

**CENTER LAKE
RANCH WEST**

**COMMUNITY DEVELOPMENT
DISTRICT**

June 29, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Center Lake Ranch West Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

June 22, 2023

Board of Supervisors
Center Lake Ranch West Community Development District

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

Dear Board Members:

The Board of Supervisors of the Center Lake Ranch West Community Development District will hold a Regular Meeting on June 29, 2023 at 3:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Engineer's Report (Assessment Area One)
4. Presentation of Master Special Assessment Methodology Report
5. Consideration of Resolution 2023-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date
6. Consideration of Resolution 2023-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of April 30, 2023
8. Approval of April 12, 2023 Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer (Interim): *Poulos & Bennett, LLC*

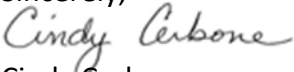
C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 12, 2023 at 1:30 PM
 - QUORUM CHECK

SEAT 1	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	NORA SCHUSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JARED WILKEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DIANA CABRERA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHRISSIE KIRK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

3

ENGINEER'S REPORT
(ASSESSMENT AREA ONE)

PREPARED FOR:

BOARD OF SUPERVISORS
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

POULOS & BENNETT

JUNE 2023

**ENGINEER'S REPORT
(ASSESSMENT AREA ONE)
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

1. PURPOSE

This report supplements the District's *Engineer's Report (Validation Version)*, dated October 28, 2022 ("**Validation Report**") for the purpose of describing the first part of the District's CIP¹ to be known as the "**Assessment Area One Project.**" All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Validation Report, and the descriptions of the CIP improvements and other provisions of the Validation Report are incorporated herein.

2. THE ASSESSMENT AREA ONE PROJECT

The District's Assessment Area One Project includes the portion of the CIP that is necessary for the development of:

- a. certain offsite roadway and utility improvements (e.g., Center Lake Ranch Boulevard and Twelve Oaks Drive) ("**Master Improvements**"), and
- b. neighborhood improvements ("**Taylor Morrison Neighborhood Improvements**") for portions of Neighborhood 1A West and Neighborhood 1A East (together, "**Taylor Morrison Parcel**"), which areas are owned by Taylor Morrison of Florida, Inc. or an affiliate ("**Taylor Morrison**"); and
- c. neighborhood improvements ("**M/I Homes Neighborhood Improvements**") for certain lands known as Neighborhood 1B (together, "**M/I Homes Parcel**"), and owned by M/I Homes of Orlando, LLC or an affiliate ("**M/I Homes**").

It is anticipated that Taylor Morrison and/or the District will develop the Assessment Area One Project. Taylor Morrison and M/I Homes will then serve as homebuilders for the Taylor Morrison Parcel and M/I Homes Parcel, respectively. Legal descriptions and sketches for Assessment Area One, the Taylor Morrison Parcel and the M/I Homes Parcel, are shown in **Exhibit A**.

Product Mix

The table below shows the product types that will be part of the Assessment Area One Project:

Product Types

Product Type	Assessment Area One Units
TAYLOR MORRISON PARCEL	
N-1A WEST	
SF 34'	75
SF 40'	95
SF 50'	74
SF 60'	46

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

N-1A EAST	
SF 37.5'	45
SF 50'	64
SF 60'	32
SUBTOTAL	431
M/I HOMES PARCEL	
TH	95
SF 34'	64
SF 50'	94
SF 60'	51
SUBTOTAL	304
TOTAL	735

List of Assessment Area One Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the Assessment Area One Project – are described in detail in the Validation Report, and those descriptions are incorporated herein. The Master Improvements that are part of the Assessment Area One Project include the following:

- Center Lake Ranch Boulevard improvements, together all associated roadway, stormwater, water/sewer/reclaim utilities, hardscape/landscape/irrigation/lighting, and related improvements,
- Twelve Oaks Boulevard improvements, together all associated roadway, stormwater, water/sewer/reclaim utilities, hardscape/landscape/irrigation/lighting, and related improvements,

The Taylor Morrison Improvements and M/I Homes Improvements that are part of the Assessment Area One Project include, for the Taylor Morrison Parcel and M/I Homes Parcel, respectively:

- Assessment Area One stormwater management improvements,
- Assessment Area One neighborhood roadways,
- Assessment Area One water, sewer and reclaim utilities,
- Assessment Area One hardscape, landscape and irrigation improvements,
- Assessment Area One undergrounding of electrical conduit,
- Assessment Area One public passive amenities such as pond overlooks and boardwalks,
- Assessment Area One conservation/mitigation, and
- Assessment Area One professional work product.

Permits

The status of the applicable permits necessary for the Assessment Area One Project is as follows:

- Center Lake Ranch Boulevard Phase 1 Site Development Plan (SDP20-0078), approved by Osceola County on April 6, 2021

- Twelve Oaks Road Improvement Plan Site Development Plan (SDP21-0037), approved by Osceola County on March 7, 2022
- Center Lake Ranch Parcel N-1A West Phase 1A Subdivision Construction Plans (SUB22-0021), approved by the City of St. Cloud on May 22, 2023
- Center Lake Ranch Parcel N-1B Phase 1 Subdivision Construction Plans (SUB22-0022), approved by the City of St. Cloud on May 16, 2023
- Center Lake Ranch Parcel N-1A East Phase 1 Subdivision Construction Plans (SUB22-00023), under review/pending approval by the City of St. Cloud
- Center Lake Ranch Parcel N-1A West Phase 1B Subdivision Construction Plans (SUB22-00026), under review/pending approval by the City of St. Cloud

Estimated Costs / Benefits

The following table shows the estimated costs for the Assessment Area One Project. Note that only portions of the costs of the Master Improvements are attributable to Assessment Area One, as shown below.

ESTIMATED COSTS FOR ASSESSMENT AREA ONE PROJECT

DESCRIPTION	TOTAL COST	ASSESSMENT AREA ONE PROJECT COST	O&M ENTITY
MASTER COSTS			
Center Lake Ranch Boulevard			
Roadway Improvements		\$4,622,196	County
Stormwater Improvements		\$1,722,656	CDD
Utilities (Water, Sewer, Reclaim)		\$3,299,445	Toho Water Authority
Underground Electrical Distribution/Lighting		\$2,819,125	OUC
Hardscape/Landscape/Irrigation		\$1,873,059	CDD
Public Passive Amenities		N/A	CDD
Conservation/Mitigation		N/A	N/A
Professional Services		\$716,825	CDD
Contingency		\$1,433,649	As Above
Twelve Oaks Drive			
Roadway improvements		\$3,619,909	County
Stormwater improvements		\$1,439,768	CDD
Utilities (Water, Sewer, Reclaim)		\$3,732,366	Toho Water Authority
Underground Electrical Distribution/Lighting		\$1,826,944	OUC
Hardscape/Landscape/Irrigation		\$1,352,429	CDD
Public Passive Amenities		N/A	N/A
Conservation/Mitigation		\$352,800	N/A
Professional Services		\$616,211	CDD
Contingency		\$1,232,422	As Above
Master Costs Subtotal		\$30,659,804	

TAYLOR MORRISON NEIGHBORHOOD IMPROVEMENTS			
Neighborhood Roadways ⁽²⁾	N/A	\$3,211,297	City of St. Cloud
Stormwater Management	N/A	\$3,570,486	CDD
Utilities (Water, Sewer, Reclaim)	N/A	\$12,048,206	Toho Water Authority
Underground Electrical Distribution/Lighting	N/A	\$931,200	CDD
Hardscape/Landscape/Irrigation ⁽²⁾	N/A		CDD
Public Passive Amenities ⁽²⁾	N/A		CDD
Conservation/Mitigation	N/A	\$760,200	CDD
Professional Services	N/A		n/a
Contingency	N/A		As Above
Subtotal	N/A		
M/I HOMES NEIGHBORHOOD IMPROVEMENTS			
Neighborhood Roadways ⁽²⁾	N/A	\$2,542,085	City of St. Cloud
Stormwater Management	N/A	\$2,175,905	CDD
Utilities (Water, Sewer, Reclaim)	N/A	\$3,205,065	Toho Water Authority
Undergrounding of Electrical Conduit	N/A	\$496,000	CDD
Hardscape/Landscape/Irrigation ⁽²⁾	N/A		CDD
Public Passive Amenities ⁽²⁾	N/A		CDD
Conservation/Mitigation	N/A	N/A	CDD
Professional Services	N/A		N/A
Contingency	N/A		As Above
Subtotal	N/A		
TOTAL			

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the Assessment Area One Project.
3. The developer(s) reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the CIP), the District or a third-party.
4. A third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.
5. Center Lake Ranch Boulevard and Twelve Oaks Road will be owned and maintained by Osceola County while all internal subdivision roadways, except those within gated subdivisions, will be owned and maintained by the City of St. Cloud.
6. Note that the fee title to the right-of-way (but NOT the right-of-way improvements) for Center Lake Ranch Boulevard is impact fee creditable, but that will be provided directly from Taylor Morrison to the County at no cost to the District. No other mobility or impact fee credits are anticipated.

3. CONCLUSION

The Assessment Area One Project will be designed in accordance with current governmental regulations and requirements. The Assessment Area One Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the Assessment Area One Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the Assessment Area One Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the Assessment Area One Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Assessment Area One Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within Assessment Area One of the District will receive a special benefit from the Assessment Area One Project that is at least equal to the costs of the Assessment Area One Project.

As described above, this report identifies the benefits from the Assessment Area One Project to the lands within Assessment Area One. The general public, property owners, and property outside the District will benefit from the provisions of the District's Assessment Area One Project; however, these are incidental to the District's Assessment Area One Project, which are designed solely to provide special benefits peculiar to property within Assessment Area One. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The Assessment Area One Project will be owned by the District or other governmental units and such Assessment Area One Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Assessment Area One Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Assessment Area One Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the Assessment Area One Project or the fair market value.

Please note that the Assessment Area One Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Assessment Area One Project, as used herein, refer to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Marc Stehli, P.E. Date _____

EXHIBIT A: Legal Descriptions and sketches for Assessment Area One, the Taylor Morrison Parcel
and the M/I Homes Parcel

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

4

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report for Assessment Area One

June 28, 2023



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Assessment Area One Development Program	3
3.0	The Assessment Area One Project	
3.1	Overview	3
3.2	Assessment Area One Project	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	5
5.0	Assessment Methodology	
5.1	Overview	6
5.2	Benefit Allocation	6
5.3	Assigning Bond Assessments	9
5.4	Lienability Test: Special and Peculiar Benefit to the Property	10
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	10
5.6	True-Up Mechanism	11
5.7	Additional Items Regarding Bond Assessment Imposition and Allocation	13
5.8	Preliminary Assessment Roll	14
6.0	Additional Stipulations	
6.1	Overview	14
7.0	Appendix	
	Table 1	15
	Table 2	15
	Table 3	16
	Table 4	16
	Table 5	17
	Table 6	17

1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report for Assessment Area One (the "Report") was developed to provide a financing plan and a special assessment methodology for the 735 residential dwelling units projected to be developed within Assessment Area One ("Assessment Area One") of the Center Lake Ranch West Community Development District (the "District"), located in the City of St. Cloud, Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Assessment Area One Project") contemplated to be provided by the District in support of the development of Assessment Area One.

