

**PARRISH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
NOVEMBER 16, 2021**

**PARRISH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
TUESDAY, NOVEMBER 16, 2021 AT 2:00 P.M.  
NORTH RIVER RANCH CLUBHOUSE  
LOCATED AT 11510 LITTLE RIVER WAY, PARRISH, FL 34219**

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Matt O'Brien Brent Dunham Bruce Danielson Allison Martin Marlena Nitschke
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	ZNS Engineering	Jeb C. Mulock

*All cellular phones and pagers must be turned off during the meeting*

The meeting will begin at 2:00 p.m.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

November 16, 2021  
**Parrish Plantation Community Development District**

***Dear Board Members:***

The Public Hearing & Regular Meeting of Parrish Plantation Community Development District will be held on **November 16, 2021 at 2:00 p.m. at the North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS**
  - A. Open the Public Hearing on Levying Debt Assessments
  - B. Staff Presentation
  - C. Public Comment
  - D. Close the Public Hearing on Levying Debt Assessments
  - E. Consideration of Resolution 2022-02; Levying Debt Assessments.....Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. BUSINESS ITEMS**
  - A. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting October 21, 2021 ..... Tab 02
  - B. Consideration of Operations and Maintenance Expenditures October 2021 ..... Tab 03
  - C. Review of Financial Statements for Month Ending October 31, 2021 ..... *Under Separate Cover*
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. ADJOURNMENT**

Sincerely,

Brian Lamb, CEO  
Meritus

**RESOLUTION 2022-02**

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

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Parrish Plantation Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the First Supplemental District Engineer’s Report (Assessment Area Two Project) dated September 2021 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2021-09 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds,

in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2021-09, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2021-09 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2021-09 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 Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-10 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Assessment Methodology Report Assessment Area Two dated September 28, 2021 (the

"**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"**Assessable Unit**" means a building lot in the product type or lot size as set forth in the Assessment Report.

"**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"**Developer**" means **HBWB Development Services**, a Florida limited liability company, and its successors and assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2021-09, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt

Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however,

that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “Trustee”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%)



per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 16th day of November, 2021**

**Attest:**

**Parrish Plantation Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**Exhibit “A” – First Supplemental District Engineer’s Report (Assessment Area Two) dated September 2021**

**Exhibit “B” –Master Assessment Methodology Report Assessment Area Two dated September 28, 2021**

# **Expansion Area of Parrish Plantation Community Development District**

## **First Supplemental District Engineer's Report (Assessment Area Two Project)**

**September 2021**

### **Prepared By:**

**ZNS Engineering, L.C.  
201 5th Ave Drive East  
Bradenton, FL 34205**

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**EXHIBITS**

A. SKETCH AND LEGAL FOR ASSESSMENT AREA TWO..... Exhibit A

## I. BACKGROUND

This *First Supplemental District Engineer's Report* ("**Supplemental Report**") is intended to supplement the *District Engineer's Report* dated August 2021 ("**Original Report**"). The District Engineer is issuing this Supplemental Report in connection with the District's anticipated issuance of its Special Assessment Bonds, Series 2021 ("**2021 Bonds**"), and for the purpose of providing an update to the Original Report and describing the District's "**Assessment Area Two Project**." All capitalized terms not otherwise defined herein shall have the meanings set forth in the Original Report.

## II. DESCRIPTION OF ASSESSMENT AREA TWO PROJECT

The Assessment Area Two Project has been defined as "all of the public infrastructure deemed necessary for the development of all or a portion of Assessment Area Two." "**Assessment Area Two**" includes those lands known as Phase IA. Phase IA is located on 99.28 acres, and consist of 125 unplatted lots intended for single-family homes.

*Infrastructure within Phases IA* - The public infrastructure that is part of the Assessment Area Two Project and located within Phases IA includes the stormwater management systems, water distribution and wastewater collection systems, internal roadways, landscaping/hardscaping, conservation areas, lighting and supporting professional services/soft costs.

It is anticipated that all of the infrastructure serving Phases IA will be completed in November 2021 and is expected to be certified and moved to defect turnover by December 2021.

Notes regarding final determination of District infrastructure:

1. Internal roadways, and all water distribution and wastewater collection systems, will be funded, acquired by the District and then transferred to Manatee County for ownership and maintenance.
2. The construction of stormwater management systems within the District Boundary will be funded and acquired by the District and maintained by either the District or Home Owners Association (HOA) pursuant to an agreement with the District.
3. All landscaping and hardscaping will be installed and certified after the roadways and utilities are certified; therefore, they are not expected to be funded and acquired by the District until after December 2021. Once installed the landscape and hardscape will be funded and acquired by the District and maintained by either the District or HOA. pursuant to an agreement with the District. This would include any landscape or hardscape within or outside of the Manatee County right-of-ways.
4. Reclaimed water lines are expected to be completed within the limits of the District Boundary. The lines within the District Boundary will be privately funded, owned and maintained by the HOA or private entity.

5. Street lights are expected to be installed by March 2022. The HOA or District will enter into a lease agreement with Florida Power and Light (FPL) for the street light installation and maintenance cost, and will pay those costs through an annual operations and maintenance assessment. Accordingly, such costs are not part of the Assessment Area Two Project. All street lights will be installed, owned and maintained by FPL.
6. FPL will also be the provider of underground electric utilities, and will own and maintain the underground electric utilities. That said, the Assessment Area Two Project does include the cost of undergrounding the conduit for the electric utilities.

**Other Infrastructure Necessary for the Development of Phases IA** - Also, beyond just infrastructure located within Phases IA, it is anticipated that the Assessment Area Two Project may fund a portion of certain other infrastructure that is part of the CIP. That infrastructure would include:

1. Offsite Reclaim and Water Distribution (Transmission) lines and Wastewater Collection systems. All of these systems will be funded and acquired by the District and then transferred to Manatee County for ownership and maintenance. That said, to the extent that impact fee credits or similar credits may be available from such improvements, the developer may elect to fund such improvements itself.
2. Offsite Roadway Improvements Serving the District. At the entrance of the project the District will fund and acquire turn lane improvements which will then be transferred to Manatee County for ownership and maintenance.

### III. ACREAGE & LAND USE SUMMARY UPDATE

The following charts show the updated acreage and land uses for lands within the District, taking into account the Phase IA.

Phase	Acres
IA	99.28
IB	45.48
II	124.72
V	71.04
Total	340.52

TYPE OF USE	Phase IA ACRES
Lake	31.18
Residential	24.93
Road Right-of-Way	11.93
Wetland/Conservation Areas	22.32
Other (Upland, Open Spaces, etc.)	8.92
Total	99.28

**IV. PERMITTING STATUS UPDATE**

	Phase 1A
Manatee County	Approved
Southwest Florida Water Management District	Approved
Florida Department of Transportation (FDOT)	Approved
Florida Department of Environmental Department	Approved

**V. CONSTRUCTION COST TABLE FOR PHASES 1A**

The chart below shows the anticipated costs of the private and public infrastructure supporting Phase 1A, the portion of which (shown below as the "CDD portion") is attributable to the Assessment Area Two Project and part of the Original CIP. The figures have changed from the Original Report based on actual construction pricing but some cost are still estimates. Note that all other figures shown in the Original Report continue to be valid estimates for future phases.

