Exhibit 2.5. Here are the planned units associated with the Assessment Area Three Project:

Table 3

Product	TOTAL
Residential Unit	476
TOTAL	476

As with the prior District's projects, the Assessment Area Three Project is part of the overall CIP. Such infrastructure will consist of: shared offsite improvements, roadways, stormwater management, utilities, irrigation, landscaping, differential cost of

undergrounding of conduit, amenities and professional services. Portions of the Assessment Area Three Project improvements are part of the overall CIP system of improvements, and accordingly benefit all lands within the District. Further, all improvements are required to be developed by an applicable Development Order.

3.5.1 OPERATIONS AND MAINTENANCE SERVICES

As noted above, the entire CIP consists of Master Improvements and Neighborhood Improvements that together function as a system of improvements providing benefit to all developable lands within the District. Thus, it follows that operations and maintenance services for the CIP would similarly provide benefit to all developable lands within the District.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 3, below, presents the Opinion of Probable Cost for the CIP to include all proposed infrastructure within the District boundary as well as the necessary offsite improvements, professional fees and a contingency. It is my professional opinion that these costs are reasonable and consistent with industry standards.

TABLE 4

Summary of Opinion of Total Probable Cost

Improvement Description	Assessment Area 1	Assessment Area 2	Assessment Area 3 Single-Family	Assessment Area 3 Townhouse	Remaining Assessment Areas	TOTALS
Shared Offsite Improvements	\$159,628	\$168,000	\$143,269	\$80,588	\$198,515	\$750,000
Neighborhood Roadways	\$1,000,000	\$0	\$2,100,000	\$900,000	\$1,500,000	\$5,500,000
Stormwater Management	\$2,250,000	\$2,478,000	\$1,350,000	\$750,000	\$972,000	\$7,800,000
Utilities (Water, Sewer, Reclaimed)	\$4,076,560	\$3,000,000	\$2,150,000	\$850,000	\$2,723,440	\$12,800,000
Hardscape/Landscape/Irrigation/Lighting	\$525,000	\$570,000	\$600,000	\$200,000	\$705,000	\$2,600,000
Differential Cost of Undergrounding Electric utilities	\$200,000	\$220,000	\$200,000	\$90,000	\$290,000	\$1,000,000
Amenity (Parks)	\$300,000	\$0	\$600,000	\$100,000	\$200,000	\$1,200,000
Professional Services	\$525,000	\$525,000	\$525,000	\$100,000	\$525,000	\$2,200,000
Land Acquisition	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Contingency	\$810,000	\$846,100	\$820,695	\$300,000	\$758,205	\$3,535,000
TOTAL	\$9,846,188	\$9,307,100	\$8,488,964	\$3,370,588	\$7,872,160	\$38,885,000

- a. The probable costs estimated herein do not include anticipated carrying cost, interest, reserves or other anticipated CDD expenditures that may be incurred.
- b. No Public Infrastructure Improvements that are part of the Murdock Village Development Agreement are included within this estimate.
- c. Utilities Costs include Prepaid Utility Capacity Fees

5. Permits

The following is a listing of permits required for the development of the District's CIP

- Charlotte County Preliminary Plat Approval (Approval in-hand for the PII, Assessment Area One and Assessment Area Two improvements, pending for remaining District CIP and expected in mid 2021)

- Charlotte County Construction Plan Approval (Approval in-hand for the PII, Assessment Area One and Assessment Area Two improvements, pending for remaining District CIP and expected in mid 2021)
- Southwest Florida Water Management District Environmental Resource Permit (Approval in Hand for Master Drainage System serving the District, while a modification is pending to revise pond and conveyance per new land plan and is expected in early 2021)
- FDEP Potable Water Distribution Permit (Approval in-hand for the PII, Assessment Area One and Assessment Area Two improvements, pending for remaining District CIP and expected in mid 2021)
- FDEP Wastewater Collection Permit (Approval in-hand for the PII, Assessment Area One and Assessment Area Two improvements, pending for remaining District CIP and expected in mid 2021)
- NPDES Notice of Intent (issued for PII , Assessment Area One and Assessment Area Two improvements, modified or additional NPDES permits expected in 2021 as other necessary development approvals are granted)

Local zoning approvals have been obtained through Charlotte County, in the form of Zoning Ordinance DRC-17-00060.

Permits for Assessment Area Three include the following, as stated above:

- Charlotte County Preliminary Plat expected in mid 2021
- Charlotte County Construction Plan Approval expected in mid 2021
- SWFWMD Master ERP Modification expected in early 2021
- FDEP Potable Water and Wastewater Permits expected in mid 2021
- NPDES Notice of Intent expected in 2021 as development commences

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented herein and that all permits/approvals not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

It is also our opinion that the estimated cost of the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure. Further we are of the opinion that the assessable property within the District will receive a special benefit that is at the least equal to such costs. Note that, during development and implementation of the CIP, it may be necessary to make modifications and/or deviations from the District's current plans, and the District expressly reserves the right to do so.



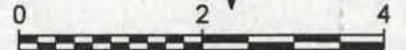
A handwritten signature in blue ink, appearing to read "M. Morris".

Matthew J. Morris, P.E.
FL License No. 68434

4/5/21
Date

APPENDIX

EXHIBIT 1.1



GRAPHIC SCALE 1"=2miles

**PROPOSED
WEST PORT
COMMUNITY**



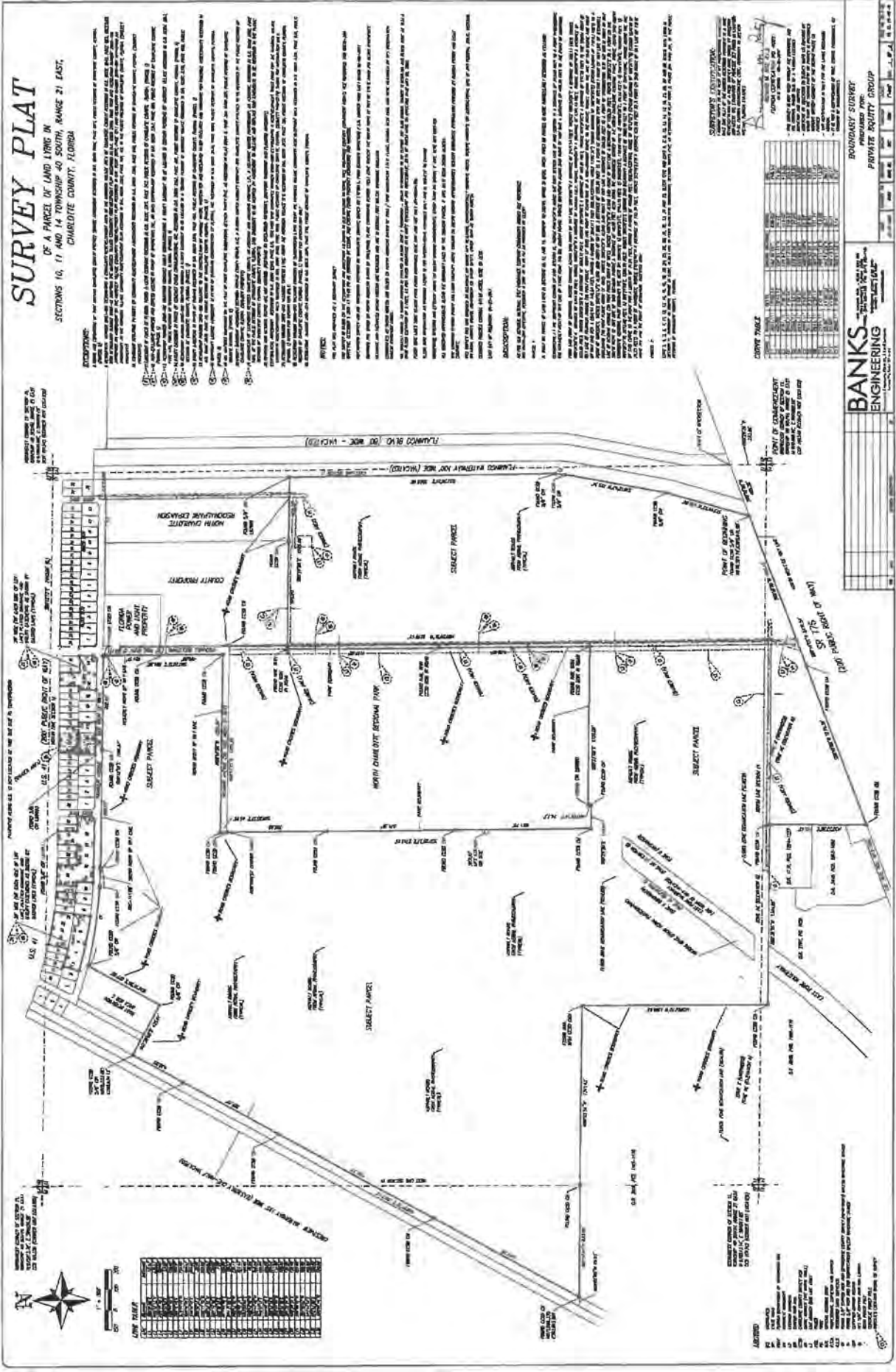
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
2004 53rd Avenue East, Bradenton, Florida 34203 C.A. 23780 941-228-4729 www.morrisengineering.com

Location Map
WEST PORT
Sumter County, Florida

EXHIBIT 2.1

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 10, 11 AND 14 TOWNSHIP 40 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA



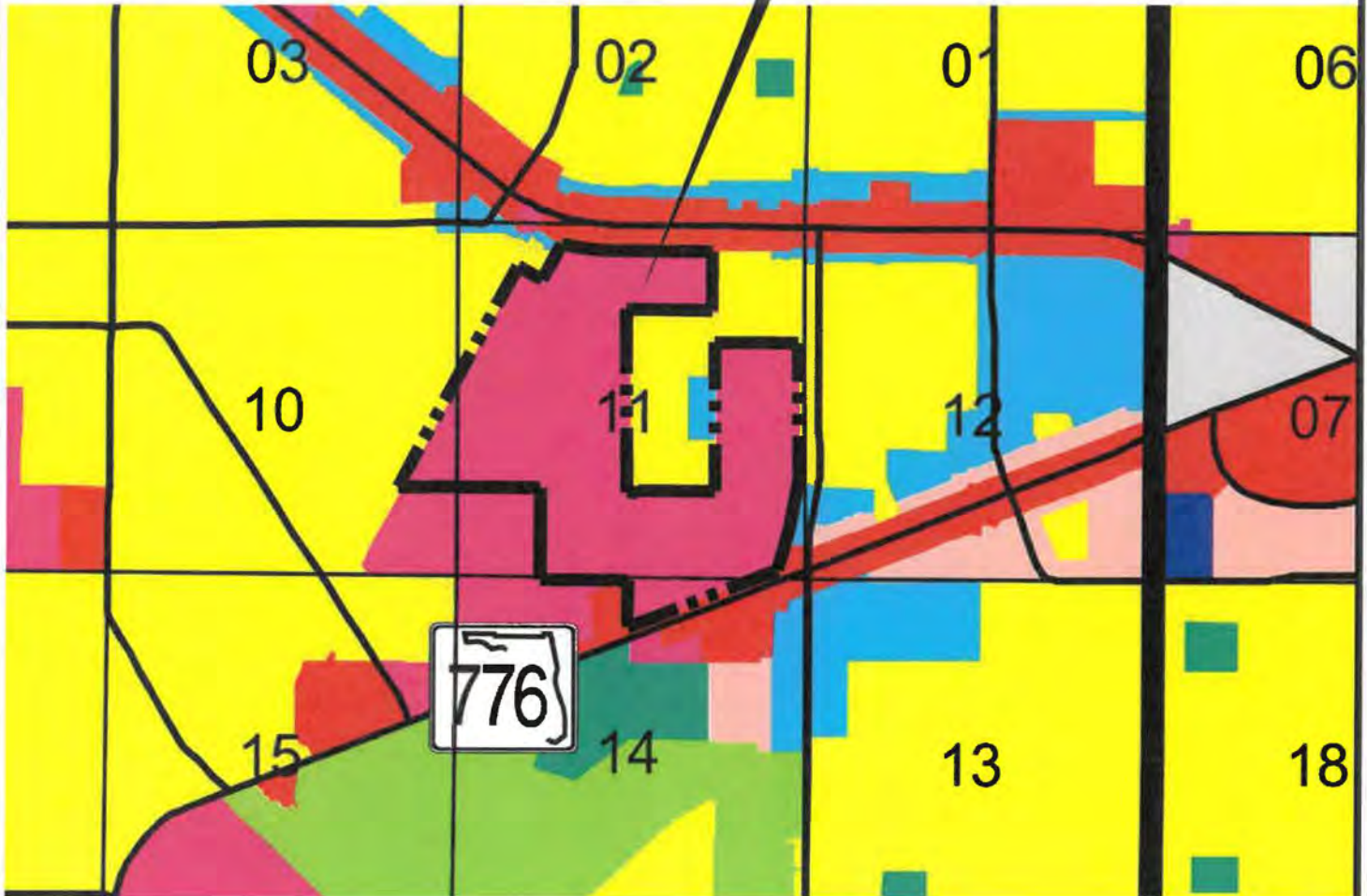
BANKS
ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 10,545

BOUNDARY SURVEY
PREPARED FOR:
PRIVATE EQUITY GROUP

DATE	NOV 14 2011
DRAWN BY	...
CHECKED BY	...
DATE	...
SCALE	AS SHOWN
PROJECT	...
SHEET	...

EXHIBIT 2.2

**PROPOSED
WEST PORT
COMMUNITY
DEVELOPMENT
DISTRICT**



LEGEND

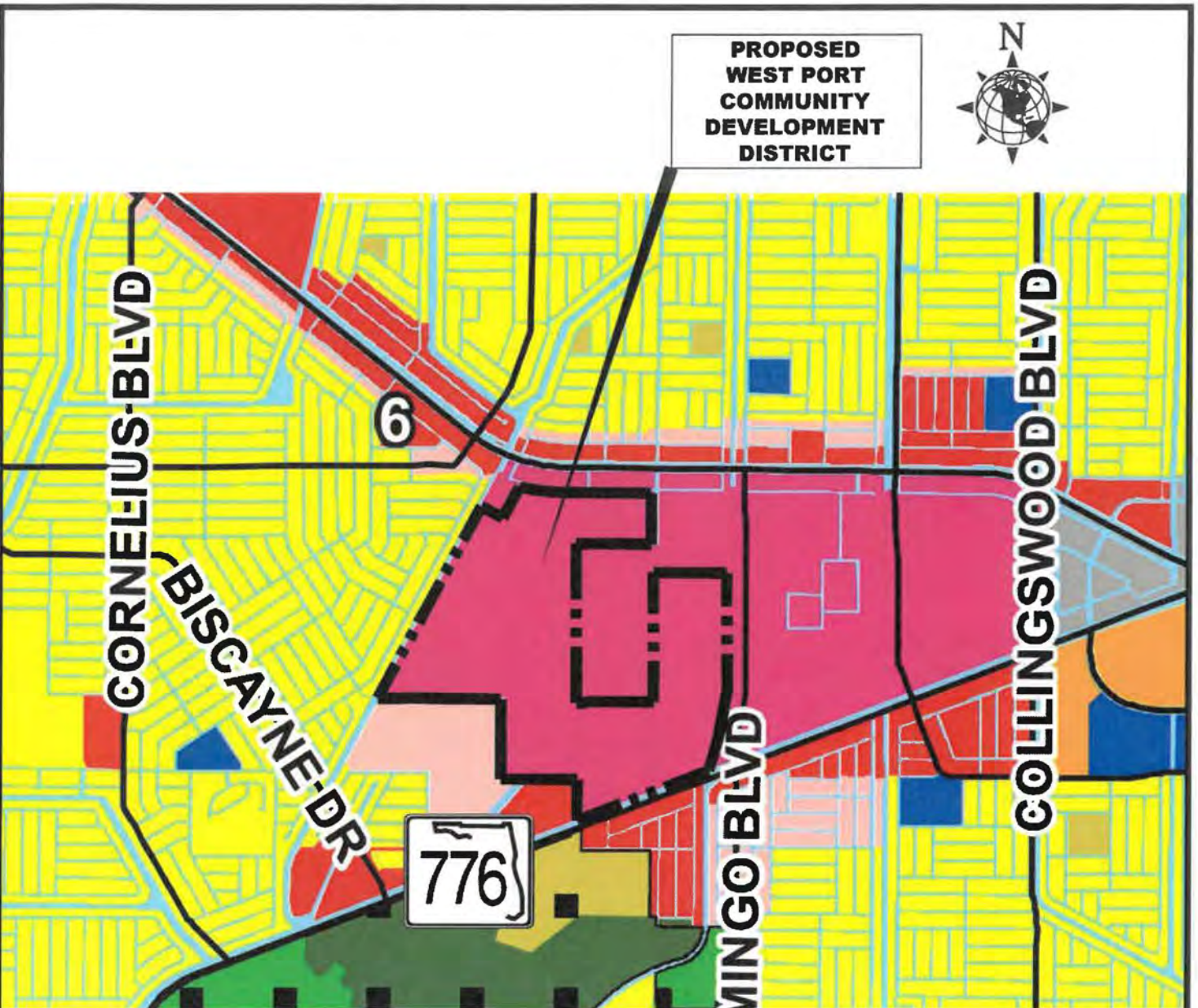
Open Space & Rural	MSF1	MMF7.5	RES	MCT	CR3.5
AG	RSF2	RMF10	RVP	OMI	BOZD
ES	RSF3.5	MMF10	BDI	Industrial	CHBU
MES	MSF3.5	RMF12	Commercial	ECAP	CHNR
EM	RSF5	MMF12	CC	IG	PD
Residential	MEF5	RMF15	MCG	Mid Use	NewZoning
MHC	RMF3.5	RMF-T	CN	PKR	
MHP	RMF5	RE1	CT	CHRW	



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
2004 53rd Avenue East, Bradenton, Florida 34203 C.A.28780 941-228-4729 www.morrisengineering.com

Current Land Use Map
WEST PORT CDD
Sumter County, Florida

EXHIBIT 2.3



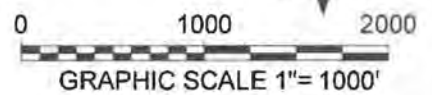
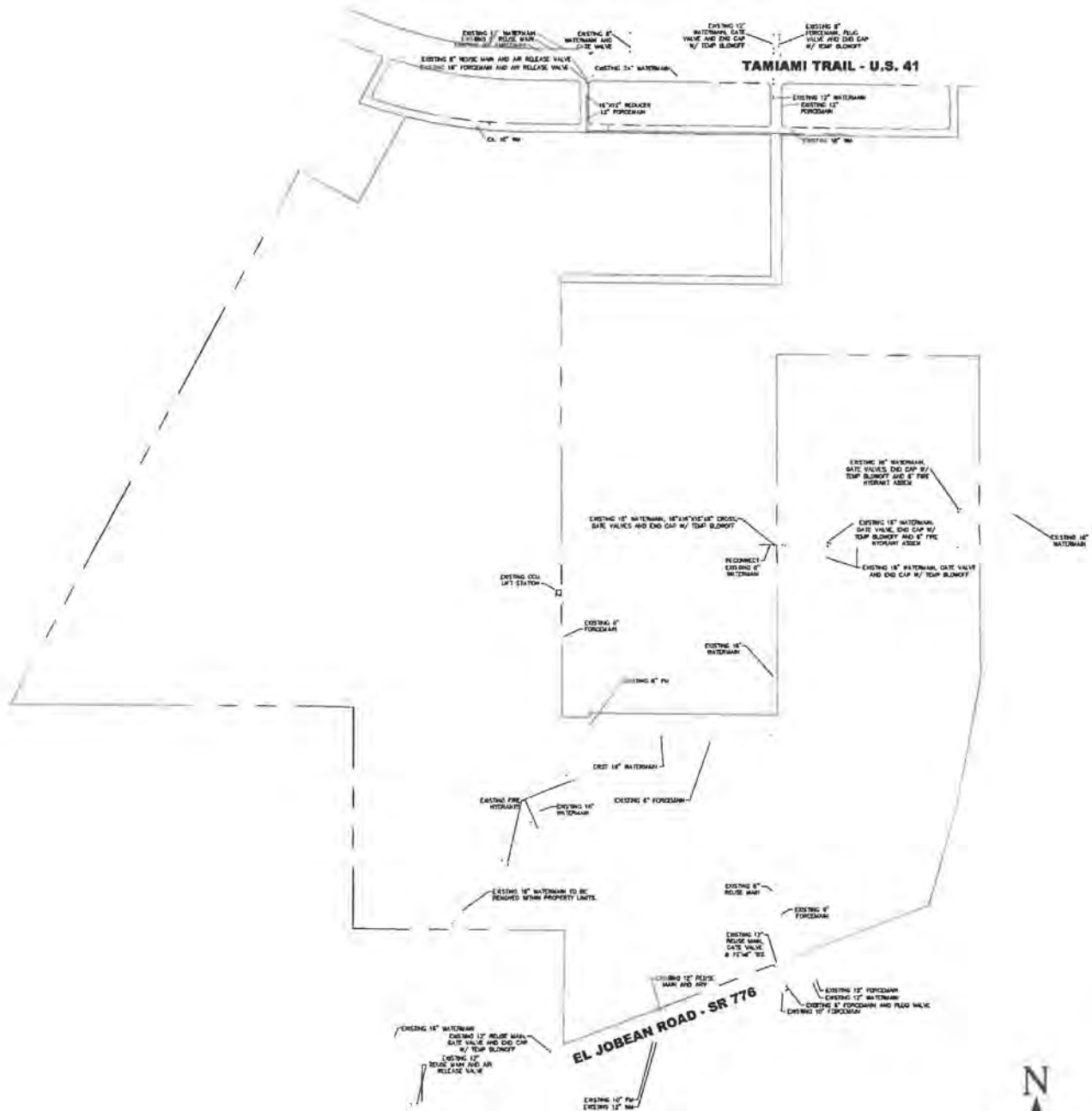
**PROPOSED
WEST PORT
COMMUNITY
DEVELOPMENT
DISTRICT**