1.2 Scope of the Report

This Report presents the projections for financing the Assessment Area One Project, which is described in the First Supplemental Engineer's Report (Assessment Area One) developed by Poulos & Bennett, LLC (the "District Engineer") and dated June, 2023 (the "Supplemental Engineer's Report"). This Report also presents the projections for financing the District's Assessment Area One Project described in the Supplemental Engineer's Report, as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Assessment Area One Project.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the Assessment Area One Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area One as well as general benefits to properties outside of Assessment Area One and to the public at large. However, as discussed within this First Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Assessment Area One. The District's Assessment Area One Project enables properties within the boundaries of Assessment Area One to be developed.

There is no doubt that the general public and property owners of property outside Assessment Area One will benefit from the provision of the Assessment Area One Project. However, these benefits are only incidental since the Assessment Area One Project

is designed solely to provide special benefits peculiar to property within Assessment Area One. Properties outside Assessment Area One are not directly served by the Assessment Area One Project and do not depend upon the Assessment Area One Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Assessment Area One properties receive compared to those lying outside of Assessment Area One's boundaries.

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

1.4 Organization of the Report

Section Two describes the development program for Assessment Area One as proposed by the Developer, as defined below.

Section Three provides a summary of the Assessment Area One Project as determined by the District Engineer.

Section Four discusses the financing program for Assessment Area One.

Section Five introduces the special assessment methodology for Assessment Area One.

2.0 Development Program

2.1 Overview

The District will serve the Center Lake Ranch West development, a master planned residential development located in the City of St. Cloud, Osceola County, Florida. The land within the District consists of approximately 385.77 +/- acres and is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road.

2.2 The Assessment Area One Development Program

The development of Assessment Area One is anticipated to be conducted by Taylor Morrison of Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for Assessment Area One envisions a total of 735 residential dwelling units, although unit numbers, land use types and phasing may change throughout the development period. The portion of Assessment Area One that is projected to have the residential units constructed by the Developer and comprises portions of Neighborhood 1A West and Neighborhood 1A East is referred to as the "Taylor Morrison Parcel" while the portion of Assessment Area One that is projected to have the residential units constructed by M/I Homes of Orlando, LLC or an affiliate ("M/I Homes") and comprises the Neighborhood 1B is referred to as the "M/I Homes Parcel". Table 1 in the *Appendix* illustrates the development plan for Assessment Area One.

3.0 The Assessment Area One Project

3.1 Overview

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

3.2 Assessment Area One Project

The Assessment Area One Project comprises a portion of the Capital Improvement Plan for the District and is designed to serve and will benefit the 735 residential dwelling units that are projected to be developed within the Assessment Area One. According to the Supplemental Engineer's Report, the Assessment Area One Project is comprised of certain offsite roadway and utility improvements which are designed to serve and benefit all parcels and units within Assessment Area One (the "Master Improvements"), certain neighborhood improvements ("Taylor Morrison Neighborhood Improvements") for the Taylor Morrison Parcel, and certain neighborhood improvements ("M/I Homes Neighborhood Improvements") for the M/I Homes Parcel.

The Assessment Area One Project is projected to include roadway improvements, stormwater improvements, utilities (water, sewer, reclaim), incremental cost of undergrounding of electric conduit, hardscape/landscape/irrigation, public passive amenities and conservation/mitigation. All of the public infrastructure improvements included in the Master Improvements portion of the Assessment Area One Project will comprise an interrelated systems of improvements for Assessment Area One, which means that all public infrastructure improvements that comprise the Master Improvements portion of the Assessment Area One Project will serve all lands and all land use types within Assessment Area One and all will be interrelated such that all public infrastructure improvements that comprise the Master Improvements portion of the Assessment Area One Project will reinforce one another.

Similarly, all of the public infrastructure improvements included in the Taylor Morrison Neighborhood Improvements and M/I Homes Neighborhood Improvements portions of the Assessment Area One Project will comprise separate interrelated systems of improvements for the Taylor Morrison Parcel and the M/I Homes Parcel respectively, which means that all public infrastructure improvements that comprise the Taylor Morrison Neighborhood Improvements portion of the Assessment Area One Project and the M/I Homes Neighborhood Improvements portion of the Assessment Area One Project will serve all lands and all land use types within the Taylor Morrison Parcel and the M/I Homes Parcel respectively and all will be interrelated such that all public infrastructure improvements that comprise the Taylor Morrison Neighborhood Improvements and the M/I Homes Neighborhood Improvements portions of the Assessment Area One Project will reinforce one another within the Taylor Morrison Parcel and the M/I Homes Parcel respectively.

Table 2 in the *Appendix* illustrates the specific components of the Assessment Area One Project and their costs, which total \$72,780,293.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the

District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Assessment Area One Project as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$96,170,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Assessment Area One Project to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Assessment Area One Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$96,170,000 to finance approximately \$72,780,293 in Assessment Area One Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$96,170,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Assessment Area One Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Assessment Area One and general benefits accruing to areas outside Assessment Area One but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Assessment Area One Project. All properties that receive special benefits from the Assessment Area One Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Assessment Area One Project.

5.2 Benefit Allocation

The most current development plan envisions the development of 735 residential dwelling units consisting of townhomes, villas and single-family units, although unit numbers and land use types may change throughout the development period.

All of the public infrastructure improvements included in the Master Improvements will comprise an interrelated systems of improvements for Assessment Area One, which means that all public infrastructure improvements that comprise the Master Improvements will serve all lands and all land use types within Assessment Area One and all will be interrelated such that all public infrastructure improvements that comprise the Master Improvements will reinforce one another.

Similarly, all of the public infrastructure improvements included in the Taylor Morrison Neighborhood Improvements and M/I Homes Neighborhood Improvements will comprise separate interrelated systems of improvements for the Taylor Morrison Parcel and the M/I Homes Parcel respectively, which means that all public infrastructure improvements that comprise the Taylor Morrison Neighborhood Improvements and the M/I Homes Neighborhood Improvements will serve all lands and all land use types within the Taylor Morrison Parcel and the M/I Homes Parcel respectively and all will be interrelated such that all public infrastructure improvements that comprise the Taylor Morrison Neighborhood Improvements and the

M/I Homes Neighborhood Improvements will reinforce one another within the Taylor Morrison Parcel and the M/I Homes Parcel respectively.

By allowing for the land in Assessment Area One to be developable, both the public infrastructure improvements that comprise the Assessment Area One Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Assessment Area One will benefit from each infrastructure improvement category that is part of the Master Improvements, all of the land uses within the Taylor Morrison Parcel and the M/I Homes Parcel will benefit from each infrastructure improvement category that is part of the Taylor Morrison Neighborhood Improvements and the M/I Homes Neighborhood Improvements respectively, as the improvements provide basic infrastructure to all land within Assessment Area One (for the Master Improvements) and within the Taylor Morrison Parcel and the M/I Homes Parcel (for the Taylor Morrison Neighborhood Improvements and the M/I Homes Neighborhood Improvements respectively) and benefit all land within Assessment Area One (for the Master Improvements), the Taylor Morrison Parcel (for the Taylor Morrison Neighborhood Improvements) and M/I Homes Parcel (for the M/I Homes Neighborhood Improvements) as integrated systems of improvements.

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

The benefit associated with the Assessment Area One Project of the District is proposed to be allocated to the different unit types within Assessment Area One Project in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU").

Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area One Project based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as townhomes, will use and benefit from the District's improvements less than larger units, such as single-family units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the Assessment Area One Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* which illustrates the calculation of the costs of the Master Improvements, Taylor Morrison Neighborhood Improvements and M/I Homes Neighborhood Improvements that are attributable to the various product types proposed to be developed within Assessment Area One, while Table 6 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Assessment Area One Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 6 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Bond Assessments

As the land within both the Taylor Morrison Parcel and the M/I Homes Parcel is not yet platted for its intended final use and the precise location of the various land use types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land within the Taylor Morrison Parcel and the M/I Homes Parcel respectively, on a pro-rata gross acre basis. Thus, the Bond Assessments in the amount of \$66,069,619.86 (the amount of Bond Assessments proposed to be apportioned to the Taylor Morrison Parcel) will be preliminarily levied on approximately 161.95 +/- gross acres (the number of gross acres contained within the Taylor Morrison Parcel) at the rate of \$407,963.07 per gross acre, while the Bond Assessments in the amount of \$30,100,380.14 (the amount of Bond Assessments proposed to be apportioned to the M/I Homes Parcel) will be preliminarily levied on approximately 72.35 +/- gross acres (the number of gross acres contained within the M/I Homes Parcel) at the rate of \$416,038.43 per gross acre.

When the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned land use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres to platted parcels will reduce the amounts of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of

the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Assessment Area One. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received by the various land use types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area One according to reasonable estimates of the special and peculiar benefits derived from the Assessment Area One Project.

Accordingly, no acre or parcel of property within Assessment Area One will be liened for the payment of the Series 2023 Bond Assessments more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay

a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and

must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Additional Items Regarding Bond Assessment Imposition and Allocation

This Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the Assessment Area One Project. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Assessment Area One Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

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

In the event that the Assessment Area One Project is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain

other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

5.8 Preliminary Assessment Roll

The Bond Assessments in the amount of \$66,069,619.86 are proposed to be levied over the area described in Exhibit “A” while Bond Assessments in the amount of \$30,100,380.14 are proposed to be levied over the area described in Exhibit “B”. Excluding any capitalized interest period, debt service assessments shall be paid in no more than thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Center Lake Ranch West

Community Development District

Assessment Area One Development Plan

Product Type	Total Number of Units
<u>Taylor Morrison Parcel</u>	
N-1A West - SF 34'	75
N-1A West - SF 40'	94
N-1A West - SF 50'	74
N-1A West - SF 60'	47
N-1A East - Villa 37.5'	45
N-1A East - SF 50'	62
N-1A East - SF 60'	34
	431
<u>M/I Homes Parcel</u>	
TH	95
SF 34'	64
SF 50'	92
SF 60'	53
	304
Total	735

Table 2

Center Lake Ranch West

Community Development District

Assessment Area One Project Costs

Improvement	Master	Taylor Morrison	M/I Homes	Total Costs
	Improvements	Neighborhood	Neighborhood	
	Costs	Costs	Costs	
Roadway Improvements	\$8,242,105	\$6,781,783	\$4,201,840	\$19,225,728
Stormwater Improvements	\$3,162,424	\$2,703,725	\$516,150	\$6,382,299
Utilities (Water, Sewer, Reclaim)	\$7,031,811	\$12,085,431	\$3,205,065	\$22,322,307
Incremental Cost of Undergrounding of Electric Conduit	\$4,646,069	\$1,746,000	\$930,000	\$7,322,069
Hardscape/Landscape/Irrigation	\$3,225,488	\$979,350	\$0	\$4,204,838
Public Passive Amenities	\$0	\$80,000	\$0	\$80,000
Conservation/Mitigation	\$352,800	\$760,200	\$0	\$1,113,000
Professional Services	\$2,666,071	\$2,513,649	\$885,306	\$6,065,026
Contingency	\$2,666,071	\$2,513,649	\$885,306	\$6,065,026
Total	\$31,992,839	\$30,163,787	\$10,623,667	\$72,780,293

