

# **TAMARINDO**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 30, 2020**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS AND**

**REGULAR MEETING**

**AGENDA**

**Tamarindo Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 334313**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

October 23, 2020

Board of Supervisors  
Tamarindo Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Tamarindo Community Development District will hold multiple Public Hearings and a Regular Meeting on October 30, 2020 at 10:00 a.m., remotely, via Zoom at <https://us02web.zoom.us/j/88018105342>, Meeting ID 880 1810 5342, or by dialing 1-929-205-6099, Meeting ID 880 1810 5342. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of James Ratz: Seat 2, Term Expires November 2024
4. Consider Appointment of Timothy Martin to Fill Unexpired Term of Seat 2
  - A. Administration of Oath of Office *(the following will be provided in a separate package)*
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Chapter 190, Florida Statutes
    - IV. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - V. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date

6. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2021-02, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2021-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
8. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
  - A. Presentation of Report of District Engineer (*for informational purposes*)
  - B. Presentation of Master Special Assessment Methodology Report (*for informational purposes*)
  - C. Affidavit/Proof of Publication
  - D. Mailed Notice to Property Owner(s)
  - E. Consideration of Resolution 2021-04, Making Certain Findings; Authorizing a Capital Improvement Plan for Master Assessment Area; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments on the Master Assessment Area; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
9. Acceptance of Unaudited Financial Statements as of September 30, 2020

10. Consideration of Minutes

- A. September 25, 2020 Landowners’ Meeting
- B. September 25, 2020 Public Hearings and Regular Meeting

11. Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*
- B. District Engineer: *RWA Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: November 26, 2020 at 2:00 P.M.

○ QUORUM CHECK

<b>J WAYNE EVERETT</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>LANDON THOMAS</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>TIMOTHY MARTIN</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>ASHLEY KOZA</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>REBECCA SARVER</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>

12. Board Members’ Comments/Requests

13. Public Comments

14. Adjournment

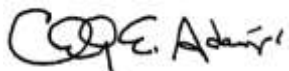
“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus. “

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via the Zoom details specified below. Additionally, participants are encouraged to submit questions and comments in advance to the District’s manager at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com).”



If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**MEETING PARTICIPATION OPTIONS**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88018105342>

**Meeting ID: 880 1810 5342**

**OR**

**Dial by location: 1 929 205 6099 US (New York)**

**Meeting ID: 880 1810 5342**

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Tamarindo Community Development District  
Attn: Chesley E Adams, Jr., District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: James M. Ratz  
Printed Name

Date: 10/13/20  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Tamarindo Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and  personally presented at a duly noticed meeting of the Board of Supervisors,  scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or  faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

  
\_\_\_\_\_  
Signature

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2021-01**

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

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

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

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

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

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Chuck Adams is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

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

**Adopted this 30<sup>th</sup> day of October, 2020.**

**ATTEST:**

**TAMARINDO COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

TAMARINDO CDD  
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

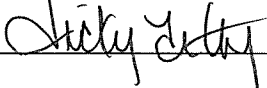
## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

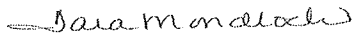
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 10/12/2020, 10/19/2020



Subscribed and sworn to before on October 19, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH  
Notary Public  
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$1,092.00  
Ad No: 0004412064  
Customer No: 1642593  
PO #:

# of Affidavits 1

**This is not an invoice**

## TAMARINDO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 AND THE FISCAL YEAR 2020/2021 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Tamarindo Community Development District ("District") will hold public hearings on October 30, 2020 at 10:00 a.m., at the offices of RWA, Inc., 6610 Willow Park Drive, Suite 200, Naples, Florida 34109 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the remainder of the fiscal year ending September 30, 2020 ("Fiscal Year 2019/2020") and the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearings and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("Declarations") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-929-205-6099, using Meeting ID: 880 1810 5342. Participation by video is also available at this link <https://us02web.zoom.us/j/88018105342>. Participants are strongly encouraged to submit questions and comments to the District Office (information below), at least three days in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda and Proposed Budgets, as well as information about how the public hearings and meeting will be held, may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the public hearings or meeting.

Any person requiring special accommodations at the public hearings and/or meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
October 12, 19, 2020

#4412064



# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

## RESOLUTION 2021-02

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TAMARINDO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE REMAINDER OF THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Tamarindo Community Development District (“District”) was established by Ordinance 2020-19, enacted by the Board of County Commissioners of Collier County, Florida on July 14, 2020, and effective July 21, 2020; and

**WHEREAS**, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“Proposed Budget”) for the remainder of the fiscal year beginning October 1, 2019, and ending September 30, 2020 (“Fiscal Year 2019/2020”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Tamarindo Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for the remainder of Fiscal Year 2019/2020, the sum of \$27,574 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$27,574</u>
TOTAL ALL FUNDS	\$27,574

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 30<sup>TH</sup> DAY OF OCTOBER, 2020.**

ATTEST:

**TAMARINDO COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit A

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2020  
PREPARED AUGUST 18, 2020**

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2020**

	Proposed Budget FY 2020
<b>REVENUES</b>	
Developer contribution	\$ 27,574
Total revenues	27,574
<b>EXPENDITURES</b>	
<b>Professional &amp; administrative</b>	
Management/accounting/recording	6,667
Legal	8,000
Engineering	1,000
Audit	-
Arbitrage rebate calculation	-
Dissemination agent	-
Trustee	-
Telephone	67
Postage	250
Printing & binding	125
Legal advertising	6,500
Annual special district fee	175
Insurance	2,500
Contingencies/bank charges	400
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	27,574
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -



**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 6,667
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	8,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	-
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	-
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	-
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	67
<p>Telephone and fax machine.</p>	
Postage	250
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	125
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	2,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	400
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	<u><u>\$ 27,574</u></u>

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

TAMARINDO CDD  
2300 GLADES RD # 410W

BOCA RATON, FL 33431-8556

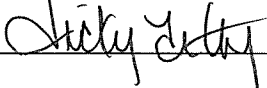
## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

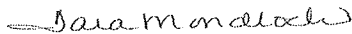
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 10/12/2020, 10/19/2020



Subscribed and sworn to before on October 19, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH  
Notary Public  
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$1,092.00  
Ad No: 0004412064  
Customer No: 1642593  
PO #:

# of Affidavits 1

**This is not an invoice**

## TAMARINDO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 AND THE FISCAL YEAR 2020/2021 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the public hearings or meeting.

Any person requiring special accommodations at the public hearings and/or meeting or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
October 12, 19, 2020

#4412064

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

## RESOLUTION 2021-03

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TAMARINDO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Tamarindo Community Development District (“District”) was established by Ordinance 2020-19, enacted by the Board of County Commissioners of Collier County, Florida on July 14, 2020, and effective July 21, 2020; and

**WHEREAS**, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“Proposed Budget”) for the r fiscal year beginning October 1, 2020, and ending September 30, 2021 (“Fiscal Year 2020/2021”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tamarindo Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$66,490 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$66,490</u>
TOTAL ALL FUNDS	\$66,490

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 30<sup>TH</sup> DAY OF OCTOBER, 2020.**

ATTEST:

**TAMARINDO COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit A



**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2021  
UPDATED AUGUST 31, 2020**

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2021**

	Proposed Budget FY 2021
<b>REVENUES</b>	
Developer contribution	\$ 66,490
Total revenues	66,490
<b>EXPENDITURES</b>	
<b>Professional &amp; administrative</b>	
Management/accounting/recording	38,000
Legal	10,000
Engineering	1,000
Audit	4,000
Arbitrage rebate calculation	750
Dissemination agent	-
Trustee	4,000
Telephone	400
Postage	750
Printing & binding	750
Legal advertising	1,250
Annual special district fee	175
Insurance	4,000
Contingencies/bank charges	500
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	66,490
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 38,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	10,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	-
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	4,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,250
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	4,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 66,490</u></u>

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

# Tamarindo Community Development District

## Engineer's Report

Prepared for:

**Board of Supervisors**  
Tamarindo Community Development District  
Fort Myers, FL 33966

Prepared By:



6610 Willow Park Drive  
Suite 200  
Naples, FL 34109

Dated: September 24, 2020

---

Christopher O. Wright, P.E.  
Florida License No. 47059

# **Tamarindo Community Development District**

## **TABLE OF CONTENTS**

### **SECTION I – INTRODUCTION**

- PURPOSE
- GENERAL DESCRIPTION

### **SECTION II – PROPOSED DEVELOPMENT**

- OVERVIEW
- LAND USE
- ROADWAY IMPROVEMENTS
- STORM WATER MANAGEMENT SYSTEM
- WATER AND WASTEWATER UTILITIES
- LANDSCAPING AND IRRIGATION
- STREETLIGHTS AND UNDERGROUND ELECTRICAL UTILITY
- RECREATIONAL AMENITIES
- ENVIRONMENTAL CONSERVATION
- PROFESSIONAL SERVICES
- OFF-SITE IMPROVEMENTS
- CONTINGENCY

### **Section III – OPERATION AND MAINTENANCE**

### **Section IV – PERMITTING AND CONSTRUCTION COMMENCEMENT**

### **Section V – OPINION OF PROBABLE COSTS**

### **Section VI – EXHIBITS**

## **SECTION I – INTRODUCTION**

### **PURPOSE**

The purpose of this report is to provide a description of the Capital Improvement Plan (CIP) along with associated costs of the CIP for the Tamarindo Community Development District (District).

### **GENERAL DESCRIPTION**

The Tamarindo Community Development District is in Section 23, Township 50 South, Range 26 East of Collier County. The site is accessed via an entrance located on the north side of Sabal Palm Road, approximately a quarter of a mile east of the intersection of Collier Boulevard (SR 951) and Sabal Palm Road. The site is currently undeveloped and encompasses a total of 106.44 acres of which 82.24 acres will be developed. See Exhibit 1 for a location map.

## **SECTION II – PROPOSED DEVELOPMENT**

### **OVERVIEW**

The development will consist of a subdivision consisting of a total of 251 single-family units and an amenity center. The development will be completed in three (3) phases. See Exhibit 2 for the master site plan.

The District's CIP functions as a system of public improvements benefitting all lands within the District. All the improvements described herein are required by applicable development approvals.

### **LAND USE**

The District's land uses are broken down into residential lots, lakes, right-of-way, open space, and preserve as follows:

<b>LAND USE SUMMARY</b>		
<b><u>LAND USE</u></b>	<b><u>ACREAGE</u></b>	<b><u>PERCENT</u></b>
Lot Area	42.71	40%
Lake Area	9.23	9%
Right-of-Way	12.52	12%
Open Space Area	17.78	17%
Preserve Area	24.20	23%
<b>TOTAL AREA</b>	<b>106.44</b>	<b>100%</b>

### **ENTRY FEATURE AND ROADWAY IMPROVEMENTS**

The CIP includes a roadway entrance feature within a limited portion of Tract RD-1 and the entire Tract RD-2. This entrance feature will be adjacent to the Sabal Palm right-of-way, but prior to the gated entrance of the subdivision plat providing access to the internal roadways within the subdivision of the District. Improvements within this area will include a paved private roadway for traffic circulation, landscaping, hardscape, privacy walls / fencing and entry feature signage. The District will provide for, finance, own, maintain, and operate the improvements located in this area of the development.