LEGEND

- | | | | | |
|----------------------------------|-----------------------------------|---------------------------|--------------------------------------|--|
| Conservation Overlay | Office & Residential | High Intensity Industrial | Resource Conservation | Charlotte Harbor Neighborhood Business/Residential |
| Agriculture | Enterprise Charlotte Airport Park | Murdock Village Mixed Use | Rural Community Mixed Use | Charlotte Harbor Industrial (inactive) |
| Babcock Mixed Use | Mineral Resource Extraction | DRI Mixed Use | US 41 Mixed Use | Recreational Vehicle Park (inactive) |
| Burrit Store Limited Development | Low Density Residential | Compact Growth Mixed Use | Charlotte Harbor Coastal Residential | Coastal Residential (inactive) |
| Burrit Store Village Residential | Medium Density Residential | Parks & Recreation | Charlotte Harbor Tourist | Rural Estate Residential (inactive) |
| City | High Density Residential | Preservation | Charlotte Harbor Mixed Use | #6 See Related Map Appendix for Conditions |
| Commercial | Low Intensity Industrial | Public Lands & Facilities | Charlotte Harbor Commercial | |

EXHIBIT 2.4



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 2004 1st Avenue East, Pensacola, Florida 32501 (904) 241-8000 (904) 228-4729 www.morriseng.com

DATE	8/7/18
PROJECT	MV
DRAWING	07A-ES
DRAWN	JEV
CHECKED	MB

Existing Utilities
WEST PORT CDD
 Sumter County, Florida

SCALE 1"=1000'	
SEC - 150 - RWD 11-425-21E	
SHEET	OF
1	1

Drawn: 12/20/20 11:03:52 AM; Plotted: 12/23/20 11:03:52 AM; Plotter: HP DesignJet T1100; Plot Style: HP-DesignJet1100.ctb; Plot Path: C:\Users\morris\Documents\Projects\2020\12-23-2020\12-23-2020.dwg



DEVELOPMENT POD DATA

Assessment Area	Pod	Lot Area	Unit Count	Area	Units Per Area	Bond Category
1	01	147,147	80			1
	02	147,147	80			1
	TOTAL		160			
2	03	80,150	144	21.11	8.00	2
	04	80,150	144	21.11	8.00	2
	TOTAL		288	42.22	8.00	
3	05	107,134	100	26.82	5.90	3
	06	107,134	100	26.82	5.90	3
	TOTAL		200	53.64	5.90	
4	07	107,134	100	26.82	5.90	4
	08	107,134	100	26.82	5.90	4
	TOTAL		200	53.64	5.90	
Future Issuance	09	107,134	100	26.82	5.90	Future
	10	107,134	100	26.82	5.90	Future
	TOTAL		200	53.64	5.90	

EXHIBIT 2.5

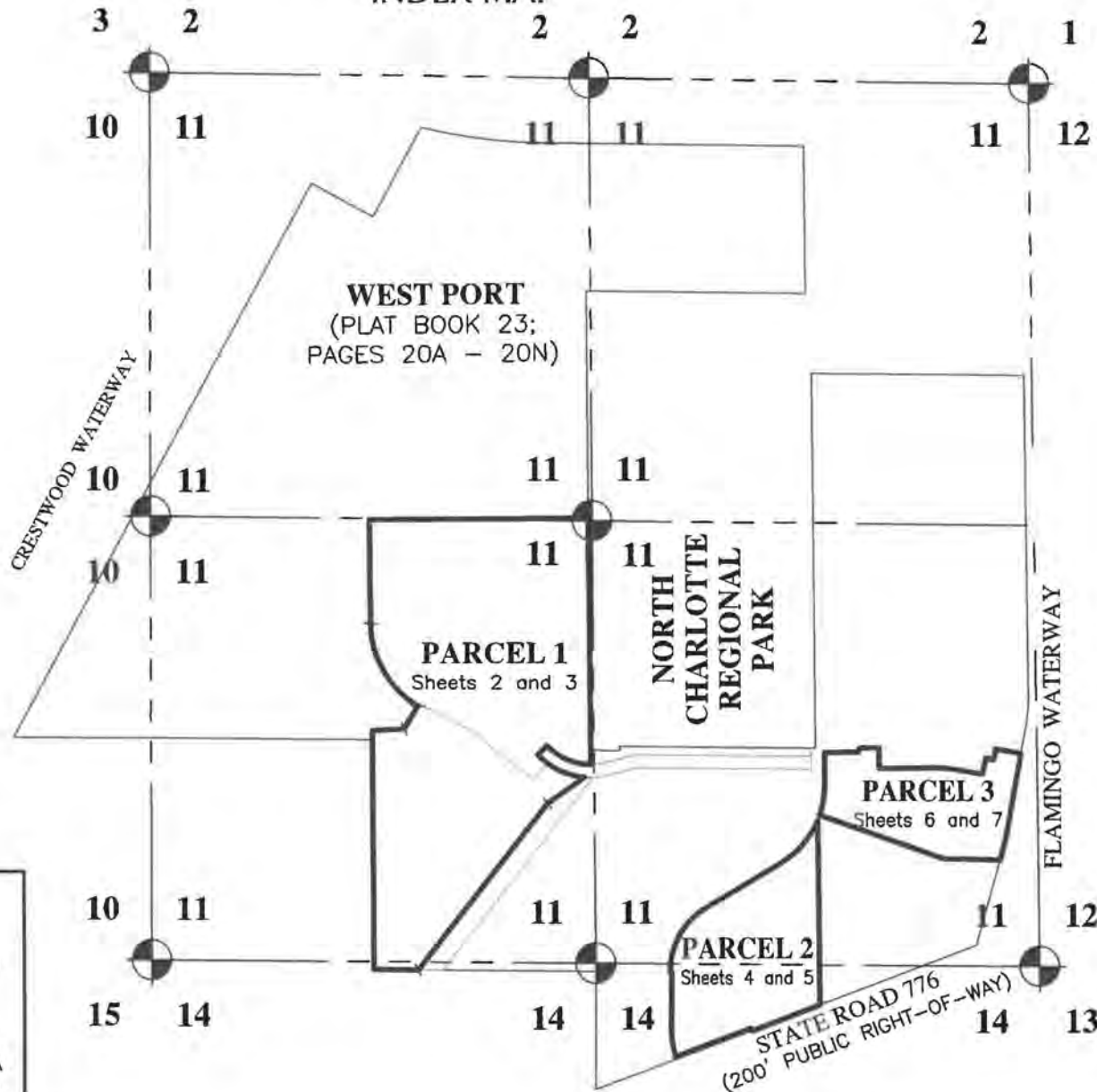
M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 877 Professional Parkway, Suite 200, Lake Wales, Florida 34109 | P: 888-668-4444 | www.morrisengineering.com

CDD ASSESSMENT/BOND AREA EXHIBIT
WEST PORT
 CHARLOTTE COUNTY, FLORIDA

SCALE: 1" = 300'
 SHEET 1 OF 1
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 12/20/20

ASSESSMENT AREA 3 Description Sketch

INDEX MAP



LEGEND

- L - - - - - Line tag
- C - - - - - Curve tag

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



GeoPoint
Surveying, Inc.

EXHIBIT 2.6-1

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 1


A parcel of land being all of Tract C, and portions of Tract D and E of West Port as recorded in Plat Book 23, Pages 20A through 20N, lying in Sections 10 and 11, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Tract C, run thence along the Westerly boundary, and the Northerly extension thereof, N.00°03'10"W., a distance of 1455.95 feet; thence N.87°00'55"E., a distance of 192.60 feet to a point on the Easterly boundary of said Tract D; thence along said Easterly boundary the following three (3) courses: 1) N.31°01'33"E., a distance of 162.73 feet; 2) Northwesterly, 603.74 feet along the arc of a non-tangent curve to the right having a radius of 590.00 feet and a central angle of 58°37'50" (chord bearing N.29°39'32"W., 577.75 feet); 3) N.00°20'37"W., a distance of 631.88 feet; thence N.89°39'23"E., a distance of 1327.18 feet to a point on the Easterly boundary of the aforementioned Tract E; thence along the Easterly boundary thereof S.00°20'37"E., a distance of 1497.58 feet to a point on the Northerly boundary of Tract R-4 of said West Port; thence along the boundary of said Tract R-4 for the following (3) three courses: 1) Westerly, 295.86 feet along the arc of a non-tangent curve to the right having a radius of 360.00 feet and a central angle of 47°05'13" (chord bearing N.66°43'03"W., 287.60 feet); 2) S.46°49'34"W., a distance of 80.00 feet; 3) Southeasterly, 321.35 feet along the arc of a non-tangent curve to the left having a radius of 440.00 feet and a central angle of 41°50'44" (chord bearing S.64°05'48"E., 314.26 feet) to the Northwest corner of Tract F of said West Port; thence along the Westerly boundary of said Tract F for the following two (2) courses: 1) S.54°15'14"W., a distance of 277.04 feet; 2) S.37°54'22"W., a distance of 1282.30 feet to the Southeast corner of the aforementioned Tract C; thence along the Southerly boundary thereof N.89°31'55"W., a distance of 268.84 feet to the Point of Beginning.

Containing 65.26 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the Westerly boundary of Tract C having a grid bearing of N.00°03'10"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 3 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PHASE: Assessment Area 3, Parcel 1		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DRAWN: JL	DATE: 02/11/21		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			

ASSESSMENT AREA 3

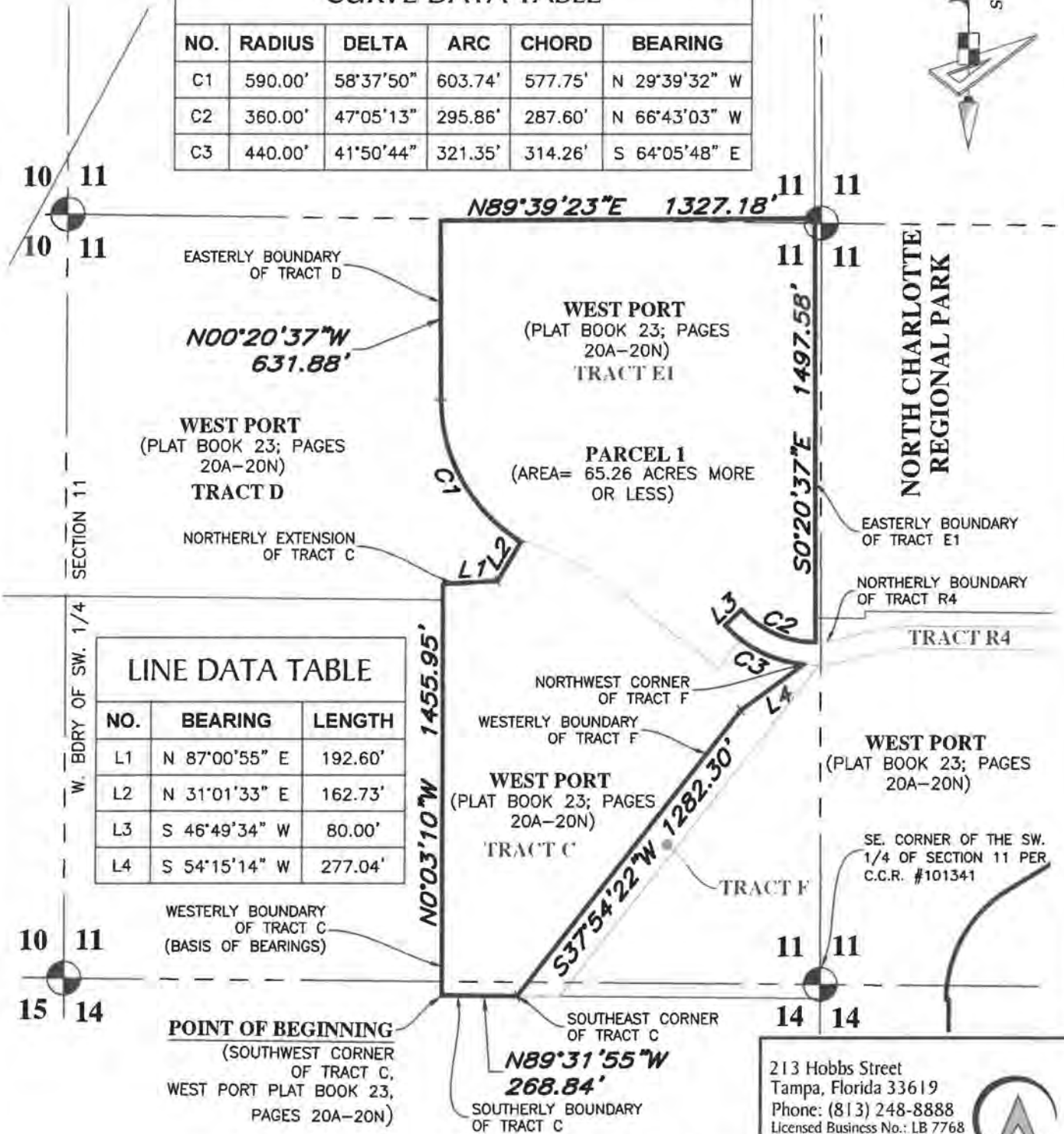
Description Sketch

(Not A Survey)



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	590.00'	58°37'50"	603.74'	577.75'	N 29°39'32" W
C2	360.00'	47°05'13"	295.86'	287.60'	N 66°43'03" W
C3	440.00'	41°50'44"	321.35'	314.26'	S 64°05'48" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 87°00'55" E	192.60'
L2	N 31°01'33" E	162.73'
L3	S 46°49'34" W	80.00'
L4	S 54°15'14" W	277.04'



Notes:
 1) See sheet no. 2 for legal description and surveyors note.

LEGEND	
L	Line tag
C	Curve tag

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

GeoPoint
Surveying, Inc.

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 2


Tract J and A, portion of Tract A of West Port as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Tract J, said point also being on the Easterly right-of-way line of Centennial Boulevard as dedicated per said West Port and run thence along said right-of-way line the following seven (7) courses; 1) N.10°49'55"W., a distance of 73.92 feet; 2) Northerly, 88.14 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 11°13'21" (chord bearing N.05°13'15"W., 88.00 feet); 3) N.00°23'26"E., a distance of 356.51 feet; 4) N.89°31'55"W., a distance of 10.00 feet; 5) Northeasterly, 472.11 feet along the arc of a non-tangent curve to the right having a radius of 460.00 feet and a central angle of 58°48'17" (chord bearing N.29°43'02"E., 451.66 feet); 6) N.59°07'10"E., a distance of 533.04 feet; 7) Northeasterly, 338.45 feet along the arc of a tangent curve to the left having a radius of 540.00 feet and a central angle of 35°54'39" (chord bearing N.41°09'51"E., 332.94 feet); thence leaving said right-of-way line s.00°17'04"e., a distance of 1117.97 feet to a point on the Northerly right-of-way line of State Road 776; thence along said right-of-way line S.69°10'05"W., a distance of 442.96 feet to a point on the East boundary of Tract R-6 of said West Port; thence along said East boundary N.20°49'55"W., a distance of 17.00 feet to a point on the North boundary of said Tract R-6; thence along said North boundary S.69°10'05"W., a distance of 488.49 feet to the POINT OF BEGINNING.

Containing 18.31 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the Northerly right of way line of State Road 776, having a grid bearing of S.69°10'05"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 5 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PHASE: Assessment Area 3, Parcel 2		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DRAWN: JL	DATE: 02/12/21		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		 GeoPoint Surveying, Inc.	

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	450.00'	11°13'21"	88.14'	88.00'	N 05°13'15" W
C2	460.00'	58°48'17"	472.11'	451.66'	N 29°43'02" E
C3	540.00'	35°54'39"	338.45'	332.94'	N 41°09'51" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 10°49'55" W	73.92'
L2	N 89°31'55" W	10.00'
L3	N 20°49'55" W	17.00'

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT B

CENTENNIAL BOULEVARD
PLAT BOOK 23, PG. 20A-20N
N59°07'10"E 533.04'

EASTERLY RIGHT-OF-WAY LINE
OF CENTENNIAL BOULEVARD

WEST PORT
PLAT BOOK 23, PG. 20A-20N
TRACT A

PARCEL 2
(AREA= 18.31 ACRES MORE OR LESS)

S0°17'04"E 1117.97'

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT A

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT K

CENTENNIAL BOULEVARD
PLAT BOOK 23, PG. 20A-20N
N0°23'26"E 356.51'
EASTERLY RIGHT-OF-WAY LINE
OF CENTENNIAL BOULEVARD

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT J

NORTH BOUNDARY
OF TRACT R-6
488.49'
S69°10'05"W

POINT OF BEGINNING
(SOUTHWEST CORNER
OF TRACT J)

L3
S69°10'05"W
442.96'

NORTHERLY RIGHT
OF WAY LINE
(BASIS OF BEARINGS)
STATE ROAD 776
(200.00' PUBLIC RIGHT-OF-WAY)

LEGEND

- L ----- Line tag
- C ----- Curve tag

Notes:

1) See sheet no. 4 for legal description and surveyors note.

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

GeoPoint

Surveying, Inc.

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 3,


Being a portion of Tract H of West Port as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Tract A as recorded in said plat of West Port and run thence along the Northerly boundary thereof following two (2) courses: 1) N.88°49'17"W., a distance of 338.25 feet; 2) N.70°34'29"W., a distance of 796.84 feet to a point on the Easterly Right-of-way line of Centennial Boulevard (Tract R-1) as dedicated per said West Port; thence along said Right-of-way line the following two (2) courses: 1) Northerly, 186.35 feet along the arc of a non-tangent curve to the left having a radius of 540.00 feet and a central angle of 19°46'22" (chord bearing N.09°32'20"E., 185.43 feet); 2) N.00°20'51"W., a distance of 204.98 feet; thence leaving said Right-of-way line N.89°39'09"E., a distance of 205.01 feet; thence Northeasterly, 38.59 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 88°26'42" (chord bearing N.45°25'48"E., 34.87 feet); thence N.89°39'09"E., a distance of 100.00 feet; thence S.00°20'51"E., a distance of 125.00 feet; thence N.89°39'09"E., a distance of 312.72 feet; thence Easterly, 191.69 feet along the arc of a tangent curve to the right having a radius of 1040.00 feet and a central angle of 10°33'38" (chord bearing S.85°04'02"E., 191.42 feet); thence S.79°47'13"E., a distance of 125.49 feet; thence N.10°12'47"E., a distance of 100.00 feet; thence S.79°47'13"E., a distance of 50.00 feet; thence N.10°12'47"E., a distance of 65.56 feet; thence S.79°47'13"E., a distance of 155.00 feet on a point on Westerly right of Way of Flamingo Waterway as dedicated per Official Records Book 3321, Page 634 of the public records of Charlotte County, Florida; thence along said Right-of-way line the following two (2) courses: 1) ; S.10°12'47"W., a distance of 551.27 feet; 2) S.15°49'23"W., a distance of 112.64 feet; to the **POINT OF BEGINNING**.