Table 3

Center Lake Ranch West Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$96,170,000.00
Total Sources	\$96,170,000.00

Uses

Project Fund Deposits:	
Project Fund	\$72,780,293.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$7,749,994.43
Capitalized Interest Fund	\$13,463,800.00
Delivery Date Expenses:	
Costs of Issuance	\$2,173,400.00
Rounding	\$2,512.57
Total Uses	\$96,170,000.00

Table 4

Center Lake Ranch West Community Development District

Assessment Area One Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
<u>Taylor Morrison Parcel</u>			
N-1A West - SF 34'	75	0.85	63.75
N-1A West - SF 40'	94	1.00	94.00
N-1A West - SF 50'	74	1.25	92.50
N-1A West - SF 60'	47	1.50	70.50
N-1A East - Villa 37.5'	45	0.94	42.19
N-1A East - SF 50'	62	1.25	77.50
N-1A East - SF 60'	34	1.50	51.00
	431		491.44
<u>M/I Homes Parcel</u>			
TH	95	0.55	52.25
SF 34'	64	0.85	54.40
SF 50'	92	1.25	115.00
SF 60'	53	1.50	79.50
	304		301.15
Total	735		792.59

Table 5

Center Lake Ranch West

Community Development District

Assessment Area One Project Cost Allocation

Product Type	Total Number of Units	Assessment Area One Master Improvements Costs Allocation Based on ERU	Assessment Area One Taylor Morrison Neighborhood Improvements Costs Allocation Based on ERU	Assessment Area One M/I Homes Neighborhood Improvements Costs Allocation Based on ERU	Assessment Area One Total Project Costs Allocation Based on ERU
<u>Taylor Morrison Parcel</u>					
N-1A West - SF 34'	75	\$2,573,272.33	\$3,912,891.10	\$0.00	\$6,486,163.44
N-1A West - SF 40'	94	\$3,794,315.29	\$5,769,596.29	\$0.00	\$9,563,911.58
N-1A West - SF 50'	74	\$3,733,767.70	\$5,677,528.27	\$0.00	\$9,411,295.97
N-1A West - SF 60'	47	\$2,845,736.46	\$4,327,197.22	\$0.00	\$7,172,933.68
N-1A East - Villa 37.5'	45	\$1,702,900.81	\$2,589,413.23	\$0.00	\$4,292,314.04
N-1A East - SF 50'	62	\$3,128,291.86	\$4,756,848.01	\$0.00	\$7,885,139.86
N-1A East - SF 60'	34	\$2,058,617.87	\$3,130,312.88	\$0.00	\$5,188,930.75
	431	\$19,836,902.32	\$30,163,787.00	\$0.00	\$50,000,689.32
<u>M/I Homes Parcel</u>					
TH	95	\$2,109,074.19	\$0.00	\$1,843,222.98	\$3,952,297.17
SF 34'	64	\$2,195,859.06	\$0.00	\$1,919,068.52	\$4,114,927.58
SF 50'	92	\$4,641,981.47	\$0.00	\$4,056,854.41	\$8,698,835.87
SF 60'	53	\$3,209,021.97	\$0.00	\$2,804,521.09	\$6,013,543.06
	304	\$12,155,936.68	\$0.00	\$10,623,667.00	\$22,779,603.68
Total	735	\$31,992,839.00	\$30,163,787.00	\$10,623,667.00	\$72,780,293.00

Table 6

Center Lake Ranch West

Community Development District

Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
<u>Taylor Morrison Parcel</u>					
N-1A West - SF 34'	75	\$6,486,163.44	\$8,570,648.89	\$114,275.32	\$9,796.85
N-1A West - SF 40'	94	\$9,563,911.58	\$12,637,505.82	\$134,441.55	\$11,525.70
N-1A West - SF 50'	74	\$9,411,295.97	\$12,435,843.49	\$168,051.94	\$14,407.13
N-1A West - SF 60'	47	\$7,172,933.68	\$9,478,129.37	\$201,662.33	\$17,288.55
N-1A East - Villa 37.5'	45	\$4,292,314.04	\$5,671,752.94	\$126,038.95	\$10,805.35
N-1A East - SF 50'	62	\$7,885,139.86	\$10,419,220.22	\$168,051.94	\$14,407.13
N-1A East - SF 60'	34	\$5,188,930.75	\$6,856,519.12	\$201,662.33	\$17,288.55
	431	\$50,000,689.32	\$66,069,619.86		
<u>M/I Homes Parcel</u>					
TH	95	\$3,952,297.17	\$5,222,463.43	\$54,973.30	\$4,712.87
SF 34'	64	\$4,114,927.58	\$5,437,359.06	\$84,958.74	\$7,283.53
SF 50'	92	\$8,698,835.87	\$11,494,417.12	\$124,939.32	\$10,711.07
SF 60'	53	\$6,013,543.06	\$7,946,140.53	\$149,927.18	\$12,853.29
	304	\$22,779,603.68	\$30,100,380.14		
Total	735	\$72,780,293.00	\$96,170,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit “A”

Bond Assessments is the amount of \$66,069,619.86 are proposed to be levied over the area as described below:

* Preliminary, subject to change

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest ¼ of Section 28, Township 25 South, Range 31 East, Osceola County, Florida and A portion of the Southeast ¼ of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest ¼ of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to the Point of Beginning; thence continue S89°44'13"E, along said North line, a distance of 1,549.62 feet; thence departing said North line, run S09°40'08"E, a distance of 91.87 feet; thence S21°49'36"E, a distance of 81.64 feet; thence S07°39'35"E, a distance of 80.26 feet; thence S46°09'03"E, a distance of 62.33 feet; thence S16°01'31"W, a distance of 81.22 feet; thence S01°18'41"E, a distance of 96.14 feet; thence S32°20'36"E, a distance of 121.74 feet; thence S68°49'05"E, a distance of 59.24 feet; thence S10°17'47"W, a distance of 327.78 feet; thence S29°36'51"W, a distance of 137.82 feet; thence S01°48'19"W, a distance of 115.83 feet; thence S03°48'05"E, a distance of 100.66 feet; thence S20°06'53"E, a distance of 101.53 feet; thence S03°50'13"W, a distance of 23.62 feet; thence S87°44'22"W, a distance of 263.02 feet; thence S01°48'29"E, a distance of 8.98 feet; thence S44°53'56"W, a distance of 9.73 feet; thence S04°16'42"W, a distance of 100.53 feet; thence S88°49'39"W, a distance of 13.22 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence run Westerly along the arc of said curve, a distance of 70.81 feet (Chord Bearing = N86°49'34"W, Chord = 70.76 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Westerly along the arc, a distance of 261.06 feet, (Chord Bearing = S86°47'25"W, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence Westerly along the arc, a distance of 158.86 feet, (Chord Bearing = S80°41'30"W, Chord = 158.73 feet); thence N02°37'17"W, a distance of 83.43 feet; thence N49°11'52"W, a distance of 9.92 feet; thence N04°27'08"W, a distance of 21.60 feet; thence S85°28'00"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Northwesterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = N56°41'23"W, Chord = 23.66 feet); thence S67°07'12"W, a distance of 99.11 feet; thence N24°02'55"W, a distance of 185.00 feet; thence S65°57'05"W, a distance of 183.26 feet to the Point of Curvature of a curve, Concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Westerly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = S75°17'38"W, Chord = 337.65 feet); thence S84°38'10"W, a distance of 222.81 feet to a point on the East Right of Way line of Twelve Oaks Road per Official Records Book _____, Page _____ of the Public Records of Osceola County, Florida, said point also being a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence the following four (4) courses and distances along said East Right of Way line, run Northerly along the arc of said curve, a distance of 445.87 feet (Chord Bearing = N00°15'18"W, Chord = 444.90 feet); thence N06°16'30"E, a distance of 479.81 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Northerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = N03°16'09"E, Chord = 534.27 feet); thence N00°15'47"E, a distance of 10.31 feet to the Point of Beginning.

Containing 55.65 acres, more or less.

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **TAYLOR MORRISON**

DATE OF SKETCH	6/13/2023	REVISIONS
SCALE	1" = 300'	
F.B.	PAGE	
SECTIONS	28 & 29	
TWP.	25 S., RNG. 31 E.	
JOB NO.	20-119B	SHEET 1 OF 3

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

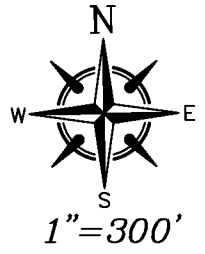
R.D.B.

6/15/2023

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



STARLINE
ESTATES
UNIT TWO
PLAT BOOK 2,
PAGE 220

24

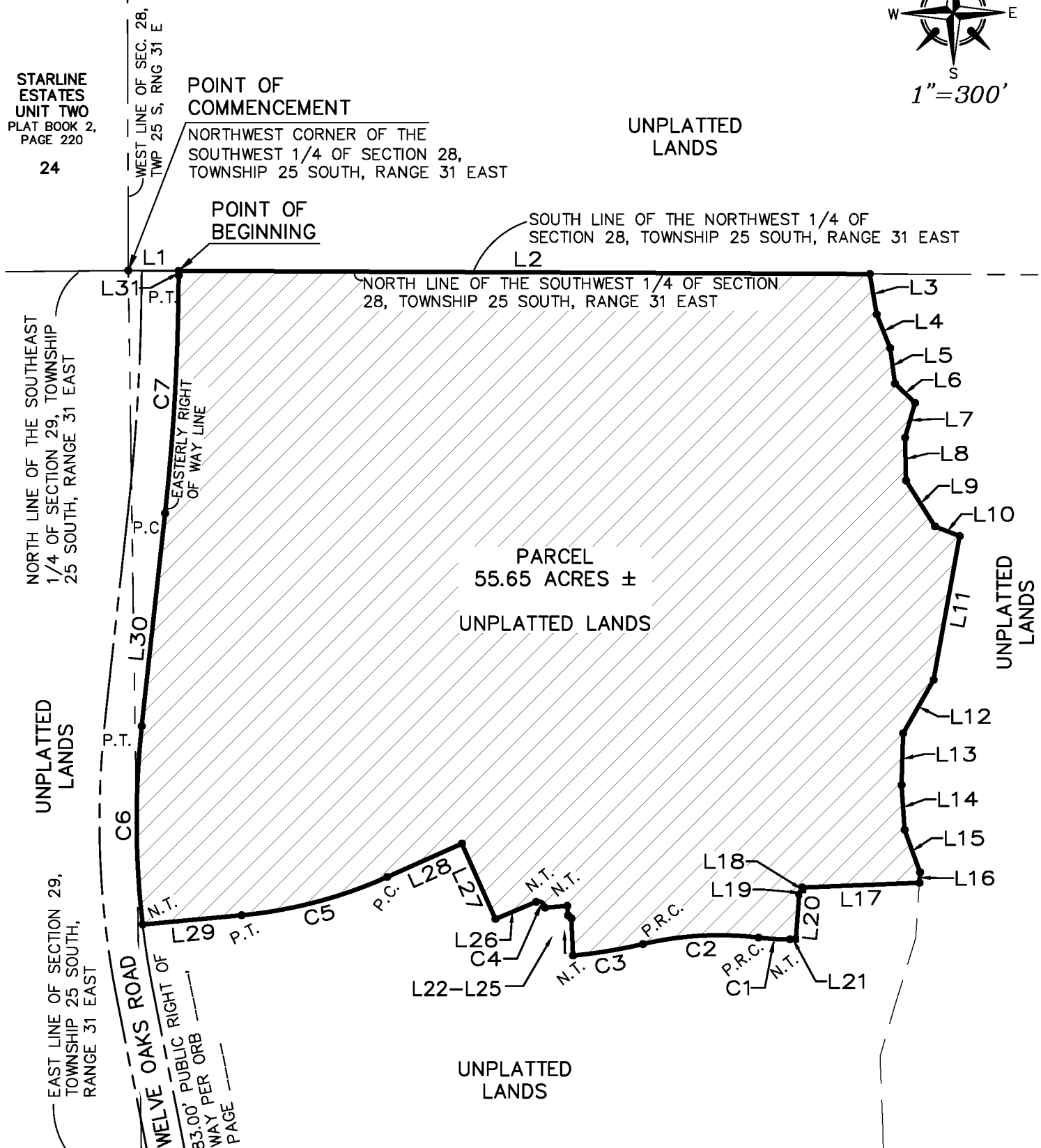
**POINT OF
COMMENCEMENT**

NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF SECTION 28,
TOWNSHIP 25 SOUTH, RANGE 31 EAST

