

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 7, 2017**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, November 7, 2017

2:30 P.M.

The Land O' Lakes Branch Library

Located at 2818 Collier Parkway Land O' lakes, FL 34639

District Board of Supervisors	Chair	Brian Howell
	Assistant Secretary	Eric Davidson
	Vice-Chair	Debby Hukill
		Vacant
		Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	Vivek K. Babbar
District Engineer	Florida Design Consultants	Paul Skidmore

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:30 p.m.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Agendas can be reviewed online at: <http://cypresspreserveccd.com/blog/> or by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

November 7, 2017
Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Regular Meeting of Cypress Preserve Community Development District will be held on **November 7, 2017 at 2:30 p.m.** at the Land O' Lakes Branch Library located at 2818 Collier Parkway Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

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

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of District Engineer's Report..... Tab 01
 - B. Consideration of Master Assessment Methodology Report – AA1..... Tab 02
 - C. Consideration of Resolution 2018-01; Declaring Special Assessments Tab 03
 - D. Consideration of Resolution 2018-02; Setting Public Hearing for Declaring Special Assessments Tab 04
 - E. Discussion of Other Matters Relating to Bond Financing
 - F. Appointing a Project Coordinator to facilitate construction of public infrastructure
 - G. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Board Meeting October 3, 2017 Tab 05
- 5. STAFF REPORTS**
 - A. District Counsel
 - i. Update on RFP for Landscaping and Irrigation Services for Phase 1
 - ii. Update on RFP for Fence Installations..... *Under Separate Cover*
 - B. District Manager
 - C. District Engineer
- 6. SUPERVISORS REQUEST AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENT #1

TO

ENGINEER'S REPORT DATED JUNE 26, 2017

Prepared for:

Board of Supervisors
Cypress Preserve
Community Development District

Prepared by:



**FLORIDA DESIGN
CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

3030 Starkey Boulevard
New Port Richey, FL 34655

October 23, 2017

INTRODUCTION

The overall Cypress Preserve Community Development District (the "District") encompasses approximately 443.39 acres within the Land O' Lakes area of central Pasco County, Florida and is within the Lester Dairy and FCI Master Planned Unit Development (the "MPUD"). The District is located within Sections 8, 16 & 17, Township 25 South, Range 18 East, approximately 1.0 mile south of State Road 52 with planned access to the District from U.S. Highway 41.

The District will be divided into two (2) assessment areas. This Supplemental Report will be for Assessment Area No. 1 only and encompass 275.64 acres.

See Exhibit A for a Vicinity Map and Legal Description of the District.

PURPOSE

The Petition to Establish Cypress Preserve Community Development District (Pasco County Ordinance 17-17) was approved by the Pasco County Board of County Commissioners on April 25, 2017. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer (the "Report") is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

THE DEVELOPER AND DEVELOPMENT

The property owner, Cypress Preserve 841, LLC, (the "Developer") owns approximately 454.34 total acres of land, of which 443.39 acres encompasses the overall District. Currently the Developer plans to build up to 840 single family units. Assessment Area No. 1 encompasses 275.64 acres and will consist of 487 single-family lots. The currently planned public improvements and community facilities for Assessment Area No. 1 include community collector roads and subdivision streets, water, wastewater and reclaimed water systems, water management control, entry landscaping/irrigation/monuments in common areas, sidewalks, environmental mitigation associated with such public improvements, and community amenities.

See Exhibit B for the current Concept Plan. This plan is subject to change based on the real estate market conditions.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed District Public Improvements and Community Facilities are provided as follows:

Water Management and Control

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Off-Site Improvements

Any roadway, water, wastewater and storm sewer system associated with the improvements along U.S. Highway 41 are considered off-site improvements since this land area is located outside the District boundary.

District Roads

District Roads includes the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way.

District Road Improvements

All roads will be designed in accordance with Pasco County's Land Development Code and technical standards and roads within the District will be dedicated or conveyed to and maintained by Pasco County (internal collector road and subdivision streets).

Sewer and Wastewater Management

Off-Site Sewer and Wastewater Management Improvements

The District is located within the unincorporated limits of Pasco County with sanitary sewer and wastewater management service being provided by the Pasco County Utilities Department. The development's off-site sanitary sewer collection systems may include force main extensions within the right of way located outside the boundary of the District.

On-Site Sewer and Wastewater Management Improvements

The on-site improvements include a sanitary sewer system within the collector road and subdivision streets, as well as pumping stations and force mains.

All sanitary sewer and wastewater management systems will be designed in accordance with Pasco County technical standards.

The sewer and wastewater management systems will be owned and maintained by Pasco County.

Water Supply

Off-Site Water Supply Improvements

The District is within the unincorporated area of Pasco County with water supply service to be provided by the Pasco County Public Utilities Department. The development's off-site water supply systems may include main extensions within the right of way located outside the boundary of the District.

On-Site Water Supply Improvements

The on-site improvements include looped water mains within collector and subdivision road rights of way for potable water service and fire protection.

The water supply systems will be designed in accordance with Pasco County technical standards.

The water supply system will be owned and maintained by Pasco County.

Reclaimed Water Supply

Off-Site Reclaimed Water Supply Improvements

The District is within the unincorporated area of Pasco County with reclaimed water supply service to be provided by the Pasco County Public Utilities Department. The development's off-site reclaimed water supply systems may include main extensions within the right of way located outside the boundary of the District.

On-Site Reclaimed Water Supply Improvements

The on-site improvements include reclaimed water mains within collector and subdivision road rights of way for potable reclaimed water service.

The reclaimed water supply systems will be designed in accordance with Pasco County technical standards.

The reclaimed water supply system will be owned and maintained by Pasco County.

Community Amenities

The amenities are anticipated to consist of a tot lot area, pavilion, bench swings, pool/deck, restrooms, landscaping/hardscaping/lighting, and irrigation within these areas.

Environmental Mitigation

Wetland impacts associated with the public improvements and community facilities will require mitigation which can be constructed and/or acquired by the District.

Landscaping, Irrigation, and Hardscaping

Community entry monumentation and landscape buffering and screening will be provided in common areas along collector road and in various common area locations throughout the community. Irrigation will also be provided in the landscaped areas.

Any areas landscaped and irrigated outside the boundary of the District is considered an off-site landscaping and irrigation improvement and will be constructed by the Developer, subject to maintenance by the District.