Containing 13.40 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the Westerly Right-of-way line of Flamingo Waterway, having a grid bearing of S.10°12'47"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 7 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PHASE: Assessment Area 3, Parcel 3		(Not A Survey)	
DRAWN: JL	DATE: 02/12/21		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.	

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	540.00'	19°46'22"	186.35'	185.43'	N 09°32'20" E
C2	25.00'	88°26'42"	38.59'	34.87'	N 45°25'48" E
C3	1040.00'	10°33'38"	191.69'	191.42'	S 85°04'02" E



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°20'51" W	204.98'
L2	N 89°39'09" E	205.01'
L3	N 89°39'09" E	100.00'

Notes:
 1) See sheet no. 6 for legal description and surveyors note.

LEGEND

L ----- Line tag
 C ----- Curve tag

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

GeoPoint

Surveying, Inc.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5D

West Port

COMMUNITY DEVELOPMENT DISTRICT

Restated Master Special Assessment
Methodology Report and Preliminary Third Supplemental
Special Assessment Methodology Report
(Assessment Area Three)

April 6, 2021



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Restated Master Special Assessment Methodology Report and Preliminary Third Supplemental Special Assessment Methodology Report (Assessment Area Three) (the “Restated Master and Third Supplemental Report”) combines the features of a master and a supplemental report and was developed, with respect to the Restated Master Report portion of it, to provide a restated master financing plan and restated master special assessment methodology for the West Port Community Development District (the “District”), located in unincorporated Charlotte County, Florida, as related to funding by the District of the costs of public infrastructure improvements (the “Capital Improvement Plan”) contemplated to be provided by the District. This Restated Master and Third Supplemental Report was also developed, with respect to the Third Supplemental Report portion of it, to provide a third supplemental financing plan and third supplemental special assessment methodology for a portion of the Capital Improvement Plan needed to provide public improvements and services for the 476 residential units that will comprise a designated assessment area within the District referred to as Assessment Area Three (“Assessment Area Three”) within the District (the “Assessment Area Three Project”).

More specifically, with respect to the Restated Master Report portion of the Restated Master and Third Supplemental Report, it was developed to account for (1) effects of changes in the development plan as well as changes to the Capital Improvement Plan for the District that occurred since the District adopted the Engineer’s Report dated October 30, 2019 (the “Master Engineer’s Report”) prepared by Morris Engineering and Consulting LLC (the “District Engineer”) and the Master Special Assessment Methodology Report dated October 30, 2019 (the “Master Methodology Report”), (2) effects of Special Assessment Bonds, Series 2020 (Assessment Area One – Assessment Area One Project) (the “Assessment Area One Bonds”) issued by the District in April of 2020 to fund a portion of the Capital Improvement Plan (the “Assessment Area One Project”) necessary to support the development of a portion of what was originally referred to as Assessment Area 1 (to be defined later herein) comprising the first 320 residential units and presently referred to as “Assessment Area One”, and (3) effects of Special Assessment Bonds, Series 2020 (Assessment Area Two) (the “Assessment Area Two Bonds”) issued by the District in January of 2021 to fund a portion of the Capital Improvement Plan (the “Assessment Area Two Project”) necessary to support the development of a portion of what was originally referred to as Assessment Area 2/3 (to be defined later herein) comprising the first 351 residential units and presently referred to as “Assessment Area Two” in the master financing plan and master special assessment methodology. This Restated Master and Third Supplemental Report will have no material effect on the Assessment Area One Bonds and Assessment Area Two Bonds.

1.2 Scope of the Restated Master and Third Supplemental Report

This Restated Master and Third Supplemental Report presents the projections for financing the District's Capital Improvement Plan described in the Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three) (the "Restated Master and 2021 Supplemental Engineer's Report") prepared by the District Engineer and dated April 6, 2021, and describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan with respect to the Restated Master Report portion of it, as well as the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the Assessment Area Three Project with respect to the Third Supplemental Report portion of it.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the overall Capital Improvement Plan, which the Assessment Area Three Project is a part of, create special and peculiar benefits for properties within the District and general benefits for properties outside of the District, as well as to the public at large. However, as discussed within this Restated Master and Third Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to properties within the District, as the Capital Improvement Plan enables properties within the District to be developed.

There is no doubt that the general public and owners of properties outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District.

Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties within the District receive from the Capital Improvement Plan compared to those lying outside of the District's boundaries.

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

1.4 Organization of the Restated Master and Third Supplemental Report

Section Two describes the development program as proposed by the developers of land within the District.

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

Section Four discusses the restated master financing program for the District, Assessment Area One Bonds and Assessment Area Two Bonds issued previously by the District, proposed Assessment Area Three Bonds (to be defined later herein), and proposed Future Assessment Area(s) Bonds (to be defined later herein).

Section Five introduces the restated master special assessment methodology, as well as the special assessment methodology for Assessment Area Three.

2.0 Development Program

2.1 Overview

The District serves the West Port development (the "Development" or "West Port"), a master planned, residential development located in unincorporated Charlotte County. The land within the District consists of approximately 434.67 +/- acres of land generally located between El Jobean (State Road 776) and US 41 east of Biscayne Drive.

When the District was initially established in 2019, the development of land within the District was to be conducted within three (3) distinct geographical areas referred to as "Assessment Area 1", comprising an area of approximately 120.85 +/- acres and projected to be developed with a total of 431 single-family residential units, "Assessment Area 2/3", comprising an area of approximately 258.05 +/- acres and projected to be developed with a total of 672 single-family and 290 multi-family residential units and "Assessment Area 4", comprising an area of approximately 42.60 +/- acres and projected to be developed with a total of 300 multi-family residential units and 12.14 acres of commercial uses, for a total within the entire District of 1,103 single-family and 590 multi-family residential units and 12.14 acres of commercial uses. At present time, the development of land is anticipated to be conducted within at least four (4) geographical areas, the boundaries of which will be based on areas encumbered by assessment liens for repayment of particular series of bonds coinciding with sequential phases of development, such that Assessment Area One is the land subject to the assessment lien for repayment of the Assessment Area One Bonds associated with 320 residential units that represent the first phase of development, Assessment Area Two is the land subject to the assessment lien for repayment of the Assessment Area Two Bonds associated with 351

residential units that represent the second phase of development, and Assessment Area Three will be the land subject to the assessment lien for repayment of the Assessment Area Three Bonds associated with 476 residential units that will represent the third phase of development. It is anticipated that the remaining lands ("Future Assessment Area(s)") within the District may be subject to one or more additional assessment liens that will secure the Future Assessment Area(s) Bonds (to be defined later herein), which are contemplated to be issued to finance all or a portion of the public infrastructure costs related to the Future Assessment Area(s). It is presently contemplated that Future Assessment Area(s) will be developed with a total of 716 residential units. Thus, altogether a total of 1,863 residential units of various types/land uses are planned to be developed within the District.

Please note that the boundaries of Assessment Area 1 are different from the boundaries of Assessment Area One, as Assessment Area One represents only a portion of the land within Assessment Area 1 and is wholly contained within Assessment Area 1. Similarly, the boundaries of Assessment Area 2/3 are different from the boundaries of Assessment Area Two, as Assessment Area Two represents only a portion of the land within Assessment Area 2/3 and is wholly contained within Assessment Area 2/3. The boundaries of Assessment Area 2/3 are also different from the boundaries of Assessment Area Three, as Assessment Area Three represents a portion of the land within Assessment Area 2/3, a portion of the land within Assessment Area 1, and a portion of the land within Future Assessment Area(s). Finally, the boundaries of Assessment Area 4 are different from the boundaries of Future Assessment Area(s), as Future Assessment Area(s) represent a portion of the land within Assessment Area 2/3, a portion of the land within Assessment Area 1, and a portion of the land within Assessment Area 4. Please refer to the CDD Assessment/Bond Area Exhibit in the Restated Master and 2021 Supplemental Engineer's Report for more details.

Please note that initially Assessment Area 4 was to be developed separately from the balance of lands in the District and pursuant to that certain *Development & Contribution Agreement (Assessment Area 4)* ("Development & Contribution Agreement") entered into among the District, the then landowner and developer of land within Assessment Area 4 (the "Area 4 Developer") and the developer of land within Assessment Area 1 (the "Area 1 Developer"), the Area 4 Developer was to fund all Neighborhood Improvements (to be defined further herein) for Assessment Area 4 and the Area 1 Developer was to provide a contribution on behalf of the Area 4 Developer to essentially "prepay" or "offset" the levy of bond assessments on Assessment Area 4 for Master Improvements (to be defined further herein). Accordingly, Assessment Area 4 was not to be required to pay any debt assessments. Subsequently, the Area 1 Developer has acquired the land within Assessment Area 4, changed the development plan for Assessment Area 4, and the Development & Contribution Agreement was terminated. The current development plan for Future Assessment Area(s) is for residential uses, and does not contain any commercial uses.

2.2 The Development Program

As already described above, the development of West Port was originally projected to be conducted within Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 by at least three (3) separate landowners and developers, which along with the already mentioned herein Area 1 Developer and Area 4 Developer, also included developer of land within Assessment Area 2/3 (the “Area 2/3 Developer”). At present time, Assessment Area One is in the process of being developed by a single developer entity, Assessment Area Two is in the process of being developed by a different single developer entity, Assessment Area Three is projected to be developed by two developer entities, including the same developer entity that is developing Assessment Area One, and Future Assessment Area(s) may be developed by a single developer entity or two or more developer entities. The most current development plan for the District envisions a total of 1,471 residential single-family units and 392 residential multi-family units, representing a total of six types/land uses, although land use types and unit numbers may change throughout the development period. According to the Developers for the land in Assessment Area Three (the “Area Three Developers”), Assessment Area Three is currently projected to be developed by with a total of 476 residential single-family units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the land in the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Restated Master and 2021 Supplemental Engineer's Report. Only public infrastructure that qualifies or may qualify for bond financing by the District under Chapter 190, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the District was originally projected to consist of three (3) separate projects, with each project serving the infrastructure needs of each of the three (3) assessment areas within the District, Assessment Area 1, Assessment Area 2/3 and Assessment Area 4, and included Master Improvements that were projected to be shared between and benefit all assessment areas, as well as Neighborhood Improvements that were projected to be unique to and benefit each particular assessment area.

However, according to the District Engineer, as the result of the change in the development plan the distinction between the Master Improvements and Neighborhood Improvements became immaterial and the Capital

Improvement Plan has now been updated to constitute a system of improvements benefitting all developable lands and all land uses within the District. That notwithstanding, the Restated Master and 2021 Supplemental Engineer's Report identified the Master Improvements as consisting of off-site roadway improvements and collector roads, while the Neighborhood Improvements as consisting of stormwater management, neighborhood roadways, utilities (water, sewer, reclaimed water), hardscape/landscape/irrigation/lighting, differential cost of undergrounding of electric utilities, and park amenities.

As the development of land in the District has already commenced and the District issued Assessment Area One Bonds to fund a portion of the Assessment Area One Project serving Assessment Area One and also issued Assessment Area Two Bonds to fund a portion of the Assessment Area Two Project serving Assessment Area Two, the District Engineer estimated the costs of the Assessment Area Three Project (divided in Restated Master and 2021 Supplemental Engineer's Report into Assessment Area Three Project - Single Family, serving the 304 residential single-family (SF) units and Assessment Area Three Project – Townhouse, serving the 172 residential townhome (TH) units), serving Assessment Area Three, and also estimated the costs of the balance of the Capital Improvement Plan that would be required to serve the Future Assessment Area(s). According to the District Engineer, the total cost of the Capital Improvement Plan is currently estimated at \$38,885,000, with the cost of the Assessment Area One Project estimated at \$9,846,188, the cost of the Assessment Area Two Project estimated at \$9,307,100, the cost of the Assessment Area Three Project estimated at \$11,859,552 (comprised of the Assessment Area Three Project - Single Family estimated at \$8,488,964 and Assessment Area Three Project – Townhome estimated at \$3,370,588), and the cost of the balance of the Capital Improvement Plan, the Future Assessment Area(s) Project, estimated at \$7,872,160. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs per each assessment area. Please note that in accordance with the determination made by the District Engineer in his Restated Master and 2021 Supplemental Engineer's Report, improvements that comprise each of the separate projects create special and peculiar benefits for properties within each of the separate assessment areas (for instance, the Assessment Area Three Project creates special and peculiar benefits for properties within Assessment Area Three), however, these improvements and projects, when implemented jointly as parts of the overall Capital Improvement Plan, constitute a system of improvements jointly benefitting all developable lands and all land uses within the District.

As noted in the Restated Master and 2021 Supplemental Engineer's Report and herein, the District's entire Capital Improvement Plan – which includes the Assessment Area One Project, Assessment Area Two Project, Assessment Area Three Project and Future Assessment Area(s) Project – function as a system of improvements benefitting all developable lands and all land uses within the District. As such, the District is able to finance as part of any particular project or improvements

that were previously funded by developers of any Assessment Area(s). This is a reasonable conclusion because all properties are still receiving sufficient benefit from the Capital Improvement Plan system of improvements to justify their assigned debt assessment.

4.0 Financing Program

4.1 Overview

Beginning in April of 2020, the District embarked on a program of funding capital improvements that are part of the Capital Improvement Plan and to-date funded a portion of Assessment Area One Project with proceeds of the Assessment Area One Bonds and a portion of the Assessment Area Two Project with proceeds of the Assessment Area Two Bonds. Notwithstanding the indebtedness that has already been issued for Assessment Areas One and Two, the indebtedness currently planned to be issued for Assessment Area Three and the likely indebtedness that will have to be issued for Future Assessment Area(s), this Restated Master and Third Supplemental Report with respect to the Restated Master Report portion of it endeavors to estimate the total amount of hypothetical bonds necessary to fund the entire Capital Improvement Plan in the amount of \$38,885,000 through the issuance of a single series of long-term bonds. If the District did that, the District would likely have to have issued an estimated \$45,190,000 in bonds (the "Bonds"). Table 3 in the *Appendix* illustrates the estimated sources and uses of funding for such hypothetical Bonds.

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

4.2 Assessment Area One Bonds

The Assessment Area One Bonds were issued in April of 2020 in the principal amount of \$6,735,000 to fund a portion of the cost of the Assessment Area One Project in the estimated amount of \$6,039,294.77. The Assessment Area One Bonds were structured to be repaid in 30 annual installments following an approximately 13-month capitalized interest period. Interest payments on the Assessment Area One Bonds are to be made every May 1 and November 1, and principal payments on the Assessment Area One Bonds are to be made every May 1, commencing on May 1, 2022.

In order to finance the improvement and other costs, the District needed to borrow more funds and incur indebtedness in the total amount of \$6,735,000. The difference between the project costs and financing costs was comprised of funding for the debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Final sources and uses of funding for the Assessment Area One Bonds are presented in Table 4 in the *Appendix*.

4.3 Assessment Area Two Bonds

The Assessment Area Two Bonds were issued in January of 2021 in the principal amount of \$6,900,000 to fund a portion of the cost of the Assessment Area Two Project in the estimated amount of \$6,242,695.45. The Assessment Area Two Bonds were structured to be repaid in 30 annual installments following an approximately 10-month capitalized interest period. Interest payments on the Assessment Area Two Bonds are to be made every May 1 and November 1, and principal payments on the Assessment Area Two Bonds are to be made every May 1, commencing on May 1, 2022.

In order to finance the improvement and other costs, the District needed to borrow more funds and incur indebtedness in the total amount of \$6,900,000. The difference between the project costs and financing costs was comprised of funding for the debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Final sources and uses of funding for the Assessment Area Two Bonds are presented in Table 4 in the *Appendix*.

4.4 Assessment Area Three Bonds

This Restated Master and Third Supplemental Report with respect to the Third Supplemental Report portion of it, provides a third supplemental financing plan according to which the District issues Special Assessment Bonds, Series 2021 (Assessment Area Three) (the "Assessment Area Three Bonds") in the principal amount estimated at \$8,985,000* to fund a portion of the costs of the Assessment Area Three Project in the estimated amount of \$7,986,100*, including the costs of the Assessment Area Three Project - Single Family in the estimated amount of \$5,606,869.28* and the costs of the Assessment Area Three Project - Townhome in the estimated amount of \$2,379,230.72*. As the Assessment Area Three Bonds as proposed would fund only a portion of the costs of the Assessment Area Three Project, which total cost is estimated by the District Engineer at \$11,859,552, the District expects that the Area Three Developers will contribute to the District infrastructure valued at approximately \$3,873,452*.

* Preliminary, subject to change

The Assessment Area Three Bonds are preliminary structured to be repaid in 30 annual installments following an approximately 12-month capitalized interest period. Interest payments on the Assessment Area Three Bonds are projected to be made every May 1 and November 1, and principal payments on the Assessment Area Three Bonds are projected to be made every May 1 after the ending of the capitalized interest period.

In order to finance the improvement and other costs, the District needs to borrow more funds and incur indebtedness in the total amount estimated at \$8,985,000*. The difference between the project costs and financing costs is comprised of funding for the debt service reserve, capitalized interest, underwriter's discount and costs of issuance. The preliminary sources and uses of funding for the Assessment Area Three Bonds are presented in Table 4 in the *Appendix*.

4.5 Future Assessment Area(s) Bonds

This Restated Master and Third Supplemental Report with respect to the Master Report portion of it, provides a master financing plan according to which the District issues Special Assessment Bonds, Series 2021 (Future Assessment Area(s)) (the "Future Assessment Area(s) Bonds") in the principal amount estimated at \$9,335,000* to fund a portion of the costs of the Future Assessment Area(s) Project in the estimated amount of \$7,872,160*.

The Future Assessment Area(s) Bonds would be structured to be repaid in 30 annual installments following an approximately 12-month capitalized interest period. Interest payments on the Future Assessment Area(s) Bonds would be made every May 1 and November 1, and principal payments on the Future Assessment Area(s) Bonds would be made every May 1 or November 1 after the ending of the capitalized interest period.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount estimated at \$9,335,000*. The difference between the project costs and financing costs would be comprised of funding for the debt service reserve, capitalized interest, underwriter's discount and costs of issuance. The preliminary sources and uses of funding for the Future Assessment Area(s) Bonds are presented in Table 4 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Assessment Area One Bonds, Assessment Area Two Bonds, Assessment Area Three Bonds and Future Assessment Area(s)

* Preliminary, subject to change

Bonds provides the District with funds which are necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in Section 3.2 and described in more detail by the District Engineer in the Restated Master and 2021 Supplemental Engineer's Report.

Thus, improvements undertaken and funded by the District as part of the overall Capital Improvement Plan create special and peculiar benefits for properties within the District and general benefits for properties outside of the District, as well as to the public at large. Similarly, improvements undertaken and funded by the District as part of the Assessment Area Three Project create special and peculiar benefits for properties within Assessment Area Three and general benefits for properties outside of Assessment Area Three, as well as to the public at large. The debt incurred in financing the public infrastructure already is and similarly will in the future be paid off by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan/Assessment Area Three Project. All properties that receive special benefits from the Capital Improvement Plan/Assessment Area Three Project will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan/Assessment Area Three Project.

5.2 Benefit Allocation

The most current development plan for the District envisions a total of 1,471 residential single-family units and 392 residential multi-family units, representing a total of six types/land uses, although land use types and unit numbers may change throughout the development period.

According to the Restated Master and 2021 Supplemental Engineer's Report, as the result of the change in the development plan the distinction between the Master Improvements and Neighborhood Improvements became immaterial and the Capital Improvement Plan in its current form constitutes an integrated system of improvements benefitting all developable lands and all land uses within the District. Further, the current Capital Improvement Plan is designed to serve the current development plan for the District as such system of improvements even though the Capital Improvement Plan is comprised of separate projects, such as the Assessment Area One Project, Assessment Area Two Project, Assessment Area Three Project, and Future Assessment Area(s) Project, which all coincide with and are designed for the specific purpose of supporting the development of certain number of units of particular land uses within more or less defined physical areas, referred to as Assessment Area One, Assessment Area Two, Assessment Area Three, and Future Assessment Area(s) respectively.

The improvements that comprise each of the separate projects create special and peculiar benefits for properties within each of the separate assessment areas, however, these improvements and projects, when implemented jointly as parts of the overall Capital Improvement Plan, comprise a system of improvements, which means all of the

improvements will serve the entire District, and improvements will be interrelated such that they will reinforce one another and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each improvement category, as the improvements provide basic infrastructure to all lands and all land uses within the District and benefit all land uses as an integrated system of improvements.