UNPLATTED
LANDS

**POINT OF
BEGINNING**

SOUTH LINE OF THE NORTHWEST 1/4 OF
SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST



PARCEL
55.65 ACRES ±
UNPLATTED LANDS

ABBREVIATIONS/LEGEND

- | | | | |
|--------|-----------------------|--------|----------------------------|
| SEC. | SECTION | TWP. | TOWNSHIP |
| O.R.B. | OFFICIAL RECORDS BOOK | RNG. | RANGE |
| PGS. | PAGES | P.T. | POINT OF TANGENCY |
| TEMP. | TEMPORARY | N.T. | NON TANGENCY |
| R | RADIUS | P.C. | POINT OF CURVATURE |
| L | LENGTH | P.R.C. | POINT OF REVERSE CURVATURE |
| CB | CHORD BEARING | | |
| CD | CHORD DISTANCE | | |
| Δ | CENTRAL ANGLE | | |
| ● | DESCRIPTIVE POINT | | |

**JOHNSTON'S
SURVEYING INC.**
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	555.00'	7°18'36"	70.81'	N86°49'34"W	70.76'
C2	745.00'	20°04'39"	261.06'	S86°47'25"W	259.73'
C3	1155.00'	7°52'49"	158.86'	S80°41'30"W	158.73'
C4	15.00'	104°08'33"	27.26'	N56°41'23"W	23.66'
C5	1040.00'	18°41'05"	339.15'	S75°17'38"W	337.65'
C6	1956.00'	13°03'38"	445.87'	N00°15'18"W	444.90'
C7	5094.00'	6°00'43"	534.52'	N03°16'09"E	534.27'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°44'13"E	113.07'
L2	S89°44'13"E	1549.62'
L3	S09°40'08"E	91.87'
L4	S21°49'36"E	81.64'
L5	S07°39'35"E	80.26'
L6	S46°09'03"E	62.33'
L7	S16°01'31"W	81.22'
L8	S01°18'41"E	96.14'
L9	S32°20'36"E	121.74'
L10	S68°49'05"E	59.24'
L11	S10°17'47"W	327.78'
L12	S29°36'51"W	137.82'
L13	S01°48'19"W	115.83'
L14	S03°48'05"E	100.66'
L15	S20°06'53"E	101.53'
L16	S03°50'13"W	23.62'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S87°44'22"W	263.02'
L18	S01°48'29"E	8.98'
L19	S44°53'56"W	9.73'
L20	S04°16'42"W	100.53'
L21	S88°49'39"W	13.22'
L22	N02°37'17"W	83.43'
L23	N49°11'52"W	9.92'
L24	N04°27'08"W	21.60'
L25	S85°28'00"W	50.00'
L26	S67°07'12"W	99.11'
L27	N24°02'55"W	185.00'
L28	S65°57'05"W	183.26'
L29	S84°38'10"W	222.81'
L30	N06°16'30"E	479.81'
L31	N00°15'47"E	10.31'

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest $\frac{1}{4}$ of Section 28, Township 25 South, Range 31 East, Osceola County, Florida and A portion of the Southeast $\frac{1}{4}$ of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and Lot 19, STARLINE ESATES UNIT TWO, according to the plat thereof, as recorded in Plat Book 2, Page 220 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southeast $\frac{1}{4}$ of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along the West line of the Southeast $\frac{1}{4}$ of said Section 29, Township 25 South, Range 31 East, a distance of 1,267.21 feet; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central Angle of 26°32'45"; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing = S68°22'03"W, Chord = 710.35 feet) to a Point of Non Tangency; thence S00°04'34"W, a distance of 293.49 feet to a Point on the South line

ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENCY
R	RADIUS	PC	POINT OF CURVATURE
L	LENGTH	R/W	RIGHT OF WAY
CB	CHORD BEARING	P.B.	PLAT BOOK
CD	CHORD DISTANCE	±	PLUS/MINUS
Δ	CENTRAL ANGLE		
●	DESCRIPTIVE POINT		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **TAYLOR MORRISON**

DATE OF SKETCH	6/14/2023	REVISIONS	
SCALE	1" = 500'/300'		
F.B.	PAGE		
SECTIONS	28 & 29		
TWP.	25	S., RNG.	31 E.
JOB NO.	20-119B	SHEET 1 OF 6	

JOHNSTON'S
SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

6/15/2023

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

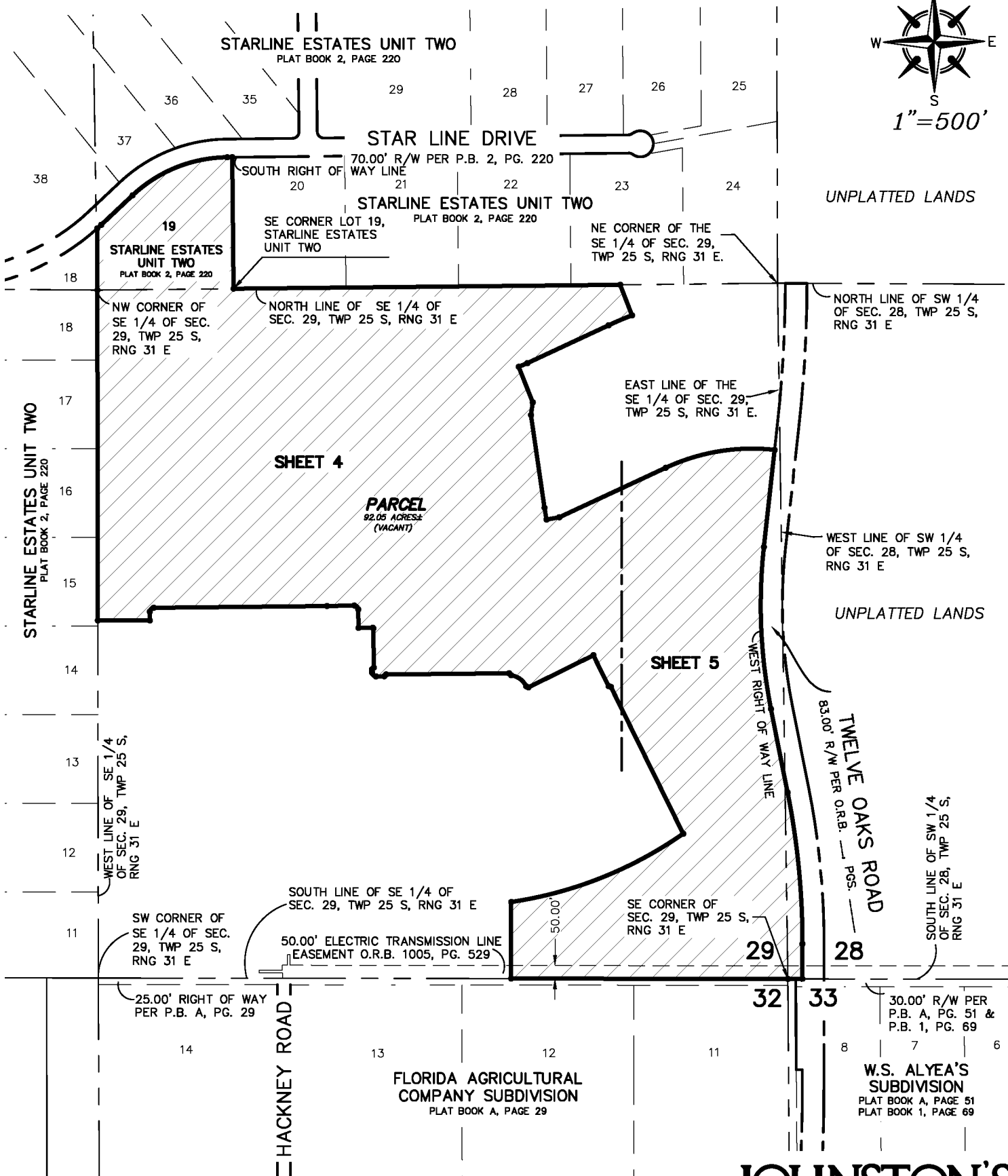
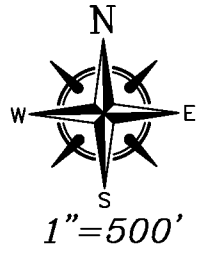
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION (continued)

of the Southeast $\frac{1}{4}$ of aforesaid Section 29, Township 25 South, Range 31 East; thence S89°55'25"E, along said South line, a distance of 1,062.67 feet to the Southeast corner of said Section 29; thence S89°57'27"E, along the South line of the Southwest $\frac{1}{4}$ of Section 28, Township 25 South, Range 31 East, a distance of 55.64 feet to a point on the West Right of Way line of Twelve Oaks Road, as recorded in Official Records Book _____, Page _____ of the Public Records of Osceola County, Florida thence the following five (5) courses and distances along said West Right of Way line: thence N00°02'33"E, a distance of 134.39 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 2,961.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 583.65 feet (Chord Bearing = N05°36'16"W, Chord = 582.71 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 2,039.00 feet and a Central Angle of 17°31'36"; thence run Northerly along the Arc of said curve, a distance of 623.72 feet (Chord Bearing = N02°29'17"W, Chord = 621.29 feet) to a Point of Tangency; thence N06°16'30"E, a distance of 375.05 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet) to a Point of Tangency; thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast $\frac{1}{4}$ of aforesaid Section 29, Township 25 South, Range 31 East; thence S89°25'07"W, along said North line, a distance of 1,484.01 feet; thence departing said North line, run N00°34'53"W, a distance of 504.28 feet to a point on the South Right of Way line of Star Line Drive; thence the following four (4) courses and distances along said South Right of Way line: thence S89°25'07"W, a distance of 19.62 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 538.69 feet and a Central Angle of 42°38'55"; thence run Westerly along the Arc of said curve, a distance of 400.98 feet (Chord Bearing = S68°05'39"W, Chord = 391.79 feet) to a Point of Tangency; thence S46°46'12"W, a distance of 164.45 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 921.44 feet and a Central Angle of 01°17'34"; thence run Southwesterly along the Arc of said curve, a distance of 20.79 feet (Chord Bearing = S47°24'59"W, Chord = 20.79 feet) to a Point of Non Tangency; thence departing said South Right of Way line, run S00°05'40"E, a distance of 236.49 feet to the Point of Beginning.