<b>Updated Phase 1 Proposed Cost Estimate</b>	<b>Project Total</b>	<b>Assessment Area Two Project</b>	<b>Private/Other</b>
Roadways	\$ 1,210,650.50	\$ 1,210,650.50	\$ 0
Street/Entry Lighting	\$ 0	\$ 0	\$ 0
Potable Water	\$ 728,334.64	\$ 728,334.64	\$ 0
Sanitary	\$ 1,514,745.79	\$ 1,514,745.79	\$ 0
Stormwater Management/Drainage*	\$ 2,857,909.35	\$ 2,259,941.83	\$ 597,967.52
Landscaping/Irrigation (Includes Onsite Reclaim)	\$ 1,592,274.44	\$ 1,592,274.44	\$ 0
Hardscaping	\$ 200,000.00	\$ 200,000.00	\$ 0
Professional & Permitting Fees	\$ 300,000.00	\$ 300,000.00	\$ 0
Offsite Improvements	\$ 2,501,161.36	\$ 2,501,161.36	\$ 0
Amenities	\$ 0	\$ 0	\$ 0
Environmental Mitigation	\$ 250,000.00	\$ 250,000.00	\$ 0
Contingency (10%)	\$1,055,170.86	\$ 1,055,710.86	\$0
<b>Total</b>	<b>\$12,210,246.94</b>	<b>\$11,612,819.42</b>	<b>\$ 597,967.52</b>

**\*Note - Excavation and fill cost reduced by 40% to account for lot fill. (Privately Funded)**

**\*\* Excavation and fill total \$1,494,918.80 x 40% = \$597,967.52**

## VI. SUMMARY AND CONCLUSION

As noted in the Original Report, the CIP, including the Assessment Area Two Project, has been and will continue to be designed in accordance with current governmental regulations and requirements. The CIP, including the Assessment Area Two Project, will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided herein are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements included within the CIP and the Assessment Area Two Project will continue to serve as a system of improvements that benefit and add value to the entire First Master Assessment Area. The cost estimates are based on prices currently being experienced in Southwest Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the CIP, including the Assessment Area Two Project, is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, or the Assessment Area Two Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

Please note that the CIP, and the Assessment Area Two Project which is a part thereof, as presented herein, are based on current plans and market conditions which are subject to change.

## VII. ENGINEER'S CERTIFICATION

I hereby certify that the foregoing is a true and correct description of the public facilities for Expansion Area of Parrish Plantation Community Development District to the best of my knowledge.

Date:  
2021.09.2  
8  
08:12:43  
-04'00'



Jeb C. Mulock, PE President  
Florida Registration No. 64692  
ZNS Engineering, L.C.



DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 21, run thence along the East boundary thereof, N.00°19'08"E., a distance of 60.00 feet to a point on the Northerly right-of-way of State Road 62 (Parrish-Wauchula Road), said point also being the **POINT OF BEGINNING**, thence along said Northerly right-of-way the following two (2) courses: 1) N.89°01'17"W., a distance of 1565.91 feet; 2) N.89°05'41"W., a distance of 482.71 feet to the Southeast corner of that certain parcel of land described as PARCEL 1 in Official Records Instrument # 202041146580, of the Public Records of Manatee County, Florida, thence along the Easterly, Northerly and Westerly boundary of said PARCEL 1, in respective order, the following three (3) courses: 1) N.00°25'13"W., a distance of 286.06 feet; 2) N.89°05'41"W., a distance of 521.21 feet; 3) S.00°25'13"E., a distance of 286.04 feet to a point on aforesaid Northerly right-of-way of State Road 62 (Parrish-Wauchula Road), thence along said Northerly right-of-way, Westerly, 119.49 feet along the arc of a non-tangent curve to the right having a radius of 5669.36 feet and a central angle of 01°12'27" (chord bearing N.88°20'31"W., 119.48 feet) to the Southwest corner of that certain parcel of land described as PARCEL 2 in Official Records Instrument # 202041146579, of the Public Records of Manatee County, Florida, thence along the Westerly boundary of said PARCEL 2 the following four (4) courses: 1) N.00°22'50"W., a distance of 694.19 feet; 2) N.89°37'10"E., a distance of 51.34 feet; 3) Northerly, 135.99 feet along the arc of a non-tangent curve to the right having a radius of 1010.00 feet and a central angle of 07°42'52" (chord bearing N.21°58'35"E., 135.89 feet); 4) N.25°50'01"E., a distance of 662.01 feet; thence S.64°09'59"E., a distance of 120.00 feet; thence N.25°50'01"E., a distance of 356.01 feet; thence Northerly, 966.70 feet along the arc of a tangent curve to the left having a radius of 1160.00 feet and a central angle of 47°44'52" (chord bearing N.01°57'35"E., 938.96 feet); thence Northerly, 860.94 feet along the arc of a reverse curve to the right having a radius of 2340.00 feet and a central angle of 21°04'49" (chord bearing N.11°22'27"W., 856.09 feet); thence Northeasterly, 26.20 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 60°02'38" (chord bearing N.29°11'17"E., 26.20 feet); thence Northeasterly, 71.51 feet along the arc of a reverse curve to the left having a radius of 137.00 feet and a central angle of 29°54'29" (chord bearing N.44°15'22"E., 70.70 feet); thence Northeasterly, 27.58 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 63°13'00" (chord bearing N.60°54'38"E., 26.21 feet); thence S.87°28'52"E., a distance of 22.38 feet; thence Easterly, 54.73 feet along the arc of a tangent curve to the left having a radius of 113.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 54.19 feet); thence Easterly, 42.13 feet along the arc of a reverse curve to the right having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 41.72 feet); thence S.02°31'08"W., a distance of 120.00 feet; thence S.87°28'52"E., a distance of 10.56 feet; thence Southeasterly, 67.66 feet along the arc of a tangent curve to the right having a radius of 52.00 feet and a central angle of 74°32'46" (chord bearing S.50°12'30"E., 62.98 feet); thence Southerly, 156.70 feet along the arc of a reverse curve to the left having a radius of 905.00 feet and a central angle of 09°55'15" (chord bearing S.17°53'44"E., 156.51 feet); thence Southeasterly, 130.68 feet along the arc of a compound curve to the left having a radius of 420.00 feet and a central angle of 17°49'36" (chord bearing S.31°46'10"E., 130.15 feet); thence Southeasterly, 992.61 feet along the arc of a non-tangent curve to the left having a radius of 390.00 feet and a central angle of 145°49'38" (chord bearing S.53°30'10"E., 745.57 feet); thence S.36°25'00"E., a distance of 62.86 feet; thence S.26°10'18"W., a distance of 105.65 feet; thence S.02°12'57"E., a distance of 27.05 feet; thence Southeasterly, 48.16 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 91°59'09" (chord bearing S.48°12'31"E., 43.16 feet); thence S.51°26'59"W., a distance of 9.70 feet; thence S.62°52'21"W., a distance of 20.63 feet; thence Southerly, 651.57 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 213°19'35" (chord bearing S.01°40'00"W., 335.30 feet); thence Southeasterly, 94.69 feet along the arc of a non-tangent curve to the right having a radius of 56.19 feet and a central angle of 96°33'40" (chord bearing S.54°40'11"E., 83.88 feet); thence S.01°47'48"E., a distance of 56.36 feet; thence Southerly, 15.24 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 29°06'20" (chord bearing S.16°20'58"E., 15.08 feet); thence S.33°20'02"E., a distance of 79.24 feet; thence Southeasterly, 16.96 feet along the arc of a non-tangent curve to the left having a radius of 28.05 feet and a central angle of 34°38'21" (chord bearing S.49°30'59"E., 16.70 feet); thence S.68°23'50"E., a distance of 116.35 feet; thence S.28°47'41"W., a distance of 234.67 feet; thence S.15°45'06"E., a distance of 51.03 feet; thence S.28°24'38"W., a distance of 35.40 feet; thence S.55°38'58"W., a distance of 45.00 feet; thence S.85°05'31"W., a distance of 43.04 feet; thence N.70°23'25"W., a distance of 108.41 feet; thence S.41°08'11"W., a distance of 18.39 feet; thence N.79°20'04"W., a distance of 132.88 feet; thence N.17°00'31"W., a distance of 59.91 feet; thence N.49°03'37"E., a distance of 116.26 feet; thence Northwesterly, 76.95 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 146°57'39" (chord bearing N.24°25'13"W., 57.52 feet); thence N.24°36'55"E., a distance of 52.92 feet; thence N.02°22'47"W., a distance of 76.15 feet; thence N.30°15'22"W., a distance of 77.17 feet; thence N.64°38'16"W., a distance of 72.00 feet; thence N.23°21'27"W., a distance of 22.53 feet; thence N.82°05'38"W., a distance of 69.07 feet; thence Southwesterly, 56.52 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 107°56'31" (chord bearing S.43°56'06"W., 48.52 feet); thence S.10°02'09"E., a distance of 31.51 feet; thence S.68°47'47"W., a distance of 28.19 feet; thence S.19°22'57"W., a distance of 100.90 feet; thence S.14°09'09"W., a distance of 28.51 feet; thence S.86°13'50"W., a distance of 8.90 feet; thence Southwesterly, 50.17 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 113°00'38" (chord bearing S.29°43'31"W., 50.04 feet); thence S.42°10'27"W., a distance of 61.37 feet; thence Southwesterly, 306.67 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 100°24'20" (chord bearing S.60°27'25"W., 268.91 feet); thence S.12°42'08"W., a distance of 103.75 feet; thence S.25°50'01"W., a distance of 302.53 feet; thence Southeasterly, 36.82 feet along the arc of a non-tangent curve to the right having a radius of 113.00 feet and a central angle of 18°40'03" (chord bearing S.45°45'06"E., 36.65 feet); thence Southeasterly, 42.13 feet along the arc of a reverse curve to the left having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing S.50°17'31"E., 41.72 feet); thence S.64°09'59"E., a distance of 19.72 feet; thence Easterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.70°50'01"E., 35.36 feet); thence S.64°09'59"E., a distance of 60.00 feet; thence Southerly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.19°09'59"E., 35.36 feet); thence S.64°09'59"E., a distance of 95.00 feet; thence N.25°50'01"E., a distance of 120.00 feet; thence S.64°09'59"E., a distance of 186.38 feet; thence Easterly, 450.64 feet along the arc of a tangent curve to the left having a radius of 705.00 feet and a central angle of 36°37'24" (chord bearing S.82°28'41"E., 443.00 feet); thence N.38°19'47"E., a distance of 145.23 feet; thence N.23°10'27"E., a distance of 235.37 feet; thence N.29°32'25"E., a distance of 28.10 feet; thence N.79°28'14"E., a distance of 87.29 feet; thence N.83°50'53"E., a distance of 94.91 feet; thence N.81°44'05"E., a distance of 78.26 feet; thence S.81°43'14"E., a distance of 54.93 feet; thence S.71°38'42"E., a distance of 116.87 feet; thence Easterly, 285.36 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 38°01'25" (chord bearing S.89°07'48"E., 280.16 feet); thence N.23°12'53"E., a distance of 4.12 feet; thence Northerly, 431.19 feet along the arc of a tangent curve to the left having a radius of 360.00 feet and a central angle of 68°37'35" (chord bearing N.11°05'55"W., 405.88 feet); thence Northwesterly, 436.43 feet along the arc of a compound curve to the left having a radius of 2621.63 feet and a central angle of 09°32'17" (chord bearing N.50°10'51"W., 435.92 feet); thence Northerly, 608.89 feet along the arc of a reverse curve to the right having a radius of 340.00 feet and a central angle of 102°36'28" (chord bearing N.03°38'46"W., 530.72 feet); thence S.42°20'32"E., a distance of 50.00 feet; thence S.47°55'14"E., a distance of 58.68 feet; thence S.41°52'28"W., a distance of 66.62 feet; thence N.48°07'32"W., a distance of 57.71 feet; thence Southerly, 452.36 feet along the arc of a non-tangent curve to the left having a radius of 290.02 feet and a central angle of 89°22'02" (chord bearing S.10°15'46"E., 407.88 feet); thence Southeasterly, 444.75 feet along the arc of a reverse curve to the right having a radius of 2673.55 feet and a central angle of 09°31'53" (chord bearing S.50°10'51"E., 444.24 feet); thence Southerly, 491.09 feet along the arc of a compound curve to the right having a radius of 409.96 feet and a central angle of 68°38'00" (chord bearing S.11°05'55"E., 462.25 feet); thence S.23°13'05"W., a distance of 4.12 feet; thence Southeasterly, 368.10 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 49°02'51" (chord bearing S.38°55'43"E., 356.96 feet); thence S.89°40'52"E., a distance of 20.00 feet to a point on aforesaid East boundary of Section 21; thence along said East boundary of Section 21, S.00°19'08"W., a distance of 1200.66 feet to the **POINT OF BEGINNING**.

Containing 99.278 acres, more or less.