As stated previously, the improvements that are part of the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District and the improvements that are part of the Assessment Area Three Project have a logical connection to the special and peculiar benefits received by the land within Assessment Area Three, as without such improvements, the development of the properties within the District for the Capital Improvement Plan and Assessment Area Three for the Assessment Area Three Project would not be possible. Based upon the connection between the improvements that are part of the Capital Improvement Plan and the special and peculiar benefits to the land within the District, as well as based upon the connection between the improvements that are part of the Assessment Area Three Project and the special and peculiar benefits to the land within Assessment Area Three, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District as originally described by the District Engineer in his Master Engineer's Report was proposed to be allocated to the different land uses proposed to be developed within the District in accordance with the original development plan by the Master Methodology Report. At the time of adoption of the Master Methodology Report, the development of land was proposed to occur in separate assessment areas developed by different owners/developers and only very general information about the land uses was available. More information became available as the District issued its Assessment Area One Bonds and Assessment Area Two Bonds. As the development plan changed over the last year and the Capital Improvement Plan changed with it, it is now possible and in fact advisable to refine the method of allocation of special benefits derived by the various land uses proposed to be developed within the District. The benefit derived by the different land uses in the District, including in Assessment Area Three, is now proposed to be allocated within the entire District to the various residential land uses in proportion to the relative density of development and intensity of use of infrastructure improvements as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 5 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of

development and the intensity of use of infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

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

Table 6 in the *Appendix* presents the allocation of the costs of the Capital Improvement Plan and the apportionment of the assessment associated with the Bonds (the “Bond Assessment”) that would likely have to been issued if the District were to fund one hundred percent (100%) of the costs of the Capital Improvement Plan projected by the District Engineer at \$38,885,000 through the issuance of a single series of Bonds in the principal amount estimated at \$45,190,000. Please note that as bonds which funded in part the construction of the Assessment Area One Project with proceeds of the Assessment Area One Bonds and the construction of the Assessment Area Two Project with proceeds of the Assessment Area Two Bonds have already been issued, bond assessment apportionments for Assessment Area One and Assessment Area Two are below the levels finalized for such assessment areas when their respective bonds were issued. Further, as illustrated in Tables 7 and 8 in the *Appendix*, both the allocation of Assessment Area One Project costs for Assessment Area One and the allocation of Assessment Area Two Project costs for Assessment Area Two under this proposed methodology described above results in allocated costs being in excess of the actual costs funded with proceeds of the Assessment Area One Bonds and Assessment Area Two Bonds respectively.

In order to facilitate the marketing of the residential units representing various land uses within Assessment Area Three, the Area Three Developers requested that the District limit the amounts of annual assessments for debt service on the Assessment Area Three Bonds to certain predetermined levels, which will be accomplished by a contribution by the Area Three Developers as described below. To that end, Table 9 in the *Appendix* illustrates the approximate costs of the Assessment Area Three Project that are projected to be funded with proceeds of the Assessment Area Three Bonds, and the approximate costs of a portion of the Assessment Area Three Project to be contributed by the Area Three Developers. The portion of the Assessment Area Three Project not funded with proceeds of the Assessment Area Three

Bonds in the total amount of approximately \$2,235,203.79* (including approximately \$940,082.07* related to the Townhouse units and approximately \$1,295,121.72* related to the Single-Family units) will be funded by the Area Three Developers pursuant to completion agreements with the District. Table 10 in the *Appendix* illustrates the derivation of the minimum contribution in the amount of approximately \$317,230.75* (including approximately \$317,230.75* related to the Townhouse units and approximately \$0.00* related to the Single-Family units) required to maintain the assessment levels requested by the Area Three Developers.

Table 11 in the *Appendix* presents the apportionment of the assessment associated with the Assessment Area Three Bonds (the “Assessment Area Three Bond Assessments”) in accordance with the ERU benefit allocation method presented in Table 5 in the *Appendix* as modified by the effects of Area Three Developers’ contributions of infrastructure improvements. Table 11 in the *Appendix* also presents the annual levels of the projected annual debt service assessments per unit.

Should the number of and types of land uses of properties change in the future with respect to Assessment Area Three and Future Assessment Area(s), the District will apply the methodology described in this Section to calculate the resulting number of ERUs in accordance with this Restated Master and Third Supplemental Report after the changes and evaluate the impact of such changes as described in *Section 5.6*.

Please note that the development of land in the District is projected to include privately owned and operated recreational amenity facilities (the “Amenity Centers”) to be constructed by various landowners/developers and owned and operated by homeowners’ associations. Even though it is beyond question that the Amenity Centers benefit from the provision of the Capital Improvement Plan, it is proposed that the Amenity Centers be exempted by the District from any assessments provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the Amenity Centers are common elements for the benefit of the property owners in the District and the cost of any assessments that would be allocated to the Amenity Centers would already have been borne by the property owners within the District already paying assessments in proportion equivalent to their own benefit received from public improvements financed with proceeds of the bonds issued by the District.

5.3 Assigning Bond Assessment and Assessment Area Three Bond Assessment

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, as the land in Assessment Area One and Assessment Area Two of the District is already subject to assessment lien for the repayment of the Assessment Area One Bonds

* Preliminary, subject to change

and Assessment Area Two Bonds respectively, and also because Assessment Area One is wholly encompassed within and represents a portion of Assessment Area 1 and Assessment Area Two is wholly encompassed within and represents a portion of Assessment Area 2/3, which are both subject to the master lien imposed in accordance with the provisions of the Master Methodology Report, no new assignment of assessment bond is necessary for Assessment Area One or Assessment Area Two. When it comes to land in Assessment Area Three and Future Assessment Area(s), on the other hand, initially portions of both of them are situated within Assessment Area 4, which was previously specifically exempted from the imposition of assessment lien related to repayment of indebtedness issued by the District for the purposes of funding the Capital Improvement Plan in accordance with the provisions of the Development & Contribution Agreement, as the developer of land in Assessment Area 1 was to make a contribution on behalf of developer of land in Assessment Area 4, to essentially “prepay” or “offset” the levy of any bond assessments on Assessment Area 4 for Master Improvements.

As the land in Assessment Area 4 has been acquired by one of the Area Three Developers and the Development & Contribution Agreement was terminated in early 2021, it is now appropriate to allocate a portion of the District’s debt that may be issued in conjunction with funding of the Assessment Area Three Project and Future Assessment Area(s) Project to the lands that are situated within the previously denominated Assessment Area 4, which happens to now constitute a portion of Assessment Area Three and a portion of Future Assessment Area(s). Based on the map contained within the Restated Master and 2021 Supplemental Engineer’s Report, the area that comprises Assessment 4 is currently proposed to be developed with 172 TH units within Assessment Area Three, 46 TH units within Future Assessment Area(s), and 68 SF 50’ units within Future Assessment Area(s). Consequently, this Restated Master and Third Supplemental Report proposes to levy Bond Assessments in the total amount of \$6,683,381.21* on the land within Assessment Area 4. As the land within Assessment Area 4 is not yet platted for its intended final use and the precise location of the different land uses by lot or parcel is unknown, the Bond Assessments related to the Assessment Area Three portion of Assessment Area 4 in the amount of \$3,857,522.04* and the Bond Assessments related to the Future Assessment Area(s) portion of Assessment Area 4 in the amount of \$2,825,859.17* for a combined Bond Assessments amount of \$6,683,381.21* is proposed to be initially levied on all of the land within Assessment Area 4 on an equal pro-rata gross acre basis. Consequently, the Bond Assessment for Assessment Area 4 in the amount of \$6,683,381.21* will be preliminarily levied on approximately 42.60 +/- gross acres in Assessment Area 4 at a rate of \$156,886.88* per gross acre.

* Preliminary, subject to change

When the land is platted, Bond Assessment will be allocated to each platted residential parcel within that particular assessment area on a first-platted, first-assigned basis as reflected in Table 6 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres will reduce the amount of Bond Assessment levied on unplatted gross acres within that particular assessment area. Further, if the platting occurs with Assessment Area Three portion of Assessment Area 4, the Assessment Area Three Bond Assessments will be allocated to each platted residential parcel on a first-platted, first-assigned basis as reflected in Table 11 in the *Appendix*.

With respect to this Third Supplemental Report portion of the Restated Master and Third Supplemental Report, it is noted that in Assessment Area Three is not yet platted for its intended final use and the precise location of the different land uses by lot or parcel is unknown, the Assessment Area Three Bond Assessments in the estimated amount of \$8,985,000* is proposed to be initially levied on all of the land within Assessment Area Three on an equal pro-rata gross acre basis. Consequently, Assessment Area Three Bond Assessments in the estimated amount of \$8,985,000* are proposed to be preliminarily levied on approximately 96.97 +/- gross acres in Assessment Area Three at a rate of \$92,657.52* per gross acre.

When the land is platted, the Assessment Area Three Bond Assessments will be allocated to each platted residential parcel on a first-platted, first-assigned basis as reflected in Table 11 in the *Appendix*. Such allocation of the Assessment Area Three Bond Assessments from unplatted gross acres will reduce the amount of Assessment Area Three Bond Assessments levied on unplatted gross acres within Assessment Area Three.

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

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

* Preliminary, subject to change

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 5 (expressed as ERU factors) in the *Appendix*.

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

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

5.6 True-Up Mechanism

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

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, this mechanism is to be utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$26,385.24 (\$45,190,000 in Bond Assessments divided by 1,712.70 ERUs). If such changes occur, the Methodology is applied to

the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

With respect to this Third Supplemental Report portion of this Restated Master and Third Supplemental Report, this mechanism is to be utilized to ensure that the Bond Assessment on a per unit basis never exceeds the initially allocated assessments as illustrated in Table 11 in the *Appendix*.

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, as the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 6 in the *Appendix*. If as a result of platting, the Bond Assessment per ERU for land that remains unplatted remains equal to \$26,385.24, then no true-up adjustment will be necessary. With respect to the Third Supplemental Report portion of this Restated Master and Third Supplemental Report, as the land in Assessment Area Three is platted, the Assessment Area Three Bond Assessment is assigned to platted parcels based on the figures in Table 11 in the *Appendix*. If as a result of platting, the Assessment Area Three Bond Assessment per unit for land that remains unplatted in Assessment Area Three remains equal to the figures in Table 11, then no true-up adjustment will be necessary.

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, if as a result of platting and apportionment of the Bond Assessment to the platted parcels within the District, the Bond Assessment per ERU for land that remains unplatted equals less than \$26,385.24 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessment for all parcels will be lowered if that state persists at the conclusion of platting of all land. With respect to the Third Supplemental Report portion of this Restated Master and Third Supplemental Report, if as a result of platting and apportionment of the Assessment Area Three Bond Assessment to the platted parcels within Assessment Area Three, the Assessment Area Three Bond Assessment per unit for land that remains unplatted in Assessment Area Three equals less than the figures in Table 11 (either as a result of a larger number of units, different units or both), then the per unit Assessment Area Three Bond Assessment for all parcels in Assessment Area Three will be lowered if that state persists at the conclusion of platting of all land in Assessment Area Three.

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, if, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels within the District, the Bond Assessment per ERU for land that remains unplatted¹ equals more than \$26,385.24 (either as a result of a smaller

¹ For example, if the first platting in includes 50 SF 50' lots (which equates to 55.00 ERUs), then the remaining unplatted land within the District would be required to absorb 1,662.70 ERUs, or approximately \$43,870,738.02 in debt. If the remaining unplatted land within the District would only be able to absorb

number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District’s reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and a developer for a particular assessment area, which will be binding on assignees. The owner(s) of the property will be required to immediately remit to the Trustee for an extraordinary mandatory redemption for the related series of bonds a true-up payment equal to the difference between the actual Bond Assessment per ERU and \$26,385.24 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment). With respect to the Third Supplemental Report portion of this Restated Master and Third Supplemental Report, if, in contrast, as a result of platting and apportionment of the Assessment Area Three Bond Assessment to the platted parcels within Assessment Area Three, the Assessment Area Three Bond Assessment per unit for land that remains unplatted² equals more than the figures in Table 11 (either as a result of a smaller number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District’s reasonable discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Assessment Area Three Bond Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per unit to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and a developer for a particular assessment area, which will be binding on assignees. The owner(s) of the property will be

1,628.70 ERUs, or approximately \$42,973,639.87 in debt, then a true-up, payable by the owner of the land whose platting caused the shortfall in ERUs would be due in the amount of approximately \$897,098.15, calculated as 34.00 ERUs times \$26,385.24 plus accrued interest.

² For example, if the first platting in includes 50 SF 50’ lots, then the remaining unplatted land within Assessment Area Three would be required to absorb 172 TH, 114 Twin Villa, 99 SF 50’ and 41 SF 60’ units, or approximately \$7,947,471.13* in debt. If the remaining unplatted land within the District would only be able to absorb 172 TH, 114 Twin Villa, 99 SF 50’ and 40 SF 60’, or approximately \$7,926,720.55* in debt, then a true-up, payable by the owner of the land whose platting caused the shortfall in the number of SF 60’ units would be due in the amount of approximately \$20,750.58, calculated as 1 unit of SF 60’ times \$20,750.58 plus accrued interest.

* Preliminary, subject to change

required to immediately remit to the Trustee for an extraordinary mandatory redemption of a portion of the Assessment Area Three Bonds a true-up payment equal to the difference between the actual Assessment Area Three Bond Assessment and the figures in Table 11 multiplied by the actual number of units plus accrued interest to the next succeeding interest payment date on the Assessment Area Three Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the Assessment Area Three Bonds secured by the Assessment Area Three Bond Assessment).

With respect to the Restated Master Report portion of this Restated Master and Third Supplemental Report, in addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$26,385.24. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale. With respect to the Third Supplemental Report portion of this Restated Master and Third Supplemental Report, in addition to platting of property within Assessment Area Three, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Assessment Area Three Bond Assessment per unit for land that remains unplatted within Assessment Area Three remains equal to the levels in Table 11. The test will be based upon the development rights as signified by the number of units of different land uses associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of the Assessment Area Three Bond Assessment transferred at sale.

This Restated Master and Third Supplemental Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for master assessment liens upon the remaining unplatted lands within the District – i.e. Assessment Area Three and Future Assessment Area(s). Each master lien 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 the benefit limits set forth in the assessment reports with respect to the Assessment Area One Bonds and the Assessment Area Two Bonds and using the allocation methodology described herein and therein, and shall be described in one or more supplemental reports (provided of course that this Restated Master and Third Supplemental Report shall also serve as the supplemental report for purposes of the Assessment Area Three Bonds).

As set forth herein and in any future supplemental report, and for any particular bond issuance, developers 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 “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the applicable developers to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

5.7 Preliminary Assessment Rolls

As discussed in Section 5.3, Bond Assessment in the amount of \$6,683,381.21* is proposed to be levied over the former Assessment Area 4, currently designated as part of Assessment Area Three and Future Assessment Area(s), which are described in Exhibit A, while the Assessment Area Three Bond Assessment in the amount of \$8,985,000* is proposed to be levied over the areas described in Exhibit B. Excluding any capitalized interest period, debt service assessment shall be paid in no more than thirty (30) yearly installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or developers of land in the District. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the structure of any bonds and related items, please refer to the Offering Statement(s) associated with such transactions.

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

* Preliminary, subject to change

7.0 Appendix

Table 1

West Port

Community Development District

Development Plan - Restated Master and Third Supplemental

Land Use	Unit of Measurement	Assessment Area One	Assessment Area Two	Assessment Area Three	Future Assessment Area(s)	Total
MF	Unit	0	0	0	392	392
TH	Unit	0	0	172	46	218
Twin Villa	Unit	0	120	114	0	234
SF 40'	Unit	109	0	0	61	170
SF 50'	Unit	211	163	149	217	740
SF 60'	Unit	0	68	41	0	109
Total		320	351	476	716	1,863

Table 2

West Port

Community Development District

Capital Improvement Program - Restated Master and Third Supplemental

Improvement	Assessment Area One Project	Assessment Area Two Project	Assessment Area Three Project - Single Family	Assessment Area Three Project - Townhouse	Future Assessment Area(s) Project	Total
Shared Off-Site Improvements	\$159,628	\$168,000	\$143,269	\$80,588	\$198,515	\$750,000
Neighborhood Roadways	\$1,000,000	\$0	\$2,100,000	\$900,000	\$1,500,000	\$5,500,000
Stormwater Management	\$2,250,000	\$2,478,000	\$1,350,000	\$750,000	\$972,000	\$7,800,000
Utilities (Water, Sewer, Reclaimed)	\$4,076,560	\$3,000,000	\$2,150,000	\$850,000	\$2,723,440	\$12,800,000
Hardscape/Landscape/Irrigation/Lighting	\$525,000	\$570,000	\$600,000	\$200,000	\$705,000	\$2,600,000
Differential Cost of Undergrounding Electric Utilities	\$200,000	\$220,000	\$200,000	\$90,000	\$290,000	\$1,000,000
Park Amenities	\$300,000	\$0	\$600,000	\$100,000	\$200,000	\$1,200,000
Professional Services	\$525,000	\$525,000	\$525,000	\$100,000	\$525,000	\$2,200,000
Land Acquisition	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Contingency	\$810,000	\$846,100	\$820,695	\$300,000	\$758,205	\$3,535,000
Total	\$9,846,188	\$9,307,100	\$8,488,964	\$3,370,588	\$7,872,160	\$38,885,000

Table 3

West Port

Community Development District

Estimated Sources and Uses of Funds - Restated Master - District Funding 100% of the Capital Improvement Program

Sources

Bond Proceeds:

Par Amount \$45,190,000.00*

Total Sources \$45,190,000.00

Uses

Project Fund Deposits:

Assessment Area One Project \$9,846,188.00

Assessment Area Two Project \$9,307,100.00

Assessment Area Three Project - Single Family \$8,488,964.00

Assessment Area Three Project - Townhouse \$3,370,588.00

Future Assessment Area(s) Project \$7,872,160.00

\$38,885,000.00

Other Fund Deposits:

Debt Service Reserve Fund \$2,939,674.35

Capitalized Interest Fund \$2,259,500.00

\$5,199,174.35

Delivery Date Expenses:

Costs of Issuance \$200,000.00

Underwriter's Discount \$903,800.00

\$1,103,800.00

Rounding \$2,025.65

Total Uses \$45,190,000.00

* Hypothetical

Table 4

West Port

Community Development District

Actual, Preliminary and Estimated Sources and Uses of Funds - Restated Master and Third Supplemental - Existing, Projected and Anticipated Bonds

	Assessment Area One Bonds	Assessment Area Two Bonds	Assessment Area Three Bonds*	Future Assessment Area(s) Bonds*	Total Bonds
Sources					
Bond Proceeds:					
Par Amount	\$6,735,000.00	\$6,900,000.00	\$8,985,000.00	\$9,335,000.00	\$31,955,000.00
Premium	\$88,385.00	\$53,783.40	\$0.00	\$0.00	\$142,168.40
Total Sources	\$6,823,385.00	\$6,953,783.40	\$8,985,000.00	\$9,335,000.00	\$32,097,168.40
Uses					
Project Fund Deposits:					
Assessment Area One Project	\$6,039,294.77	\$0.00	\$0.00	\$0.00	\$6,039,294.77
Assessment Area Two Project	\$0.00	\$6,242,695.45	\$0.00	\$0.00	\$6,242,695.45
Assessment Area Three Project - Single Family	\$0.00	\$0.00	\$5,606,869.28	\$0.00	\$5,606,869.28
Assessment Area Three Project - Townhouse	\$0.00	\$0.00	\$2,379,230.72	\$0.00	\$2,379,230.72
Future Assessment Area(s) Project	\$0.00	\$0.00	\$0.00	\$7,872,160.00	\$7,872,160.00
	\$6,039,294.77	\$6,242,695.45	\$7,986,100.00	\$7,872,160.00	\$28,140,250.22
Other Fund Deposits:					
Debt Service Reserve Fund	\$191,950.00	\$194,350.00	\$259,800.00	\$607,255.15	\$1,253,355.15
Capitalized Interest Fund	\$272,940.23	\$201,487.95	\$359,400.00	\$466,750.00	\$1,300,578.18
	\$464,890.23	\$395,837.95	\$619,200.00	\$1,074,005.15	\$2,553,933.33
Delivery Date Expenses:					
Costs of Issuance	\$184,500.00	\$177,250.00	\$200,000.00	\$200,000.00	\$761,750.00
Underwriter's Discount	\$134,700.00	\$138,000.00	\$179,700.00	\$186,700.00	\$639,100.00
	\$319,200.00	\$315,250.00	\$379,700.00	\$386,700.00	\$1,400,850.00
Rounding	\$0.00	\$0.00	\$0.00	\$2,134.85	\$2,134.85
Total Uses	\$6,823,385.00	\$6,953,783.40	\$8,985,000.00	\$9,335,000.00	\$32,097,168.40