The internal roadways of the subdivision will consist of 2-lane undivided roads with asphalt, base, sub-base, curbs, gutters, striping, signage, and sidewalks within the proposed right-of-way. All roads will be designed in accordance with Collier County standards. As indicated in the plat dedications, the internal roadways within Tract RD-1 will be financed by the developer and turned over to the homeowner's association for ownership and maintenance.

### **STORM WATER MANAGEMENT SYSTEM AND EARTHWORK**

The storm water management system within the District includes the drainage system, water management culverts, control structures, a perimeter berm, water management lakes and the excavation required to construct the lakes along with associated easements to operate and maintain the infrastructure. The Tamarindo storm water management system is designed to treat and attenuate stormwater run-off for the Tamarindo project and a future off-site fire station parcel east of the Amenity Center. The system is one (1) major basin divided into five (5) sub-basins. One of the sub-basins is dedicated to the preserve area. The system discharges from Lake 4 into the Henderson Creek canal along the east side of Collier Boulevard. See Exhibit 3 for an overview of the proposed stormwater management system.

The water management system is designed and will be constructed in accordance with the standards and specifications of Collier County Development Services and the South Florida Water Management District. These regulations set the minimum criteria for stormwater water quality treatment and attenuation for flood protection. The District will provide for, finance, own, maintain, and operate the storm water management system.

### **WATER AND SANITARY SEWER UTILITIES**

The District is located within Collier County Utilities water/sewer service area. On-site water supply improvements include water mains that will be located within the right-of-way and used for potable water service and fire protection. District water service will be provided through connections to two existing 8" water mains. One of the existing 8" mains is located on the east side of Collier Boulevard with a tie-in near the southwest corner of the District. The other existing 8" main is located on the south side of Sabal Palm Road, with a tie-in approximately 500 feet west of the entrance to the District. See Exhibit 4 for an overview of the proposed water distribution system.

Sanitary Sewer improvements for the project will include an on-site gravity collection system, an on-site lift station, and a force main which is both on-site and off-site. The force main will connect to an existing 12" force main at the northeast corner of the intersection of Sabal Palm Road and Collier Boulevard. See Exhibit 5 for an overview of the proposed sanitary sewer system.

Water distribution and wastewater collection systems for all phases will be provided for and financed by the District. Upon completion of construction, the systems will then be conveyed to Collier County to operate and maintain.

### **LANDSCAPING, IRRIGATION AND HARDSCAPE**

The District will provide for landscape improvements that will include perimeter landscaping, irrigation system and the hardscaping around the perimeter of the development and outside of the gated subdivision roads. The District will be irrigated via surface water pump station and a lake recharge well. Hardscaping will consist of entry features, retaining walls, and privacy walls / fencing. The landscaping

and irrigation requirements, as required by Collier County, will be sufficiently adhered to, if not exceeded for the benefit of the community.

The items covered under this section will be owned by the homeowner's association when inside the privacy walls and gated subdivision roads and by the District for items along the perimeter and outside of the subdivision gates and located within areas dedicated by the subdivision plat to the District. All items under this section which may be in Collier County-owned right-of-way will be maintained pursuant to a future right-of-way agreement entered into with Collier County.

#### **STREETLIGHTS AND UNDERGROUND ELECTRICAL UTILITY**

Streetlights will be leased from Florida Power & Light Company (FPL) by the homeowner's association. Consequently, the homeowner's association will fund the streetlights through an annual operations and maintenance assessment. The streetlights are not included as part of this CIP.

Placing underground electrical utility conduit within right-of-way utility easements throughout the community is an included cost within the CIP. Any lines and transformers located within these areas will be owned by FPL.

#### **RECREATIONAL AMENITIES**

The Developer will provide for and construct the Tamarindo Amenity Center. The homeowner's association will take over ownership, operation, and maintenance upon completion of construction. All such improvements are considered common elements for the benefit of the community. The recreational amenities are not part of the CIP.

#### **ENVIRONMENTAL CONSERVATION AND MITIGATION**

There are 24.20 acres of existing indigenous preserve which the District will own and maintain. Eradication of exotic vegetation is required within the preserve and is a part of the CIP.

#### **PROFESSIONAL SERVICES**

Professional services for design and construction of all components of the CIP including engineering, utilities, landscape and hardscape design, environmental consultation, and construction services for inspection of the CIP during construction that will be provided for and funded by the District.

#### **OFF-SITE IMPROVEMENTS**

As part of the Right-of-Way permit for the District entrance, off-site improvements along Sabal Palm Road are required. The Right-of-Way permit allows improvements to Sabal Palm Road for the construction of a left turn lane into the site, connections to existing utilities along Sabal Palm Road, and stormwater drainage improvements. Right-of-Way compensation inside the current property line of Tamarindo will be provided to Collier County to accommodate the turn lane.

The District will provide for and finance the improvements located within the Sabal Palm right-of-way.

## CONTINGENCY

The costs associated with the CIP include a reasonable contingency in the amount of approximately 15% to cover unexpected costs or unforeseen requirements, and to account for inflationary cost due to the District's infrastructure

## Section III – OPERATION AND MAINTENANCE

The table below shows which entity will own, operate, and maintain various improvements.

<b>OWNERSHIP &amp; MAINTENANCE ENTITY</b>			
<b><u>Facility Description</u></b>	<b><u>Ownership</u></b>	<b><u>O&amp;M Entity</u></b>	<b><u>Financed By</u></b>
Storm Water Management System	Tamarindo CDD	Tamarindo CDD <sup>1</sup>	Tamarindo CDD
Water and Sanitary Sewer Utilities	Collier County	Collier County	Tamarindo CDD
Landscape, Irrigation & Hardscape	Tamarindo CDD <sup>2</sup>	Tamarindo CDD <sup>1</sup>	Tamarindo CDD
Underground Electric Conduit	Tamarindo CDD	Tamarindo CDD <sup>1</sup>	Tamarindo CDD
Environmental Conservation and Mitigation	Tamarindo CDD	Tamarindo CDD <sup>1</sup>	Tamarindo CDD
Off-Site Improvements	Collier County	Collier County	Tamarindo CDD

**1** - The CDD may at their discretion enter into an access and maintenance with the homeowner's association to perform the operation and maintenance of District owned facilities.

## **Section IV – PERMITTING AND CONSTRUCTION COMMENCEMENT**

The table below shows all necessary permits for construction of the CIP and have either been obtained or are currently under review by respective governmental authorities.

<b>PERMITTING</b>			
<b><u>Project Name</u></b>	<b><u>Permit Description</u></b>	<b><u>Permit Number</u></b>	<b><u>Status</u></b>
Tamarindo	Construction Phasing Plan	- - -	Pending
Tamarindo	Early Work Authorization	- - -	Pending
Tamarindo (EX)	Excavation	PL20200000810	Pending
Tamarindo	FDEP Water System Permit	365281-077-DGSP/02	Approved Sept. 10, 2020
Tamarindo	FDEP Wastewater System Permit	52258-DWC/CG	Approved Aug. 17, 2020
Tamarindo	SFWM Environmental Resource Permit Modification	11-103330-P	Approved Aug. 28, 2020
Tamarindo PPL	Subdivision Construction Plans and Plat	PL20190002554	Approved Sept. 22, 2020
Tamarindo Amenity Center	Site Development Plan	PL20200000233	Pending
Tamarindo	Collier County ROW Permit	- - -	Pending
Tamarindo	SFWM Right-of-Way Permit	20-0515-1	Pending
Rockedge	Zoning (RPUD) – Original	Ord. 16-03	Adopted Feb. 09, 2016
Tamarindo	Zoning (RPUD) – PDI	Ord. 20-03	Adopted
Tamarindo	SFWM Water Use Individual Permit	11-04085-W	Approved Feb. 12, 2020
Tamarindo	SFWM Irrigation Permit	11-0316-W	Approved Jan. 16, 2020

## **Section V – OPINION OF PROBABLE COSTS**

The table below represents the Opinion of Probable Costs for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing for the CIP.

<b>OPINION OF PROBABLE COSTS</b>	
<b>Improvement Category</b>	<b>Total Cost</b>
Entry Feature and Roadway	\$196,000
Storm Water Management System & Earthwork	\$3,750,000
Potable Water Distribution	\$697,000
Sanitary Sewer System	\$1,431,000
Perimeter Landscaping and Irrigation	\$1,126,000
Preserve Exotic's Removal	\$20,000
Design and Engineering	\$233,000
Off-Site Improvements	\$141,000
Acquired Real Property (+/- 49 acres)	\$6,076,000
Contingency (15%) excludes real property value	\$1,139,100
<b>Total</b>	<b>\$14,809,100</b>

The probable costs estimated herein do not include costs such as anticipated carrying cost, interest reserves, or other anticipated District expenditures that may be incurred, however do include the estimated value of the real property to be acquired by the District for the purpose of operation and maintenance of the CIP as dedicated by the subdivision plat.

The CIP is necessary for the functional development of the District. The planning and design of the infrastructure improvements included in the CIP are in accordance with current governmental and regulatory agency requirements. The intended function and performance of these improvements will be met, presuming construction is executed in substantial compliance with the design, plans, and permits.

Construction items in this Engineer's Report are based on current quantities for the infrastructure improvements as shown on the most recent revision of the approved construction drawings and specifications.

It is my professional opinion that the infrastructure costs provided herein for the District's CIP are reasonable to complete the construction of the infrastructure described herein and that these improvements will be beneficial to the District.