Professional Services and Permitting Fees

Pasco County, SWFWMD and FDOT impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenities design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities for the public improvements and community facilities required by Pasco County may be funded through the District.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Exhibit C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

Cypress Preserve Community Development District

Permit Status

The status of the Master Permits is outlined as follows:

<u>Approval Date</u>	<u>Agency</u>	<u>Permit No.</u>	<u>Permit Name</u>
7/21/2015	Pasco County	7145	MPUD Zoning – Lester Dairy
12/15/2015	Pasco County	7172	MPUD Zoning – FCI
1/30/2017	Pasco County	PDD17-555	Master Roadway Plan
4/20/2017	Pasco County	PCU99-139.01	Master Utility Plan
4/21/2017	Pasco County	RSD16-019	Phase 1 Construction Plans
9/1/2017	Pasco County	PCU99-139.06	Off-site Reclaimed Water Plans
3/10/2017	SWFWMD	49042284.001	Conceptual Stormwater Plans
3/14/2017	SWFWMD	43042284.002	Phase 1 Construction Plans
6/14/2017	FDOT	2016-A-798-30	Driveway Access Permit
5/12/2017	FDOT	16-D-798-020	Drainage Exception
3/8/2017	FDOT	2017-A-798-9	Temporary Driveway Permit
3/22/2017	FDOT	2017-H-798-68	Utility Permit – Force Main
9/28/2017	FDOT	2017-H-798-215	Utility Permit – O/S Reclaimed
7/17/2017	FDEP	1254-51C599-139.01	Phase 1A Wastewater
7/17/2017	FDEP	1254-51RW99-139.01	Phase 1A Reclaimed Water
7/17/2017	FDEP	1152-51CW99-139.01	Phase 1A Water
9/22/2017	FDEP (Pasco)	1268-51RW99-139.06	Off-site Reclaimed Water
9/22/2017	FDEP	51-0357385	Off-site Reclaimed Water
3/14/2017	FDEP	FLR20BG22-001	NPDES – Notice of Intent
5/5/2017	Pasco County	PSP17-086	Amenity Center Const. Plans
6/26/2017	ACOE	SAJ-2015-02216	Environmental Impact/Mitigation

SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District, and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District is in accordance with current governmental regulatory requirements. The Development will provide its intended function so long as the construction is in substantial compliance with the design and construction permits.

Items of construction cost in this report are based on our review and analysis of the re-zoning, conceptual, and preliminary plans for the development and cost estimates provided by the Engineer of Record. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein and that the various components will benefit and add value to the District as more fully detailed in the Assessment Methodology Report adopted by the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Paul E. Skidmore, P.E.
District Engineer
State of Florida Registration No. 39631

Date

EXHIBITS

**A Vicinity Map and Legal
Description of the District**

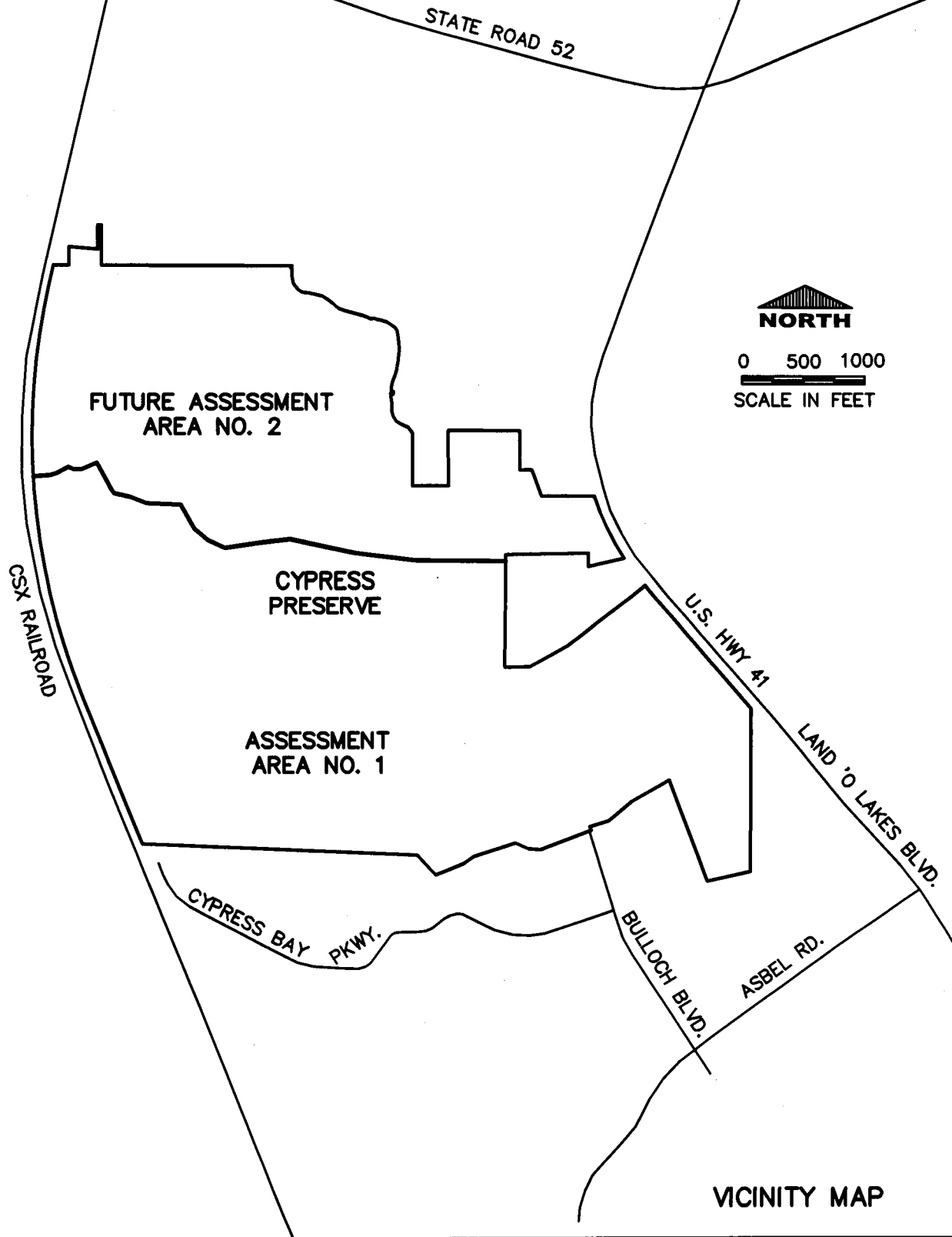
B Concept Plan

**C Construction Cost Estimate of
Public Improvements and
Community Facilities**

DRAFT

EXHIBIT A

K:\535\ProData\Exhibits\CDD\535_CDD VICINITY MAP.dwg - Oct 23, 2017 11:39am - rhall



DESCRIPTION: CYPRESS PRESERVE	PROJECT No. 2016-026E	EPN: 535
 FLORIDA DESIGN CONSULTANTS, INC. <small>THINK IT. ACHIEVE IT.</small> <small>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 632-1047 WWW.FLDESIGN.COM C.A. NO. 7421</small>	DATE: 6-23-2016	FIGURE:
	DRAWN BY: RAH	

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.

LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 16 and 17, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°07'13"E along the East line of said Section 16, (being the basis of bearings for this legal description), for 331.02 feet to a Westerly corner of ASBEL CREEK PHASE ONE, as recorded in Plat Book 50, page 122, of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence along the Westerly line of said ASBEL CREEK PHASE ONE, the North line of ASBEL CREEK PHASE TWO, as recorded in Plat Book 54, page 50, the North line of ASBEL CREEK PHASE THREE, as recorded in Plat Book 57, page 1, the North line of ASBEL CREEK PHASE FOUR, as recorded in Plat Book 57, page 136 and the North line of ASBEL CREEK PHASE FIVE, all of the Public Records of Pasco County, Florida, the following fourteen (14) courses: (1) thence S76°56'58"W, for 360.08 feet; (2) thence N20°09'32"W, for 884.81 feet; (3) thence S60°08'58"W, for 347.85 feet; (4) thence S48°51'58"W, for 245.35 feet; (5) thence S72°37'53"W, for 159.31 feet; (6) thence S23°07'47"E, for 31.67 feet; (7) thence S68°45'23"W, for 441.70 feet; (8) thence N86°14'17"W, for 94.60 feet; (9) thence N65°22'27"W, for 117.58 feet; (10) thence S71°45'13"W, for 355.45 feet; (11) thence S54°20'23"W, for 95.48 feet; (12) thence S68°11'43"W, for 246.90 feet; (13) thence N43°52'17"W, for 218.89 feet; (14) thence N87°28'48"W, for 2,230.62 feet to the Northwest corner of said ASBEL CREEK PHASE 5, same being the point of intersection with the East Right-of-Way line of the CSX RAILROAD as recorded in Deed Book 45, page 117 of the Public Records of Pasco County, Florida; thence N21°47'19"W, along said East Right-of-Way line of the CSX RAILROAD, for 1,312.92 feet to the point of curvature of a curve concave Easterly; thence Northerly along said East Right-of-Way line of the CSX RAILROAD, along the arc of said curve, having a radius of 5,679.65 feet, a central angle of 18°22'33", an arc length of 1,821.58 feet, and a chord bearing N12°36'02"W, for 1,813.78 feet to the point of intersection with a non-tangent line; thence leaving said East Right-of-Way line of the CSX RAILROAD, N85°36'27"E, for 136.27 feet; thence N72°26'14"E, for 56.87 feet; thence N61°09'16"E, for 105.49 feet; thence S65°12'22"E, for 49.14 feet; thence N89°55'47"E, for 59.87 feet; thence N66°30'17"E, for 136.87 feet; thence S28°50'14"E, for 246.89 feet; thence S34°39'39"E, for 36.25 feet; thence S76°46'34"E, for 134.31 feet; thence S68°37'12"E, for 146.87 feet; thence S87°12'52"E, for 271.37 feet; thence S29°19'35"E, for 225.10 feet; thence S50°57'38"E, for 137.75 feet; thence S66°10'06"E, for 153.76 feet; thence N81°45'48"E, for 296.40 feet; thence N83°44'55"E, for 237.71 feet; thence S78°05'41"E, for 548.30 feet; thence S83°01'56"E, for 494.07 feet; thence S89°38'33"E, for 722.46 feet to the point of intersection with the West line of that certain property as described in Official Records Book 9460, Page 1074, of the Public Records of Pasco County, Florida; thence S00°21'27"W, along said West line of that certain property as described in Official Records Book 9460, page 1074, for 860.84 feet to the Southwest corner of said certain property as described in Official Records Book 9460, Page 1074; thence the following two (2) courses along the South line of said certain property as described in Official Records Book 9460, Page 1074; (1) thence N89°01'02"E, for 200.60 feet; (2) thence N60°40'11"E, for 22.34 feet; thence leaving said South line of that certain property as described in Official Records Book 9460, Page 1074, S16°08'16"E, for 630.31 feet; thence N73°51'44"E, for 120.00 feet; thence N16°08'16"W, for 376.78 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 385.00 feet, a central angle of 40°53'11", an arc length of 274.74 feet and a chord bearing N04°18'20"E, for 268.94 feet to a point of tangent; thence N24°44'55"E, for 42.24 feet to the point of curvature of a curve concave Northwesterly; thence Northerly along the arc of said curve, having a radius of 625.00 feet, a central angle of 03°49'00", an arc length of 41.63 feet and a chord bearing N22°50'25"E, for 41.63 feet to the point of intersection with a non-tangent line, same being said South line of that certain property as described in Official Records Book 9460, Page 1074; thence the following two (2) courses along said South line of that certain property as described in Official Records Book 9460, page 1074; (1) thence N60°40'11"E, for 55.18 feet; (2) thence N51°46'59"E, for 788.96 feet to an East corner of said certain property as described in Official Records Book 9460, Page 1074, same being the point of intersection with the West Right-of-Way line of U.S. HIGHWAY 41 (S.R. 45); thence S40°21'43"E, along said West Right-of-Way line of U.S. HIGHWAY 41 (S.R. 45), for 1,320.34 feet to the point of intersection with said East line of Section 16, same being the West line of LAND O' LAKES ADDITION as recorded in Plat Book 4, page 59, of the Public Records of Pasco County, Florida; thence S00°07'13"W, along said East line of Section 16, same being said West line of LAND O' LAKES ADDITION and the Westerly line of said ASBEL CREEK PHASE ONE, respectively, for 1,331.65 feet to the POINT OF BEGINNING.