**SURVEYOR'S NOTES:**

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., for Title Certification, File Number: 8402 with an effective date of August 13th, 2021 and issued by David P. Barker.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the East boundary of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, having a Grid bearing of S.00°19'08"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.
- This survey is intended to be displayed at 1" = 200' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12081C0183E and 12081C0185E for Manatee County Unincorporated Areas, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

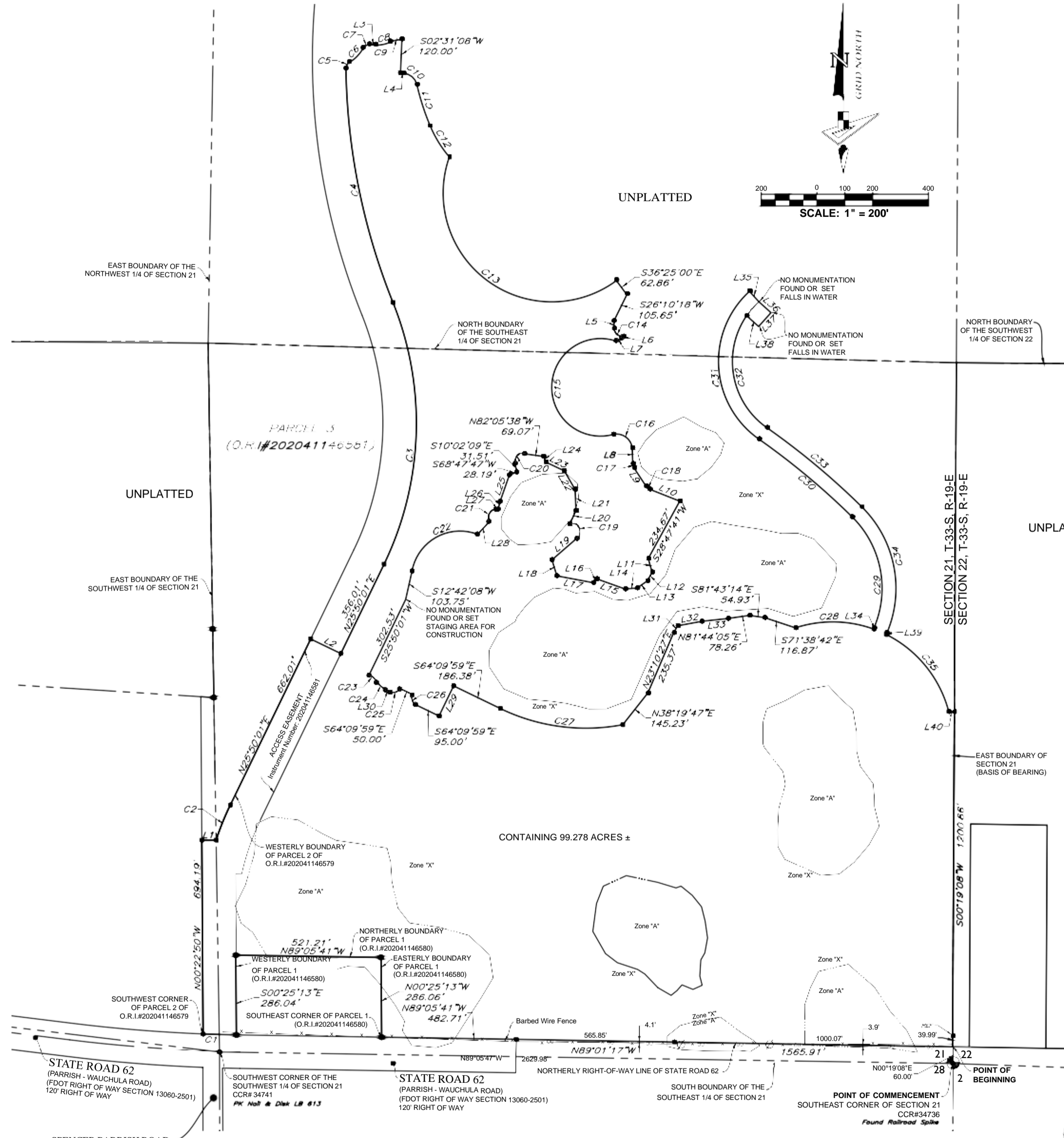
**CURVE DATA TABLE**

NO.	RADIUS	C/A	ARC	CHORD	C/B
C1	5669.36	1°12'27"	119.49	119.48	N88°20'31"W
C2	1010.00	7°42'52"	135.99	135.89	N21°58'35"E
C3	1160.00	47°44'52"	966.70	938.96	N01°57'35"E
C4	2340.00	21°04'49"	860.94	856.09	N11°22'27"W
C5	25.00	60°02'38"	26.20	25.02	N29°11'17"E
C6	137.00	29°54'29"	71.51	70.70	N44°15'22"E
C7	25.00	63°13'00"	27.58	26.21	N60°54'38"E
C8	113.00	27°44'55"	54.73	54.19	N78°38'41"E
C9	87.00	27°44'55"	42.13	41.72	N78°38'41"E
C10	52.00	74°32'46"	67.66	62.98	S50°12'30"E
C11	905.00	9°55'15"	156.70	156.51	S17°53'44"E
C12	420.00	17°49'36"	130.68	130.15	S31°46'10"E
C13	390.00	145°49'38"	992.61	745.57	S53°30'10"E
C14	30.00	91°59'09"	48.16	43.16	S48°12'31"E
C15	175.00	213°19'35"	651.57	335.30	S01°40'00"W
C16	56.19	96°33'40"	94.69	83.88	S54°40'11"E
C17	30.00	29°06'20"	15.24	15.08	S16°20'58"E
C18	28.05	34°38'21"	16.96	16.70	S49°30'59"E
C19	30.00	146°57'39"	76.95	57.52	N24°25'13"W
C20	30.00	107°56'31"	56.52	48.52	S43°56'06"W
C21	30.00	113°00'38"	59.17	50.04	S29°43'31"W
C22	175.00	100°24'20"	306.67	268.91	S60°27'25"W
C23	113.00	18°40'03"	36.82	36.65	S45°45'06"E
C24	87.00	27°44'55"	42.13	41.72	S50°17'31"E
C25	25.00	90°00'00"	39.27	35.36	N70°50'01"E
C26	25.00	90°00'00"	39.27	35.36	S19°09'59"E
C27	705.00	36°37'24"	450.64	443.00	S82°28'41"E
C28	430.00	38°01'25"	285.36	280.16	S89°07'48"E
C29	360.00	68°37'35"	431.19	405.88	N11°05'55"W
C30	2621.63	9°32'17"	436.43	435.92	N50°10'51"W
C31	340.00	102°36'28"	608.89	530.72	N03°38'46"
C32	290.02	89°22'02"	452.36	407.88	S10°15'46"E
C33	2673.55	9°31'53"	444.75	444.24	S50°10'51"E
C34	409.96	68°38'00"	491.09	462.25	S11°05'55"E
C35	430.00	49°02'51"	368.10	356.96	S38°55'43"E