Table 5

West Port

Community Development District

Benefit Allocation - Restated Master and Third Supplemental

Land Use	Number of Units	ERU Weight per Unit	Total ERU	Percent Share of Total
Assessment Area One				
SF 40'	109	1.00	109.00	6.36%
SF 50'	211	1.00	211.00	12.32%
Total Assessment Area One	320		320.00	18.68%
Assessment Area Two				
Twin Villa	120	1.00	120.00	7.01%
SF 50'	163	1.00	163.00	9.52%
SF 60'	68	1.00	68.00	3.97%
Total Assessment Area Two	351		351.00	20.49%
Assessment Area Three				
TH	172	0.85	146.20	8.54%
Twin Villa	114	1.00	114.00	6.66%
SF 50'	149	1.00	149.00	8.70%
SF 60'	41	1.00	41.00	2.39%
Total Assessment Area Three	476		450.20	26.29%
Future Assessment Area(s)				
MF	392	0.70	274.40	16.02%
TH	46	0.85	39.10	2.28%
SF 40'	61	1.00	61.00	3.56%
SF 50'	217	1.00	217.00	12.67%
Total Future Assessment Area(s)	716		591.50	34.54%
Total	1,863		1,712.70	100.00%

Table 6

West Port

Community Development District

Bond Assessment Apportionment - Restated Master and Third Supplemental - District Funding 100% of the Capital Improvement Plan

Land Use	Number of Units	Capital Improvement Plan Cost Allocation	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**	Total Annual Bond Assessments Debt Service**
Assessment Area One							
SF 40'	109	\$2,474,727.04	\$2,875,991.13	\$26,385.24	\$1,716.40	\$1,825.96	\$199,029.10
SF 50'	211	\$4,790,526.65	\$5,567,285.57	\$26,385.24	\$1,716.40	\$1,825.96	\$385,276.51
Total Assessment Area One	320	\$7,265,253.69	\$8,443,276.70				\$584,305.60
Assessment Area Two							
Twin Villa	120	\$2,724,470.13	\$3,166,228.76	\$26,385.24	\$1,716.40	\$1,825.96	\$219,114.60
SF 50'	163	\$3,700,738.60	\$4,300,794.07	\$26,385.24	\$1,716.40	\$1,825.96	\$297,630.67
SF 60'	68	\$1,543,866.41	\$1,794,196.30	\$26,385.24	\$1,716.40	\$1,825.96	\$124,164.94
Total Assessment Area Two	351	\$7,969,075.14	\$9,261,219.13				\$640,910.21
Assessment Area Three							
TH	172	\$3,319,312.78	\$3,857,522.04	\$22,427.45	\$1,458.94	\$1,552.06	\$266,954.62
Twin Villa	114	\$2,588,246.63	\$3,007,917.32	\$26,385.24	\$1,716.40	\$1,825.96	\$208,158.87
SF 50'	149	\$3,382,883.75	\$3,931,400.71	\$26,385.24	\$1,716.40	\$1,825.96	\$272,067.30
SF 60'	41	\$930,860.63	\$1,081,794.83	\$26,385.24	\$1,716.40	\$1,825.96	\$74,864.16
Total Assessment Area Three	476	\$10,221,303.79	\$11,878,634.90				\$822,044.94
Future Assessment Area(s)							
MF	392	\$6,229,955.04	\$7,240,109.77	\$18,469.67	\$1,201.48	\$1,278.17	\$501,042.05
TH	46	\$887,723.19	\$1,031,662.87	\$22,427.45	\$1,458.94	\$1,552.06	\$71,394.84
SF 40'	61	\$1,384,938.99	\$1,609,499.62	\$26,385.24	\$1,716.40	\$1,825.96	\$111,383.26
SF 50'	217	\$4,926,750.16	\$5,725,597.01	\$26,385.24	\$1,716.40	\$1,825.96	\$396,232.24
Total Future Assessment Area(s)	716	\$13,429,367.37	\$15,606,869.27				\$1,080,052.39
Total		\$38,885,000.00	\$45,190,000.00				\$3,127,313.14

* Excludes costs of collection and early payment discount allowance
 ** Includes costs of collection and early payment discount allowance
 *** Preliminary, subject to change

Table 7

West Port

Community Development District

Assessment Area One Project Cost Allocation - Restated Master

Land Use	Number of Units	ERU Weight per Unit	Total ERU	Assessment Area One Project Allocation*	Assessment Area One Project Costs Financed by Assessment Area One Bonds	Assessment Area One Project Cost Contribution by Area One Developer
Assessment Area One						
SF 40'	109	1.00	109.00	\$2,474,727.04	\$2,057,134.78	\$417,592.26
SF 50'	211	1.00	211.00	\$4,790,526.65	\$3,982,159.99	\$808,366.66
Total	320		320.00	\$7,265,253.69	\$6,039,294.77	\$1,225,958.92

* Please note that cost allocations herein are based on ERU benefit allocations in Table 5 and only a portion of these total costs was financed with proceeds of the Assessment Area One Bonds

Table 8

West Port

Community Development District

Assessment Area Two Project Cost Allocation - Restated Master

Land Use	Number of Units	ERU Weight per Unit	Total ERU	Assessment Area Two Allocation*	Assessment Area Two Project Costs	Assessment Area Two Project Cost
					Financed by Assessment Area Two Bonds	Contribution by Area Two Developer
Assessment Area Two						
Twin Villa	120	1.00	120.00	\$2,724,470.13	\$1,629,513.25	\$1,094,956.88
SF 50'	163	1.00	163.00	\$3,700,738.60	\$3,074,197.46	\$626,541.14
SF 60'	68	1.00	68.00	\$1,543,866.41	\$1,538,984.74	\$4,881.67
Total	351		351.00	\$7,969,075.14	\$6,242,695.45	\$1,726,379.69

* Please note that cost allocations herein are based on ERU benefit allocations in Table 5 and only a portion of these total costs was financed with proceeds of the Assessment Area Two Bonds

Table 9

West Port

Community Development District

Assessment Area Three Project Cost Allocation - Third Supplemental

Land Use	Number of Units	ERU Weight per Unit	Total ERU	Assessment Area Three Project Allocation*	Assessment Area Three Project Costs	Assessment Area Three Project Cost
					Financeable by Assessment Area Three Bonds**	Contribution by Area Three Developer**
Assessment Area Three						
TH	172	0.85	146.20	\$3,319,312.78	\$2,379,230.72	\$940,082.07
Twin Villa	114	1.00	114.00	\$2,588,246.63	\$2,102,575.98	\$485,670.65
SF 50'	149	1.00	149.00	\$3,382,883.75	\$2,748,103.70	\$634,780.06
SF 60'	41	1.00	41.00	\$930,860.63	\$756,189.61	\$174,671.02
Total	476		450.20	\$10,221,303.79	\$7,986,100.00	\$2,235,203.79

* Please note that cost allocations herein are based on ERU benefit allocations in Table 5 and only a portion of these total costs will be financed with proceeds of the Assessment Area Three Bonds

** Preliminary, subject to change

Table 10

West Port

Community Development District

Assessment Area Three Project Cost Allocation - Minimum Developer Contribution Calculations - Third Supplemental

Land Use	Number of Units	ERU Weight per Unit	Total ERU	Assessment Area Three Project Allocation*	Assessment Area Three Project Costs Financeable by Assessment Area Three Bonds**	Assessment Area Three Project Cost Contribution by Area Three Developer**
Assessment Area Three						
TH	172	0.85	146.20	\$2,696,461.47	\$2,379,230.72	\$317,230.76
Twin Villa	114	1.00	114.00	\$2,102,575.98	\$2,102,575.98	\$0.00
SF 50'	149	1.00	149.00	\$2,748,103.69	\$2,748,103.70	\$0.00
SF 60'	41	1.00	41.00	\$756,189.61	\$756,189.61	\$0.00
Total	476		450.20	\$8,303,330.75	\$7,986,100.00	\$317,230.75

* Please note that cost allocations herein are based on ERU benefit allocations in Table 5

** Preliminary, subject to change

Note: Table 10 quantifies the amount of benefit from the Assessment Area Three Project attributable to the different land uses proposed to be developed within Assessment Area Three. Additionally, Table 10 shows the minimum contributions of completed improvements required to buy-down the Bond Assessments to the target levels shown in Table 9 (i.e.,\$317,230.75). In lieu of the District issuing additional bonds to finance the full cost of the Assessment Area Three Project and levy in additional assessments, and pursuant to the Completion Agreement and/or Acquisition Agreement, the Area Three Developer will be required to construct all of the improvements that are part of the Assessment Area Three Project-please note that contributions do not include financing costs because the contributions are not being financed, and so instead include only construction cost offsets.

Table 11

West Port

Community Development District

Assessment Area Three Bond Assessments Apportionment - Third Supplemental

Land Use	Number of Units	Capital Improvement Plan Cost Allocation*	Total Assessment Area Three Bond Assessments Apportionment*	Assessment Area Three Bond Assessments Apportionment per Unit	Annual Assessment Area Three Bond Debt Service per Unit**	Annual Assessment Area Three Bond Debt Service per Unit***
Assessment Area Three						
TH	172	\$2,379,230.72	\$2,676,824.48	\$15,562.93	\$900.00	\$957.45
Twin Villa	114	\$2,102,575.98	\$2,365,565.82	\$20,750.58	\$1,200.00	\$1,276.60
SF 50'	149	\$2,748,103.70	\$3,091,836.03	\$20,750.58	\$1,200.00	\$1,276.60
SF 60'	41	\$756,189.61	\$850,773.67	\$20,750.58	\$1,200.00	\$1,276.60
Total	476	\$7,986,100.00	\$8,985,000.00			

* Preliminary, subject to change

** Excludes costs of collection and early payment discount allowance

*** Includes costs of collection and early payment discount allowance

Exhibit A

Bond Assessment in the amount of \$6,683,381.21* is proposed to be levied over the area as described below designating Assessment Area 4:

* Preliminary, subject to change

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 11 and 14, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:


COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 11, run thence along the East boundary thereof, N.00°29'33"W., a distance of 273.78 feet to a point on the Northerly right-of-way of STATE ROAD 776; thence along said Northerly right-of-way, S.69°10'05"W., a distance of 408.28 feet to the **POINT OF BEGINNING**; thence continue along said North right of way, S.69°10'05"W., a distance of 1936.31 feet; thence departing said Northerly right-of-way, N.60°49'55"W., a distance of 19.28 feet; thence N.10°45'32"W., a distance of 76.10 feet; thence Northerly, 88.14 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 11°13'21" (chord bearing N.05°13'15"W., 88.00 feet); thence N.00°23'26"E., a distance of 356.51 feet; thence N.89°31'55"W., a distance of 10.00 feet; thence Northeasterly, 472.11 feet along the arc of a non-tangent curve to the right having a radius of 460.00 feet and a central angle of 58°48'17" (chord bearing N.29°43'02"E., 451.66 feet); thence N.59°07'10"E., a distance of 533.04 feet; thence Northeasterly, 374.11 feet along the arc of a tangent curve to the left having a radius of 540.00 feet and a central angle of 39°41'39" (chord bearing N.39°16'21"E., 366.67 feet); thence S.70°34'29"E., a distance of 796.84 feet; thence S.88°49'17"E., a distance of 338.25 feet; thence S.15°49'23"W., a distance of 537.95 feet to the **POINT OF BEGINNING**.

Containing 37.16 acres, more or less.

NOTES:

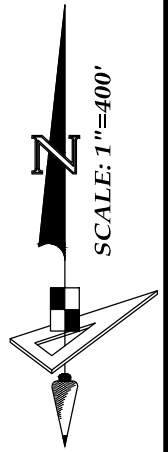
1) The Bearings shown hereon are based on the Northerly right-of-way line of STATE ROAD 776, having a Grid bearing of S.69°10'05"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

SEE SHEET NO. 2 FOR SKETCH & LINE TABLES

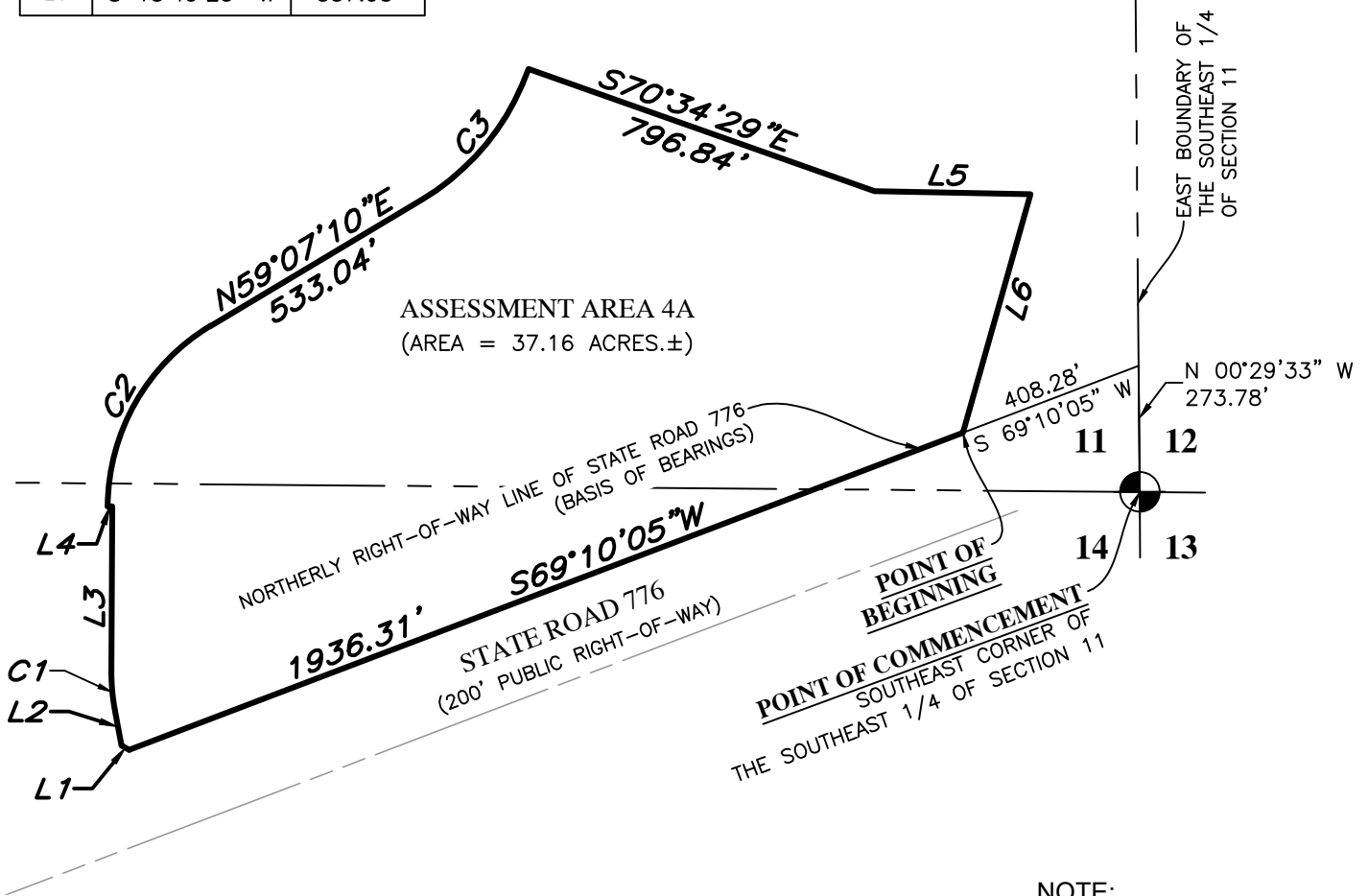
PROJECT: West Port		Prepared For: Morris Engineering	
PH-SE: Assessment Area 4A		(Not A Survey)	
DR- N: JCM	D-TE: 10/30/19		
REVISIONS			
D-TE	DESCRIPTION	DR- N	BY
12/12/19	Revised Boundary		JCM
David A. Williams FLORID- PROFESSION-L SURVEYOR & M-PPER NO. LS6423		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.	

Description Sketch

(Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 60°49'55" W	19.28'
L2	N 10°49'55" W	76.18'
L3	N 00°23'26" E	356.51'
L4	N 89°31'55" W	10.00'
L5	S 88°49'17" E	338.25'
L6	S 15°49'23" W	537.95'



NOTE:
SEE SHEET NO. 1 FOR
LEGAL DESCRIPTION

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	450.00'	11°13'21"	88.14'	88.00'	N 05°13'15" W
C2	460.00'	58°48'17"	472.11'	451.66'	N 29°43'02" E
C3	540.00'	39°41'39"	374.11'	366.67'	N 39°16'21" E

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



Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 14, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 11, thence S.00°03'46"E., a distance of 49.91 feet **POINT OF BEGINNING**; thence S.89°31'55"E., a distance of 358.60 feet; thence S.00°23'26"W., a distance of 356.65 feet; thence Southerly, 107.73 feet along the arc of a tangent curve to the left having a radius of 550.00 feet and a central angle of 11°13'21" (chord bearing S.05°13'15"E., 107.56 feet); thence S.10°49'55"E., a distance of 93.82 feet; thence S.29°10'05"W., a distance of 22.98 feet to a point on the Northerly right-of-way of STATE ROAD 776; thence along said Northerly right-of-way, S.69°10'05"W., a distance of 403.69 feet; thence departing said Northerly right-of-way, N.00°23'26"E., a distance of 722.47 feet to the **POINT OF BEGINNING**.

Containing 5.44 acres, more or less

NOTES:

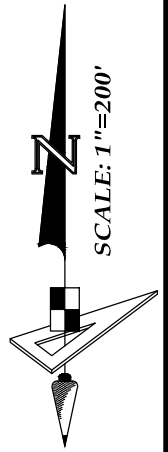
1) The Bearings shown hereon are based on the Northerly right-of-way line of STATE ROAD 776, having a Grid bearing of S.69°10'05"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida

SEE SHEET NO. 2 FOR SKETCH & LINE TABLES

PROJECT: West Port			Prepared For: Morris Engineering		
PH-SE: Assessment Area 4B			(Not A Survey)		
DR- N: JCM	D-TE: 10/30/19	CHECKED BY: DAW			
REVISIONS			David A. Williams FLORID- PROFESSION-L SURVEYOR & M-PPER NO. LS6423		
D-TE	DESCRIPTION	DR- N BY			

Description Sketch

(Not A Survey)

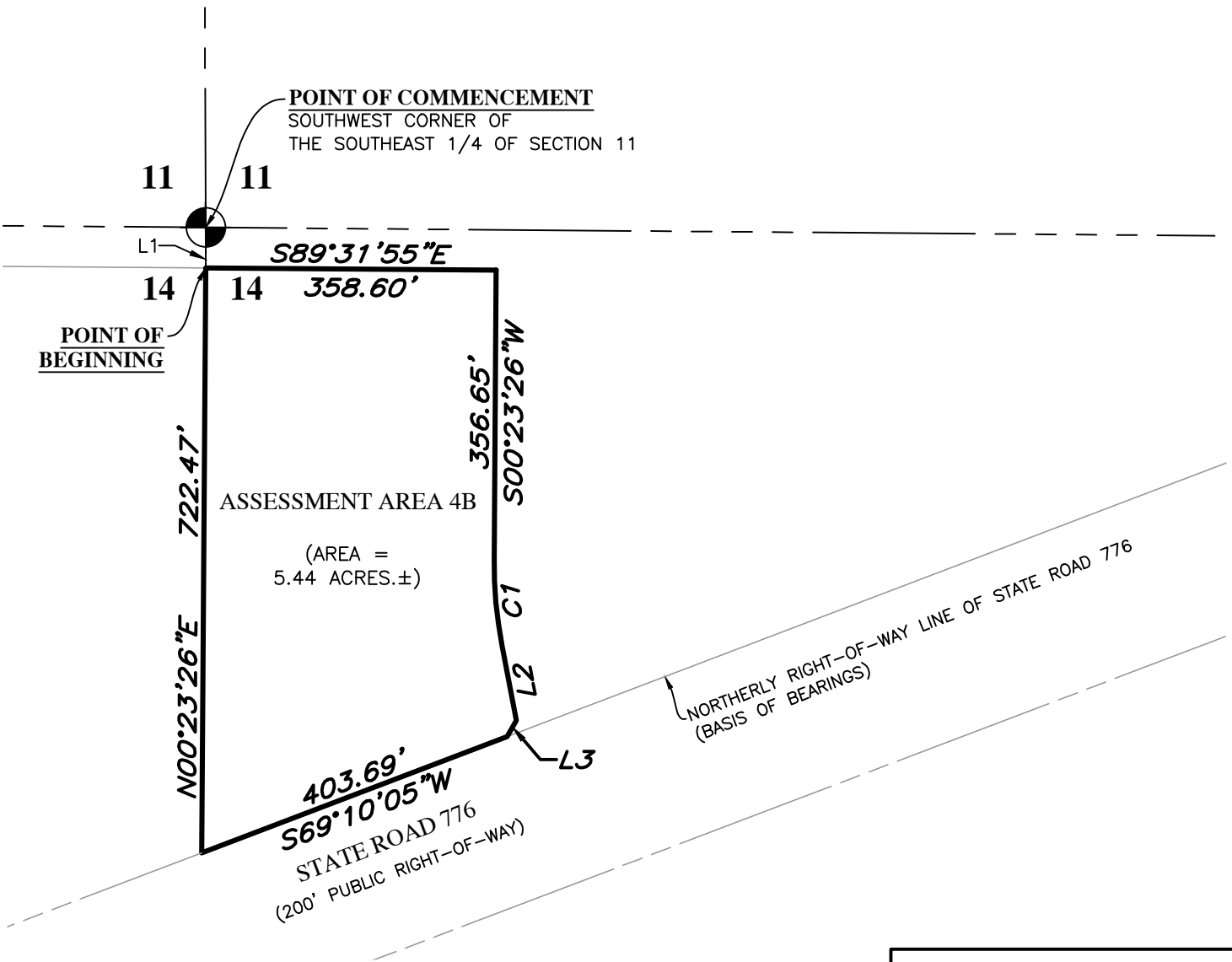


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	550.00'	11°13'21"	107.73'	107.56'	S 05°13'15" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°03'46" E	49.91'
L2	S 10°49'55" E	93.82'
L3	S 29°10'05" W	22.98'



NOTE:
SEE SHEET NO. 1 FOR LEGAL DESCRIPTION

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

GeoPoint
Surveying, Inc.