The estimate of the master infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost based on unit prices currently being experienced for on-going and similar items of work within Collier County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

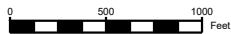
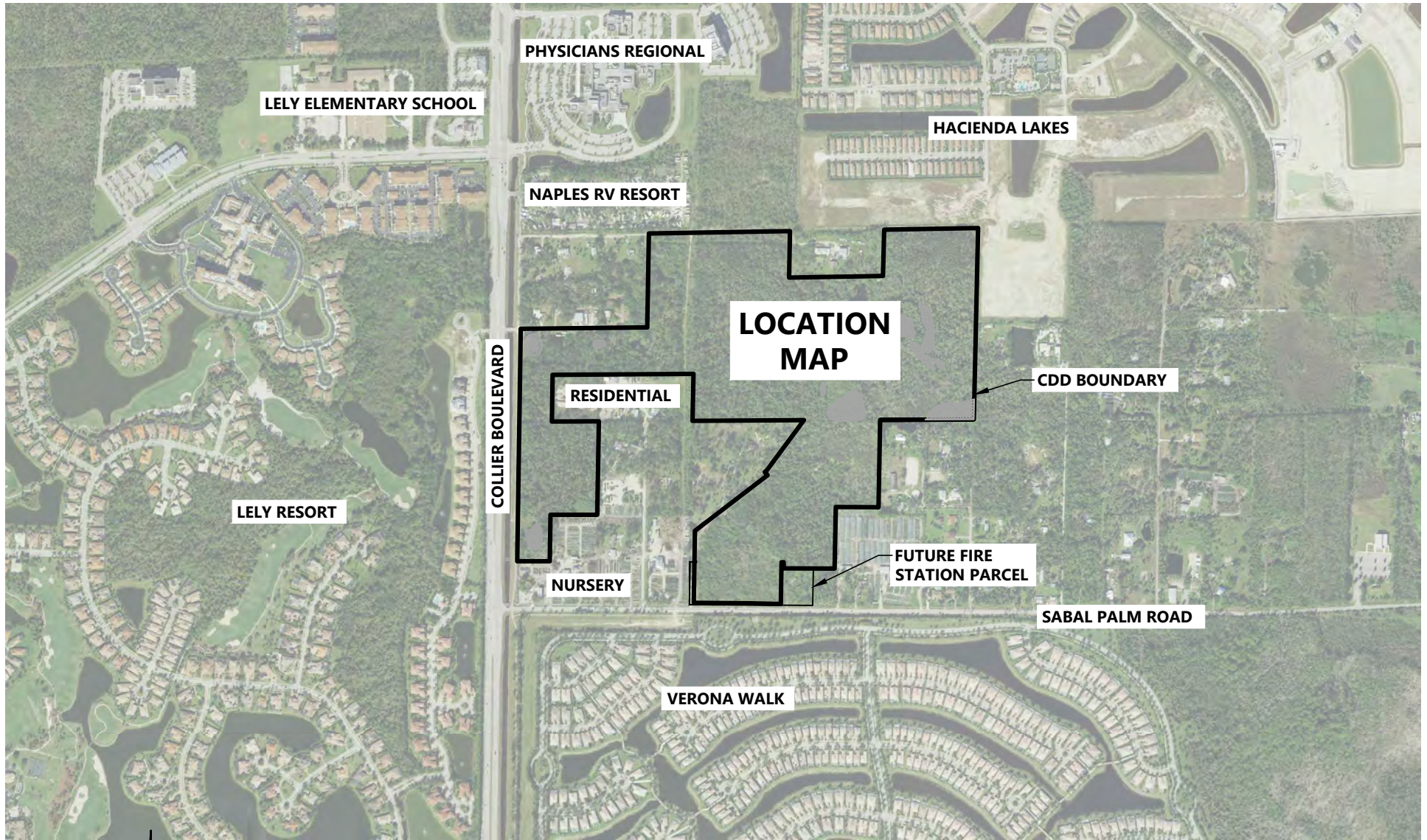
The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the summary of statutory items estimated project cost, subject to, continued compliance with all conditions of the Tamarindo Master Plan and permit issuance.

## **Section VI – EXHIBITS**

## **EXHIBIT 1: Location Map**





6610 Willow Park Drive, Suite 200 | Naples, Florida 34109  
 (239) 597-0575 FAX: (239) 597-0578  
 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 LB 6952

DATE: 08/20

SCALE: 1" = 1000'

DRAWN BY: SCB

DESIGNED BY: KMW

SEC: 23 TWP: 50S RGE: 26E

CLIENT: TAMARINDO CDD

TITLE: LOCATION MAP

PROJECT NUMBER: 120030.02.04

SHEET NUMBER: 1 OF 1

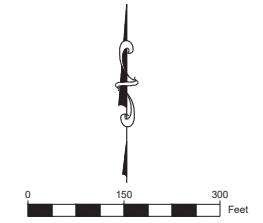
FILE NUMBER: TAMARINDO CDD



## **EXHIBIT 2: Master Site Plan**

ZONING: PUD, COLLIER REGIONAL MEDICAL CENTER CURRENT LAND USE: PRESERVE

ZONING: MPUD, HACIENDA LAKES  
CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL SUB-DIVISION



LEGEND	
	ARCHAEOLOGICAL SITE

**DEVELOPMENT STANDARDS TABLE**  
(ROCKLEDGE PUD ORDINANCE 16-03)

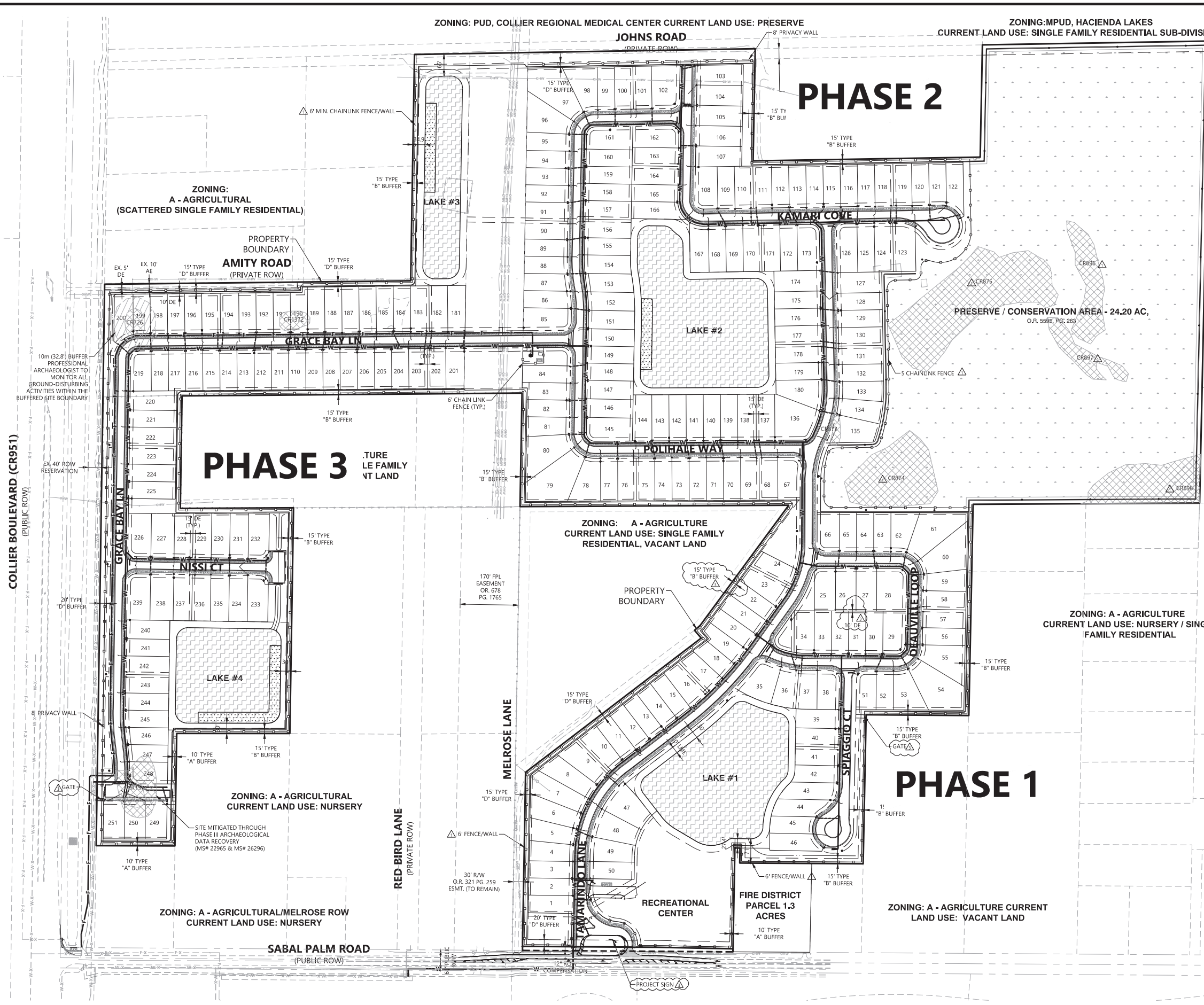
PRINCIPAL STRUCTURES	SINGLE-FAMILY DETACHED
MIN. AREA	4,000 SF
MIN. WIDTH (1)	40 FT
MIN. FRONT YARD (2,3)	15 FT
MIN. SIDE YARD	5 FT
MIN. REAR YARD (6,7)	10 FT
MIN. PRESERVE SETBACK	25 FT
MIN. DIST. BETWEEN STRUCTURES	10 FT
MAX. ZONED BUILDING HEIGHT	35 FT
MAX. ACTUAL BUILDING HEIGHT	40 FT
ACCESSORY STRUCTURES	
MIN. FRONT YARD	SPS
MIN. SIDE YARD (4)	SPS
MIN. REAR YARD (6,7)	5 FT
MIN. PRESERVE SETBACK	10 FT
MAX. ZONED BUILDING HEIGHT	35 FT
MAX. ACTUAL BUILDING HEIGHT	40 FT

- SPS = SAME AS PRINCIPAL STRUCTURE  
BH = BUILDING HEIGHT  
LME = LAKE MAINTENANCE EASEMENT  
LBE = LANDSCAPE BUFFER EASEMENT
- THE MINIMUM WIDTH MAY BE REDUCED BY 20% ON PIE-SHAPED S, PROVIDED THE MINIMUM AREA REQUIREMENT SHALL BE MAINTAINED.
  - FOR MULTI-FAMILY PRODUCT THE FRONT YARD SETBACKS SHALL BE MEASURED FROM BACK OF CURB, OR EDGE OF PAVEMENT IF NOT CURBED. FOR ALL OTHER UNIT TYPES, FRONT YARD SETBACKS SHALL BE MEASURED FROM ROW LINE. THE MINIMUM 15' FRONT YARD SETBACK MAY BE REDUCED TO 12' WHERE THE UNIT HAS A RECESSED OR SIDE-ENTRY GARAGE. FRONT-LOADING GARAGES SHALL BE SET BACK A MINIMUM OF 23 FEET FROM EDGE OF SIDEWALK.
  - FOR CORNERS, ONLY 1 FRONT YARD SETBACK SHALL BE REQUIRED. THE YARD THAT DOES NOT CONTAIN THE DRIVEWAY SHALL PROVIDE A MINIMUM 12' SETBACK.
  - THE MINIMUM DISTANCE BETWEEN ACCESSORY BUILDINGS MAY BE REDUCED TO 0' WHERE ATTACHED GARAGES ARE PROVIDED. HOWEVER, THE PRINCIPAL STRUCTURES SHALL MAINTAIN A 10' MINIMUM SEPARATION.
  - ACCESSORY POOL CAGE SETBACKS MAY BE REDUCED TO 0 FEET WHEN ATTACHED TO A COMMON PRIVACY WALL.
  - IF SINGLE FAMILY DEVELOPMENT IS PURSUED THROUGH THE COUNTY'S PLAT PROCESS, LMS AND LBS WILL BE PLATTED AS SEPARATE TRACTS.
  - WHEN A UNIT ADJUTS A LAKE MAINTENANCE EASEMENT (LME) OR LANDSCAPE BUFFER EASEMENT (LBE), THE MINIMUM REAR YARD SHALL BE MEASURED FROM THE EASEMENT. OTHERWISE, THE MINIMUM REAR YARD SHALL BE MEASURED FROM THE PARCEL BOUNDARIES.
  - IN ORDER TO SUPPORT A CANOPY TREE WITH A MINIMUM 20-FOOT CROWN SPREAD AS REQUIRED IN LDC SECTION 4.06.05, INDIVIDUALS MUST ACCOMMODATE ENOUGH SPACE FOR THE ENTIRE 20-FOOT CANOPY TO BE LOCATED WHOLLY WITHIN THE BOUNDARIES, EXCEPT WHERE THE IS ADJACENT TO A LAKE MAINTENANCE EASEMENT AND/OR LANDSCAPE BUFFER EASEMENT, IN WHICH CASE, A PORTION OF THE REQUIRED 20-FOOT CANOPY MAY PROTRUDE INTO SUCH AREA.
  - FOR THE SOUTHERN BOUNDARY OF THE RA TRACT EXCLUDING THE AREA ENCUMBERED BY AN FPL EASEMENT, A 6-FOOT WALL SHALL BE PROVIDED IN COMBINATION WITH THE REQUIRED 15-FOOT TYPE B LANDSCAPE BUFFER. FOR THE SOUTHERN BOUNDARY OF THE RA TRACT ENCUMBERED BY THE FPL EASEMENT, A 15-FOOT TYPE B LANDSCAPE BUFFER SHALL BE REQUIRED TO THE EASTERN EDGE OF THE PAVED AREA OF OWNER'S PARKING, SUBJECT TO FPL APPROVAL.