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	N23°12'53"E	4.12
L2	S42°20'32"E	50.00
L3	S47°55'14"	58.68
L4	S41°52'28"W	66.62
L5	N48°07'32"W	57.71
L6	S23°13'05"W	4.12
L7	S89°40'52"E	20.00

LINE DATA TABLE	LINE DATA TABLE	LINE DATA TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°37'10"E	51.34	L12	S28°24'38"W	35.40	L23	N64°38'16"W	72.00
L2	S64°09'59"E	120.00	L13	S55°38'58"W	45.00	L24	N23°21'27"W	22.53
L3	S87°28'52"E	22.38	L14	S85°05'31"W	43.04	L25	S19°22'57"W	100.90
L4	S87°28'52"E	10.56	L15	N70°23'25"W	108.41	L26	S14°09'09"W	28.51
L5	S02°12'57"E	27.05	L16	S41°08'11"W	18.39	L27	S86°13'50"W	8.90
L6	S51°26'59"W	9.70	L17	N79°20'04"W	132.88	L28	S42°10'27"W	61.37
L7	S62°52'21"	20.63	L18	N17°00'31"W	59.91	L29	N25°50'01"	120.00
L8	S01°47'48"E	56.36	L19	N49°03'37"E	116.26	L30	S64°09'59"E	19.72
L9	S33°20'02"E	79.24	L20	N24°36'55"E	52.92	L31	N29°32'25"E	28.10
L10	S68°23'50"E	116.35	L21	N02°22'47"W	76.15	L32	N79°28'14"E	87.29
L11	S15°45'06"E	51.03	L22	N30°15'22"W	77.17	L33	N83°50'53"E	94.91



**LEGEND**

- Official Record Instrument Reference
- Licensed Boundary Reference
- Certified Survey Reference
- Utility Pole
- Overhead Utility Lines

**PROJECT: CROSSWIND RANCH**

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.001, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD SURVEY: July 14, 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

David A. Williams  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

FILE PATH: P:\CONE 1100PLAT\CROSSWIND RANCH\CROSSWIND RANCH- BFP.DWG PLOTTED BY: AARON TERRELL ON: 9/25/2021 10:24 AM LAST SAVED BY: ATERRELL ON: 9/17/2021 6:56 PM

**Boundary For Plat**

PREPARED FOR  
Homes at estbay  
LOCATED IN  
Section 21, Township 33 S., Range 19 E.  
Manatee County, Florida

**GeoPoint Surveying, Inc.**

213 Hobbs Street  
Tampa, Florida 33619  
www.geoPointSurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business No.: LB 7768

**SHEET NUMBER: 01 of 01**

# PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

## MASTER ASSESSMENT METHODOLOGY REPORT ASSESSMENT AREA TWO



**DMS** District  
Management  
Services  
A Meritus Company. Solutions for Better Communities.

Report Date:  
September 28, 2021

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## I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Parrish Plantation Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated December 2019 (the “Engineer’s Report”).

The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## II. DEFINED TERMS

“Assessable Property:” – All property within Assessment Area Two of the District that receives a special benefit from the CIP.

“Assessment Area Two” (AA2) – Phase 1A of the Expansion Area of the District. Defined in Exhibit B of this report.

“AA2 Capital Improvement Program” (AA2 CIP) – The public infrastructure development program as outlined by the Engineer Report for AA2.

“Developer” – HBWB Development Services, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, Manatee County Florida.

“AA2 Engineer Report” – Assessment Area Two *Engineer’s Report for Parrish Plantation Community Development District*, dated September 28, 2021.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” – The District was expanded to include a parcel fka Cone Ranch South on August 31<sup>st</sup> 2021, adding 591.242 +/- Acres.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.



“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA2 Master Report” or “Report” – This AA2 Master Assessment Methodology Report, dated September 28, 2021 as provided to support benefit and Maximum Assessments Liens on private developable property within the Assessment Area Two of the District.

### III. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The District was originally established with 201.053 +/- acres on August 20<sup>th</sup> 2019 and expanded on August 31<sup>st</sup> 2021, adding 591.242 +/- Acres. This Report is specific to AA2, which is located in the Expansion Area, phase 1A and is further described in the AA2 Engineers Report dated September 28, 2021.

### IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s AA2 CIP. As designed, the AA2 CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within AA2 of the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The AA2 CIP costs within Table 1 of this AA2 Master Report reflect cost as further detailed within the AA2 Engineer’s Report, these costs are exclusive of any financing related costs.

### V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s AA2 CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within AA2 of the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is



equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s AA2 CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel within AA2 of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

## VI. ALLOCATION METHODOLOGY

The AA2 CIP benefits all assessable properties within AA2 of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the AA2 CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.



The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The AA2 CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the AA2 CIP, are apportioned to the Assessable Property within AA2 of the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the AA2 CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

## VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on AA2 land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA2 of the District receive benefit from the CIP and all of the assessable land within AA2 of the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within AA2 of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the AA2 CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.





The third condition is the “completed development state.” In this condition the entire Development Plan for AA2 of the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

#### VIII. FINANCING

The District intends to finance only a portion of the AA2 CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the AA2 Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The AA2 supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the AA2 CIP applied to prepay any assessments on any one or collective Assessable Properties within AA2 of the District. The AA2 supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the AA2 supplemental report(s) will apply the principles set forth in the AA2 Master Report to determine the specific assessments required to repay the Bonds.

#### IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within AA2 of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA2 of the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established



maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of AA2 of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA2 the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on the AA2 property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



TABLE 1

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA2 DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Roadways	1,210,651
Potable Water	728,335
Sanitary	1,514,746
Stormwater Management	2,259,942
Landscaping	1,592,274
Hardscape	200,000
Professional & Permitting	300,000
Offsite Improvements	2,501,161
Environmental Mitigation	250,000
Contingency	1,055,711
<b>TOTAL</b>	<b>11,612,819</b>
Net Construction Proceeds From Series 2020 Bonds	<b>11,612,819</b>
Other Sources to Complete Construction	<b>(0)</b>



TABLE 2

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AA2 PLANNED DEVELOPMENT PROGRAM					
PRODUCT	LOT SIZE	PHASE 1A	TOTAL	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family	55	72	72	1.38	99.00
Single Family	65	<u>53</u>	<u>53</u>	1.63	<u>86.13</u>
<b>TOTAL</b>		<b>125</b>	<b>125</b>		<b>185.13</b>
<p><sup>(1)</sup> EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.</p> <p><sup>(2)</sup> Any development plan changes will require recalculations pursuant to the true-up provisions within this report.</p>					



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$11,612,819
TOTAL PROGRAM EAU'S	185.125
TOTAL COST/BENEFIT	<u><u>\$62,730</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS						
					NET BENEFIT	
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PER PRODUCT TYPE	PER PRODUCT UNIT	
55	1.38	72	99.00	\$6,210,232	\$86,253.22	
65	1.63	53	86.13	\$5,402,588	\$101,935.62	
		<u>125</u>	<u>185.13</u>	<u>\$11,612,819</u>		

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate <sup>(1)</sup>		5.00%
Term (Years)		31
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$13,775,000</b>
Construction Fund		\$11,612,819
Capitalized Interest (Months) <sup>(2)</sup>	12	\$688,750
Debt Service Reserve Fund	100%	\$896,084
Underwriter's Discount	2.00%	\$275,500
Cost of Issuance		\$301,847
Original Issue Discount		\$0
Rounding		\$0
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$896,084
Collection Costs and Discounts @	6.00%	\$57,197
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$953,280</b>
<sup>(1)</sup> Based on projected interest rate, subject to change based final conditions.		
<sup>(2)</sup> Based on capitalized interest 12 months.		