Exhibit B

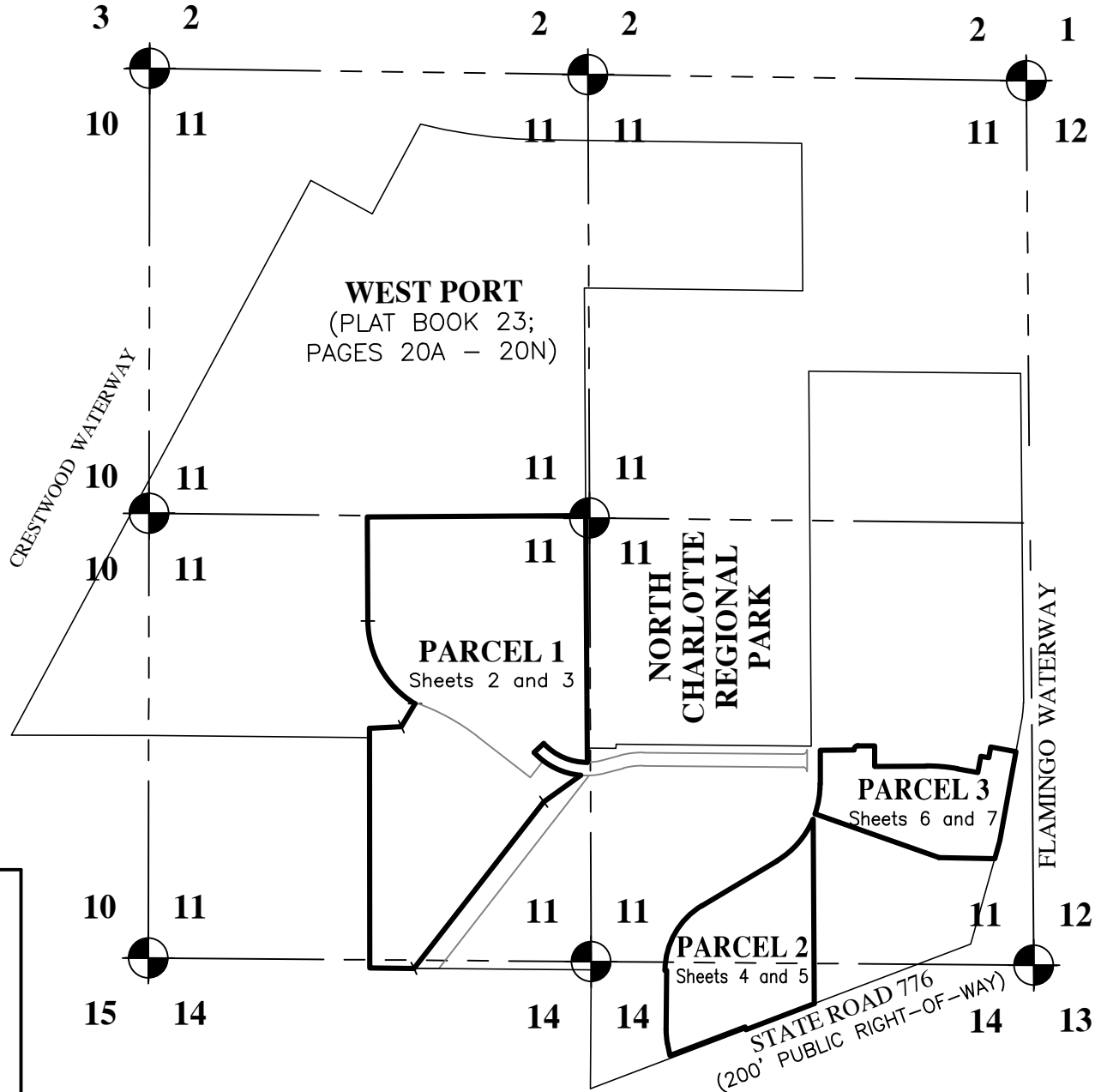
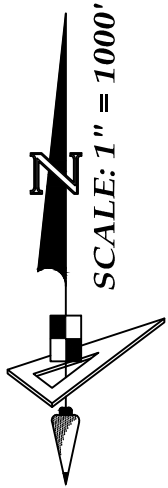
Assessment Area Three Bond Assessment of \$8,985,000* is proposed to be levied over the area as described below designating Assessment Area Three:

* Preliminary, subject to change

ASSESSMENT AREA 3

Description Sketch

INDEX MAP



LEGEND

- L - - - - - Line tag
- C - - - - - Curve tag

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



GeoPoint
Surveying, Inc.

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 1


A parcel of land being all of Tract C, and portions of Tract D and E of West Port as recorded in Plat Book 23, Pages 20A through 20N, lying in Sections 10 and 11, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Tract C, run thence along the Westerly boundary, and the Northerly extension thereof, N.00°03'10"W., a distance of 1455.95 feet; thence N.87°00'55"E., a distance of 192.60 feet to a point on the Easterly boundary of said Tract D; thence along said Easterly boundary the following three (3) courses: 1) N.31°01'33"E., a distance of 162.73 feet; 2) Northwesterly, 603.74 feet along the arc of a non-tangent curve to the right having a radius of 590.00 feet and a central angle of 58°37'50" (chord bearing N.29°39'32"W., 577.75 feet); 3) N.00°20'37"W., a distance of 631.88 feet; thence N.89°39'23"E., a distance of 1327.18 feet to a point on the Easterly boundary of the aforementioned Tract E; thence along the Easterly boundary thereof S.00°20'37"E., a distance of 1497.58 feet to a point on the Northerly boundary of Tract R-4 of said West Port; thence along the boundary of said Tract R-4 for the following (3) three courses: 1) Westerly, 295.86 feet along the arc of a non-tangent curve to the right having a radius of 360.00 feet and a central angle of 47°05'13" (chord bearing N.66°43'03"W., 287.60 feet); 2) S.46°49'34"W., a distance of 80.00 feet; 3) Southeasterly, 321.35 feet along the arc of a non-tangent curve to the left having a radius of 440.00 feet and a central angle of 41°50'44" (chord bearing S.64°05'48"E., 314.26 feet) to the Northwest corner of Tract F of said West Port; thence along the Westerly boundary of said Tract F for the following two (2) courses: 1) S.54°15'14"W., a distance of 277.04 feet; 2) S.37°54'22"W., a distance of 1282.30 feet to the Southeast corner of the aforementioned Tract C; thence along the Southerly boundary thereof N.89°31'55"W., a distance of 268.84 feet to the Point of Beginning.

Containing 65.26 acres, more or less.

NOTES:

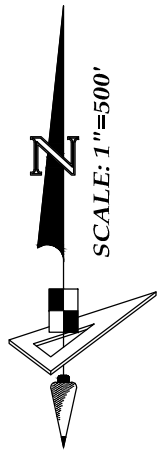
- 1) Bearings shown hereon are based on the Westerly boundary of Tract C having a grid bearing of N.00°03'10"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 3 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PH-SE: Assessment Area 3, Parcel 1		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DR- N: JL	D-TE: 02/11/21		
REVISIONS			
D-TE	DESCRIPTION	DR- N	BY
David A. Williams FLORID- PROFESSION-L SURVEYOR & M-PPER NO. LS6423		 GeoPoint Surveying, Inc.	

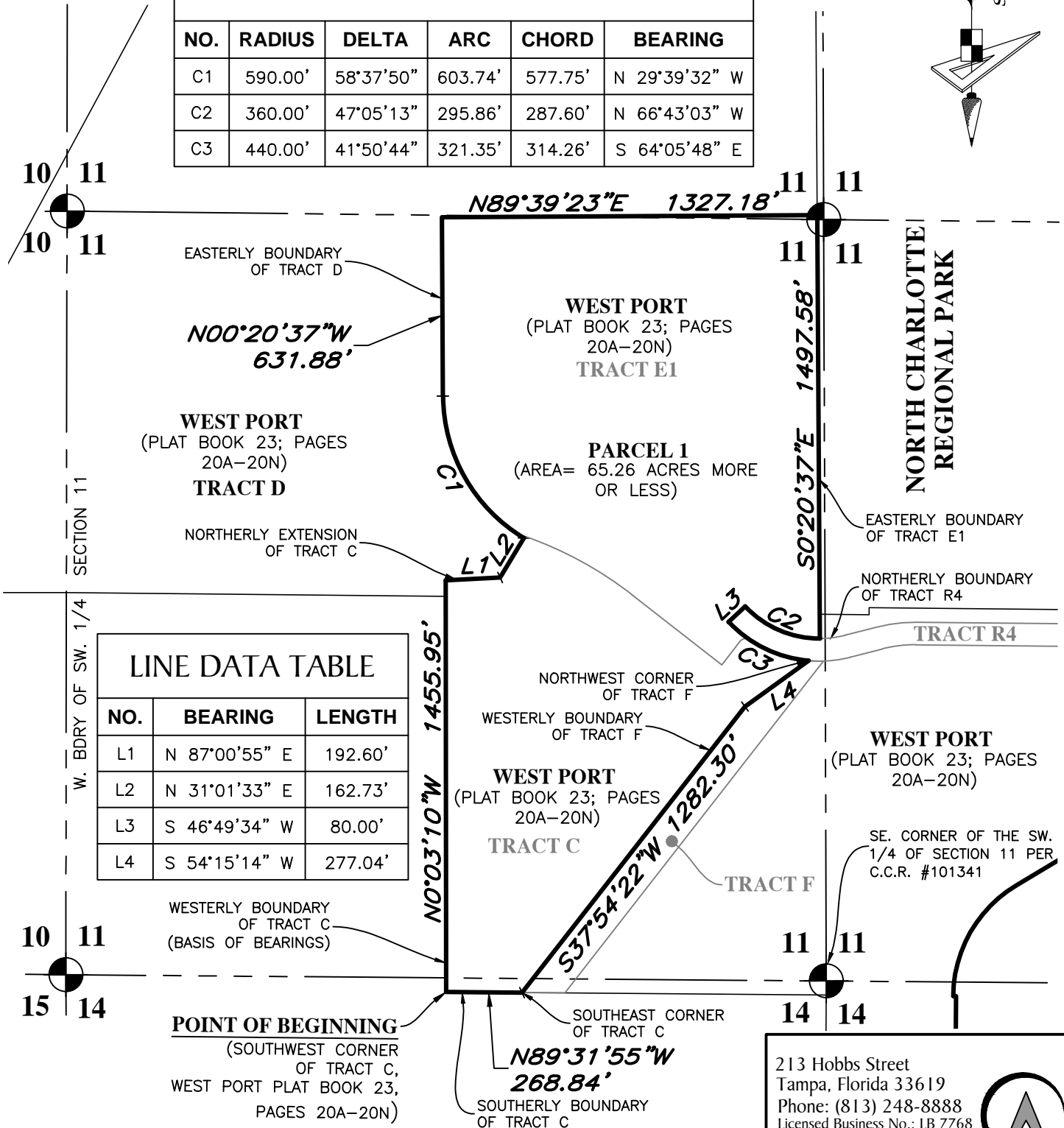
ASSESSMENT AREA 3

Description Sketch

(Not A Survey)



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	590.00'	58°37'50"	603.74'	577.75'	N 29°39'32" W
C2	360.00'	47°05'13"	295.86'	287.60'	N 66°43'03" W
C3	440.00'	41°50'44"	321.35'	314.26'	S 64°05'48" E



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 87°00'55" E	192.60'
L2	N 31°01'33" E	162.73'
L3	S 46°49'34" W	80.00'
L4	S 54°15'14" W	277.04'

LEGEND	
L	----- Line tag
C	----- Curve tag

Notes:
 1) See sheet no. 2 for legal description and surveyors note.

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

GeoPoint

Surveying, Inc.

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 2


Tract J and A, portion of Tract A of West Port as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Tract J, said point also being on the Easterly right-of-way line of Centennial Boulevard as dedicated per said West Port and run thence along said right-of-way line the following seven (7) courses; 1) N.10°49'55"W., a distance of 73.92 feet; 2) Northerly, 88.14 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 11°13'21" (chord bearing N.05°13'15"W., 88.00 feet); 3) N.00°23'26"E., a distance of 356.51 feet; 4) N.89°31'55"W., a distance of 10.00 feet; 5) Northeasterly, 472.11 feet along the arc of a non-tangent curve to the right having a radius of 460.00 feet and a central angle of 58°48'17" (chord bearing N.29°43'02"E., 451.66 feet); 6) N.59°07'10"E., a distance of 533.04 feet; 7) Northeasterly, 338.45 feet along the arc of a tangent curve to the left having a radius of 540.00 feet and a central angle of 35°54'39" (chord bearing N.41°09'51"E., 332.94 feet); thence leaving said right-of-way line s.00°17'04"e., a distance of 1117.97 feet to a point on the Northerly right-of-way line of State Road 776; thence along said right-of-way line S.69°10'05"W., a distance of 442.96 feet to a point on the East boundary of Tract R-6 of said West Port; thence along said East boundary N.20°49'55"W., a distance of 17.00 feet to a point on the North boundary of said Tract R-6; thence along said North boundary S.69°10'05"W., a distance of 488.49 feet to the POINT OF BEGINNING.

Containing 18.31 acres, more or less.

NOTES:

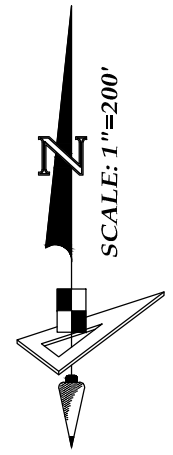
- 1) Bearings shown hereon are based on the Northerly right of way line of State Road 776, having a grid bearing of S.69°10'05"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 5 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PH-SE: Assessment Area 3, Parcel 2		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DR- N: JL	D-TE: 02/12/21		
REVISIONS			
D-TE	DESCRIPTION	DR- N	BY
David A. Williams FLORID- PROFESSION-L SURVEYOR & M-PPER NO. LS6423		 GeoPoint Surveying, Inc.	

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	450.00'	11°13'21"	88.14'	88.00'	N 05°13'15" W
C2	460.00'	58°48'17"	472.11'	451.66'	N 29°43'02" E
C3	540.00'	35°54'39"	338.45'	332.94'	N 41°09'51" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 10°49'55" W	73.92'
L2	N 89°31'55" W	10.00'
L3	N 20°49'55" W	17.00'

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT B

CENTENNIAL BOULEVARD
PLAT BOOK 23, PG. 20A-20N
N59°07'10"E 533.04'

EASTERLY RIGHT-OF-WAY LINE
OF CENTENNIAL BOULEVARD

WEST PORT
PLAT BOOK 23, PG. 20A-20N
TRACT A

PARCEL 2
(AREA= 18.31 ACRES MORE OR LESS)

S0°17'04"E 1117.97'

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT A

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT K

CENTENNIAL BOULEVARD
PLAT BOOK 23, PG. 20A-20N

N0°23'26"E
356.51'

EASTERLY RIGHT-OF-WAY
LINE OF CENTENNIAL
BOULEVARD

WEST PORT
PLAT BOOK 23,
PG. 20A-20N
TRACT J

NORTH BOUNDARY
OF TRACT R-6

488.49'
S69°10'05"W

TRACT R-6

POINT OF BEGINNING
(SOUTHWEST CORNER
OF TRACT J)

S69°10'05"W
442.96'

NORTHERLY RIGHT
OF WAY LINE
(BASIS OF BEARINGS)
STATE ROAD 776
(200.00' PUBLIC RIGHT-OF-WAY)

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



GeoPoint
Surveying, Inc.

LEGEND

L ----- Line tag
C ----- Curve tag

Notes:

1) See sheet no. 4 for legal description and surveyors note.

ASSESSMENT AREA 3

Description Sketch

(Not A Survey)

DESCRIPTION: Parcel 3,


Being a portion of Tract H of West Port as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Tract A as recorded in said plat of West Port and run thence along the Northerly boundary thereof following two (2) courses: 1) N.88°49'17"W., a distance of 338.25 feet; 2) N.70°34'29"W., a distance of 796.84 feet to a point on the Easterly Right-of-way line of Centennial Boulevard (Tract R-1) as dedicated per said West Port; thence along said Right-of-way line the following two (2) courses: 1) Northerly, 186.35 feet along the arc of a non-tangent curve to the left having a radius of 540.00 feet and a central angle of 19°46'22" (chord bearing N.09°32'20"E., 185.43 feet); 2) N.00°20'51"W., a distance of 204.98 feet; thence leaving said Right-of-way line N.89°39'09"E., a distance of 205.01 feet; thence Northeasterly, 38.59 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 88°26'42" (chord bearing N.45°25'48"E., 34.87 feet); thence N.89°39'09"E., a distance of 100.00 feet; thence S.00°20'51"E., a distance of 125.00 feet; thence N.89°39'09"E., a distance of 312.72 feet; thence Easterly, 191.69 feet along the arc of a tangent curve to the right having a radius of 1040.00 feet and a central angle of 10°33'38" (chord bearing S.85°04'02"E., 191.42 feet); thence S.79°47'13"E., a distance of 125.49 feet; thence N.10°12'47"E., a distance of 100.00 feet; thence S.79°47'13"E., a distance of 50.00 feet; thence N.10°12'47"E., a distance of 65.56 feet; thence S.79°47'13"E., a distance of 155.00 feet on a point on Westerly right of Way of Flamingo Waterway as dedicated per Official Records Book 3321, Page 634 of the public records of Charlotte County, Florida; thence along said Right-of-way line the following two (2) courses: 1) ; S.10°12'47"W., a distance of 551.27 feet; 2) S.15°49'23"W., a distance of 112.64 feet; to the **POINT OF BEGINNING**.

Containing 13.40 acres, more or less.

NOTES:

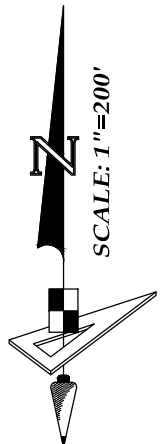
- 1) Bearings shown hereon are based on the Westerly Right-of-way line of Flamingo Waterway, having a grid bearing of S.10°12'47"W. The grid bearings as shown hereon refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida, as established from a RTK GPS network.
- 2) Not valid without the original signature and the original raised seal, or an electronic signature of a Florida licensed Surveyor and Mapper.
- 3) See sheet 7 for sketch and line & curve tables.