LAND USE SUMMARY		
LAND USE	ACREAGE	PERCENT
LOT AREA *	42.71	40%
LAKE AREA *	9.23	9%
RIGHT OF WAY	12.52	12%
PERVIOUS AREA	4.01	4%
IMPERVIOUS AREA	8.51	8%
OPEN SPACE AREA *	17.78	17%
PRESERVE AREA *	24.20	23%
<b>TOTAL AREA</b>	<b>106.44</b>	<b>100%</b>

USABLE OPEN SPACE REQUIRED: 106.44 AC x 50% = 53.22 AC  
 USABLE OPEN SPACE PROVIDED = 63.91 AC  
 (11.67 AC. LOT AREA, LAKE AREA, OPEN SPACE AREA, & PRESERVE AREA)  
 POOLS, POOL DECKS, PATIOS, AND SIDEWALKS MAY BE WITHIN THE REQUIRED OPEN SPACE.  
 EACH LOT TO PROVIDED A MINIMUM OF 28% OPEN SPACE OR 72% MAXIMUM BUILDING FOOTPRINT AND DRIVEWAY AREA. POOL DECKS, PATIOS, AND SIDEWALKS MAY BE WITHIN THE REQUIRED OPEN SPACE.

**UNIT SUMMARY:**  
 251 SINGLE-FAMILY (50'x115' MIN.)  
**NOTE:**  
 A COUNTY PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT OF WAY IS REQUIRED FOR WORK WITHIN THE R.O.W. FOR COLLIER BLVD AND SABAL PALM RD.



REV #	REVISION	DRAWN	CHECKED	DATE
1	REVISED PER COUNTY COMMENT LETTER DATED 05/15/20 & SPWMD EMAIL DATED 05/11/20	DLP	JSW	06/20/20
2	REVISED PER COUNTY COMMENT LETTER DATED 03/12/20 & SPWMD COMMENT LETTER DATED 02/27/20	DLP	JSW	03/25/20

**RWA ENGINEERING**  
 6610 Willow Park Drive, Suite 200  
 Naples, Florida 34109  
 (239) 597-0575 FAX: (239) 597-0578  
 www.consult-rwa.com  
 Florida Certificates of Authorization  
 EB 7663 LB6952

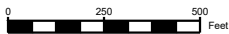
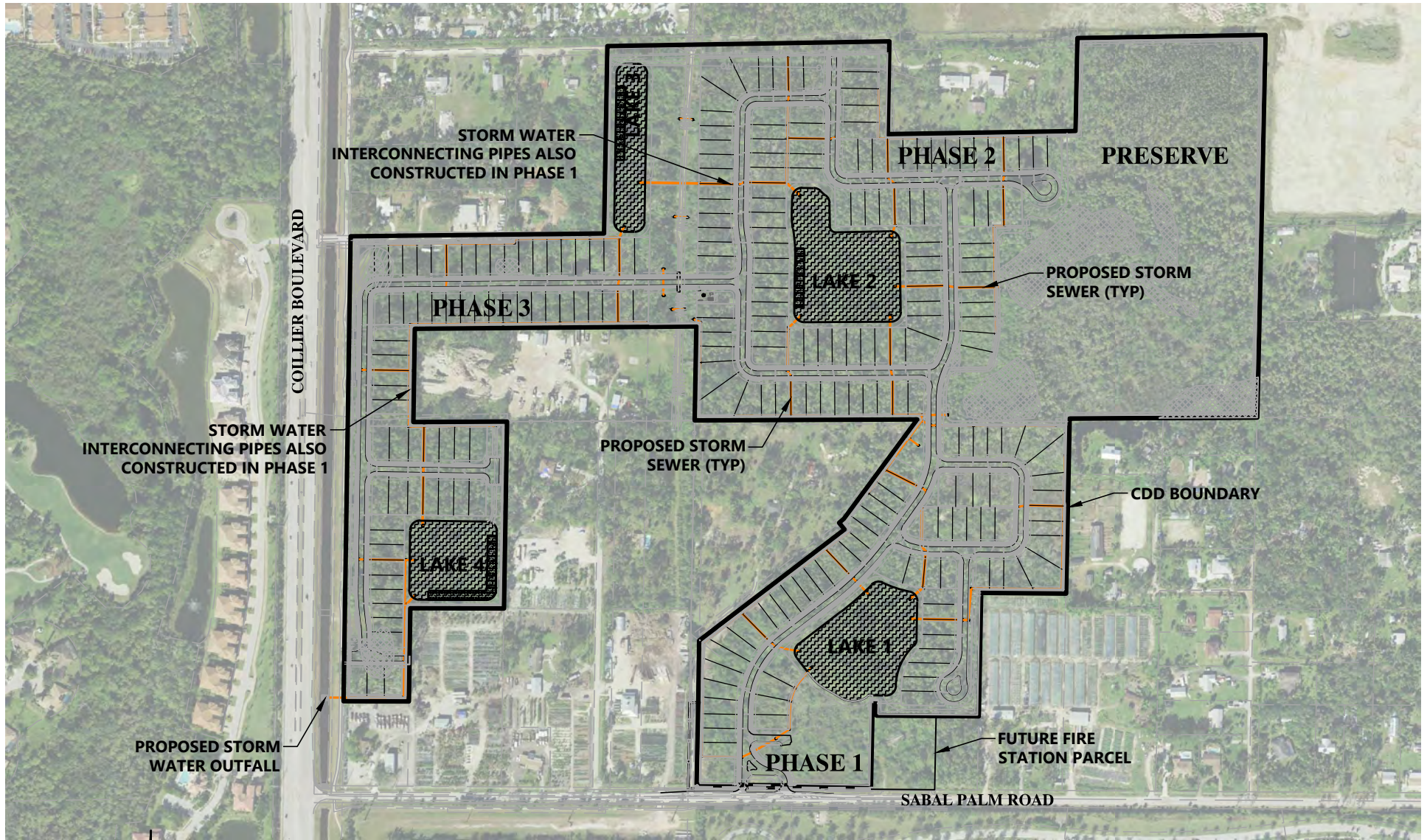
DATE: JAN_2020	DESIGNED: K/MW
SEC: TWP - RGE: 23 50S 26E	DRAWN: DLP
HORIZ SCALE (FULL): 1" = 150'	VERT SCALE (FULL): N/A
HORIZ SCALE (HALF): 1" = 300'	VERT SCALE (HALF): N/A

CLIENT: D.R. HORTON, INC.  
 PROJECT: TAMARINDO  
 PROJECT NO.: 120030.02.01  
 FILE NAME: MASTER SITE PLAN WITH PHASING  
 SHEET NUMBER: 4 OF 37  
 TITLE: MASTER SITE PLAN

August 14, 2020 8:53 AM K:\2012\120030\02.04 Rockledge - CDD\05 Engineering's Supporting Documents\Exhibits\Master Site Plan With Phasing.dwg

# **EXHIBIT 3: Proposed Storm Water Management System**





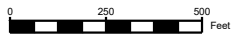
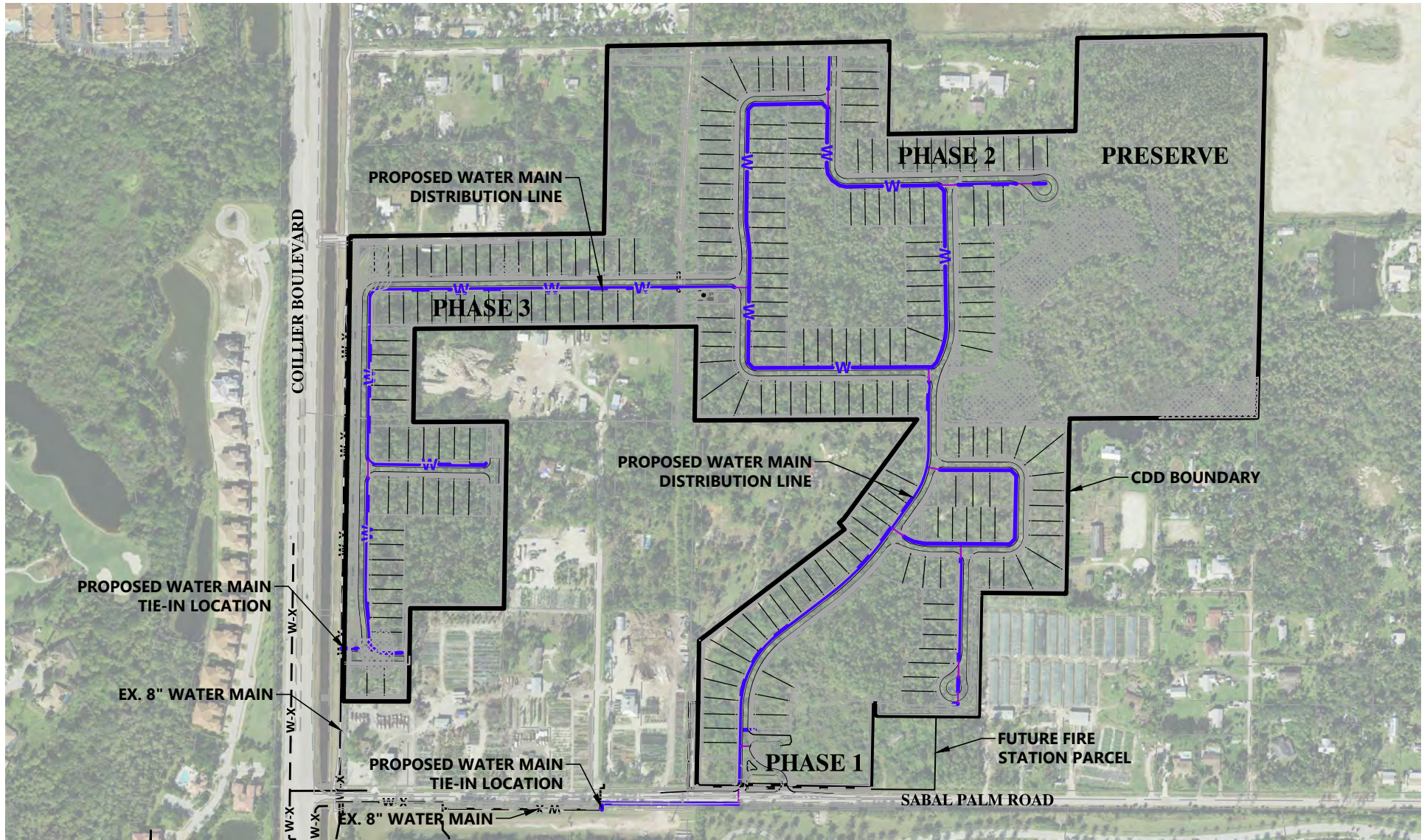
6610 Willow Park Drive, Suite 200 | Naples, Florida 34109  
 (239) 597-0575 FAX: (239) 597-0578  
 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 LB 6952