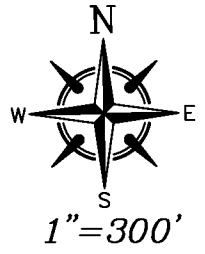
Containing 92.05 acres, more or less.

SKETCH OF DESCRIPTION



JOHNSTON'S
SURVEYING INC.
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 Tel. (407) 847-2179 Fax (407) 847-6140
SHEET 3 OF 6

SKETCH OF DESCRIPTION



STARLINE ESTATES UNIT TWO
PLAT BOOK 2, PAGE 220

STAR LINE DRIVE

70.00' R/W PER P.B. 2, PG. 220

STARLINE ESTATES
UNIT TWO
PLAT BOOK 2, PAGE 220

STARLINE ESTATES
UNIT TWO
PLAT BOOK 2, PAGE 220

POINT OF
BEGINNING

NW CORNER OF THE
SE 1/4 OF SEC. 29,
TWP 25 S, RNG 31 E

NORTH LINE OF THE SE 1/4 OF
SEC. 29, TWP 25 S, RNG 31 E

PARCEL
92.05 ACRES±
(VACANT)

UNPLATTED
LANDS

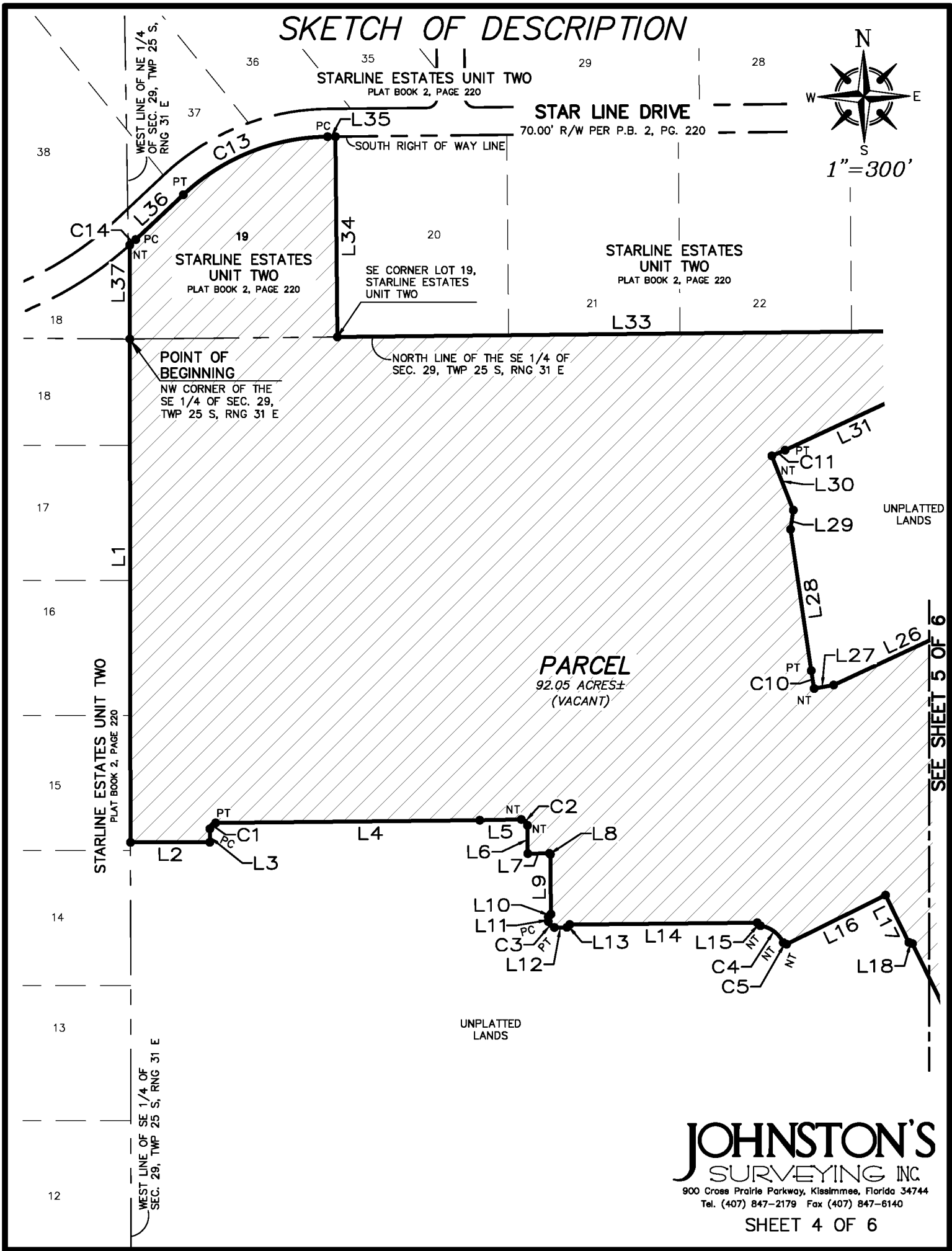
UNPLATTED
LANDS

SEE SHEET 5 OF 6

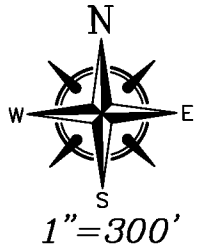
JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 4 OF 6



SKETCH OF DESCRIPTION



STARLINE ESTATES
UNIT TWO
PLAT BOOK 2, PAGE 220

NE CORNER OF THE SE 1/4 OF
SEC. 29, TWP 25 S, RNG 31 E.

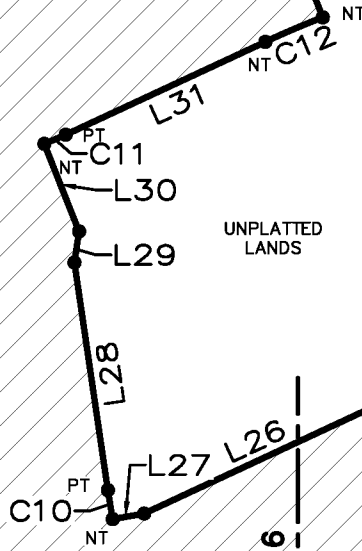
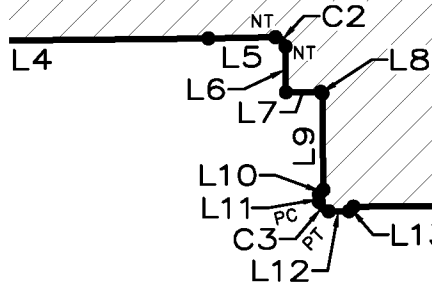
21 22 23 24

L33

L32

UNPLATTED
LANDS

PARCEL
92.05 ACRES±
(VACANT)



SEE SHEET 5 OF 6

UNPLATTED
LANDS

EAST LINE OF THE SE 1/4
OF SEC. 29, TWP 25 S,
RNG 31 E.

NORTH LINE OF THE SW 1/4 OF
SEC. 28, TWP 25 S, RNG 31 E

WEST LINE OF THE SW 1/4 OF
SEC. 28, TWP 25 S, RNG 31 E

TWELVE OAKS ROAD
83.00' R/W PER O.R.B. PG. 529

UNPLATTED
LANDS

SOUTH LINE OF THE SE 1/4
OF SEC. 29, TWP 25 S,
RNG 31 E

SE CORNER OF SEC. 29,
TWP 25 S, RNG 31 E

50.00' ELECTRIC TRANSMISSION LINE
EASEMENT O.R.B. 1005, PG. 529

SOUTH LINE OF THE SW 1/4
OF SEC. 28-25-31

JOHNSTON'S
SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 5 OF 6

L21 29 32 L22 33

SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	15.00'	89°30'10"	23.43'	N44°40'29"E	21.12'
C2	15.00'	91°34'38"	23.97'	S46°21'45"E	21.50'
C3	15.00'	90°00'00"	23.56'	S45°34'26"E	21.21'
C4	74.99'	57°15'19"	74.94'	S53°38'26"E	71.86'
C5	9.68'	56°29'44"	9.54'	S65°03'41"E	9.16'
C6	1547.00'	26°32'45"	716.75'	S68°22'03"W	710.35'
C7	2961.00'	11°17'38"	583.65'	N05°36'16"W	582.71'
C8	2039.00'	17°31'36"	623.72'	N02°29'17"W	621.29'
C9	785.00'	31°17'12"	428.66'	S80°42'13"W	423.35'
C10	1552.00'	1°41'13"	45.69'	N09°12'14"W	45.69'
C11	630.00'	3°18'16"	36.33'	N66°42'44"E	36.33'
C12	1499.01'	3°43'50"	97.60'	N66°55'33"E	97.58'
C13	538.69'	42°38'55"	400.98'	S68°05'39"W	391.79'
C14	921.44'	1°17'34"	20.79'	S47°24'59"W	20.79'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°04'33"E	1267.21'
L2	N89°55'24"E	199.70'
L3	N00°04'36"W	33.63'
L4	N89°25'34"E	665.29'
L5	N88°54'11"E	104.79'
L6	S00°34'26"E	71.16'
L7	N89°25'34"E	54.51'
L8	S45°34'26"E	3.52'
L9	S00°34'26"E	150.43'
L10	S44°25'34"W	9.90'
L11	S00°34'26"E	11.79'
L12	N89°25'34"E	31.79'
L13	N44°25'34"E	9.90'
L14	N89°25'34"E	472.43'
L15	S45°34'26"E	11.01'
L16	N63°41'17"E	278.30'
L17	S26°13'11"E	132.24'
L18	S71°13'11"E	9.90'
L19	S26°13'11"E	627.54'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	S00°04'34"W	293.49'
L21	S89°55'25"E	1062.67'
L22	S89°57'27"E	55.64'
L23	N00°02'33"E	134.39'
L24	N11°15'05"W	327.65'
L25	N06°16'30"E	375.05'
L26	S65°03'36"W	450.95'
L27	S79°57'10"W	50.00'
L28	N08°21'37"W	359.38'
L29	N08°18'48"E	49.06'
L30	N21°38'08"W	147.00'
L31	N65°03'36"E	343.87'
L32	N21°12'02"W	125.45'
L33	S89°25'07"W	1484.01'
L34	N00°34'53"W	504.28'
L35	S89°25'07"W	19.62'
L36	S46°46'12"W	164.45'
L37	S00°05'40"E	236.49'

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast $\frac{1}{4}$ of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence N00°04'33"W, along the West line of the Southeast $\frac{1}{4}$ of said Section 29, Township 25 South, Range 31 East, a distance of 991.94 feet; thence departing said East line, run N89°25'34"E, a distance of 592.12 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of 17°44'04"; thence run Southerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing = S13°57'45"E, Chord = 232.98 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of 47°31'32"; thence run Southerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing = S00°57'07"W, Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of 21°11'32"; thence run Southerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing = S14°07'08"W, Chord = 330.62 feet) to a Point of Non Tangency; thence S00°04'30"W, a distance of 77.19 feet to a point on the South line of the Southeast $\frac{1}{4}$ of aforesaid Section 29, Township 25 South, Range 31 East; thence N89°55'25"W, along said South line, a distance of 560.02 feet to the Point of Beginning.