PROJECT: West Port		Prepared For: KL West Port, LLC	
PH-SE: Assessment Area 3, Parcel 3		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DR- N: JL	D-TE: 02/12/21		
REVISIONS			
D-TE	DESCRIPTION	DR- N	BY
David A. Williams FLORID- PROFESSION-L SURVEYOR & M-PPER NO. <u>LS6423</u>		 GeoPoint Surveying, Inc.	

ASSESSMENT AREA 3

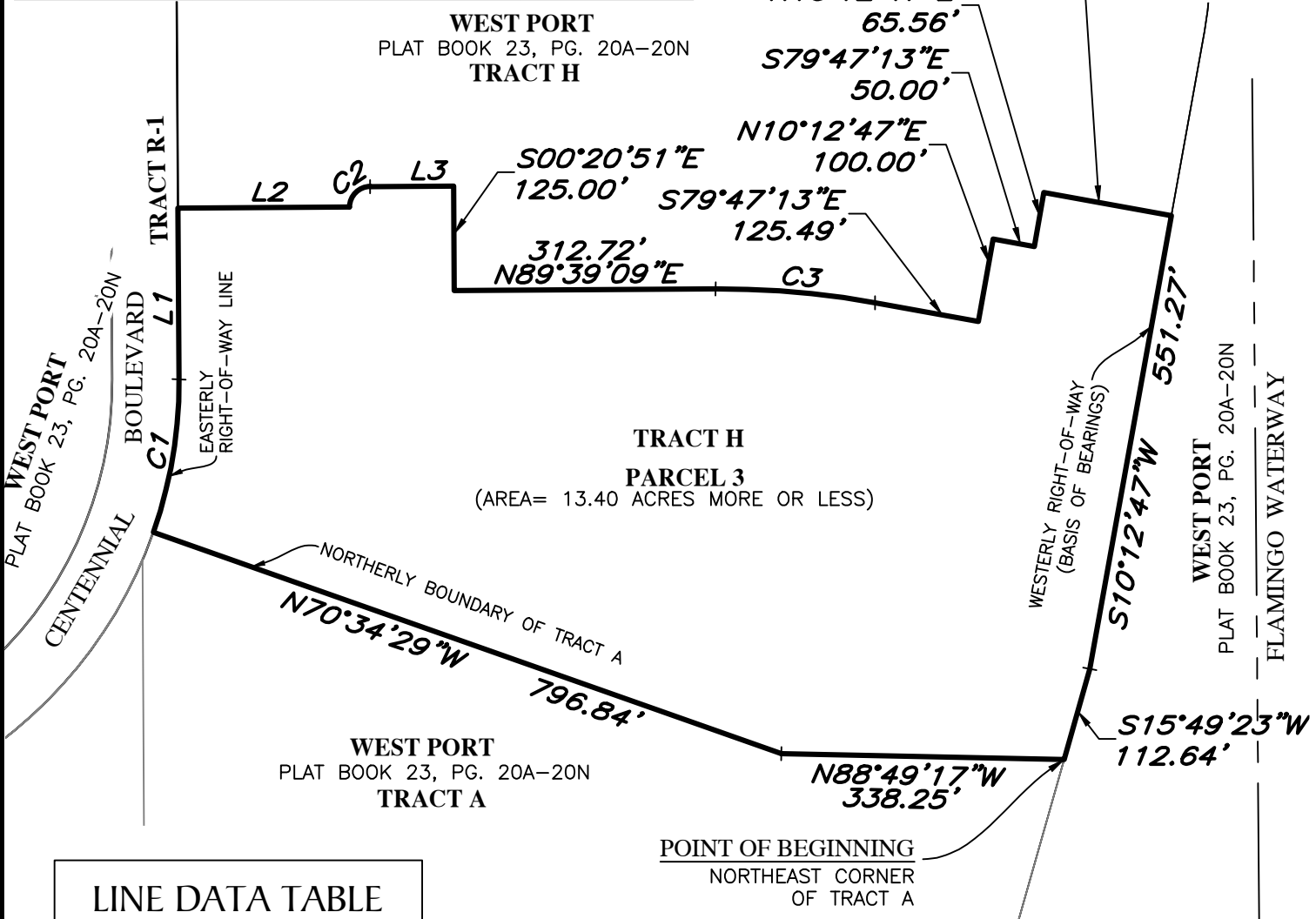
Description Sketch

(Not A Survey)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	540.00'	19°46'22"	186.35'	185.43'	N 09°32'20" E
C2	25.00'	88°26'42"	38.59'	34.87'	N 45°25'48" E
C3	1040.00'	10°33'38"	191.69'	191.42'	S 85°04'02" E



WEST PORT
PLAT BOOK 23, PG. 20A-20N
TRACT H

TRACT H
PARCEL 3
(AREA= 13.40 ACRES MORE OR LESS)

WEST PORT
PLAT BOOK 23, PG. 20A-20N
TRACT A

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°20'51" W	204.98'
L2	N 89°39'09" E	205.01'
L3	N 89°39'09" E	100.00'

POINT OF BEGINNING
NORTHEAST CORNER
OF TRACT A

LEGEND

- L - - - - - Line tag
- C - - - - - Curve tag

Notes:
1) See sheet no. 6 for legal description and surveyors note.

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



WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5 E

RESOLUTION 2021-10

[LEVYING AND CONFIRMING REVISED MASTER ASSESSMENTS]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A REVISED MASTER CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING REVISED MASTER ASSESSMENTS; ADDRESSING THE FINALIZATION OF REVISED MASTER ASSESSMENTS; ADDRESSING THE PAYMENT OF REVISED MASTER ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF REVISED MASTER 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 West Port Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Charlotte 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's 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 WEST PORT COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY.** 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:

Background

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 January 15, 2020, the District's Board of Supervisors adopted Resolution 2020-30 authorizing a "**Master Project**" and levying and imposing a master special assessment lien ("**Master Assessments**") across separate, fixed assessment areas, known as "**Assessment Area 1**" and "**Assessment Area 2/3**," while at the same time allocating a benefit but not levying an assessment on "**Assessment Area 4**," which area was intended to be developed privately into a commercial parcel; and
- c. The District imposed the Master Assessments for the purpose of securing the repayment of future bonds to fund the construction of the Master Project; and
- d. Since that time, the District has issued its \$6,735,000 Special Assessment Bonds, Series 2020 ("**Assessment Area 1 Bonds**") to finance a portion of the Master Project related to Assessment Area 1, and has secured the Assessment Area 1 Bonds with an assessment lien ("**Assessment Area 1 Assessments**") on Assessment Area 1, which lien is part of the Master Assessments; and
- e. Also, since then, the District has issued its \$6,900,000 Special Assessment Bonds, Series 2020 ("**Assessment Area 2 Bonds**") to finance a portion of the Master Project related to Assessment Area 2, and has secured the Assessment Area 2 Bonds with an assessment lien ("**Assessment Area 2 Assessments**") on Assessment Area 2, which lien is part of the Master Assessments; and
- f. Due to changes in the development plan, including but not limited to a change in ownership of Assessment Area 4 which will likely result in that area being developed as a residential project instead of a commercial project, the District now desires to revise its Master Project and declare and modify certain Master Assessments in order to modify the fixed boundaries of Assessment Area 1, Assessment Area 2/3 and Assessment Area 4 and impose debt assessments across Assessment Area 4; and
- g. As a point of clarification, the District does not intend to structurally modify the Assessment Area 1 Assessments and Assessment Area 2 Assessments and, instead, and despite this Resolution, such Assessment Area 1 Assessments and Assessment Area 2 Assessments will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts; and
- h. Accordingly, once the Assessment Area 1 Assessments are fully allocated to the planned 320 lots associated with the Assessment Area 1 Bonds, the original 120.85-acre boundary of Assessment Area 1 will be fixed only to those platted lots, and the balance of the original Assessment Area 1 ("**Excess Assessment Area 1 Acres**") will become part of a new assessment area (presently it is planned to be part of a new Assessment Area 3); and
- i. The original boundary of Assessment Area 2/3 will no longer be fixed, and instead those lands will be bifurcated into Assessment Area 2 representing 117.15 acres, which area will only secure the Assessment Area 2 Bonds, and the balance of the lands (including the

Excess Assessment Area 1 Acres) will become new assessment areas that are anticipated to secure future bonds; and

- j. In connection with the levy and imposition of the Revised Master Assessments, the District has terminated and/or will terminate that certain *Development & Contribution Agreement (Assessment Area 4)* pursuant to which Assessment Area 4 was not subject to the original Master Assessments, and, going forward, and as set forth herein, Assessment Area 4 will be subject to the Revised Master Assessments and will become part of new assessment areas that are anticipated to secure future bonds; and

Revised Capital Improvement Plan

- k. On February 9, 2021, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2021-07 ("**Declaring Resolution**"), and in doing so determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, and acquire all or a portion of the infrastructure improvements comprising the District's overall capital improvement plan for the District as revised ("**Revised Master Project**"); and
- l. The Revised Master Project is described in the Declaring Resolution and in the *Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three)*, which is dated April 6, 2021 ("**Engineer's Report**"), and which is attached hereto as **Exhibit A** and incorporated herein by this reference; and
- m. The plans and specifications for the Revised Master Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Records Office**"); and

The Revised Master Assessment Process

- n. 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 Revised Master Project, and further declared its intention to defray the whole or any part of the expense of the Revised Master Project by levying special assessments ("**Revised Master Assessments**") on specially benefited property within the District; and
- o. 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
- p. 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
- q. 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

- r. 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
- s. 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
- t. On April 6, 2021, 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

- u. Having considered the estimated costs of the Revised Master 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 Revised Master Project as set forth in the Engineer’s Report; (2) the cost of such Revised Master Project be assessed against the lands specially benefited by such Revised Master Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Revised Master Assessments; and
 - ii. The provision of said Revised Master Project, the levying of the Revised Master 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 Revised Master 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 the Revised Master Project against the properties benefitted thereby, using the method determined by the Board and set forth in the *Restated Master Special Assessment Methodology Report and Preliminary Third Supplemental Special Assessment Methodology Report*, dated April 6, 2021 (“**Assessment Report**,” attached hereto

as **Exhibit B** and incorporated herein by this reference), which results in the Revised Master Assessments set forth on the final assessment roll; and

- v. As described in more detail in **Exhibit B**, the Revised Master Project benefits all developable property within the District; and
- vi. Accordingly, the Revised Master Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property within the District, as 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 Revised Master Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. The Revised Master Assessments are fairly and reasonably allocated across the benefitted property in the District, as set forth in **Exhibit B**; and
- viii. As stated in **Exhibit B**, the levy and imposition of the Revised Master Assessments will not structurally affect the existing Assessment Area 1 Assessments and Assessment Area 2 Assessments or the liens imposed thereby, and thus will not adversely affect the interests of the beneficial owners of the Assessment Area 1 Bonds or Assessment Area 2 Bonds; and
- ix. It is in the best interests of the District that the Revised Master Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Revised Master Project which are to be assessed against the benefitted properties, pending the collection of the Revised Master 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 REVISED MASTER 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 Revised Master Project. The District hereby confirms that the Revised Master 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 Revised Master Project and the costs to be paid by the Revised Master Assessments on all specially benefitted property within the District are set forth in **Exhibits A and B**, respectively, hereto.

5. ADOPTION OF ASSESSMENT REPORT. The Assessment Report setting forth the allocation of the Revised Master 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 REVISED MASTER ASSESSMENTS. The Revised Master Assessments, 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 Revised Master 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 Revised Master Assessments levied 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, 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. **Supplemental Assessment Resolutions for Bonds.** The liens for the Revised Master Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Revised Master Assessments, in one or more separately enforceable Revised Master 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 series of Bonds each secured by one or more different assessment areas within the District. As a matter of clarification, and notwithstanding anything to the contrary herein, the Assessment Area 1 Assessments and Assessment Area 2 Assessments have already become effective by separate, prior supplemental assessment resolutions, and will not be structurally modified by this Resolution, and will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts.
- b. **Adjustments to Revised Master 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 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.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, a project developer may request that any related Revised Master Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Revised Master Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Revised Master Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in

the District's sole discretion as an offset for any acquisition of any portion of the Revised Master Project (e.g., land based on appraised value, infrastructure and/or work product), for completion of the Revised Master Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project comprising a portion of the Revised Master 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*, the District shall credit to each Revised Master Assessment the difference, if any, between the Revised Master Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable 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 REVISED MASTER ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Revised Master 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 – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), 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 Revised Master Assessments may, at its option, pre-pay the entire amount of the Revised Master Assessment any time, or a portion of the amount of the Revised Master Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Revised Master Assessments in question)), attributable to the property subject to Revised Master Assessments owned by such owner. Prepayment of Revised Master 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 Revised Master Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Revised Master Project, upon payment in full of any Revised Master 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 Revised Master Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). Such Revised Master 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 Revised Master 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 Revised Master Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Revised Master 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 Revised Master Assessments. The decision to collect Revised Master 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 Revised Master 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 Revised Master Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

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 liens 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 Revised Master 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 assessments reasonably able to be assigned to benefitted lands within the applicable assessment area. Such determination shall be made based on the language in this Resolution and/or 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 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 within the applicable assessment area. 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 within the applicable assessment area, 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 reasonable 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 Revised Master Assessments pursuant to this Resolution in excess of the total debt service related to the Revised Master 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 Revised Master Assessments collected in excess of the District's total debt service obligations for the Revised Master Project, the Board shall by resolution take appropriate action to equitably reallocate the Revised Master Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Revised Master Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands the District, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such subdivided 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 Revised Master Assessments without specific consent thereto. If at any time, any real property on which Revised Master 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 Revised Master Assessments thereon), or similarly exempt entity, all future unpaid Revised Master 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 Charlotte 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. As noted above, the Assessment Area 1 Assessments and Assessment Area 2 Assessments will not be structurally modified and will continue to secure the repayment of the Assessment Area 1 Bonds and Assessment Area 2 Bonds, respectively, in their current outstanding amounts.

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

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 6th DAY OF APRIL, 2021.

ATTEST:

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman / Vice Chairman

Exhibit A: *Restated Master Engineer's Report and 2021 Supplemental Engineer's Report (Assessment Area Three), which is dated April 6, 2021*

Exhibit B: *Restated Master Special Assessment Methodology Report and Preliminary Third Supplemental Special Assessment Methodology Report, dated April 6, 20021*

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7A

Proposed

CHANGE ORDER NO.9

Date of Issuance: _____		Effective Date: _____	
Project: West Port Pods B & H	District: West Port Community Development District	District's Contract No. _____	
Contract: Contractor Agreement (Assigned to the District on April 3, 2020)		Date of Contract: October 9, 2019	
Contractor: Stark Sullen Grading, Inc.		Architect/Engineer's Project No. _____	

The following agreement is modified as follows upon execution of this Change Order:

Description: The Isles at the Hammocks - See Exhibit A attached hereto.
Attachments: _____

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ 512,332.05	Original Contract Working Days Calendar Days Times: Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease from prior Change Orders: \$ 5,170,058.99	Increase/Decrease from previously approved Change Orders No. _____ to No. _____ Substantial completion (days or date): Ready for final payment (days or date):
Contract Price prior to the Change Order: \$ 5,682,391.04	Contract Times prior to this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease of this Change Order: \$ 245,104.23	Increase/Decrease of this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Contract Price Incorporating the Change Order: \$ 5,928,495.27	Contract Times with all approved Change Orders: Substantial completion (days or date): Ready for final payment (days or date):

RECOMMENDED BY:
MORRIS ENGINEERING AND
CONSULTING, LLC
DISTRICT ENGINEER

By: [Signature]

Title: DISTRICT ENGINEER

Date: 3/8/21

ACCEPTED:
WEST PORT COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]

Title: CHAIRMAN

Date: 3-8-2021

ACCEPTED:
STARK SULLEN GRADING, INC.

By: [Signature]

Title: President

Date: 03/08/2021

Exhibit A

West Port Pods B & H
 West Port Community Development District
 Change Order #9 - Formerly Change Order #8

The Isles at the Hammocks

	Description	Qty.	Unit	Amount	Extended Amount	Previously Invoiced
Pod B						
V-1	Valley Gutter Inlets	2.0	EA	5,701.88	11,403.76	11,403.76
	Bond Increase	1.0	LS	1,194.26	1,194.26	1,194.26
	Total Pod B				12,598.02	
Pod H						
I	POD H SITEWORK					
I-1	1" TYPE S-1 ASPHALT(1ST LIFT)	855.0	SY	5.44	4,651.20	-
I-2	1" TYPE S-1 ASPHALT(2ND LIFT)	855.0	SY	5.44	4,651.20	-
I-3	6" LBR 100 BASE	855.0	SY	8.52	7,284.60	-
I-4	12" STABILIZED SUBGRADE	985.0	SY	2.44	2,403.40	-
I-5	4" CONCRETE SIDEWALK	217.0	SY	32.04	6,952.68	-
I-6	VALLEY GUTTER CURB	160.0	LF	10.38	1,660.80	-
I-7	TYPE "D" CURB	255.0	LF	10.25	2,613.75	-
I-8	SIGNING & MARKING	1.0	LS	4,200.00	4,200.00	-
I-9	FINAL GRADING	1.0	LS	3,600.00	3,600.00	-
I-10	SOD	450.0	SY	2.34	1,053.00	-
	Ssubtotal				39,070.63	
II	POD H DRAINAGE					
II-1	18" RCP	22.0	LF	47.55	1,046.10	1,046.10
II-2	30" RCP	153.0	LF	96.02	14,691.06	-
II-3	12" HDPE	1,266.0	LF	32.65	41,334.90	-
II-4	12" YARD DRAINS	7.0	EA	1,260.00	8,820.00	-
II-5	TIE INTO EXISTING BOX	7.0	EA	350.00	2,450.00	-
II-6	VALLEY GUTTER INLETS	8.0	EA	5,441.88	43,535.04	43,535.04
	Ssubtotal				111,877.10	
III	POD H WATER					
III-1	SERVICE SADDLES W/PLOYTUBING STUB	25.0	EA	540.00	13,500.00	-
	Ssubtotal				13,500.00	
IV	POD H SEWER					
IV-1	MANHOLE (12-14)	1.0	EA	10,672.14	10,672.14	10,672.14
IV-2	MANHOLE (6-8)	1.0	EA	6,256.00	6,256.00	6,256.00
IV-3	8" SDR26 PVC (6-8)	50.0	LF	31.87	1,593.50	1,593.50
IV-4	8" SDR26 PVC (8-10)	100.0	LF	41.48	4,148.00	4,148.00
IV-5	8" SDR26 PVC (12-14)	148.0	LF	69.69	10,314.12	10,314.12
IV-6	DOUBLE SERVICE	3.0	EA	954.50	2,893.50	2,893.50
	Ssubtotal				35,877.26	

Exhibit A

West Port Pods B & H
 West Port Community Development District
 Change Order #9 - Formerly Change Order #8

The Isles at the Hammocks

	Description	Qty.	Unit	Amount	Extended Amount	Previously Invoiced
V	POD H BONDING					
V-1	BOND INCREASE THRU DRAW #8	1.0	LS	5,887.52	5,887.52	5,887.52
	Ssubtotal				5,887.52	
	Change Order #8 POD H Subtotaltotal				206,212.51	
VI	IRRIGATION					
VI-1	16" DIRECTIONAL DRILL	100.0	LF	212.00	21,200.00	-
VI-2	16" PVC C900	-100.0	LF	75.82	(7,582.00)	-
	Irrigation Subtotal				13,618.00	
VII	IRRIGATION BONDING					
VII-1	BOND INCREASE THRU DRAW #8	1.0	LS	13,675.70	13,675.70	13,675.70
	Ssubtotal				13,675.70	
	Change Order #8 Irrigation Subtotal				27,293.70	
	CHANGE ORDER #9 TOTAL				<u>\$ 246,104.23</u>	<u>\$ 112,619.64</u>

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7B

Proposed

CHANGE ORDER NO.10

Date of Issuance:			Effective Date:	
Project:	West Port Pods B & H	District:	West Port Community Development District	District's Contract No.
Contract:	Contractor Agreement (Assigned to the District on April 3, 2020)			Date of Contract: October 9, 2019
Contractor:	Stark Sullen Grading, Inc.	Architect/Engineer's Project No.		