Containing 12,006,875 square feet or 275.640 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-11-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #1

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND
NONE	10-18-2017	BGD	BGD	JTP	
JOB No.	EPN.	SECTION:	TOWNSHIP:	RANGE:	
2016-026E	535	16 & 17	25 S	18 E	



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

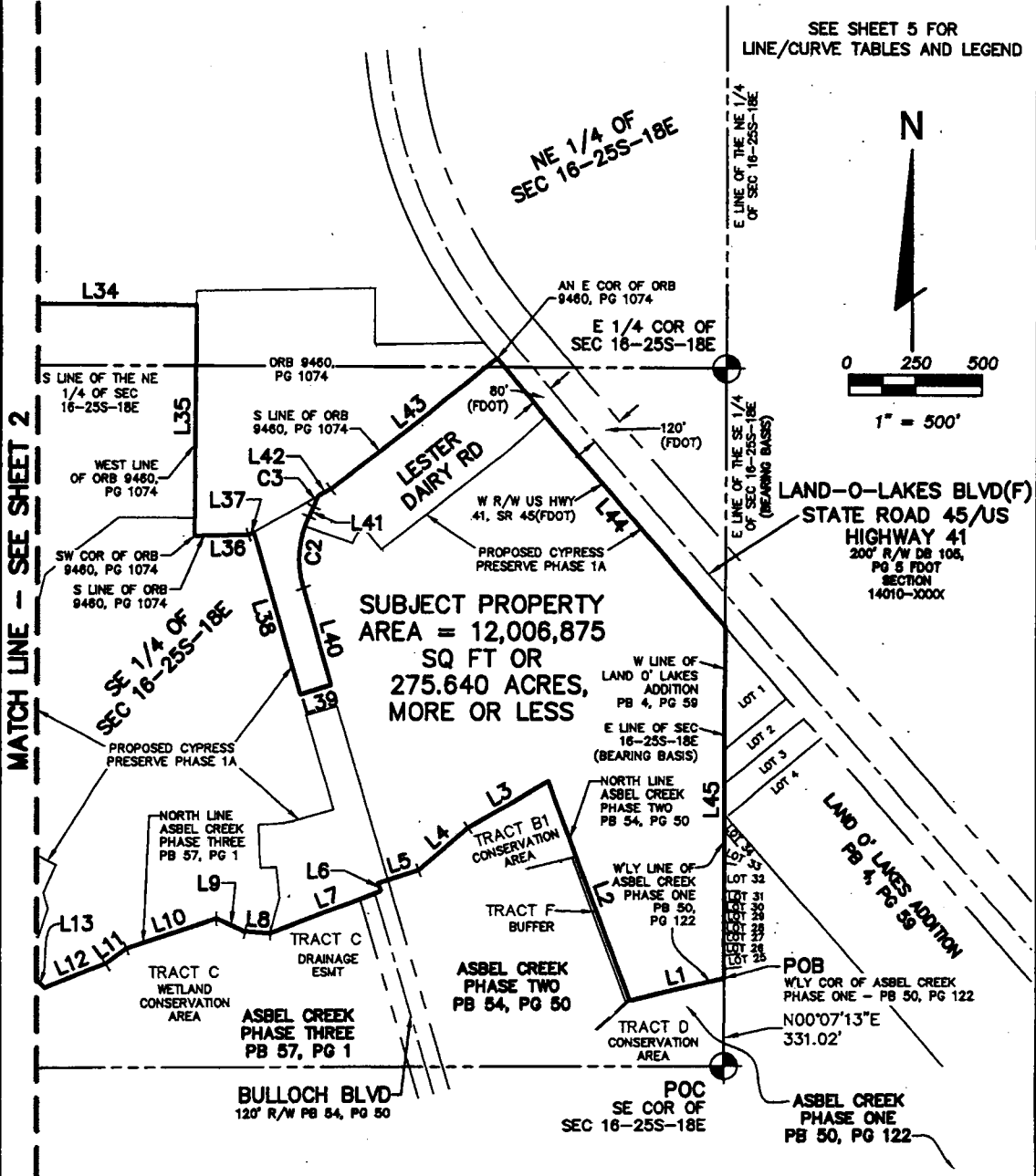
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE: (800) 832-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO. 6707

NOTED WITHOUT THE SIGNATURE
AND THE ORIGINAL REVENUE SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS A LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED J. PATENAUER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: RSM 8971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.

SEE SHEET 5 FOR LINE/CURVE TABLES AND LEGEND



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK, 8-II-2014, JOB NUMBER, 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #1

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=500'	10-18-2017	BGD	BGD	JTP
JOB No.	EPN	SECTION	TOWNSHIP	RANGE
2016-026E	535	16 & 17	25 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED T. PATENAUSE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM 6971
STATE OF FLORIDA

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°56'58"W	360.08'
L2	N20°09'32"W	884.81'
L3	S60°08'58"W	347.85'
L4	S48°51'58"W	245.35'
L5	S72°37'53"W	159.31'
L6	S23°07'47"E	31.67'
L7	S68°45'23"W	441.70'
L8	N86°14'17"W	94.60'
L9	N65°22'27"W	117.58'
L10	S71°45'13"W	355.45'
L11	S54°20'23"W	95.48'
L12	S68°11'43"W	246.90'
L13	N43°52'17"W	218.89'
L14	N87°28'48"W	2230.62'
L15	N21°47'19"W	1312.92'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N85°36'27"E	136.27'
L17	N72°26'14"E	56.87'
L18	N61°09'16"E	105.49'
L19	S65°12'22"E	49.14'
L20	N89°55'47"E	59.87'
L21	N66°30'17"E	136.87'
L22	S28°50'14"E	246.89'
L23	S34°39'39"E	36.25'
L24	S76°46'34"E	134.31'
L25	S68°37'12"E	146.87'
L26	S87°12'52"E	271.37'
L27	S29°19'35"E	225.10'
L28	S50°57'38"E	137.75'
L29	S66°10'06"E	153.76'
L30	N81°45'48"E	296.40'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N83°44'55"E	237.71'
L32	S78°05'41"E	548.30'
L33	S83°01'56"E	494.07'
L34	S89°38'33"E	722.46'
L35	S00°21'27"W	860.84'
L36	N89°01'02"E	200.60'
L37	N60°40'11"E	22.34'
L38	S16°08'16"E	630.31'
L39	N73°51'44"E	120.00'
L40	N16°08'16"W	376.78'
L41	N24°44'55"E	42.24'
L42	N60°40'11"E	55.18'
L43	N51°46'59"E	788.96'
L44	S40°21'43"E	1320.34'
L45	S00°07'13"W	1331.65'

LEGEND:

COR = CORNER
 DB = DEED BOOK
 ESMT = EASEMENT
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 HWY = HIGHWAY
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY
 SQ FT = SQUARE FEET
 SEC = SECTION
 SR = STATE ROAD
 WLY = WESTERLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5679.65'	1821.58'	1813.78'	N12°36'02"W	18°22'33"
C2	385.00'	274.74'	268.94'	N04°18'20"E	40°53'11"
C3	625.00'	41.63'	41.63'	N22°50'25"E	3°49'00"

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-11-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #1

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	10-18-2017	BGD	BGD	JTP
JOB No.:	EPN.	SECTION:	TOWNSHIP:	RANGE:
2016-026E	535	16 & 17	25 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND



FLORIDA DESIGN CONSULTANTS, INC.
 — THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO. 6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
 STATE OF
 JARED T. PATENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER BSM-6971
 STATE OF FLORIDA

DRAFT

EXHIBIT B



Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation

DESCRIPTION:	CYPRESS PRESERVE		PROJECT No. 2016-0026	EPN: 535
	 FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — <small>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. No. 7421</small>		DATE: 8-18-16	FIGURE: 1
			DRAWN BY:	

DRAFT

EXHIBIT C

CYPRESS PRESERVE

Updated Opinion of Probable Construction Cost - Public Improvements

DESCRIPTION	ASSESSMENT AREA No. 1	ASSESSMENT AREA No. 2	TOTAL COST
Engineering Design, Permitting, Surveying, Testing	979,195	394,177	1,373,372
Earthwork	3,092,433	1,913,289	5,005,722
Storm Water Management	1,595,009	930,610	2,525,619
Roads	2,247,808	1,483,068	3,730,876
Off-Site Improvements	620,082	537,072	1,157,154
Potable Water & Fire	615,900	483,778	1,099,678
Sanitary Sewer	1,394,477	820,874	2,215,351
Reclaimed Water	273,021	243,401	516,422
Recreational Amenity	1,800,000	500,000	2,300,000
Landscaping/Irrigation/Hardscape	691,758	301,242	993,000
Environmental Mitigation Area	310,108	0	310,108
Permit Fees and Impact Fees ¹	1,998,755	1,447,989	3,446,744
Contingency	1,254,333	691,450	1,945,783
Total	16,872,879	9,746,950	26,619,829

¹The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.

Description	Distribution of Costs					Total Cost
	AA No. 1 Unique	AA No. 1 Common	AA No. 2 Unique	AA No. 2 Common	Common Total	
Engineering Design, Permitting, Surveying, Testing	950,695	28,500	394,177	0	28,500	1,373,372
Earthwork	3,092,433	0	1,913,289	0	0	5,005,722
Storm Water Management	1,595,009	0	930,610	0	0	2,525,619
Roads	2,247,808	0	1,483,068	0	0	3,730,876
Off-Site Improvements	620,082	0	537,072	0	0	1,157,154
Potable Water & Fire	615,900	0	483,778	0	0	1,099,678
Sanitary Sewer	1,394,477	0	461,769	359,105	359,105	2,215,351
Reclaimed Water	273,021	0	243,401	0	0	516,422
Recreational/Amenity	756,429	1,043,571	289,881	210,119	1,253,690	2,300,000
Landscape/Irrigation/Hardscape	691,758	0	301,242	0	0	993,000
Environmental Mitigation Area	130,320	179,788	0	0	179,788	310,108
Permit Fees and Impact Fees	1,998,755	0	1,447,989	0	0	3,446,744
Contingency	1,254,333	0	691,450	0	0	1,945,783
Total	15,621,020	1,251,859	9,177,726	569,224	1,821,083	26,618,829

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

ASSESSMENT AREA ONE



DMS District
Management
Services

A Meritus Company. Solutions for Better Communities.

Report Date:

November 7, 2017

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I. INTRODUCTION

The Cypress Preserve Community Development District (the “District”) authorized staff to prepare reports and resolutions, schedule public assessment hearings and undertake other efforts as required to enable consideration of special assessment liens on private benefiting properties within a designated assessment area known as “Assessment Area One” (AA1). The benefit determination will be derived and quantified from the District’s Capital Improvement Program (CIP). The CIP has been developed in conjunction with the District’s Engineer’s Reports which provide descriptions and an estimated cost of the public improvements and community facilities planned by the District. The implementation of the CIP will allow the Developer to proceed with the Development Plan at the anticipated density and intensity. Options will be available for the issuance of tax-exempt Special Assessment Bonds (“Bonds”) levied against AA1 to support qualifying costs associated with the benefiting portion of the CIP with respect to AA1.

The District plans to issue more than one series of Bonds. This Master Assessment Methodology Report (herein, the “Report”) relates to the initial assessment area in the District, AA1, and is intended to identify the Maximum Assessment parameters under current plans for future bond issuances specific to that area only. Supplemental reports will be issued to reflect the factors for the related issuance of a specific series of bond(s) pertaining to AA1.

The Bond(s) will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area One. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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

II. DEFINED TERMS

“Assessable Property:” – all property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AA1) – 275.64 gross acres within the District identified by legal description within the District as defined by the District Engineer’s Supplement #1 to the Engineer’s Report which contemplates 487 Units.

“Assessment Area Two” (AA2) – 167.75 gross acres within the District identified by legal description within the District as defined by the District Engineer’s Supplement #1 to the Engineer’s Report which contemplates 353 Units.

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



“Developer” –Cypress Preserve 841, LLC

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

“District” – Cypress Preserve Community Development District, 443.39 gross acres with Development Plans for up to 840 Units.

“Engineer Report” – *Engineer’s Report for Cypress Preserve Community Development District*, dated June 26th, 2017 and supplemented October 23rd, 2017.

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

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

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

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

“Phase 1” – Identified within the Engineers Report and relates to cost for the first phase of development that are specific (“Unique”) to AA1 and details common cost within the CIP that benefit all developable private properties in the District.

“Phase 2” – Identified within the Engineers Report and relates to cost for the second phase of development that are specific (“Unique”) to AA2 and provides common cost within the CIP that benefit all developable private properties in the District.

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

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

“AAI Master Report” or “Report” – This *Master Assessment Methodology – Assessment Area One Report* , dated November 7th 2017 provided to support benefit and Maximum Assessment Liens on private developable property within Assessment Area One.



III. OBJECTIVE

The objective of the AA1 Master Report is to:

- A. Recite key elements District's CIP Phase 1 construction and/or acquisition plan; and
- B. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within AA1 and ultimately to the planned Units therein as contemplated in the current Development Plan; and
- C. Provide a basis for the placement of a Maximum Lien on the assessable lands within AA2 benefiting from the CIP.