DATE: 08/20  
 SCALE: 1" = 500'  
 DRAWN BY: SCB  
 DESIGNED BY: KMW  
 SEC: 23 TWP: 50S RGE: 26E

CLIENT:	TAMARINDO CDD		
TITLE:	PROPOSED STORMWATER MANAGEMENT / STORM SEWER SYSTEM		
PROJECT NUMBER:	120030.02.04	SHEET NUMBER:	1 OF 1
FILE NUMBER:	TAMARINDO CDD		

## **EXHIBIT 4: Proposed Water Distribution System**





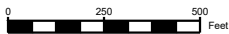
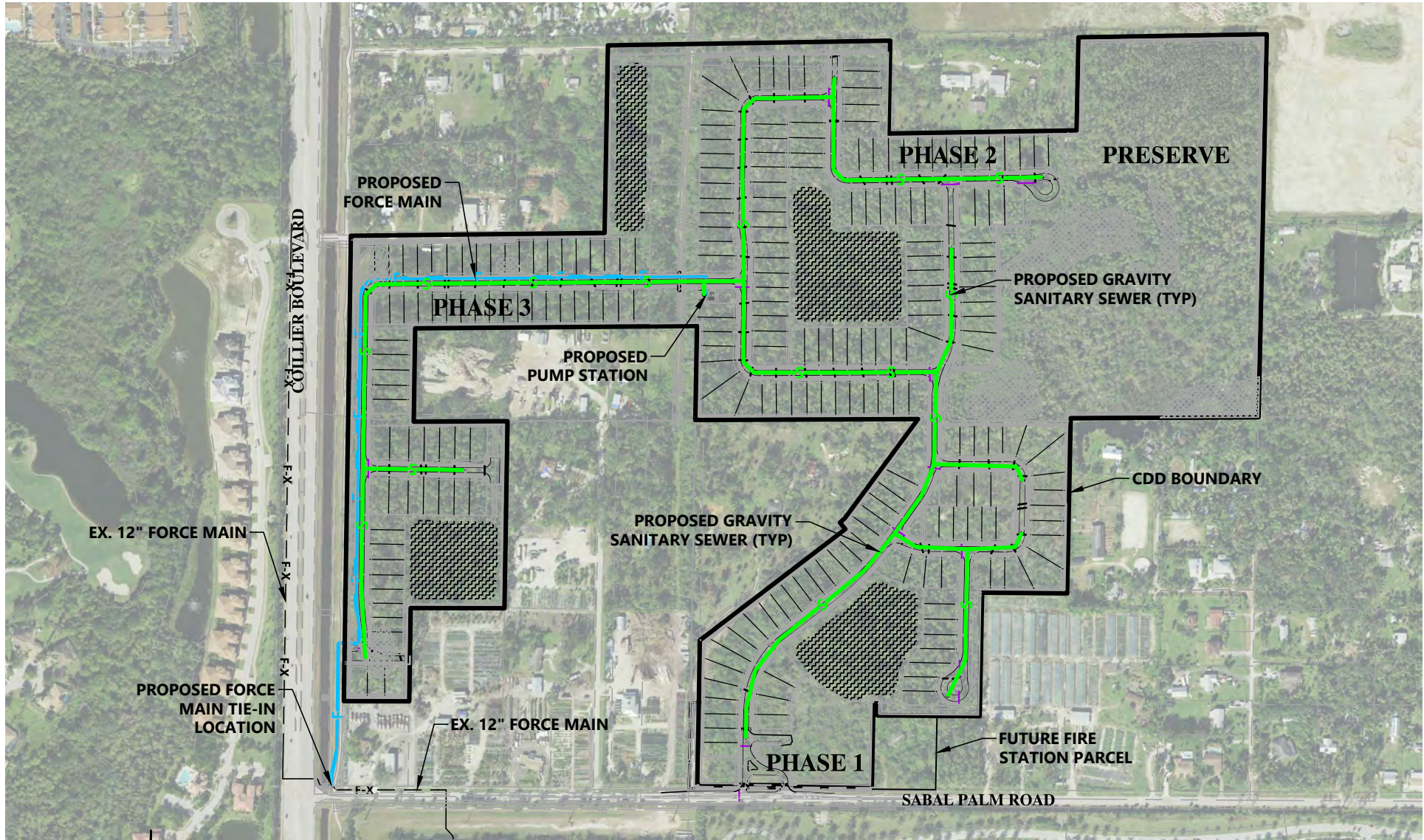
6610 Willow Park Drive, Suite 200 | Naples, Florida 34109  
 (239) 597-0575 FAX: (239) 597-0578  
 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 LB 6952

DATE: 08/20  
 SCALE: 1" = 500'  
 DRAWN BY: SCB  
 DESIGNED BY: KMW  
 SEC: 23 TWP: 50S RGE: 26E

CLIENT:	TAMARINDO CDD		
TITLE:	PROPOSED WATER DISTRIBUTION SYSTEM		
PROJECT NUMBER:	120030.02.04	SHEET NUMBER:	1 OF 1
FILE NUMBER:	TAMARINDO CDD		

## **EXHIBIT 5: Proposed Sanitary Sewer System**





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 www.consult-rwa.com  
 Florida Certificates of Authorization EB 7663 LB 6952

DATE: 08/20  
 SCALE: 1" = 500'  
 DRAWN BY: SCB  
 DESIGNED BY: KMW  
 SEC: 23 TWP: 50S RGE: 26E

CLIENT:	TAMARINDO CDD		
TITLE:	PROPOSED SANITARY SEWER SYSTEM		
PROJECT NUMBER:	120030.02.04	SHEET NUMBER:	1 OF 1
FILE NUMBER:	TAMARINDO CDD		



# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B**

# TAMARINDO COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report

September 25, 2020



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](http://www.whhassociates.com)

## Table of Contents

<b>1.0</b>	<b>Introduction</b>	
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
<b>2.0</b>	<b>Development Program</b>	
2.1	Overview .....	2
2.2	The Development Program .....	2
<b>3.0</b>	<b>The Capital Improvement Plan</b>	
3.1	Overview .....	3
3.2	Capital Improvement Plan .....	3
<b>4.0</b>	<b>Financing Program</b>	
4.1	Overview .....	3
4.2	Types of Bonds Proposed .....	4
<b>5.0</b>	<b>Assessment Methodology</b>	
5.1	Overview .....	5
5.2	Benefit Allocation .....	5
5.3	Assigning Bond Assessment .....	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property .....	7
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay .....	8
5.6	True-Up Mechanism .....	9
5.7	Preliminary Assessment Roll .....	10
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation.....	10
<b>6.0</b>	<b>Additional Stipulations</b>	
6.1	Overview .....	11
<b>7.0</b>	<b>Appendix</b>	
	Table 1 .....	12
	Table 2 .....	12
	Table 3 .....	13
	Table 4 .....	13
	Table 5 .....	14

## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Tamarindo Community Development District (the “District”), located in unincorporated Collier County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Engineer’s Report of RWA Engineering (the “District Engineer”) dated September 24, 2020 (the “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 Capital Improvement Plan.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The Capital Improvement Plan will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

#### **1.4 Organization of the Report**

*Section Two* describes the development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the Capital Improvement Plan as determined by the District Engineer.

*Section Four* discusses the current financing program for the District.

*Section Five* discusses the special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District serves the Tamarindo development (the “Development” or “Tamarindo”), a master planned, residential development located in unincorporated Collier County, Florida. The land within the District consists of approximately 106.44 +/- acres and is generally located east of Collier Boulevard and north of Sabal Palm Road.

#### **2.2 The Development Program**

The development of Tamarindo is anticipated to be conducted by the DR Horton, Inc. or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 251 single-family residential units developed in three (3) phases, although land use types and unit numbers may change throughout the development period.

Table 1 in the *Appendix* illustrates the development plan for the District.

### **3.0 The Capital Improvement Plan**

#### **3.1 Overview**

The public infrastructure costs to be funded by the District are described by the District Engineer in the 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 Capital Improvement Plan**

The Capital Improvement Plan needed to serve the Development is projected to consist of entry features, storm water management system and earthwork, potable water distribution, sanitary sewer system, perimeter landscaping and irrigation, removal of exotics in preserve areas and off-site improvements, all as set forth in more detail in the Engineer's Report. All of the infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan, including acquisition of land, design and engineering, and contingency are estimated at \$14,809,100. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

### **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. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may 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 the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$19,835,000 in par amount of special assessment bonds (the "Bonds").

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

#### **4.2 Types of Bonds Proposed**

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$19,835,000 to finance Capital Improvement Plan costs at \$14,809,100. The Bonds as projected under this master 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 every November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$19,835,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. 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 Capital Improvement Plan 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 properties within the boundaries of the District. General benefits accrue to areas outside the District, but are 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 Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan.

### **5.2 Benefit Allocation**

The current development plan for the District envisions the development of a total of 251 single-family residential units developed in three (3) phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, 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.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan uniformly to all 251 single-family residential units proposed to be developed in the District by assigning all units a uniform Equivalent Residential Unit ("ERU") value of 1, based on the reasonably anticipated identical density of development of and intensity of use of infrastructure by all single-family units. Table 4 in the *Appendix* illustrates the uniform ERU weight that is proposed to be assigned to the single-family residential units and the total ERU count, which at 251 is identical to the total unit count.

The rationale behind the uniform ERU weight is supported by the fact that generally and on average units of identical product type can be reasonably expected to use and benefit from the District's public infrastructure improvements about the same, as generally and on average all units of identical product type will need about the same water and sewer capacity and will produce about the same amount of storm water runoff. Additionally, the value of units of identical product type is likely to appreciate about the same in terms of dollars as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of the uniform ERU measure serves as a reasonable approximation of the uniform relative amount of benefit received by all units contemplated to be developed within the District from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") to the single-family residential units contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessment annual debt service assessments per unit.