Containing 14.25 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENCY
R	RADIUS	PC	POINT OF CURVATURE
L	LENGTH	R/W	RIGHT OF WAY
CB	CHORD BEARING	P.B.	PLAT BOOK
CD	CHORD DISTANCE	±	PLUS/MINUS
Δ	CENTRAL ANGLE		
●	DESCRIPTIVE POINT		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **TAYLOR MORRISON**

DATE OF SKETCH	6/14/2023	REVISIONS	
SCALE	1" = 200'		
F.B.	PAGE		
SECTION	29		
TWP.	25	S., RNG.	31 E.
JOB NO.	20-119B	SHEET 1 OF 2	

JOHNSTON'S SURVEYING INC

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

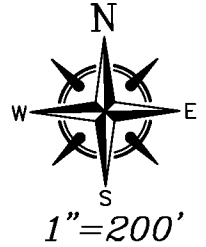
R.D.B.

6/15/2023

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



14

13

12

11

STARLINE ESTATES
UNIT TWO
PLAT BOOK 2, PAGE 220

N00°04'33"W 991.94'

WEST LINE OF SE 1/4 OF
SEC. 29, TWP 25 S, RNG 31 E

N89°25'34"E 592.12'

NT

UNPLATTED
LANDS

R=755.73'
Δ=17°44'04"
L=233.92'
CB=S13°57'45"E
CD=232.98'

NT

PARCEL
14.25 ACRES±
(VACANT)

R=465.00'
Δ=47°31'32"
L=385.71'
CB=S0°57'07"W
CD=374.74'

NT

R=898.98'
Δ=21°11'32"
L=332.51'
CB=S14°07'08"W
CD=330.62'

POINT OF
BEGINNING

SW CORNER OF
SE 1/4 OF SEC.
29, TWP 25 S,
RNG 31 E

NT

S00°04'30"W
77.19'

SOUTH LINE OF SE 1/4 OF
SEC. 29, TWP 25 S, RNG 31 E

50.00' ELECTRIC TRANSMISSION LINE
EASEMENT O.R.B. 1005, PG. 529

N89°55'25"W 560.02'

25.00' RIGHT OF WAY
PER P.B. A, PG. 29

14

UNPLATTED
LANDS

UNPLATTED
LANDS

FLORIDA AGRICULTURAL
COMPANY SUBDIVISION
PLAT BOOK A, PAGE 29

HACKNEY ROAD

13

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

Exhibit “B”

Bond Assessments is the amount of \$30,100,380.14 are proposed to be levied over the area as described below:

* Preliminary, subject to change

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 4, 5, 8 and 9 and all of Lots 6, 7 & 10, W.S. ALYEA'S SUBDIVISION, that portion of a 30.00 foot platted right of way abutting those portions of Lots 5 through 8 on the North side, according to the plat thereof, as recorded in Plat Book A, Page 51 and Plat Book 1, Page 69 of the Public Records of Osceola County, Florida; all lying within the Northeast ¼ of Section 33, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest ¼ of Section 33, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°57'09"E, along the North line of the Northwest ¼ of said Section 33, a distance of 138.64 feet to the Point of Beginning; thence continue S89°57'09"E, along said North line, a distance of 944.67 feet; thence departing said North line, run S00°02'27"W, a distance of 213.20 feet; thence S89°57'33"E, a distance of 243.69 feet; thence N55°58'25"E, a distance of 28.51 feet; thence S62°44'49"E, a distance of 152.56 feet; thence S65°02'20"W, a distance of 78.20 feet; thence S61°02'40"W, a distance of 38.88 feet; thence S09°08'09"E, a distance of 65.89 feet; thence S02°59'32"W, a distance of 63.38 feet; thence S08°38'42"W, a distance of 49.71 feet; thence S27°20'52"W, a distance of 30.63 feet; thence S83°40'51"E, a distance of 0.68 feet; thence S75°45'04"E, a distance of 29.01 feet; thence S01°40'09"W, a distance of 54.17 feet; thence S09°24'28"E, a distance of 52.03 feet; thence S04°20'22"E, a distance of 35.21 feet; thence N89°57'24"W, a distance of 724.55 feet; thence S00°23'27"E, a distance of 641.47 feet to a point on the North Right of Way line of Hansom Road; thence N89°57'20"W, along said North Right of Way line, a distance of 567.83 feet to a point on the East Right of Way line of Twelve Oaks Road according to Official Records Book _____, Page _____ of the Public Records of Osceola County, Florida, said point also being the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 92°46'42"; thence the following five (5) courses and distances along said East Right of Way line: run Northwesterly along the Arc of said curve, a distance of 40.48 feet (Chord Bearing = N43°33'59"W, Chord = 36.20 feet) to a Point of Compound Curve, Concave to the East, having a Radius of 5,956.00 feet and a Central Angle of 01°55'58"; thence Northerly along the arc, a distance of 200.91 feet, (Chord Bearing= N03°47'20"E, Chord =200.90 feet); thence N04°45'19"E, a distance of 124.11 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 6,544.00 feet and a Central Angle of 04°42'47"; thence run Northerly along the Arc of said curve, a distance of 538.28 feet (Chord Bearing = N02°23'56"E, Chord = 538.13 feet) to a Point of Tangency; thence N00°02'33"E, a distance of 424.82 feet to the Point of Beginning.

Containing 26.31 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENCY
R	RADIUS	PC	POINT OF CURVATURE
L	LENGTH	R/W	RIGHT OF WAY
CB	CHORD BEARING	P.B.	PLAT BOOK
CD	CHORD DISTANCE	±	PLUS/MINUS
Δ	CENTRAL ANGLE		
●	DESCRIPTIVE POINT		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **TAYLOR MORRISON**

DATE OF SKETCH	6/14/2023	REVISIONS	
SCALE	1" = 300'		
F.B.	PAGE		
SECTIONS	33		
TWP.	25 S.,	RNG.	31 E.
JOB NO.	20-119B	SHEET 1 OF 3	

JOHNSTON'S SURVEYING INC

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847 2179 Fax (407) 847-6140

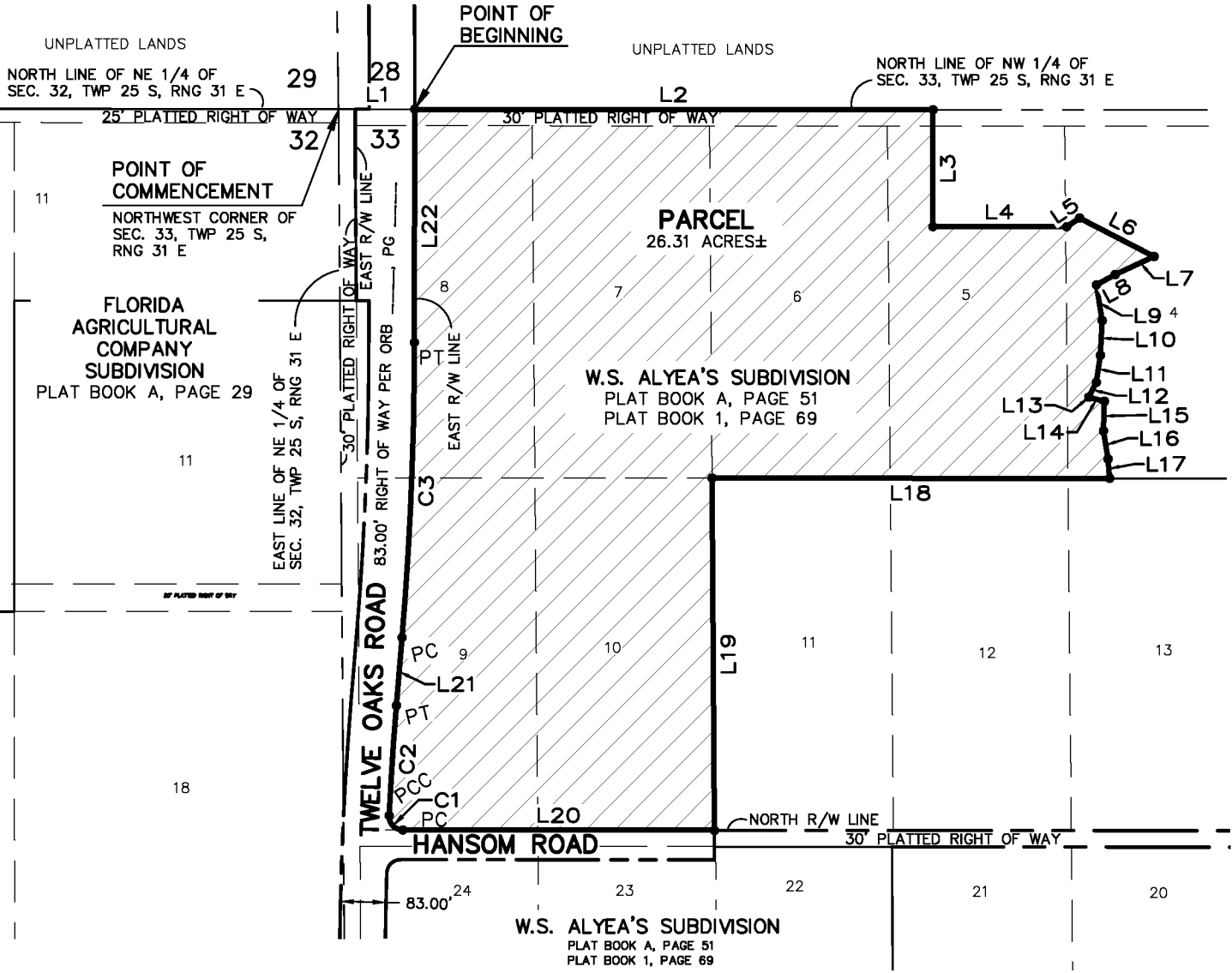
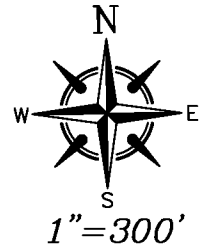
R.D.B.