IV. DISTRICT & ASSESSMENT AREA ONE OVERVIEW

The District encompasses 443.39 acres located in Pasco County, Florida within Sections 8, 16 and 17, Township 25 South, Range 18 East. The Developer of the property within AA1 and AA2 has created the overall Development Plan in conjunction with the District Engineer outlined within the Engineer's Report. The CIP for the District contemplated two phases for construction and/or acquisition. The first phase will occur within the AA1 boundaries consisting of 275.64 gross acres, and the Development Plan for AA1 projects 487 Platted Units. AA2 boundaries consist of 165.75 gross acres and the AA2 Development Plan anticipates 353 Units. The complete Development Plan will consist of 840 Units as detailed within Table 1. All 840 Units in the two phases of the Development Plan are contained within AA1 or AA2.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District Engineer has identified the infrastructure and respective estimated costs to complete the CIP as detailed in the Engineer Report. The CIP includes drainage & surface water management system, on-site roadways, on-site utilities, off-site utilities & roadway improvements, professional fees, and environmental & recreational improvements. The total cost of the CIP for the complete Development Plan is estimated at \$26,619,829.

It is imperative to note that the costs within Phase 1 (\$16,872,879) and Phase 2 (\$9,746,950) of the CIP and Development Plan have two benefit categories, "Unique" and "Common". Unique Costs are defined by the Engineer as costs benefiting those Units or Planned Units specifically within the defined areas of AA1 or AA2, whereas Common Costs benefit all Units or Planned Units within AA1 and AA2, collectively within the District.

The District anticipates that as each phase of the Development Plan are constructed, the Unique Costs and relative shares of Common Costs will be funded utilizing both Bond Proceeds and Developer contributions.



VI. DETERMINATION OF SPECIAL ASSESSMENT

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

The District's CIP contains a "system of improvements"; all of which are considered to be constructed for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development Plan contains a mix of single family home sites and villas. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific residential unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements (proven benefit and maximum assessment level) are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further defined in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the Bond liens encumbering AA1, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of AA1 will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.



VII. ALLOCATION METHODOLOGY

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

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

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner for which special assessments will be assigned and imposed upon the land within AA1. Assessments will be assigned to Assessable Property on a gross land acreage basis until such time as the developable acreage is platted. The new parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the relevant Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA1 receive benefit from the CIP and all of the



assessable land within AA1 would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all the gross acreage within AA2. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

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

The third condition is the “completed development state.” In this condition the entire Development Plan for AA1 has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within AA1.

IX. FINANCING INFORMATION

The District will finance implementation of the CIP through the issuance of the Bonds secured by benefiting properties within AA2. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 5. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the Maximum Assessment and capacity for special assessment liens anticipated with future bond issuances. Supplemental reports to the AA1 Master Report will apply the methodology and allocation specific to the rates and terms pertaining to a series of Bonds.

X. TRUE-UP MODIFICATION

During the construction period of phase 1 of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within AA2 may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the



remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within AA1. If upon the completion of any true-up analyses it is found the debt per developable acre exceeds the established maximum ceiling debt per developable acre, or there is not sufficient development potential in the remaining acreage of AA1 to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per developable acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA1.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within AA1 to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

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

XI. ADDITIONAL STIPULATIONS

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

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



TABLE #1

Planned Development Program, Product Types and Assignment of Equalivent Assessment Units (EAUs)

PHASE 1 DEVELOPMENT PROGRAM			
ASSESSMENT AREA ONE - MAXIMUM BONDS			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
Villa	0.80	100	80.00
40'	1.00	171	171.00
50'	1.25	216	270.00
		487	521.00
PHASE 2 DEVELOPMENT PROGRAM			
ASSESSMENT AREA TWO - FUTURE BOND SERIES			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
Villa	0.80	184	147.20
40'	1.00	169	169.00
50'	1.25	0	0.00
		353	316.20
BUILDOUT COMMUNITY DEVELOPMENT PROGRAM			
COMBINED ASSESSMENT AREAS ONE & TWO			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
Villa	0.8	284	227.20
40'	1	340	340.00
50'	1.25	216	270.00
		840	837.20

Table 1 Notations:

- 1) EAU Factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots
- 2) Any Development Plan changes will require recalculations pursuant to the true-up provisions within this Report



Table 2

BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS				
COMBINED ASSESSMENT AREAS ONE & TWO				
ITEM	PHASE I UNIQUE AA1	PHASE II UNIQUE AA2	MASTER/COMMON AA1 & AA2	TOTAL
Drainage & Surface Water Management System	\$2,684,505	\$1,596,029	\$0	\$4,280,534
Onsite Roadways	\$3,558,109	\$2,298,431	\$0	\$5,856,540
Onsite Utilities	\$5,909,721	\$3,611,383	\$359,105	\$9,880,209
Off-Site Utilities and Roadway Improvements	\$682,971	\$589,839	\$0	\$1,272,810
Professional Fees	\$1,047,114	\$432,905	\$28,500	\$1,508,519
Environmental and Recreation	\$1,738,599	\$649,139	\$1,433,478	\$3,821,216
	<u>\$15,621,020</u>	<u>\$9,177,726</u>	<u>\$1,821,083</u>	<u>\$26,619,828</u>

Table 2 Notations:

Cost Based on Values Provided within the November 7th 2017 Supplemental Engineers Report

Table 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
MASTER/COMMON COSTS	\$1,821,083
TOTAL PROGRAM EAUS	837.20
MASTER COST/BENEFIT PER EAU	\$2,175.21
ASSESSMENT AREA ONE (AA1)/PHASE I EAUS	521.00
AA1 MASTER COST/BENEFIT	\$1,133,283
AA1 UNIQUE COST/BENEFIT	\$15,621,020
TOTAL AA2 COST/BENEFIT	<u><u>\$16,754,302</u></u>

Table 3 Notations:

- 1) Benefit is equal to or greater than cost as assigned per Equavelant Assessment Unit ("EAU") as described above
- 2) Master Cost are allocated based on comparable planned EAU density within Assessment Areas



Table 4

ASSESSMENT AREA ONE DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Villa	0.8	100	80.00	\$2,572,638	\$25,726.38
40'	1	171	171.00	\$5,499,013	\$32,157.97
50'	1.25	216	270.00	\$8,682,652	\$40,197.46
		487	521.00	\$16,754,302	

Table 4 Notations:

- 1) Table 4 determines only the anticipated construction cost benefiting AAI, net of finance and other related cost