No Bond Assessment is allocated herein to the private amenities or other common areas planned for the development. Such amenities and areas will be owned and operated by a master homeowner's association, will be available for use by all of the residents of the District, and are considered a common element for the exclusive

benefit of lot owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and common areas.

### **5.3 Assigning Bond Assessment**

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$19,835,000 will be preliminarily levied on approximately 106.44 +/- gross acres at a rate of \$186,349.12 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs 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 Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessment 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 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, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the

District and accrue to all such assessable properties on an ERU basis.

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

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received by the single-family product type from the improvements is delineated in Table 4 (expressed as the ERU factor) in the *Appendix*.

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 the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

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

## 5.6 True-Up Mechanism

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

This mechanism is to be utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$79,023.90 (\$19,835,000 in Bond Assessment divided by 251 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted remains equal to \$79,023.90, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels the Bond Assessment per ERU for land that remains unplatted equals less than \$79,023.90 (for instance as a result of a larger number of units) then the per ERU Bond Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted equals more than \$79,023.90<sup>1</sup> (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably

---

<sup>1</sup> For example, if the first platting includes 50 single-family lots, which equates to a total allocation of \$3,951,195.22 in Bond Assessment, then the remaining unplatted land would be required to absorb 201 single-family lots, or \$15,883,804.78 in Bond Assessment. If the remaining unplatted land would only be able to absorb 190 single-family, or \$15,014,541.83 in Bond Assessment, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$869,262.95 in Bond Assessment plus accrued interest.

expected to be implemented, then the difference in Bond Assessment plus accrued interest will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment per ERU and \$79,023.90, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$79,023.90. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

#### **5.7 Preliminary Assessment Roll**

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$19,835,000 is proposed to be levied uniformly over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

#### **5.8 Additional Items Regarding Bond Assessment Imposition and Allocation**

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, 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. 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 set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessment 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 Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the CIP 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 special 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.

## **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

### Tamarindo

#### Community Development District

##### Development Plan

Product Type	Number of Units
SF	251
<b>Total</b>	<b>251</b>

Table 2

### Tamarindo

#### Community Development District

##### Capital Improvement Plan

Improvement	Total Costs
Entry Features and Roadway	\$196,000.00
Storm Water Management System and Earthwork	\$3,750,000.00
Potable Water Distribution	\$697,000.00
Sanitary Sewer System	\$1,431,000.00
Perimeter Landscaping and Irrigation	\$1,126,000.00
Preserve Exotic's Removal	\$20,000.00
Design and Engineering	\$233,000.00
Off-Site Improvements	\$141,000.00
Land Acquisition	\$6,076,000.00
Contingency	\$1,139,100.00
<b>Total</b>	<b>\$14,809,100.00</b>

Table 3

# Tamarindo

## Community Development District

### Preliminary Sources and Uses of Funds

#### Sources

Bond Proceeds:	
Par Amount	\$19,835,000.00
<b>Total Sources</b>	<b>\$19,835,000.00</b>

#### Uses

Project Fund Deposits:	
Project Fund	\$14,809,100.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,598,431.31
Capitalized Interest Fund	\$2,776,900.00
Delivery Date Expenses:	
Costs of Issuance	\$646,700.00
Rounding	\$3,868.69
<b>Total Uses</b>	<b>\$19,835,000.00</b>

Table 4

# Tamarindo

## Community Development District

### Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
SF	251	1.00	251.00
<b>Total</b>	<b>251</b>		<b>251.00</b>



Table 5

# Tamarindo

## Community Development District

### Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
SF	251	\$14,809,100.00	\$19,835,000.00	\$79,023.90	\$6,874.19
<b>Total</b>	<b>251</b>	<b>\$14,809,100.00</b>	<b>\$19,835,000.00</b>		

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

\*\* Includes costs of collection, early payment discount and assumes payment in **March**

## Exhibit "A"

Bond Assessment in the amount of \$19,835,000 will be levied on an equal pro-rata gross acre basis on the land described as follows:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE N89°01'58"E FOR 664.25 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO AN INTERSECTION WITH THE WEST LINE OF TRACT "F1" OF THE PLAT OF ESPLANADE AT HACIENDA LAKES AS RECORDED IN PLAT BOOK 55, PAGE 1, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE S01°14'38"W FOR 675.75 FEET ON SAID WEST LINE OF TRACT "F1" TO THE SOUTHWEST CORNER OF SAID TRACT "F1";

THENCE S01°14'14"W ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 23 FOR 675.73 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION;

THENCE S89°42'08"W ON THE SOUTH LINE OF SAID FRACTION FOR 662.30 FEET TO AN INTERSECTION WITH EAST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 4466, PAGE 3476, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE THE FOLLOWING FIVE BEARINGS AND DISTANCES ON THE EAST AND SOUTH LINES OF SAID

PARCEL:

1. S01°09'56"W FOR 617.91 FEET;

2. N89°34'54"W FOR 300.19 FEET;

3. S01°09'09"W FOR 435.95 FEET;

4. N89°34'09"W FOR 150.16 FEET;

5. N89°38'05"W FOR 210.56 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF (E-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°05'19"E ON SAID WEST LINE FOR 43.72 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°48'02"W ON SAID NORTH LINE FOR 15.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 4970, PAGE 3362, SAID PUBLIC RECORDS;

THENCE THE FOLLOWING FOUR BEARINGS AND DISTANCES ON THE SOUTH, WEST AND NORTH LINES OF SAID PARCEL 1:

1. S01°05'19"W ON SAID EAST LINE FOR 303.80 FEET;

2. N89°37'28"W FOR 645.47 FEET;

3. N01°01'07"E FOR 302.01 FEET

4. S89°47'35"E FOR 30.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN IN OFFICIAL RECORDS BOOK 4466, PAGE 3476, SAID PUBLIC RECORDS;

THENCE THE FOLLOWING FIVE BEARINGS AND DISTANCES ON THE WEST LINE OF SAID PARCEL:

1. N01°01'01"E FOR 218.98 FEET;

2. N52°35'40"E FOR 646.23 FEET;

3. N40°29'08"W FOR 30.05 FEET;

4. N49°40'54"E FOR 22.10 FEET;

5. THENCE N36°22'15"E FOR 436.44 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S89°42'08"W ON SAID SOUTH LINE FOR 785.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°01'01"E FOR 332.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S89°32'04"W FOR 994.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°54'12"W FOR 329.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE

NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°42'08"E FOR 331.15 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°56'29"W FOR 660.13 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°57'42"W FOR 330.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°54'12"W FOR 329.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°47'35"W ON THE SOUTH LINE OF SAID FRACTION FOR 230.44 FEET TO AN INTERSECTION WITH A LINE 100 FEET EAST OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23;

THENCE N00°51'53"E ON SAID PARALLEL LINE FOR 1642.03 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°22'01"E FOR 894.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N00°58'45"E FOR 662.08 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°01'58"E FOR 996.40 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S01°05'30"W ON THE WEST LINE OF SAID FRACTION FOR 328.19 FEET TO AN INTERSECTION WITH A LINE 328.19 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE NORTH LINE OF SAID FRACTION;

THENCE N89°01'53"E ON SAID PARALLEL LINE FOR 663.85 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE EAST HALF (E-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°10'38"E ON SAID EAST LINE FOR 328.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 106.44 ACRES, MORE OR LESS.

LESS THAT PART OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN DEED RECORDED IN O.R. BOOK 321, PAGE 259, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST TO BEAR NORTH 89°01'58" EAST.

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**



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*Keywords:* NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE TAMARINDO COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL MEETING OF THE TAMARINDO COMMUNITY DEVELOPMENT DISTRICT

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170.07 AND 197.3032, FLORIDA STATUTES, BY THE TAMARINDO COMMUNITY DEVELOPMENT DISTRICT  
 NOTICE OF SPECIAL MEETING OF THE TAMARINDO  
 COMMUNITY DEVELOPMENT DISTRICT

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

**NOTICE OF PUBLIC HEARINGS & MEETING**

**DATE:** October 30, 2020  
**TIME:** 10:00 a.m.  
**LOCATION:** Offices of RWA, Inc.  
 6610 Willow Park Drive, Suite 200  
 Naples, Florida 34109

It is anticipated that the public hearings and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("Declarations") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and any extensions or amendments thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-929-205-99, using Meeting ID: 880 1810 5342. Participation by video is also available at this link <https://us02web.zoom.us/j/88018105342>. Participants are strongly encouraged to submit questions and comments to the District Office (information below), at least three days in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments") and adoption of assessment rolls to secure proposed bonds on benefited lands within the District ("Assessment Area"), and to provide for the levy, collection and enforcement of the assessments. The proposed bonds secured by the special assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, land, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report, dated September 24, 2020. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the Master Special Assessment Methodology Report, dated September 25, 2020 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Collier County, Florida, and encompasses approximately 106 acres. The District is geographically accessed via an entrance located on the north side of Sabal Palm Road, approximately a quarter of a mile east of the intersection of Collier Boulevard (SR 951) and Sabal Palm Road. All lands within the Assessment Area are expected to be developed in accordance with the reports identified above.

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

**Proposed Debt Assessments**

The District intends to collect total revenue not in excess of \$19,835,000 (not including interest and collect costs). The Proposed Debt Assessments are as follows:

Product Types	ERU Factor	# Units/ Acres	Per Unit Proposed Debt Assessment / Total Revenue (Total par, Excludes Interest and Collection Cost)	Per Unit Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 yearly installments)*
Single Family	1.0	251	\$79,023.90	\$6,874.19

The annual amounts stated herein include estimated collection costs and early payment discounts, which may fluctuate. The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected by the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or Board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), or by contacting the District Office.

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

Chuck Adams  
 District Manager

**RESOLUTION 2020-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMARINDO 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 Tamarindo 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/retention 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 infrastructure improvements ("Project") comprising the District's overall capital improvement plan for the lands ("Assessment Area") within the District, as described in the Engineer's Report, dated September 24, 2020, 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") on the Assessment Area, using the methodology set forth in that Master Special Assessment Methodology Report, dated September 25, 2020, which is attached hereto as Exhibit B, incorporated herein by reference, and on the part of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Records Office");

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

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Project and to pay 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.**

- The total estimated cost of the Project is **\$14,809,100** ("Estimated Cost").
- The Assessments will defray approximately \$19,835,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs.
- The manner in which the 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

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC as Director of Financial Services, and, in the course of that employment, serve as Assessment Roll Coordinator for the Tamarindo Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Tamarindo Community Development District.
4. I certify that on September 28, 2020, and in the regular course of business, I caused a letter in the form attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Tamarindo Community Development District of the public hearings to levy and impose debt service assessments. I further certify that the letter was sent to the addressee identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**


  
By: Michal Szymonowicz

**SWORN AND SUBSCRIBED** before me this 28th day of September 2020, by Michal Szymonowicz, Director of Financial Services for Wrathell, Hunt and Associates, LLC, who is [  ] personally known to me or [  ] has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not  take an oath.



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

NOTARY PUBLIC

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

**EXHIBIT A:** Copy of Mailed Notice

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**WATERMEN AT ROCKEDGE  
NAPLES, LLC  
265 SEVILLA AVE  
CORAL GABLES, FL 33134**

## **EXHIBIT A:**

# Tamarindo Community Development District

## OFFICE OF THE DISTRICT MANAGER

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

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

### Via First Class U.S. Mail and Email

September 28, 2020

WATERMEN AT ROCK EDGE NAPLES

265 SEVILLA AVE

CORAL GABLES, FL 33134

**RE: Tamarindo Community Development District ("District")  
Notice of Hearings on Debt Assessments  
See attached Legal Description**

Dear Property Owner:

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

#### **NOTICE OF PUBLIC HEARINGS & MEETING**

DATE:	October 30, 2020
TIME:	10:00 a.m.
LOCATION:	Offices of RWA, Inc. 6610 Willow Park Drive, Suite 200 Naples, Florida 34109

It is anticipated that the public hearings and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("**Declarations**") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

*While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-929-205-6099, using Meeting ID: 880 1810 5342. Participation by video is also available at this link <https://us02web.zoom.us/j/88018105342>. Participants are strongly encouraged to submit questions and comments to the District Office (information below), at least three days in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.*

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**") and adoption of assessment rolls to secure proposed bonds on benefited lands within the District ("**Assessment Area**"), and, to provide for the levy, collection and enforcement of the

assessments. The proposed bonds secured by the special assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, land, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the *Engineer’s Report*, dated September 24, 2020. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Master Special Assessment Methodology Report*, dated September 25, 2020 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

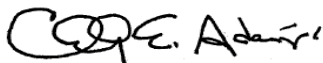
The District is located entirely within Collier County, Florida, and encompasses approximately 106 acres. The District is specifically accessed via an entrance located on the north side of Sabal Palm Road, approximately a quarter of a mile east of the intersection of Collier Boulevard (SR 951) and Sabal Palm Road. All lands within the Assessment Area are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

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

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

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

Sincerely,



Chesley “Chuck” E. Adams, Jr.  
District Manager

**EXHIBIT A**

**Summary of Proposed Debt Assessments**

1. **Proposed Debt Assessments and Total Revenue.** The District intends to collect total revenue not in excess of \$19,835,000 (not including interest and collect costs). The proposed Debt Assessments are as follows:

<b>Product Types</b>	<b>ERU Factor</b>	<b># Units / Acres</b>	<b>Per Unit Proposed Debt Assessment / Total Revenue (Total Par, Excludes Interest and Collection Cost)</b>	<b>Per Unit Proposed Annual Debt Assessment / Total Annual Revenue (to be collected in 30 annual installments)*</b>
Single Family	1.0	251	\$79,023.90	\$6,874.19

\*The annual amounts stated herein include estimated collection costs and early payment discounts, which may fluctuate.

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments levied within the Assessment Area will be initially allocated within that area on an equal per gross acre basis. Then, as lands are platted, the Debt Assessments will be assigned on a first-platted, first-assigned, Equivalent Residential Unit (“ERU”) basis, where each Single Family unit will have an ERU of 1.0.

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

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



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

**Exhibit "A"**

Bond Assessment in the amount of \$19,835,000 will be levied on an equal pro-rata gross acre basis on the land described as follows:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE N89°01'58"E FOR 664.25 FEET ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO AN INTERSECTION WITH THE WEST LINE OF TRACT "F1" OF THE PLAT OF ESPLANADE AT HACIENDA LAKES AS RECORDED IN PLAT BOOK 55, PAGE 1, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE S01°14'38"W FOR 675.75 FEET ON SAID WEST LINE OF TRACT "F1" TO THE SOUTHWEST CORNER OF SAID TRACT "F1";

THENCE S01°14'14"W ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 23 FOR 675.73 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION;

THENCE S89°42'08"W ON THE SOUTH LINE OF SAID FRACTION FOR 662.30 FEET TO AN INTERSECTION WITH EAST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 4466, PAGE 3476, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE THE FOLLOWING FIVE BEARINGS AND DISTANCES ON THE EAST AND SOUTH LINES OF SAID

PARCEL:

1. S01°09'56"W FOR 617.91 FEET;
2. N89°34'54"W FOR 300.19 FEET;
3. S01°09'09"W FOR 435.95 FEET;
4. N89°34'09"W FOR 150.16 FEET;
5. N89°38'05"W FOR 210.56 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF (E-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°05'19"E ON SAID WEST LINE FOR 43.72 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°48'02"W ON SAID NORTH LINE FOR 15.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 4970, PAGE 3362, SAID PUBLIC RECORDS;

THENCE THE FOLLOWING FOUR BEARINGS AND DISTANCES ON THE SOUTH, WEST AND NORTH LINES OF SAID PARCEL 1:

1. S01°05'19"W ON SAID EAST LINE FOR 303.80 FEET;

2. N89°37'28"W FOR 645.47 FEET;

3. N01°01'07"E FOR 302.01 FEET

4. S89°47'35"E FOR 30.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN IN OFFICIAL RECORDS BOOK 4466, PAGE 3476, SAID PUBLIC RECORDS;

THENCE THE FOLLOWING FIVE BEARINGS AND DISTANCES ON THE WEST LINE OF SAID PARCEL:

1. N01°01'01"E FOR 218.98 FEET;

2. N52°35'40"E FOR 646.23 FEET;

3. N40°29'08"W FOR 30.05 FEET;

4. N49°40'54"E FOR 22.10 FEET;

5. THENCE N36°22'15"E FOR 436.44 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S89°42'08"W ON SAID SOUTH LINE FOR 785.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°01'01"E FOR 332.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S89°32'04"W FOR 994.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°54'12"W FOR 329.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE

NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°42'08"E FOR 331.15 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°56'29"W FOR 660.13 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°57'42"W FOR 330.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE S00°54'12"W FOR 329.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°47'35"W ON THE SOUTH LINE OF SAID FRACTION FOR 230.44 FEET TO AN INTERSECTION WITH A LINE 100 FEET EAST OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23;

THENCE N00°51'53"E ON SAID PARALLEL LINE FOR 1642.03 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°22'01"E FOR 894.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N00°58'45"E FOR 662.08 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N89°01'58"E FOR 996.40 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;



THENCE S01°05'30"W ON THE WEST LINE OF SAID FRACTION FOR 328.19 FEET TO AN INTERSECTION WITH A LINE 328.19 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE NORTH LINE OF SAID FRACTION;

THENCE N89°01'53"E ON SAID PARALLEL LINE FOR 663.85 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE EAST HALF (E-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 23;

THENCE N01°10'38"E ON SAID EAST LINE FOR 328.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 106.44 ACRES, MORE OR LESS.

LESS THAT PART OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN DEED RECORDED IN O.R. BOOK 321, PAGE 259, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 26 EAST TO BEAR NORTH 89°01'58" EAST.

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**8E**

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2020**



**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	General Fund	Total Governmental Funds
<b>ASSETS</b>		
Due from Landowner	\$ 14,637	\$ 14,637
Total assets	\$ 14,637	\$ 14,637
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 8,637	\$ 8,637
Landowner advance	6,000	6,000
Total liabilities	14,637	14,637
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred receipts	8,637	8,637
Total deferred inflows of resources	8,637	8,637
 Fund balances:		
Unassigned	(8,637)	(8,637)
Total fund balances	(8,637)	(8,637)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 14,637	 \$ 14,637

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 27,574	0%
Total revenues	<u>-</u>	<u>-</u>	<u>27,574</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	3,333	6,667	6,667	100%
Legal	-	1,400	8,000	18%
Engineering	-	-	1,000	0%
Telephone	33	67	67	100%
Postage	-	-	250	0%
Printing & binding	63	125	125	100%
Legal advertising	-	378	6,500	6%
Annual special district fee	-	-	175	0%
Insurance	-	-	2,500	0%
Contingencies/bank charges	-	-	400	0%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,429</u>	<u>8,637</u>	<u>27,574</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	(3,429)	(8,637)	-	
Fund balances - beginning	(5,208)	-	-	
Fund balances - ending	<u>\$ (8,637)</u>	<u>\$ (8,637)</u>	<u>\$ -</u>	

**TAMARINDO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10A**

**DRAFT**

**MINUTES OF MEETING  
TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT**

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A Landowners’ Meeting of the Tamarindo Community Development District was held on September 25, 2020, at 10:00 a.m., at the offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, Florida 34109.

**Present, at the meeting location, were:**

Chuck Adams	District Manager
Christopher Wright	Interim District Engineer

**Present, via Zoom or telephonically, were:**

Michael Szymonowicz	Wrathell Hunt and Associates, LLC
Jere Earlywine	District Counsel
J. Wayne Everett	
Ashley Koza	
Rebecca Sarver	
Landon Thomas	
James Ratz	

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Adams called the Landowners’ meeting to order at 10:01 a.m. In consideration of the COVID-19 pandemic, this meeting was being held in person and virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

**SECOND ORDER OF BUSINESS** **Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS** **Election of Chair to Conduct Landowners’ Meeting**

39 All in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners’  
40 meeting.

41

42 **FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

43

44 **A. Nominations**

45 Mr. Adams stated all five seats must be filled. The following nominations were made:

46 Seat 1 J. Wayne Everett

47 Seat 2 James Ratz

48 Seat 3 Ashley Koza

49 Seat 4 Landon Thomas

50 Seat 5 Rebecca Sarver

51 No other nominations were made.

52 **B. Casting of Ballots**

53 • **Determine Number of Voting Units Represented**

54 A total of 107 voting units were represented.

55 • **Determine Number of Voting Units Assigned by Proxy**

56 Watermen at Rockedge, Naples, LLC, the major landowner, assigned by proxy all 107  
57 voting units to Mr. Adams.

58 Mr. Adams cast the following votes:

59 Seat 1 J. Wayne Everett 107 Votes

60 Seat 2 James Ratz 107 Votes

61 Seat 3 Ashley Koza 106 Votes

62 Seat 4 Landon Thomas 106 Votes

63 Seat 5 Rebecca Sarver 106 Votes

64 **C. Ballot Tabulation and Results**

65 Mr. Adams reported the following ballot tabulation, results and term lengths:

66 Seat 1 J. Wayne Everett 107 Votes 4-year Term

67 Seat 2 James Ratz 107 Votes 4-year Term

68 Seat 3 Ashley Koza 106 Votes 2-year Term



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Secretary/Assistant Secretary

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Chair/Vice Chair

**TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**10B**



DRAFT

MINUTES OF MEETING  
TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT

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The Tamarindo Community Development District Board of Supervisors held Multiple Public Hearings and a Regular Meeting on September 25, 2020, *immediately following the adjournment of the Landowners’ Meeting, scheduled to commence at 10:00 a.m.*, via Zoom, at <https://us02web.zoom.us/j/84134459848> and at 1-929-205-6099, Meeting ID: 841 3445 9848 for both.