6/15/2023

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°57'09"E	138.64'
L2	S89°57'09"E	944.67'
L3	S00°02'27"W	213.20'
L4	S89°57'33"E	243.69'
L5	N55°58'25"E	28.51'
L6	S62°44'49"E	152.56'
L7	S65°02'20"W	78.20'
L8	S61°02'40"W	38.88'
L9	S09°08'09"E	65.89'
L10	S02°59'32"W	63.38'
L11	S08°38'42"W	49.71'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	S27°20'52"W	30.63'
L13	S83°40'51"E	0.68'
L14	S75°45'04"E	29.01'
L15	S01°40'09"W	54.17'
L16	S09°24'28"E	52.03'
L17	S04°20'22"E	35.21'
L18	N89°57'24"W	724.55'
L19	S00°23'27"E	641.47'
L20	N89°57'20"W	567.83'
L21	N04°45'19"E	124.11'
L22	N00°02'33"E	424.82'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	25.00'	92°46'42"	40.48'	N43°33'59"W	36.20'
C2	5956.00'	1°55'58"	200.91'	N03°47'20"E	200.90'
C3	6544.00'	4°42'47"	538.28'	N02°23'56"E	538.13'

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 8, 9 and a portion of platted right of ways abutting said lots, W.S. ALY+ A'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 51 and Plat Book 1, Page 69 of the Public Records of Osceola County, Florida and a portion of Lots 11, 18, 19, 20, 23, Un-Numbered Lot and all of Lot 17 and a portion of platted right of ways abutting said lots, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 29 of the Public Records of Osceola County, Florida, all lying within the Northeast ¼ of Section 33, Township 25 South, Range 31 East and the Northwest ¼ of Section 32, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the East ¼ corner of Section 32, Township 25 South, Range 31 East, Osceola County, Florida; thence N00°23'39"W, along the East line of the East ¼ corner of said Section 32, a distance of 694.42 feet; thence departing said East line, run S89°36'21"W, a distance of 9.00 feet to the Point of Beginning; thence the following six (6) courses and distances along the West Right of Way line of Twelve Oaks Road according to Official Records Book _____, Page _____ of the Public Records of Osceola County, Florida: thence N00°23'39"W, a distance of 339.92 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 6,039.00 feet and a Central Angle of 05°08'59"; thence run Northerly along the Arc of said curve, a distance of 542.77 feet (Chord Bearing = N02°10'50"E, Chord = 542.59 feet) to a Point of Tangency; thence N04°45'19"E, a distance of 124.11 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 6,461.00 feet and a Central Angle of 04°42'47"; thence run Northerly along the Arc of said curve, a distance of 531.46 feet (Chord Bearing = N02°23'56"E, Chord = 531.31 feet) to a Point of Tangency; thence N00°02'33"E, a distance of 76.06 feet; thence N89°58'44"W, a distance of 23.00 feet; thence departing said West Right of Way line, run S89°59'37"W, a distance of 623.36 feet; thence S00°00'23"E, a distance of 566.49 feet; thence S89°56'35"W, a distance of 660.18 feet; thence S00°03'25"E, a distance of 659.84 feet; thence N89°56'35"E, a distance of 144.78 feet; thence S00°01'00"W, a distance of 887.70 feet to a point on the North Right of Way line of Ralph Miller Road according to Official Records Book _____, Page _____ of the Public Records of Osceola County, Florida, said point also being a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,472.00 feet and a Central Angle of 26°23'38"; thence run Easterly along the arc of said curve, a distance of 678.09 feet (Chord Bearing = N75°01'09"E, Chord = 672.11 feet); thence N61°49'20"E, a distance of 235.58 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 1,584.03 feet and a Central Angle of 05°59'17"; thence run Northeasterly along the Arc of said curve, a distance of 165.55 feet (Chord Bearing = N64°48'59"E, Chord = 165.48 feet) to a Point of Reverse Curve, Concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 40°30'10"; thence Northeasterly along the arc, a distance of 32.52 feet, (Chord Bearing = N47°33'33"E, Chord = 31.84 feet) to a Point of Compound Curve, Concave to the Northwest, having a Radius of 80.00 feet and a Central Angle of 05°25'49"; thence Northeasterly along the arc, a distance of 7.58 feet, (Chord Bearing = N24°35'33"E, Chord = 7.58 feet) to a Point of Reverse Curve, Concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of 36°17'00"; thence Northeasterly along the arc, a distance of 69.66 feet, (Chord Bearing = N40°01'08"E, Chord = 68.50 feet) to a Point of Reverse Curve, Concave to the Northwest, having a Radius of 70.00 feet and a Central Angle of 58°33'18"; thence Northeasterly along the arc, a distance of 71.54 feet, (Chord Bearing = N28°52'59"E, Chord = 68.47 feet); thence N00°23'39"W, a distance of 5.74 feet to the Point of Beginning.

Containing 46.04 acres, more or less.

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

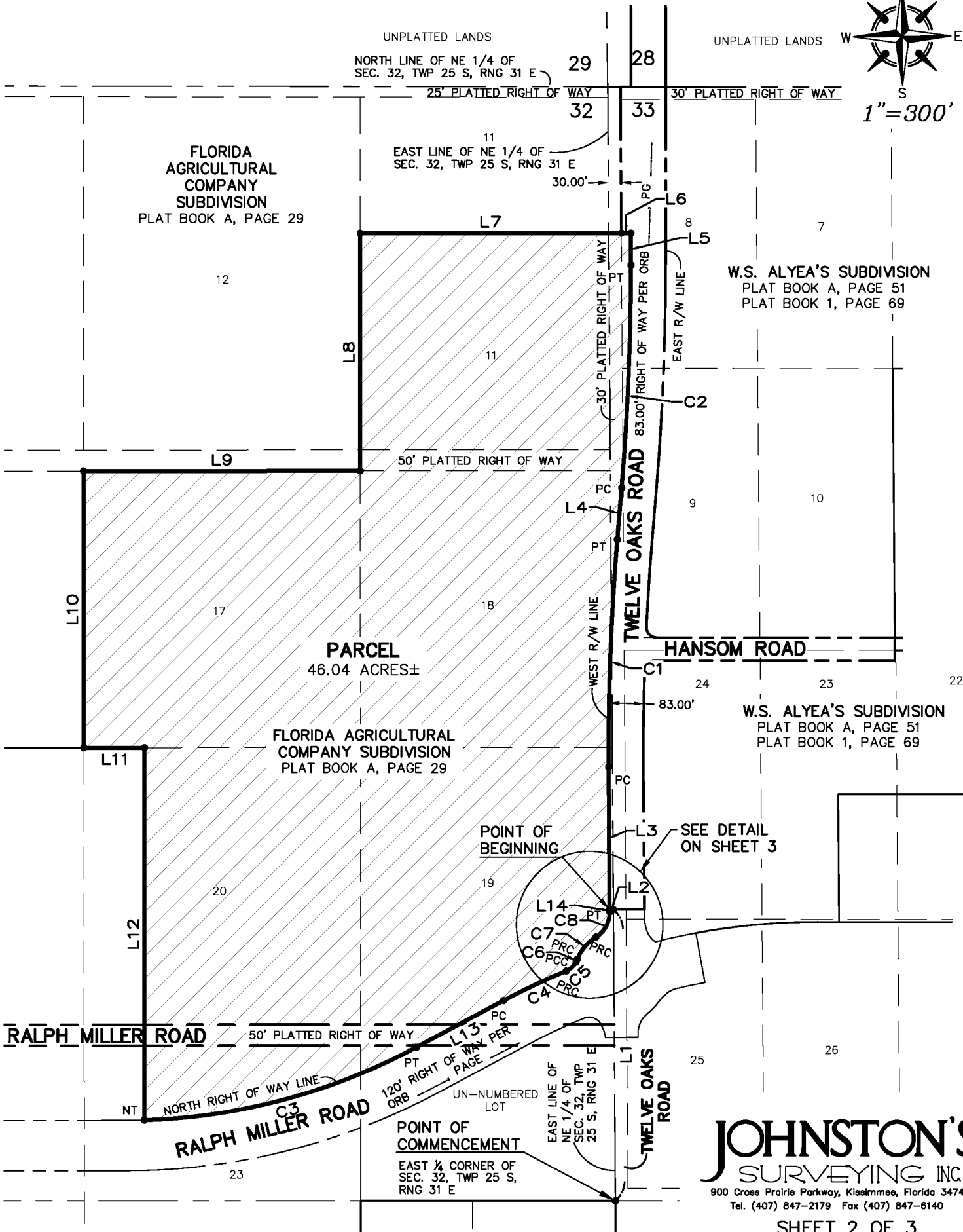
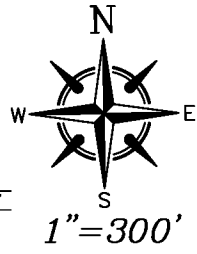
REQUESTED BY: **TAYLOR MORRISON**

DATE OF SKETCH	6/14/2023	REVISIONS	
SCALE	1" = 300'		
F.B.	PAGE		
SECTIONS	33		
TWP.	25 S., RNG. 31 E.		
JOB NO.	20-119B	SHEET 1 OF 3	

JOHNSTON'S
SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140


RICHARD D. BROWN, P.S.M #5700 (DATE) 6/15/2023
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



JOHNSTON'S
 SURVEYING INC.
 900 Cross Prairie Parkway, Kissimmee, Florida 34744
 Tel. (407) 847-2179 Fax (407) 847-6140

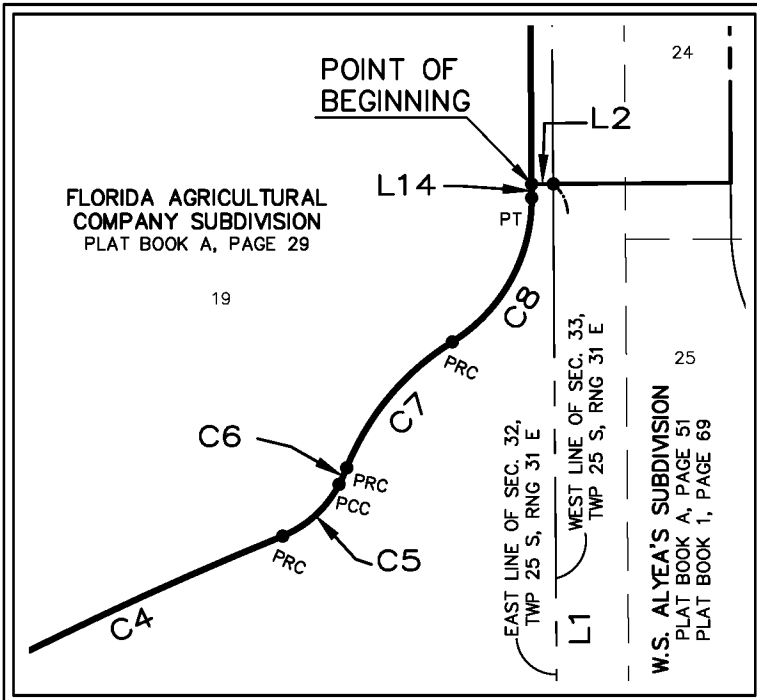
SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°23'39"W	694.42'
L2	S89°36'21"W	9.00'
L3	N00°23'39"W	339.92'
L4	N04°45'19"E	124.11'
L5	N00°02'33"E	76.06'
L6	N89°58'44"W	23.00'
L7	S89°59'37"W	623.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S00°00'23"E	566.49'
L9	S89°56'35"W	660.18'
L10	S00°03'25"E	659.84'
L11	N89°56'35"E	144.78'
L12	S00°01'00"W	887.70'
L13	N61°49'20"E	235.58'
L14	N00°23'39"W	5.74'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	6039.00'	5°08'59"	542.77'	N02°10'50"E	542.59'
C2	6461.00'	4°42'47"	531.46'	N02°23'56"E	531.31'
C3	1472.00'	26°23'38"	678.09'	N75°01'09"E	672.11'
C4	1584.03'	5°59'17"	165.55'	N64°48'59"E	165.48'
C5	46.00'	40°30'10"	32.52'	N47°33'33"E	31.84'
C6	80.00'	5°25'49"	7.58'	N24°35'33"E	7.58'
C7	110.00'	36°17'00"	69.66'	N40°01'08"E	68.50'
C8	70.00'	58°33'18"	71.54'	N28°52'59"E	68.47'

DETAIL
SCALE: 1" = 80'



ABBREVIATIONS/LEGEND

- SEC. SECTION
- O.R.B. OFFICIAL RECORDS BOOK
- PG.A. PAGE
- TEMP. TEMPORARY
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- Δ CENTRAL ANGLE
- DESCRIPTIVE POINT
- TWP TOWNSHIP
- RNG RANGE
- PT POINT OF TANGENCY
- NT NON TANGENCY
- PC POINT OF CURVATURE
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- ± PLUS/MINUS
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE

JOHNSTON'S
SURVEYING INC.