Table 6

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT TOTAL BOND ASSESSMENT								
ALLOCATION METHODOLOGY - TOTAL BONDS (1)								
PRODUCT	PER UNIT	TOTAL EAU <sub>s</sub>	% OF EAU <sub>s</sub>	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
55	138	99.00	53.48%	72	\$7,366,509	\$479,202	\$102,313	\$6,656
65	163	86.13	46.52%	53	\$6,408,491	\$416,882	\$120,915	\$7,866
<b>TOTAL</b>		<b>185.13</b>	<b>100.00%</b>	<b>125</b>	<b>\$13,775,000</b>	<b>\$896,084</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 12 month Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and is NET OF collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$13,775,000.00 payable in 30 annual installments of principal of \$9,025.18 per gross acre. The maximum par debt is \$138,739.21 per gross acre and is outlined below.

Prior to platting, the debt associated with the AA2 Capital Improvement Plan will initially be allocated on a per acre basis within AA2 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$13,775,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$896,083.52</u>		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>99.287</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$138,739.21</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$9,025.18</u>		(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Manatee County - Legal Description Attached	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
JEN Tampa 4, LLC SEE ATTACHED AA2 LEGAL DESCRIPTION EXHIBIT B	108.47	\$15,049,042.17	\$978,961.79
Totals:	<u>108.47</u>	<u>\$15,049,042.17</u>	<u>\$978,961.79</u>



DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 21, run thence along the East boundary thereof, N.00°19'08"E., a distance of 60.00 feet to a point on the Northerly right-of-way of State Road 62 (Parrish-Wauchula Road), said point also being the **POINT OF BEGINNING**; thence along said Northerly right-of-way the following two (2) courses: 1) N.89°01'17"W., a distance of 1565.91 feet; 2) N.89°05'41"W., a distance of 482.71 feet to the Southeast corner of that certain parcel of land described as PARCEL 1 in Official Records Instrument # 202041146580, of the Public Records of Manatee County, Florida; thence along the Easterly, Northerly and Westerly boundary of said PARCEL 1, in respective order, the following three (3) courses: 1) N.00°25'13"W., a distance of 286.06 feet; 2) N.89°05'41"W., a distance of 521.21 feet; 3) S.00°25'13"E., a distance of 286.04 feet to a point on aforesaid Northerly right-of-way of State Road 62 (Parrish-Wauchula Road); thence along said Northerly right-of-way, Westerly, 119.49 feet along the arc of a non-tangent curve to the right having a radius of 5669.36 feet and a central angle of 01°12'27" (chord bearing N.88°20'31"W., 119.48 feet) to the Southwest corner of that certain parcel of land described as PARCEL 2 in Official Records Instrument # 202041146579, of the Public Records of Manatee County, Florida; thence along the Westerly boundary of said PARCEL 2 the following four (4) courses: 1) N.00°22'50"W., a distance of 694.19 feet; 2) N.89°37'10"E., a distance of 51.34 feet; 3) Northerly, 135.99 feet along the arc of a non-tangent curve to the right having a radius of 1010.00 feet and a central angle of 07°42'52" (chord bearing N.21°58'35"E., 135.89 feet); 4) N.25°50'01"E., a distance of 662.01 feet; thence S.64°09'59"E., a distance of 120.00 feet; thence N.25°50'01"E., a distance of 356.01 feet; thence Northerly, 966.70 feet along the arc of a tangent curve to the left having a radius of 1160.00 feet and a central angle of 47°44'52" (chord bearing N.01°57'35"E., 938.96 feet); thence Northerly, 860.94 feet along the arc of a reverse curve to the right having a radius of 2340.00 feet and a central angle of 21°04'49" (chord bearing N.11°22'27"W., 856.09 feet); thence Northeasterly, 26.20 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 60°02'38" (chord bearing N.29°11'17"E., 25.02 feet); thence Northeasterly, 71.51 feet along the arc of a reverse curve to the left having a radius of 137.00 feet and a central angle of 29°54'29" (chord bearing N.44°15'22"E., 70.70 feet); thence Northeasterly, 27.58 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 63°13'00" (chord bearing N.60°54'38"E., 26.21 feet); thence S.87°28'52"E., a distance of 22.38 feet; thence Easterly, 54.73 feet along the arc of a tangent curve to the left having a radius of 113.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 54.19 feet); thence Easterly, 42.13 feet along the arc of a reverse curve to the right having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing N.78°38'41"E., 41.72 feet); thence S.02°31'08"W., a distance of 120.00 feet; thence S.87°28'52"E., a distance of 10.56 feet; thence Southeasterly, 67.66 feet along the arc of a tangent curve to the right having a radius of 52.00 feet and a central angle of 74°32'46" (chord bearing S.50°12'30"E., 62.98 feet); thence Southerly, 156.70 feet along the arc of a reverse curve to the left having a radius of 905.00 feet and a central angle of 09°55'15" (chord bearing S.17°53'44"E., 156.51 feet); thence Southeasterly, 130.68 feet along the arc of a compound curve to the left having a radius of 420.00 feet and a central angle of 17°49'36" (chord bearing S.31°46'10"E., 130.15 feet); thence Southeasterly, 992.61 feet along the arc of a non-tangent curve to the left having a radius of 390.00 feet and a central angle of 145°49'38" (chord bearing S.53°30'10"E., 745.57 feet); thence S.36°25'00"E., a distance of 62.86 feet; thence S.26°10'18"W., a distance of 105.65 feet; thence S.02°12'57"E., a distance of 27.05 feet; thence Southeasterly, 48.16 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 91°59'09" (chord bearing S.48°12'31"E., 43.16 feet); thence S.51°26'59"W., a distance of 9.70 feet; thence S.62°52'21"W., a distance of 20.63 feet; thence Southerly, 651.57 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 213°19'35" (chord bearing S.01°40'00"W., 335.30 feet); thence Southeasterly, 94.69 feet along the arc of a non-tangent curve to the right having a radius of 56.19 feet and a central angle of 96°33'40" (chord bearing S.54°40'11"E., 83.88 feet); thence S.01°47'48"E., a distance of 56.36 feet; thence Southerly, 15.24 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 29°06'20" (chord bearing S.16°20'58"E., 15.08 feet); thence S.33°20'02"E., a distance of 79.24 feet; thence Southeasterly, 16.96 feet along the arc of a non-tangent curve to the left having a radius of 28.05 feet and a central angle of 34°38'21" (chord bearing S.49°30'59"E., 16.70 feet); thence S.68°23'50"E., a distance of 116.35 feet; thence S.28°47'41"W., a distance of 234.67 feet; thence S.15°45'06"E., a distance of 51.03 feet; thence S.28°24'38"W., a distance of 35.40 feet; thence S.55°38'58"W., a distance of 45.00 feet; thence S.85°05'31"W., a distance of 43.04 feet; thence N.70°23'25"W., a distance of 108.41 feet; thence S.41°08'11"W., a distance of 18.39 feet; thence N.79°20'04"W., a distance of 132.88 feet; thence N.17°00'31"W., a distance of 59.91 feet; thence N.49°03'37"E., a distance of 116.26 feet; thence Northwesterly, 76.95 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 146°57'39" (chord bearing N.24°25'13"W., 57.52 feet); thence N.24°36'55"E., a distance of 52.92 feet; thence N.02°22'47"W., a distance of 76.15 feet; thence N.30°15'22"W., a distance of 77.17 feet; thence N.64°38'16"W., a distance of 72.00 feet; thence N.23°21'27"W., a distance of 22.53 feet; thence N.82°05'38"W., a distance of 69.07 feet; thence Southwesterly, 56.52 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 107°56'31" (chord bearing S.43°56'06"W., 48.52 feet); thence S.10°02'09"E., a distance of 31.51 feet; thence S.68°47'47"W., a distance of 28.19 feet; thence S.19°22'57"W., a distance of 100.90 feet; thence S.14°09'09"W., a distance of 28.51 feet; thence S.86°13'50"W., a distance of 8.90 feet; thence Southwesterly, 59.17 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 113°00'38" (chord bearing S.29°43'31"W., 50.04 feet); thence S.42°10'27"W., a distance of 61.37 feet; thence Southwesterly, 306.67 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 100°24'20" (chord bearing S.60°27'25"W., 268.91 feet); thence S.12°42'08"W., a distance of 103.75 feet; thence S.25°50'01"W., a distance of 302.53 feet; thence Southeasterly, 36.82 feet along the arc of a non-tangent curve to the right having a radius of 113.00 feet and a central angle of 18°40'03" (chord bearing S.45°45'06"E., 36.65 feet); thence Southeasterly, 42.13 feet along the arc of a reverse curve to the left having a radius of 87.00 feet and a central angle of 27°44'55" (chord bearing S.50°17'31"E., 41.72 feet); thence S.64°09'59"E., a distance of 19.72 feet; thence Easterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.70°50'01"E., 35.36 feet); thence S.64°09'59"E., a distance of 50.00 feet; thence Southerly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.19°09'59"E., 35.36 feet); thence S.64°09'59"E., a distance of 95.00 feet; thence N.25°50'01"E., a distance of 120.00 feet; thence S.64°09'59"E., a distance of 186.38 feet; thence Easterly, 450.64 feet along the arc of a tangent curve to the left having a radius of 705.00 feet and a central angle of 36°37'24" (chord bearing S.82°28'41"E., 443.00 feet); thence N.38°19'47"E., a distance of 145.23 feet; thence N.23°10'27"E., a distance of 235.37 feet; thence N.29°32'25"E., a distance of 28.10 feet; thence N.79°28'14"E., a distance of 87.29 feet; thence N.83°50'53"E., a distance of 94.91 feet; thence N.81°44'05"E., a distance of 78.26 feet; thence S.81°43'14"E., a distance of 54.93 feet; thence S.71°38'42"E., a distance of 116.87 feet; thence Easterly, 285.36 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 38°01'25" (chord bearing S.89°07'48"E., 280.16 feet); thence N.23°12'53"E., a distance of 4.12 feet; thence Northerly, 431.19 feet along the arc of a tangent curve to the left having a radius of 360.00 feet and a central angle of 68°37'35" (chord bearing N.11°05'55"W., 405.88 feet); thence Northwesterly, 436.43 feet along the arc of a compound curve to the left having a radius of 2621.63 feet and a central angle of 09°32'17" (chord bearing N.50°10'51"W., 435.92 feet); thence Northerly, 608.89 feet along the arc of a reverse curve to the right having a radius of 340.00 feet and a central angle of 102°36'28" (chord bearing N.03°38'46"W., 530.72 feet); thence S.42°20'32"E., a distance of 50.00 feet; thence S.47°55'14"E., a distance of 58.68 feet; thence S.41°52'28"W., a distance of 66.62 feet; thence N.48°07'32"W., a distance of 57.71 feet; thence Southerly, 452.36 feet along the arc of a non-tangent curve to the left having a radius of 290.02 feet and a central angle of 89°22'02" (chord bearing S.10°15'46"E., 407.88 feet); thence Southeasterly, 444.75 feet along the arc of a reverse curve to the right having a radius of 2673.55 feet and a central angle of 09°31'53" (chord bearing S.50°10'51"E., 444.24 feet); thence Southerly, 491.09 feet along the arc of a compound curve to the right having a radius of 409.96 feet and a central angle of 68°38'00" (chord bearing S.11°05'55"E., 462.25 feet); thence S.23°13'05"W., a distance of 4.12 feet; thence Southeasterly, 368.10 feet along the arc of a non-tangent curve to the right having a radius of 430.00 feet and a central angle of 49°02'51" (chord bearing S.38°55'43"E., 356.96 feet); thence S.89°40'52"E., a distance of 20.00 feet to a point on aforesaid East boundary of Section 21; thence along said East boundary of Section 21, S.00°19'08"W., a distance of 1200.66 feet to the **POINT OF BEGINNING**.

Containing 99.278 acres, more or less.







**PARRISH PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**October 21, 2021 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Parrish Plantation Community Development District was held on **Wednesday, October 21, 2021 at 2:00 p.m.** at North River Ranch Clubhouse located at 11510 Little River Way, Parrish, FL 34219.

**1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Parrish Plantation Community Development District to order on **Wednesday, October 21, 2021 at approximately 2:05 p.m.**

**Board Members Present and Constituting a Quorum:**

Matt O'Brien	Chair	
Brent Dunham	Vice-Chair	
Bruce Danielson	Supervisor	
Allison Martin	Supervisor	
Marlena Nitschke	Supervisor	<i>via conference call</i>

**Staff Members Present:**

Brian Lamb	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Jeb C. Mulock	District Engineer, ZNS Engineering	<i>via conference call</i>
Brian Fender	Bond Counsel, Gray Robinson	<i>via conference call</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. VENDOR/STAFF REPORTS**

**A. District Engineer**

Mr. Lamb noted that there have been some revisions to the Engineer's Report that was previously approved, but the report is still in substantial form.