**Present were:**

J. Wayne Everett	Chair
Ashley Koza	Vice Chair
Rebecca Sarver	Assistant Secretary
Landon Thomas	Assistant Secretary
James Ratz	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Michael Szymonowicz	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Christopher Wright	Interim District Engineer
John Williams	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:04 a.m. Supervisors Everett, Koza, Sarver, Thomas and Ratz, were present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

39 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

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Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to all Supervisors. The Oaths would be notarized at the Board Members’ respective locations and submitted to Management. He briefly explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-29, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2020-29. The following results of the Landowners’ Election would be inserted into Resolution 2020-29:

Seat 1	J. Wayne Everett	107 Votes	4-year Term
Seat 2	James Ratz	107 Votes	4-year Term
Seat 3	Ashley Koza	106 Votes	2-year Term
Seat 4	Landon Thomas	106 Votes	2-year Term
Seat 5	Rebecca Sarver	106 Votes	2-year Term

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**On MOTION by Mr. Everett and seconded by Mr. Ratz, with all in favor, Resolution 2020-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-30, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Tamarindo Community Development District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2020-30. The slate of officers would be as follows:

- |                     |                       |
|---------------------|-----------------------|
| Chair               | J. Wayne Everett      |
| Vice Chair          | Ashley Koza           |
| Secretary           | Chesley E. Adams, Jr. |
| Assistant Secretary | Rebecca Sarver        |
| Assistant Secretary | Landon Thomas         |
| Assistant Secretary | James Ratz            |
| Assistant Secretary | Craig Wrathell        |
| Treasurer           | Craig Wrathell        |
| Assistant Treasurer | Jeff Pinder           |

**On MOTION by Mr. Everett and seconded by Ms. Koza, with all in favor, Resolution 2020-30, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Tamarindo Community Development District, as nominated, and providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-31, Ratifying the Action of the District Manager in Re-Setting the Location(s) of a Public Meeting and Hearings; Providing a Severability Clause; And Providing an Effective Date**

109 Mr. Adams presented Resolution 2020-31.

110

111 **On MOTION by Mr. Everett and seconded by Ms. Koza, with all in favor,**  
112 **Resolution 2020-31, Ratifying the Action of the District Manager in Re-Setting**  
113 **the Location(s) of a Public Meeting and Hearings; Providing a Severability**  
114 **Clause; And Providing an Effective Date, was adopted.**

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117 **SEVENTH ORDER OF BUSINESS**

**Consideration of Report of District  
Engineer**

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120 The District Engineer's Report was emailed prior to the meeting. Mr. Wright stated this  
121 latest version included Mr. Williams' recent comments related to the OPC, which was now  
122 more reflective of some of the actual costs to the Landowner, DR Horton, expects to occur.

123

124 **EIGHTH ORDER OF BUSINESS**

**Consideration of Master Special  
Assessment Methodology Report**

125

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127 Mr. Szymonowicz presented the Master Special Assessment Methodology Report dated  
128 September 25, 2020, which was emailed during the meeting. He discussed the following:

129 ➤ The Report allocates benefits and apportions assessments that result from the financing  
130 of public capital improvements described in the Engineer's Report dated September 24, 2020.

131 ➤ The Capital Improvement Plan (CIP).

132 ➤ All residential land uses are identical and derive identical benefits from the public  
133 improvements provided by the District. The benefit and debt should be identically assigned to  
134 all residential units.

135

136 **On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the**  
137 **District Engineer's Report, in substantial form, was approved.**

138

139

140 **On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the**  
141 **Master Special Assessment Methodology Report, dated September 25, 2020, in**  
142 **substantial form, was approved.**

143

144 **NINTH ORDER OF BUSINESS**

145 **Consideration of Resolution 2020-26, Declaring**  
146 **Special Assessments; Designating the Nature and**  
147 **Location of the Proposed Improvements;**  
148 **Declaring the Total Estimated Cost of The**  
149 **Improvements, the Portion To Be Paid By**  
150 **Assessments, and the Manner and Timing In**  
151 **Which the Assessments Are To Be Paid;**  
152 **Designating the Lands Upon Which the**  
153 **Assessments Shall Be Levied; Providing for an**  
154 **Assessment Plat and a Preliminary Assessment**  
155 **Roll; Addressing the Setting of Public Hearings;**  
156 **Providing for Publication of This Resolution; and**  
157 **Addressing Conflicts, Severability and an Effective**  
158 **Date**

159 Mr. Earlywine presented Resolution 2020-26. The total estimated cost of the project,  
160 the assessment amount and the Public Hearing date would be inserted into Resolution 2020-26.

161  
162 **On MOTION by Ms. Koza and seconded by Mr. Everett, with all in favor,**  
163 **Resolution 2020-26, in substantial form, Declaring Special Assessments;**  
164 **Designating the Nature and Location of the Proposed Improvements; Declaring**  
165 **the Total Estimated Cost of The Improvements, the Portion To Be Paid By**  
166 **Assessments, and the Manner and Timing In Which the Assessments Are To Be**  
167 **Paid; Designating the Lands Upon Which the Assessments Shall Be Levied;**  
168 **Providing for an Assessment Plat and a Preliminary Assessment Roll;**  
169 **Addressing the Setting of Public Hearings for October 30, 2020 at 10:00 a.m., at**  
170 **the Office of RWA, Inc., 6610 Willow Park Drive, Suite 200, Naples, Florida**  
171 **34109; Providing for Publication of This Resolution; and Addressing Conflicts,**  
172 **Severability and an Effective Date, was approved.**

173  
174  
175 **TENTH ORDER OF BUSINESS**

176 **Consideration of Resolution 2020-27, Authorizing**  
177 **the Issuance of Not Exceeding \$\_\_\_\_\_**  
178 **Principal Amount Tamarindo Community**  
179 **Development District Special Assessment Revenue**  
180 **Bonds In One or More Series, for the Purpose of**  
181 **Financing the Construction and/or Acquisition By**  
182 **the District of the Public Improvements and**  
183 **Community Facilities Permitted By the Provisions**  
184 **of Chapter 190, Florida Statutes and the**  
185 **Ordinance Creating the District; Approving a Form**  
**of a Master Trust Indenture; Approving And**





255 **THIRTEENTH ORDER OF BUSINESS** **Public Hearing to Hear Public Comments**  
 256 **and Objections to the Adoption of the**  
 257 **Rules of Procedure; Pursuant to Sections**  
 258 **120.54 and 190.035, Florida Statutes**  
 259

260 **A. Affidavits of Publication**

261 The affidavits of publication were provided for informational purposes.

262 **B. Consideration of Resolution 2020-32, Adopting Rules of Procedure; Providing a**  
 263 **Severability Clause; and Providing an Effective Date**

264 **Mr. Adams opened the Public Hearing**

265 No members of the public spoke

266 **Mr. Adams closed the Public Hearing**

267 Mr. Adams presented Resolution 2020-32.  
 268

269 **On MOTION by Ms. Koza and seconded by Mr. Everett, with all in favor,**  
 270 **Resolution 2020-32, Adopting Rules of Procedure; Providing a Severability**  
 271 **Clause; and Providing an Effective Date, was approved.**

272

273

274 **FOURTEENTH ORDER OF BUSINESS**

275 **Public Hearing Confirming the Intent of the**  
 276 **District to Use the Uniform Method of**  
 277 **Levy, Collection and Enforcement of Non-**  
 278 **Ad Valorem Assessment as Authorized and**  
 279 **Permitted by Section 197.3632, Florida**  
 280 **Statutes; Expressing the Need for the Levy**  
 281 **of Non-Ad Valorem Assessments and**  
 282 **Setting Forth the Legal Description of the**  
 283 **Real Property Within the District's**  
 284 **Jurisdictional Boundaries that May or Shall**  
 285 **Be Subject to the Levy of District Non-Ad**  
 286 **Valorem Assessments; Providing for**  
 287 **Severability; Providing for Conflict and**  
 288 **Providing for an Effective Date**

289 **A. Affidavit/Proof of Publication**

290 The affidavit of publication was provided for informational purposes.



291 **B. Consideration of Resolution 2020-33, Expressing its Intent to Utilize the Uniform**  
 292 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**  
 293 **May Be Levied by the Tamarindo Community Development District in Accordance with**  
 294 **Section 197.3632, Florida Statutes; Proving a Severability Clause; and Providing an**  
 295 **Effective Date**

296 **Mr. Adams opened the Public Hearing.**

297 No members of the public spoke.

298 **Mr. Adams closed the Public Hearing.**

299 Mr. Adams presented Resolution 2020-33.

300

301 **On MOTION by Mr. Everett and seconded by Ms. Sarver, with all in favor,**  
 302 **Resolution 2020-33, Expressing its Intent to Utilize the Uniform Method of**  
 303 **Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be**  
 304 **Levied by the Tamarindo Community Development District in Accordance with**  
 305 **Section 197.3632, Florida Statutes; Proving a Severability Clause; and Providing**  
 306 **an Effective Date, was adopted.**

307

308

309 **FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
 Statements as of August 31, 2020**

310

311

312 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2020. He  
 313 confirmed that Mr. Everett received the first funding request. The financials were accepted.

314

315 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of August 21, 2020  
 Organizational Meeting Minutes**

316

317

318 Mr. Adams presented the August 21, 2020 Organizational Meeting Minutes.

319

320 **On MOTION by Ms. Koza and seconded by Mr. Thomas, with all in favor, the**  
 321 **August 21, 2020 Organizational Meeting Minutes, as presented, were**  
 322 **approved.**

323

324

325 **SEVENTEENTH ORDER OF BUSINESS**

**Staff Reports**

326

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

328 The bond validation would be filed next week.

329 B. District Engineer (Interim): *RWA Engineering*

330 There being nothing further to report, the next item followed.

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

- 332 • NEXT MEETING DATE: October 30, 2020 at 10:00 A.M.

333 The next meeting will be held October 30, 2020 at 10:00 a.m.

334

335 EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

336

337 Mr. Ratz asked where to send the Oath of Office and Auditor's Evaluation Matrix forms.

338 The Board was directed to send the forms to Ms. Gillyard.

339

340 NINETEENTH ORDER OF BUSINESS

Public Comments

341

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

343

344 TWENTIETH ORDER OF BUSINESS

Adjournment

345

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

347

<p>348 On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the</p> <p>349 meeting adjourned at 10:35 a.m.</p>
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350

351

352

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354

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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356  
357  
358  
359  
360  
361  
362

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TAMARINDO**

**COMMUNITY DEVELOPMENT DISTRICT**

**11C**

<b>TAMARINDO COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>offices of RWA, Inc., 6610 Willow Park Dr., Ste. # 200, Naples, FL 34109</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 30, 2020</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
Join Zoom Meeting: <a href="https://us02web.zoom.us/j/88018105342">https://us02web.zoom.us/j/88018105342</a> Meeting ID: <b>880 1810 5342</b>		
Dial by your location: <b>1-929-205-6099</b> Meeting ID: <b>880 1810 5342</b>		
<b>November 26, 2020</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 24, 2020</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 28, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 25, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 25, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 22, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 27, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 24, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 22, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 26, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>
<b>September 23, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.