800 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-31

[DECLARING RESOLUTION – ASSESSMENT AREA ONE]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Center Lake Ranch Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the *Engineer’s Report (Assessment Area One)*, dated _____ (“**Project**”), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”) using the methodology set forth in that *Master Special Assessment Methodology Report*, dated _____, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

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

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

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

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is \$_____ (“**Estimated Cost**”).

B. The Assessments will defray approximately \$_____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$_____ per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be

used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

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

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

NOTICE OF PUBLIC HEARINGS

DATE:	
TIME:	
LOCATION:	

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

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

owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

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

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

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

PASSED AND ADOPTED this 29th day of June, 2023.

ATTEST:

**CENTER LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report (Assessment Area One)*, dated _____

Exhibit B: *Master Special Assessment Methodology Report*, dated _____

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2023-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Center Lake Ranch West Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 29th day of June, 2023.

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way, Kissimmee, Florida 34746</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	1:30 PM
November 8, 2023	Regular Meeting	1:30 PM
December 13, 2023	Regular Meeting	1:30 PM
January 10, 2024	Regular Meeting	1:30 PM
February 14, 2024	Regular Meeting	1:30 PM
March 13, 2024	Regular Meeting	1:30 PM
April 10, 2024	Regular Meeting	1:30 PM
May 8, 2024	Regular Meeting	1:30 PM
June 12, 2024	Regular Meeting	1:30 PM
July 10, 2024	Regular Meeting	1:30 PM
August 14, 2024	Regular Meeting	1:30 PM
September 11, 2024	Regular Meeting	1:30 PM

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 3,727	\$ -	\$ 3,727
Due from general fund	-	716	716
Due from MI Homes	604	-	604
Due from Taylor Morrison	18,447	2,015	20,462
Total assets	<u>\$ 22,778</u>	<u>\$ 2,731</u>	<u>\$ 25,509</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 16,062	\$ 2,731	\$ 18,793
Due to MI Homes	-	716	716
Due to Taylor Morrison	-	2,015	2,015
Due to debt service fund	716	-	716
Landowner advance	6,000	-	6,000
Total liabilities	<u>22,778</u>	<u>5,462</u>	<u>28,240</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	14,623	-	14,623
Total deferred inflows of resources	<u>14,623</u>	<u>-</u>	<u>14,623</u>
Fund balances:			
Restricted for:			
Debt service	-	(2,731)	(2,731)
Unassigned	(14,623)	-	(14,623)
Total fund balances	<u>(14,623)</u>	<u>(2,731)</u>	<u>(17,354)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,778</u>	<u>\$ 2,731</u>	<u>\$ 25,509</u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 4,373	\$ 83,432	5%
Total revenues	<u>-</u>	<u>4,373</u>	<u>83,432</u>	5%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	14,000	40,000	35%
Legal	-	3,465	25,000	14%
Engineering	-	-	2,000	0%
Trustee*	-	-	667	0%
Telephone	16	117	200	59%
Postage	-	-	500	0%
Printing & binding	42	292	500	58%
Legal advertising	65	65	6,500	1%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	183	530	500	106%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>2,306</u>	<u>18,469</u>	<u>83,432</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(2,306)	(14,096)	-	
Fund balances - beginning	(12,317)	(527)	-	
Fund balances - ending	<u>\$ (14,623)</u>	<u>\$ (14,623)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service		
Cost of issuance	-	2,731
Total debt service	-	2,731
 Excess/(deficiency) of revenues over/(under) expenditures	-	(2,731)
 Fund balances - beginning	(2,731)	-
Fund balances - ending	\$ (2,731)	\$ (2,731)

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Center Lake Ranch West Community Development District held a Regular Meeting on April 12, 2023 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Susan Kane	Chair
Nora Schuster	Vice Chair
Diana Cabrera	Assistant Secretary
Chrissie Kirk	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine	District Counsel
Wes Haber	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:32 p.m., and noted that the Oath of Office was administered to Supervisor Chrissie Kirk before to the meeting.

Supervisors Kane, Shuster, Cabrera and Kirk were present. Supervisor Wilken was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Chrissie Kirk [SEAT 5] (*the following will be provided in a separate package*)

39 This item was addressed during the First Order of Business.

40 Ms. Cerbone discussed keeping CDD and personal files, electronic documents, emails,
41 etc., separate from each other and urged using the CDD-assigned email for all CDD-related
42 matters. She and Mr. Earlywine explained the following items and requirements:

43 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

44 **B. Membership, Obligations and Responsibilities**

45 **C. Chapter 190, Florida Statutes**

46 **D. Financial Disclosure Forms**

47 **I. Form 1: Statement of Financial Interests**

48 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

49 **III. Form 1F: Final Statement of Financial Interests**

50 **E. Form 8B: Memorandum of Voting Conflict**

51 Mr. Earlywine stated that, as an employee or associate of the Developer/Landowner,
52 Ms. Kirk will execute Form 8B disclosing the relationship. Generally, there is not a conflict but
53 Form 8B will be kept on file and used at any time there is an actual conflict of interest.

54

55 **FOURTH ORDER OF BUSINESS**

Discussion: Operations and Maintenance Agreement between CDD and HOA

56

57

58 Ms. Cerbone stated that some CDD improvements might be constructed during Fiscal
59 Year 2024 that will need to be maintained and, if so, they can be put in the CDD budget. The
60 Board might want to consider contracting with the HOA/Master Association property manager
61 to be the manager of those CDD improvements and the related expenses. If the Amenity Center
62 will be private, meaning owned by a Master or Neighborhood Association, the Board can
63 consider entering into a maintenance agreement with the HOA where the HOA budgets,
64 collects and manages all aspects of repairs and maintenance of the CDD assets.

65 A Board Member doubted that there would be any improvements that will need
66 operation or maintenance in Fiscal Year 2024, as the Developers/Landowners do not have
67 approved plans yet.

68 Ms. Cerbone stated that the proposed Fiscal Year budget can be approved today but it
69 can be changed, if necessary.

70

71 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-29,
Approving a Proposed Budget for Fiscal
Year 2023/2024 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing for an Effective
Date**

72

73

74

75

76

77

78

79

80 Ms. Cerbone presented Resolution 2023-29. She reviewed the proposed Fiscal Year
81 2024 budget line items and noted that it will be a Landowner-contribution budget, with
82 expenses billed as they are incurred. Once lots are platted, assessments will be on or off-roll.
83 Management will start checking at the end of May to find out if anything is on the tax roll.

84 Discussion ensued regarding plat applications, conveyance of certain roads, etc.

85 Ms. Cerbone recommended setting the public hearing in August to allow time to meet
86 the advertising requirements should it be necessary to adjust the proposed Fiscal Year 2024
87 budget at the May or June meetings.

88

**On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor,
Resolution 2023-29, Approving a Proposed Budget for Fiscal Year 2023/2024
and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9,
2023 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena
Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing
Transmittal, Posting and Publication Requirements; Addressing Severability;
and Providing for an Effective Date, was adopted.**

96

97

98 **SIXTH ORDER OF BUSINESS**

**Consideration of Kutak Rock LLP, Retention
and Fee Agreement**

99

100

101 Mr. Earlywine presented the Kutak Rock LLP, Retention and Fee Agreement.

102

103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, the Kutak Rock LLP Retention and Fee Agreement for District Counsel Services, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-30, Designating and Appointing Andrew Kantarzhi as Assistant Secretary of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-30.

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, Resolution 2023-30, Designating and Appointing Andrew Kantarzhi as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Update: Bond Financing

Mr. Earlywine stated that the bonds are validated and proceeding comes down to receiving information necessary from the Developer. Ms. Kane stated that someone in her office is working on the information.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

On MOTION by Ms. Kane and seconded by Ms. Cabrera, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 8, 2023 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the February 8, 2023 Public Hearings and Regular Meeting Minutes. The following change was made:

Line 103: Change "Cane" to "Kane"

141

142

143

144

On MOTION by Ms. Kane and seconded by Ms. Cabrera, with all in favor, the February 8, 2023 Public Hearings and Regular Meeting Minutes, as amended, were approved.

145

146

147

ELEVENTH ORDER OF BUSINESS

Staff Reports

148

149

A. District Counsel: *Kutak Rock, LLP*

150

Mr. Earlywine inquired about the status of the utility turnovers. Ms. Kane did not know but it should be known by the next meeting.

152

B. District Engineer (Interim): *Poulos & Bennett, LLC*

153

There was no report.

154

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

155

- **NEXT MEETING DATE: May 10, 2023 at 1:30 PM**

156

- **QUORUM CHECK**

157

The next meeting will be on May 10, 2023, unless cancelled.

158

159

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

160

161

There were no Board Members' comments or requests.

162

163

THIRTEENTH ORDER OF BUSINESS

Public Comments

164

165

No members of the public spoke.

166

167

FOURTEENTH ORDER OF BUSINESS

Adjournment

168

169

170

171

On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor, the meeting adjourned at 2:05 p.m.

172

173

174

175

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

176
177
178
179
180

Secretary/Assistant Secretary

Chair/Vice Chair

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION**

*Hampton Inn & Suites Orlando South Lake Buena Vista
4971 Calypso Cay Way, Kissimmee, Florida 34746*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 8, 2023	Public Hearings & Regular Meeting	1:30 PM
March 8, 2023 CANCELED	Regular Meeting	1:30 PM
April 12, 2023	Regular Meeting	1:30 PM
May 10, 2023 CANCELED	Regular Meeting	1:30 PM
June 14, 2023 CANCELED	Regular Meeting	1:30 PM
June 29, 2023	Regular Meeting	3:00 PM
July 12, 2023	Regular Meeting	1:30 PM
August 9, 2023	Regular Meeting	1:30 PM
September 13, 2023	Regular Meeting	1:30 PM