The following agreement is modified as follows upon execution of this Change Order:

Description: Reduction of Material through Application #8

Attachments:

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIMES:		
Original Contract Price:		Original Contract	Working Days	Calendar Days
	\$ 512,332.05	Times:	Substantial completion (days or date):	
			Ready for final payment (days or date):	
Increase/Decrease from prior Change Orders:		Increase/Decrease from previously approved Change Orders	No. _____ to No. _____	
	\$ 5,416,163.22		Substantial completion (days or date):	
			Ready for final payment (days or date):	
Contract Price prior to the Change Order:		Contract Times prior to this Change Order:		
	\$ 5,928,495.27		Substantial completion (days or date):	
			Ready for final payment (days or date):	
Increase/Decrease of this Change Order:		Increase/Decrease of this Change Order:		
	\$ (23,922.41)		Substantial completion (days or date):	
			Ready for final payment (days or date):	
Contract Price Incorporating the Change Order:		Contract Times with all approved Change Orders:		
	\$ 5,904,572.86		Substantial completion (days or date):	
			Ready for final payment (days or date):	

RECOMMENDED BY:
 MORRIS ENGINEERING AND
 CONSULTING, LLC
 DISTRICT ENGINEER

By: [Signature]

Title: DISTRICT ENGINEER

Date: 3/10/21

ACCEPTED:
 WEST PORT COMMUNITY
 DEVELOPMENT DISTRICT

By: [Signature]

Title: CHAIRMAN

Date: 3-8-2021

ACCEPTED:
 STARK SULLEN GRADING, INC.

By: [Signature]

Title: President

Date: 03/08/2021

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7C

Proposed

CHANGE ORDER NO.11

Date of Issuance: _____		Effective Date: _____
Project: West Port Pods B & H	District: West Port Community Development District	District's Contract No.
Contract: Contractor Agreement (Assigned to the District on April 3, 2020)		Date of Contract: October 9, 2019
Contractor: Stark Sullen Grading, Inc.		Architect/Engineer's Project No.

The following agreement is modified as follows upon execution of this Change Order:

Description: Reduction of Material through Application #9

Attachments:

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 512,332.05

Increase/Decrease from prior Change Orders:

\$ 5,392,240.81

Contract Price prior to the Change Order:

\$ 5,904,572.86

Increase/Decrease of this Change Order:

\$ (144,358.09)

Contract Price Incorporating the Change Order:

\$ 5,760,214.77

CHANGE IN CONTRACT TIMES:

Original Contract Working Days Calendar Days

Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders

No. _____ to No. _____

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

RECOMMENDED BY:
MORRIS ENGINEERING AND
CONSULTING, LLC
DISTRICT ENGINEER

By: [Signature]

Title: DISTRICT ENGINEER

Date: 3/8/21

ACCEPTED:
WEST PORT COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]

Title: CHAIRMAN

Date: 3-8-2021

ACCEPTED:
STARK SULLEN GRADING, INC.

By: [Signature]

Title: President

Date: 03/08/2021

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7D

Proposed

CHANGE ORDER NO.12

Date of Issuance:			Effective Date:	
Project:	West Port Pods B & H	District:	West Port Community Development District	District's Contract No.
Contract:	Contractor Agreement (Assigned to the District on April 3, 2020)			Date of Contract: October 9, 2019
Contractor:	Stark Sullen Grading, Inc.	Architect/Engineer's Project No.		

The following agreement is modified as follows upon execution of this Change Order:

Description: Reduction of Material through Application #10
 Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Working Days Calendar Days
\$ 512,332.05	Times: Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders
\$ 5,247,882.72	No. _____ to No. _____ Substantial completion (days or date): Ready for final payment (days or date):
Contract Price prior to the Change Order:	Contract Times prior to this Change Order:
\$ 5,760,214.77	Substantial completion (days or date): Ready for final payment (days or date):
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
\$ (119,262.35)	Substantial completion (days or date): Ready for final payment (days or date):
Contract Price Incorporating the Change Order:	Contract Times with all approved Change Orders:
\$ 5,640,952.42	Substantial completion (days or date): Ready for final payment (days or date):

RECOMMENDED BY:
 MORRIS ENGINEERING AND
 CONSULTING, LLC
 DISTRICT ENGINEER

By: [Signature]
 Title: District Engineer
 Date: 3/8/21

ACCEPTED:
 WEST PORT COMMUNITY
 DEVELOPMENT DISTRICT

By: [Signature]
 Title: Chairman
 Date: 3-8-2021

ACCEPTED:
 STARK SULLEN GRADING, INC.

By: [Signature]
 Title: President
 Date: 03/08/2021

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

9

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2020 Assessment Area Two	Capital Projects Fund Series 2020	Capital Projects Fund Series 2020 Assessment Area Two	Total Governmental Funds
ASSETS						
Cash	\$ 12,183	\$ -	\$ -	\$ -	\$ -	\$ 12,183
Investments						
Revenue	-	3,157	-	-	-	3,157
Reserve	-	191,993	194,353	-	-	191,993
Construction	-	-	-	208,834	4,509,946	208,834
Cost of issuance	-	5,751	35,000	-	-	5,751
Capitalized interest	-	126,349	201,489	-	-	126,349
Undeposited funds	-	-	-	10,365	-	10,365
Due from KLP West Port	13,495	-	-	-	-	13,495
Due from Forestar	5,007	-	-	-	-	5,007
Due from KL JAK WP	3,265	-	-	-	-	3,265
Due from general fund	-	3,947	-	-	-	3,947
Total assets	<u>\$ 33,950</u>	<u>\$ 331,197</u>	<u>\$ 430,842</u>	<u>\$ 219,199</u>	<u>\$ 4,509,946</u>	<u>\$ 584,346</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 15,183	\$ -	\$ -	\$ -	\$ -	\$ 15,183
Retainage payable	-	-	-	402,829	60,443	402,829
Due to Developer	-	8,061	-	-	-	8,061
Due to debt service fund	3,947	-	-	-	-	3,947
Accrued taxes payable	61	-	-	-	-	61
Developer advance - KLP West Port	15,000	-	-	-	-	15,000
Total liabilities	<u>34,191</u>	<u>8,061</u>	<u>-</u>	<u>402,829</u>	<u>60,443</u>	<u>445,081</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	21,767	-	-	-	-	21,767
Total deferred inflows of resources	<u>21,767</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>21,767</u>
FUND BALANCES						
Assigned:						
Committed						
Debt service	-	323,136	430,842	-	-	323,136
Capital projects	-	-	-	(183,630)	4,449,503	(183,630)
Unassigned	(22,008)	-	-	-	-	(22,008)
Total fund balances	<u>(22,008)</u>	<u>323,136</u>	<u>430,842</u>	<u>(183,630)</u>	<u>4,449,503</u>	<u>117,498</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,950</u>	<u>\$ 331,197</u>	<u>\$ 430,842</u>	<u>\$ 219,199</u>	<u>\$ 4,509,946</u>	<u>\$ 584,346</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 443,400	0%
Landowner contribution	-	7,497	-	N/A
Lot closing	1,890	7,246	-	N/A
Total revenues	<u>1,890</u>	<u>14,743</u>	<u>443,400</u>	3%
EXPENDITURES				
Professional & administrative				
Supervisors	215	430	-	N/A
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	5,214	6,807	25,000	27%
Engineering	-	-	3,500	0%
Audit	-	-	4,200	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	-	3,500	0%
Telephone	17	83	200	42%
Postage	-	8	500	2%
Printing & binding	42	208	500	42%
Legal advertising	-	110	1,200	9%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	26	128	500	26%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	200	105%
Total professional & administrative	<u>9,597</u>	<u>34,281</u>	<u>95,430</u>	36%
Field operations (shared)				
Management	-	-	10,000	0%
Accounting	-	-	3,750	0%
Stormwater management				
Lake maintenance	-	-	20,300	0%
Preserve maintenance	-	-	3,000	0%
Streetlighting	-	-	116,880	0%
Irrigation supply				
Maintenance Contract	-	-	3,000	0%
Electricity	-	-	12,000	0%
Repairs and maintenance	-	-	2,500	0%
Effluent	-	-	50,000	0%
Monuments and street signage				
Repairs and maintenance	-	-	4,000	0%
Electricity	-	-	2,500	0%
Holiday decorating	-	-	5,000	0%
Landscape maint.				
Maintenance contract	-	-	102,540	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	-	2,500	0%
Roadway maintenance	-	-	5,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>347,970</u>	0%

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
Total expenditures	9,597	34,281	443,400	8%
Excess/(deficiency) of revenues over/(under) expenditures	(7,707)	(19,538)	-	
Fund balances - beginning	(14,301)	(2,470)	-	
Fund balances - ending	<u>\$ (22,008)</u>	<u>\$ (22,008)</u>	<u>\$ -</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ -	\$ 126,296	0%
Lot closing	2,368	7,104	-	N/A
Interest	7	22	-	N/A
Total revenues	2,375	7,126	126,296	6%
EXPENDITURES				
Debt service				
Interest	-	146,644	272,940	54%
Total debt service	-	146,644	272,940	54%
Excess/(deficiency) of revenues over/(under) expenditures	2,375	(139,518)	(146,644)	
Fund balances - beginning	320,761	462,654	464,890	
Fund balances - ending	\$ 323,136	\$ 323,136	\$ 318,246	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 5	\$ 5
Total revenues	<u>5</u>	<u>5</u>
EXPENDITURES		
Debt service		
Underwriter's discount	-	138,000
Cost of issuance	-	142,250
Total debt service	<u>-</u>	<u>280,250</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	(280,245)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	657,304
Premium	-	53,783
Total other financing sources	<u>-</u>	<u>711,087</u>
Net change in fund balances	5	430,842
Fund balances - beginning	430,837	-
Fund balances - ending	<u>\$ 430,842</u>	<u>\$ 430,842</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ 10,364	\$ 10,364
Interest	18	113
Total revenues	10,382	10,477
EXPENDITURES		
Capital outlay	285,752	2,890,873
Total expenditures	285,752	2,890,873
Excess/(deficiency) of revenues over/(under) expenditures	(275,370)	(2,880,396)
Fund balances - beginning	91,740	2,696,766
Fund balances - ending	\$ (183,630)	\$ (183,630)

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 59	\$ 59
Total revenues	59	59
EXPENDITURES		
Capital outlay	-	1,793,251
Total expenditures	-	1,793,251
Excess/(deficiency) of revenues over/(under) expenditures	59	(1,793,192)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,242,695
Total other financing sources/(uses)	-	6,242,695
Net change in fund balances	59	4,449,503
Fund balances - beginning	4,449,444	-
Fund balances - ending	\$ 4,449,503	\$ 4,449,503

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**MINUTES OF MEETING
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the West Port Community Development District held a Regular Meeting on March 9, 2021 at 12:00 p.m., at the Centennial Park Recreation Center, 1120 O'Donnell Boulevard, Port Charlotte, Florida 33953.

Present were:

Jim Harvey	Chair
Christian Cotter	Assistant Secretary
Paul Martin	Assistant Secretary
Candice Smith	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Jere Earlywine	District Counsel
Steve Sanford	Bond Counsel
Matthew Morris	District Engineer
Tim Martin	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 12:00 p.m. Supervisors Paul Martin, Smith and Cotter were present, in person. Supervisor Harvey was not present at roll call. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November, 2024

- **Administration of Oath of Office to Newly Appointed *Supervisor (the following to be provided in a separate package)***

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On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor, Resolution 2021-05, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the West Port Community Development District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Grant of Authority to the Vice Chair to Execute Bond Requisitions for Assessment Area 2

Mr. Wrathell discussed granting authority to the Vice Chair to execute bond requisitions for Assessment Area 2, change orders, small contracts, etc., for ratification at future meetings.

On MOTION by Mr. Paul Martin and seconded by Ms. Smith, with all in favor, authorizing the Vice Chair to execute Bond Requisitions and other documents, as discussed, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Authorizing the Issuance of Not Exceeding \$12,000,000 West Port Community Development District, Special Assessment Bonds, Series 2021 (Assessment Area Three) (The "Bonds") To Finance Certain Public Infrastructure Within Assessment Area Three Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of That Certain Master Trust Indenture Dated as of March 1, 2020 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a

113 Preliminary Limited Offering
114 Memorandum; Approving the Execution
115 and Delivery of a Final Limited Offering
116 Memorandum; Approving the Form of and
117 Authorizing the Execution of a Continuing
118 Disclosure Agreement, and Appointing a
119 Dissemination Agent; Approving the
120 Application of Bond Proceeds; Authorizing
121 Certain Modifications to the Assessment
122 Methodology Report and Engineer's
123 Report; Making Certain Declarations;
124 Providing for the Registration of the Bonds
125 Pursuant to the DTC Book-Entry Only
126 System; Authorizing the Proper Officials to
127 Do All Things Deemed Necessary in
128 Connection With the Issuance, Sale and
129 Delivery of the Bonds; and Providing for
130 Severability, Conflicts and an Effective
131 Date
132

133 Mr. Sanford presented Resolution 2021-08 and the accompanying Exhibits. This
134 Resolution accomplishes the following:

135 ➤ Delegates authority to the Chair or Vice Chair to proceed with the financing, subject to
136 the parameters set forth.

137 ➤ Sets certain parameters in connection with the sale of the bonds.

138 ➤ Ensures that the maximum amount of the bonds issued does not exceed \$12,000,000
139 and that the arbitrage yield does not exceed 4.5%.

140 ➤ Authorizes the Underwriter's compensation.

141 ➤ Requires that the Board to approve the accompanying Exhibits.

142 ➤ Authorizes any necessary modifications to the Engineer's and the Methodology Reports.

143 • **Exhibit A: Form of Bond Purchase Contract**

144 • **Exhibit B: Draft Copy of Preliminary Limited Offering Memorandum**

145 • **Exhibit C: Form of Continuing Disclosure Agreement**

146 • **Exhibit D: Form of Third Supplemental Trust Indenture**

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On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor, Resolution 2021-08, Authorizing the Issuance of Not Exceeding \$12,000,000 West Port Community Development District, Special Assessment Bonds, Series 2021 (Assessment Area Three) (The “Bonds”) To Finance Certain Public Infrastructure Within Assessment Area Three Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of That Certain Master Trust Indenture Dated as of March 1, 2020 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Restated Master Engineer’s Report and 2021 Supplemental Engineer’s Report (Assessment Area Three) *(for informational purposes)*

178 Mr. Morris stated some textual revisions would be added. These Reports were included
179 for informational purposes only.

180

EIGHTH ORDER OF BUSINESS

Preliminary Restated Master Special Assessment Methodology Report and Third Supplemental Special Assessment Methodology Report (Assessment Area Three) *(for informational purposes)*

187 Mr. Wrathell stated these Reports were included for informational purposes.

188

189 **NINTH ORDER OF BUSINESS** **Consideration of Integra Realty Resources**
 190 **Appraisal of Real Property for Land**
 191 **Acquisition**
 192

193 Mr. Wrathell presented the Integra Realty Resources Appraisal of Real Property related
 194 to land acquisition. Mr. Earlywine stated acquisition would occur after the land is platted.
 195 Discussion ensued regarding the map of assessment areas, utilization of bond proceeds and
 196 whether Assessment Area 3 bond proceeds could be used in Assessment Area 1 for ongoing
 197 construction in Areas H2 and B2.

198 **Mr. Harvey arrived at approximately 12:17 p.m.**

199 Mr. Earlywine stated he would request further clarification about funding ongoing
 200 construction during a call later today. Regarding an upcoming contract to be issued for Parcels C
 201 and E1, Mr. Earlywine stated these costs could be documented via a change order. Requisitions
 202 would identify the appropriate assessment area to be charged.

203

204 **On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor,**
 205 **the Integra Realty Resources Appraisal of Real Property for Land Acquisition,**
 206 **was accepted.**

207

208

209 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-09,**
 210 **Amending the Fiscal Year 2021 Budget; and**
 211 **Providing for an Effective Date**
 212

213 Mr. Wrathell presented Resolution 2021-09. He reviewed the amended budget and the
 214 Assessment Comparison, which referenced the Deficit Funding Agreement approved at the last
 215 meeting. Wrathell, Hunt and Associates (WHA) would waive additional charges related to Debt
 216 Service Fund accounting until the next fiscal year.

217

218 **On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor,**
 219 **Resolution 2021-09, Amending the Fiscal Year 2021 Budget; and Providing for**
 220 **an Effective Date, was adopted.**

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224 Mr. Harvey left the meeting at approximately 12:30 p.m.

225

226 **ELEVENTH ORDER OF BUSINESS**

Ratification of Change Orders

227

228 **A. No. 1: Morris Engineering and Consulting, LLC [West Port Tract B]**

229 **B. No. 2: Morris Engineering and Consulting, LLC [West Port Tract H/I]**

230 Mr. Wrathell presented Morris Engineering and Consulting, LLC, Change Orders No. 1
231 and No. 2, previously executed by Mr. Harvey.

232

233 **On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor,**
234 **Morris Engineering and Consulting, LLC, Change Orders No. 1 and No. 2, were**
235 **ratified.**

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238 **TWELFTH ORDER OF BUSINESS**

Ratification of Agreements

239

240 **A. GeoPoint Surveying, Inc., Amendment to Agreement for Professional Services [West**
241 **Port - Hammock & Isles - Tracts B & H]**

242 **B. Evergreen Lifestyles Management, LLC, Field Operations Agreement**

243 Mr. Wrathell presented the GeoPoint Surveying, Inc., Amendment to Agreement for
244 Professional Services and the Evergreen Lifestyles Management, LLC, Field Operations
245 Agreement, previously executed by Mr. Harvey.

246

247 **On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor,**
248 **the GeoPoint Surveying, Inc., Amendment to Agreement for Professional**
249 **Services for West Port - Hammock & Isles - Tracts B & H, and the Evergreen**
250 **Lifestyles Management, LLC, Field Operations Agreement, were ratified.**

251

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253 **THIRTEENTH ORDER OF BUSINESS**

Ratification of Acquisition of Work Product
[Waldrop Engineering, P.A.]

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256 Mr. Earlywine presented documentation pertaining to acquisition of the Waldrop
257 Engineering, P.A., work product for Assessment Area 2, totaling approximately \$300,000.

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On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor, acquisition of the Waldrop Engineering, P.A. work product, as presented and described, was ratified.

FOURTEENTH ORDER OF BUSINESS

Ratification of GeoPoint Surveying, Inc., Proposal/Authorization for Work Services [West Port - Tracts D & F]

Mr. Wrathell presented the GeoPoint Surveying, Inc., Proposal/Authorization for Work related to West Port Tracts D and F, previously executed by Mr. Harvey.

Discussion ensued regarding the Waldrop Engineering work product acquisition and the breakdown of engineering costs for public versus private roads.

On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor, the GeoPoint Surveying, Inc., Proposal/Authorization for Work related to West Port Tracts D and F, was ratified.

FIFTEENTH ORDER OF BUSINESS

Consideration of FMSbonds, Inc., Rule G-17 Disclosure

Mr. Wrathell presented the FMSbonds, Inc., Rule G-17 Disclosure.

On MOTION by Mr. Paul Martin and seconded by Mr. Cotter, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure, was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of RFP for Landscape & Irrigation Maintenance Services

Mr. Earlywine stated the Request for Proposals (RFP) for Landscape & Irrigation Maintenance Services was advertised and an interim contract was in effect. Given the bid submittal deadline of March 31, 2021, scoring may occur in April, with a new contract issued in May.

331 The next meeting would be held on April 6, 2021 at 12:00 p.m.

332

333 **TWENTIETH ORDER OF BUSINESS** **Board Members' Comments/Requests**

334

335 There being no Board Members' comments or requests, the next item followed.

336

337 **TWENTY-FIRST ORDER OF BUSINESS** **Public Comments**

338

339 There being no public comments, the next item followed.

340

341 **TWENTY-SECOND ORDER OF BUSINESS** **Adjournment**

342

343 There being nothing further to discuss, the meeting adjourned.

344

345 **On MOTION by Ms. Smith and seconded by Mr. Paul Martin, with all in favor,**
346 **the meeting adjourned at 12:45 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

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WEST PORT COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Centennial Park Recreation Center, 1120 O'Donnell Boulevard, Port Charlotte, Florida 33953

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 9, 2021	Regular Meeting	12:00 P.M.
March 9, 2021	Regular Meeting	12:00 P.M.
April 6, 2021	Public Hearings and Regular Meeting	12:00 P.M.
April 13, 2021	Regular Meeting	12:00 P.M.
May 11, 2021	Regular Meeting	12:00 P.M.
June 8, 2021*	Regular Meeting	12:00 P.M.
July 13, 2021*	Regular Meeting	12:00 P.M.
August 10, 2021	Regular Meeting	12:00 P.M.
September 14, 2021	Public Hearing & Regular Meeting	12:00 P.M.

*June and July meeting dates are not available due to Recreation Center's Summer Camp