**B. District Counsel**

**C. District Manager**

There were no additional reports from staff.

48 **4. BUSINESS ITEMS**

49 **A. Consideration of First Supplemental Assessment Methodology Report –**  
50 **Assessment Area Two**

51  
52 Mr. Lamb reviewed the First Supplemental Assessment Methodology Report for Assessment  
53 Area Two with the Board. The total project cost will be approximately \$11.6 million. The  
54 planned units will be 125 lots, broken down by product size for 55 ft. and 65 ft. lots. The annual  
55 assessments will be \$367,668 excluding collection costs.  
56

MOTION TO:	Approve the First Supplemental Assessment Methodology Report for Assessment Area Two in standard form.
MADE BY:	Supervisor O'Brien
SECONDED BY:	Supervisor Dunham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

65  
66 **B. Consideration of Resolution 2022-01; Delegation Resolution**

- 67 **i. Second Supplemental Trust Indenture**  
68 **ii. Bond Purchase Contract**  
69 **iii. Preliminary Limited Offering Memorandum**  
70 **iv. Continuing Disclosure Agreement**  
71

72 Mr. Fender reviewed the resolution and associated documents with the Board.  
73

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Martin
SECONDED BY:	Supervisor Dunham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

80  
81 **C. General Matters of the District**  
82

83 There were no general matters to discuss.  
84  
85  
86

- 87       **5. CONSENT AGENDA**  
88       **A. Consideration of Board of Supervisors Regular Meeting September 28, 2021**  
89       **B. Consideration of Operations and Maintenance Expenditures September 2021**  
90       **C. Review of Financial Statements Month Ending September 30, 2021**  
91

92       The Board reviewed the Consent Agenda items.  
93

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Martin
SECONDED BY:	Supervisor O'Brien
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

- 100  
101  
102       **6. SUPERVISOR REQUESTS**  
103

104       The Board briefly discussed availability for meetings.  
105

- 106  
107       **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**  
108

109       There were no audience comments.  
110

- 111  
112       **8. ADJOURNMENT**  
113

114       The meeting was adjourned.

115 *\*Please note the entire meeting is available on disc.*

116

117 *\*These minutes were done in summary format.*

118

119 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
120 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
121 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
122 *based.*

123

124 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
125 **noticed meeting held on \_\_\_\_\_.**

126

127

128

129 \_\_\_\_\_  
**Signature**

130

131

132 \_\_\_\_\_  
**Printed Name**

133

134 **Title:**

135  **Secretary**

136  **Assistant Secretary**

137

138

139

140

141

142

143

144

145

146

147

148

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

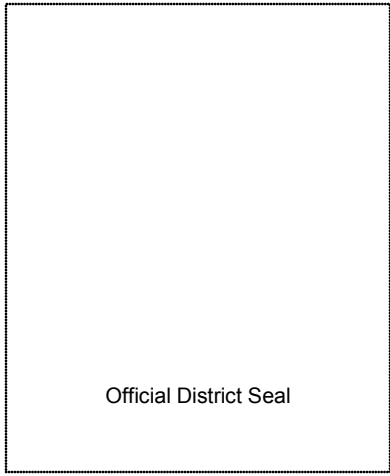
**Chairman**

**Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



**Parrish Plantation CDD Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11061	\$ 1,322.96		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,322.96</b>		
<b>Variable Contract</b>				
Florida Department of Economic Oppertunity	85502	\$ 175.00		FY22 Special District Fee - 10/01/21
<b>Variable Contract Sub-Total</b>		<b>\$ 175.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Straley Robin Vericker	20467	\$ 1,539.25		Professional Services Thru 10/15/2021
<b>Regular Services Sub-Total</b>		<b>\$ 1,539.25</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 3,037.21</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Parrish Plantation CDD Community Development District  
Summary of Operations and Maintenance Invoices**

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

Chairman  Vice Chairman  Assistant Secretary

# Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 11061  
DATE: 11/01/2021  
DUE DATE: 11/01/2021

**BILLING ADDRESS**  
Parrish Plantation CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,000.00
	Postage		1.06
46	Copies BW September	0.15	6.90
30	Copies Color September	0.50	15.00

SUBTOTAL	1,022.96
NEW CHARGES	
TOTAL	1,022.96

*Handwritten:* ~~1000~~ Districts  
300 a

*Handwritten:* 300.00  
1322.96

*Handwritten:* [Signature]



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85502			Date Invoiced: 10/01/20
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Parrish Plantation Community Development District**  
 Mr. Brian K. Lamb  
 Meritus  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

- 2. Telephone: (813) 873-7300
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: parrishplantationcdd.com
- 8. County(ies): Manatee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/15/2021
- 11. Creation Document on File: 12/17/2019
- 12. Date Established: 10/10/2019
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Manatee County
- 15. Creation Document(s): County Ordinances 19-33 and 21-32
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 09/15/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1.  This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2.  This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3.  This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Parrish Plantation Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

October 22, 2021  
Client: 001538  
Matter: 000001  
Invoice #: 20467

Page: 1

RE: General

*3/87*  
*514W*  
*Bob*

For Professional Services Rendered Through October 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
9/21/2021	JMV	TELEPHONE CALL; REVIEW COMMUNICATION FROM DISTRICT ENGINEER; REVIEW DRAFT ENGINEER'S REPORT.	0.5	
9/27/2021	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	1.1	
9/28/2021	JMV	REVIEW REPORTS; PREPARE FOR AND ATTEND CDD BOARD MEETING; TELEPHONE CALL WITH T. GREEN.	1.0	
10/1/2021	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
10/1/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2	
10/7/2021	VKB	REVIEW EMAILS RE: NEWSPAPER PUBLICATION ADS; CONFERENCE WITH L. BUTLER RE: SAME.	0.1	
10/8/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND CONTINUING DISCLOSURE AGENT.	0.3	
10/14/2021	JMV	REVIEW DRAFT BILL OF SALE; TELEPHONE CALL WITH T. GREEN.	0.9	
10/14/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2	
Total Professional Services			4.5	\$1,396.50

October 22, 2021  
Client: 001538  
Matter: 000001  
Invoice #: 20467

Page: 2

**PERSON RECAP**

Person		Hours	Amount
VKB	Vivek K. Babbar	0.1	\$32.50
JMV	John M. Vericker	4.0	\$1,300.00
LB	Lynn Butler	0.4	\$64.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
9/14/2021	Simplefile E-Recording- Filing Fee- eFiling	\$142.75
	Total Disbursements	\$142.75

Total Services	\$1,396.50
Total Disbursements	\$142.75
Total Current Charges	\$1,539.25

**PAY THIS AMOUNT** **\$1,539.25**

*Please Include Invoice Number on all Correspondence*