Table 5

FUTURE CAPACITY SIZING		
<u>SPECIAL ASSESSMENT REVENUE BONDS</u>		
Coupon Rate		6.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$21,540,000
Construction Fund		\$16,754,302
Capitalized Interest	24	\$2,584,800
Debt Service Reserve Fund		\$1,564,858
Underwriter Fee	2.00%	\$430,800
Cost of Issuance		\$201,000
Contingency		\$4,240
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service		\$1,564,858
Collection Costs and Discounts @ 2%		\$31,936
TOTAL ANNUAL ASSESSMENT		\$1,596,794

Table 5 Notations:

- 1) Conservative factors are utilized within future bond assumptions
2) Any development cost not financed in future Bond series to complete will be secured by developer funding and completion agreement



Table 6

ASSESSMENT AREA ONE DEVELOPMENT PROGRAM ASSIGNMENT OF BOND SERIES ASSESSMENTS							
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PRINCIPAL ASSIGNMENT		ANNUAL ASSESSMENT	
				PER PRODUCT TYPE	PER PRODUCT UNIT	PER PRODUCT TYPE	PER PRODUCT UNIT
Villa	0.8	100	80.00	\$3,307,486	\$33,074.86	\$245,189	\$2,451.89
40'	1	171	171.00	\$7,069,750	\$41,343.57	\$524,092	\$3,064.86
50'	1.25	216	270.00	\$11,162,764	\$51,679.46	\$827,513	\$3,831.08
		487	521.00	\$21,540,000		\$1,596,794	

Table 6 Notations:

- 1) Principal and Assessments related to future bond series assigned based on entire construction financed at conservative rates and fees
- 2) Any development program changes will require recalculations pursuant to the True-Up provisions within this report



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the AAI public capital infrastructure improvements is \$21,540,000.00 payable in 30 annual installments of principal of \$5,793.04 per gross acre. The maximum par debt is \$78,145.41 per gross acre and is outlined below.

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

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$21,540,000.00	
ANNUAL ASSESSMENT:		\$1,596,793.88	(30 Installments)
TOTAL GROSS ACRES +/-:		<u>275.64</u>	
TOTAL ASSESSMENT PER GROSS ACRE:		<u>\$78,145.41</u>	
ANNUAL ASSESSMENT PER GROSS ACRE:		<u>\$5,793.04</u>	(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Cypress Preserve 841, LLC 3658 Erindale Drive Valrico, FL 33596-6311	275.64	\$21,540,000.00	\$1,596,793.88
Totals:	<u>275.64</u>	<u>\$21,540,000.00</u>	<u>\$1,596,793.88</u>



EXHIBIT B

Assessment Area One Boundary Legal Description

A parcel of land being a portion of Sections 16 and 17, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°07'13"E along the East line of said Section 16, (being the basis of bearings for this legal description), for 331.02 feet to a Westerly corner of ASBEL CREEK PHASE ONE, as recorded in Plat Book 50, page 122, of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence along the Westerly line of said ASBEL CREEK PHASE ONE, the North line of ASBEL CREEK PHASE TWO, as recorded in Plat Book 54, page 50, the North line of ASBEL CREEK PHASE THREE, as recorded in Plat Book 57, page 1, the North line of ASBEL CREEK PHASE FOUR, as recorded in Plat Book 57, page 136 and the North line of ASBEL CREEK PHASE FIVE, all of the Public Records of Pasco County, Florida, the following fourteen (14) courses: (1) thence S76°56'58"W, for 360.08 feet; (2) thence N20°09'32"W, for 884.81 feet; (3) thence S60°08'58"W, for 347.85 feet; (4) thence S48°51'58"W, for 245.35 feet; (5) thence S72°37'53"W, for 159.31 feet; (6) thence S23°07'47"E, for 31.67 feet; (7) thence S68°45'23"W, for 441.70 feet; (8) thence N86°14'17"W, for 94.60 feet; (9) thence N65°22'27"W, for 117.58 feet; (10) thence S71°45'13"W, for 355.45 feet; (11) thence S54°20'23"W, for 95.48 feet; (12) thence S68°11'43"W, for 246.90 feet; (13) thence N43°52'17"W, for 218.89 feet; (14) thence N87°28'48"W, for 2,230.62 feet to the Northwest corner of said ASBEL CREEK PHASE 5, same being the point of intersection with the East Right-of-Way line of the CSX RAILROAD as recorded in Deed Book 45, page 117 of the Public Records of Pasco County, Florida; thence N21°47'19"W, along said East Right-of-Way line of the CSX RAILROAD, for 1,312.92 feet to the point of curvature of a curve concave Easterly; thence Northerly along said East Right-of-Way line of the CSX RAILROAD, along the arc of said curve, having a radius of 5,679.65 feet, a central angle of 18°22'33", an arc length of 1,821.58 feet, and a chord bearing N12°36'02"W, for 1,813.78 feet to the point of intersection with a non-tangent line; thence leaving said East Right-of-Way line of the CSX RAILROAD, N85°36'27"E, for 136.27 feet; thence N72°26'14"E, for 56.87 feet; thence N61°09'16"E, for 105.49 feet; thence S65°12'22"E, for 49.14 feet; thence N89°55'47"E, for 59.87 feet; thence N66°30'17"E, for 136.87 feet; thence S28°50'14"E, for 246.89 feet; thence S34°39'39"E, for 36.25 feet; thence S76°46'34"E, for 134.31 feet; thence S68°37'12"E, for 146.87 feet; thence S87°12'52"E, for 271.37 feet; thence S29°19'35"E, for 225.10 feet; thence S50°57'38"E, for 137.75 feet; thence S66°10'06"E, for 153.76 feet; thence N81°45'48"E, for 296.40 feet; thence N83°44'55"E, for 237.71 feet; thence S78°05'41"E, for 548.30 feet; thence S83°01'56"E, for 494.07 feet; thence S89°38'33"E, for 722.46 feet to the point of intersection with the West line of that certain property as described in Official Records Book 9460, Page 1074, of the Public Records of Pasco County, Florida; thence S00°21'27"W, along said West line of that certain property as described in Official Records Book 9460, page 1074, for 860.84 feet to the Southwest corner of said certain property as described in Official Records Book 9460, Page 1074; thence the following two (2) courses along the South line of said certain property as described in Official Records Book 9460, Page 1074; (1) thence N89°01'02"E, for 200.60 feet; (2) thence N60°40'11"E, for 22.34 feet; thence leaving said South line of that certain property as described in Official Records Book 9460, Page 1074, S16°08'16"E, for 630.31 feet; thence N73°51'44"E, for 120.00 feet; thence N16°08'16"W, for 376.78 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 385.00 feet, a central angle of 40°53'11", an arc length of 274.74 feet and a chord bearing N04°18'20"E, for 268.94 feet to a point of tangent; thence N24°44'55"E, for 42.24 feet to the point of curvature of a curve concave Northwesterly; thence Northerly along the arc of said curve, having a radius of 625.00 feet, a central angle of 03°49'00", an arc length of 41.63 feet and a chord bearing N22°50'25"E, for 41.63 feet to the point of intersection with a non-tangent line, same being said South line of that certain property as described in Official Records Book 9460, Page 1074; thence the following two (2) courses along said South line of that certain property as described in Official Records Book 9460, page 1074; (1) thence N60°40'11"E, for 55.18 feet; (2) thence N51°46'59"E, for 788.96 feet to an East corner of said certain property as described in Official Records Book 9460, Page 1074, same being the point of intersection with the West Right-of-Way line of U.S. HIGHWAY 41 (S.R. 45); thence S40°21'43"E, along said West Right-of-Way line of U.S. HIGHWAY 41 (S.R. 45), for 1,320.34 feet to the point of intersection with said East line of Section 16, same being the West line of LAND O' LAKES ADDITION as recorded in Plat Book 4, page 59, of the Public Records of Pasco County, Florida; thence S00°07'13"W, along said East line of Section 16, same being said West line of LAND O' LAKES ADDITION and the Westerly line of said ASBEL CREEK PHASE ONE, respectively, for 1,331.65 feet to the POINT OF BEGINNING.

Containing 12,006,875 square feet or 275.640 acres, more or less.



RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Cypress Preserve Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**2017 Project**") set forth in the plans and specifications described in the Report of the District Engineer dated October 23, 2017, which is available for review at the offices of Meritus Districts, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607 ("**District Records Office**");

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the 2017 Project by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the "**2017 Assessments**");

WHEREAS, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2017 Project and to impose, levy, and collect the 2017 Assessments;

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the 2017 Assessments will be made in proportion to the benefits received as set forth in the District's Master Assessment Report, Assessment Area One dated November 7, 2017, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Records Office; and

WHEREAS, the District hereby determines that the 2017 Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The 2017 Assessments shall be levied to defray a portion of the cost of the 2017 Project.
3. The nature of the 2017 Project generally consists of public improvements consisting of stormwater management facilities, public roadways, and water/wastewater facilities, all as described more particularly in the plans and specifications on file in the District Records Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the 2017 Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the 2017 Project is approximately is \$26,619,829 (hereinafter referred to as the "**Estimated Cost**").
6. The 2017 Assessments will defray approximately \$_____ of the expenses, which includes a portion of the 2017 Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed 2017 special assessment bond issue (the "**2017 Bonds**").
7. The manner in which the 2017 Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the 2017 Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the 2017 Assessments will be levied initially on a per acre basis since the 2017 Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the 2017 Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the 2017 Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the 2017 Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The 2017 Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the 2017 Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file in the District Records Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the 2017 Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Records Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the 2017 Project acquired by the District, the 2017 Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the 2017 Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the 2017 Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 7th day of November, 2017.

Attest:

**Cypress Preserve
Community Development District**

Brian Lamb
Secretary

Brian Howell
Chair of the Board of Supervisors

Attachments:

Master Assessment Report, Assessment Area One dated November 7, 2017
Report of the District's Engineer dated October 23, 2017

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON 12TH DAY, DECEMBER, 2017 AT 2:30 P.M. AT THE LAND O'LAKES BRANCH LIBRARY, LOCATED AT 2818 COLLIER PARKWAY, LAND O'LAKES, FLORIDA 34639, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Cypress Preserve Community Development District (the "**District**"), has previously adopted Resolution No. 2018-01 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2018-01 a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Meritus Districts, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607 ("**District Records Office**").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held on 12th day, December, 2017 at 2:30 p.m., at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, Florida 34639, for the purpose of hearing comment and objection to the proposed

special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Records Office.

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

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of November, 2017.

Attest:

**Cypress Preserve
Community Development District**

Brian Lamb
Secretary

Brian Howell
Chair of the Board of Supervisors

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

October 3, 2017 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, October 3, 2017 at 2:30 p.m.** at The Land O' Lakes Branch Library, located at 2818 Collier Parkway, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Debby Hukill called the Regular Meeting of the Cypress Preserve Community Development District to order on **Tuesday, October 3, 2017 at approximately 2:34 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Supervisor
Eric Davidson	Supervisor
Debby Hukill	Supervisor

Staff Members Present:

Debby Hukill	Meritus	
Vivek Babbar	District Counsel	<i>via speakerphone</i>
Paul Skidmore	District Engineer	<i>via speakerphone</i>

Penny Clark

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

- A. Consideration of Assignment of RIPA Site Work Agreement and General Conditions**
- B. Consideration of Assignment of Contractor Mitigation Agreement – Ecological Consultants**
- C. Consideration of Assignment of Contractor Geotechnical Agreement – Universal Engineering**
- D. Consideration of Assignment of Contractor Amenity Site Agreement – Sunrise Homes, Inc.**

Mr. Babbar went over the assignment agreements.

MOTION TO: Approve Business Items A-D, Assignment
Agreements in substantial form, and to let staff, the
Chair, and Counsel move forward.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

**E. Discussion to Initiate Bidding for Main Entry Signage, Amenity Center Signage,
Common Area Landscape Installation, Common Area Irrigation Installation**

Ms. Clark would like for the Board to approve going out for RFPs. The plans are ready, and she would like to have a scoring committee review them and give recommendations to the Board at the November meeting. Mr. Babbar suggested the December meeting to allow time for the RFPs.

MOTION TO: Have Counsel review and work with Ms. Clark on the
RFPs.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

F. General Matters of the District

4. CONSENT AGENDA

**A. Consideration of the Minutes of the Special Organizational Meeting May 10,
2017**

The Board reviewed the minutes.

MOTION TO: Approve the May 10, 2017 minutes.
MADE BY: Supervisor Davidson
SECONDED BY: Supervisor Howell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

88
89 **5. STAFF REPORTS**

90 **A. District Counsel**

91 **B. District Manager**

92 **C. District Engineer**

93
94
95 **6. SUPERVISOR COMMENTS**

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97 There were no supervisor comments.

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100 **7. PUBLIC COMMENTS**

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102 There were no public comments.

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105 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal