

*Scenic Highway  
Community Development District*

*Agenda*

*November 19, 2020*



# AGENDA



# *Scenic Highway*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 12, 2020

**Board of Supervisors  
Scenic Highway  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Scenic Highway Community Development District** will be held **Thursday, November 19, 2020 at 10:30 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://zoom.us/j/99484230159>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 994 8423 0159

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 15, 2020 Board of Supervisors Meeting
4. Presentation of Amended and Restated Engineer's Report
5. Presentation of Revised Master and Supplemental Assessment Methodologies
6. Consideration of Temporary Construction Access and Easement Agreement
7. Consideration of Construction Funding Agreement for Phase 3
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of the Check Register
    - ii. Balance Sheet & Income Statement

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<sup>1</sup> Comments will be limited to three (3) minutes



9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the October 15, 2020 Board of Supervisors meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Presentation of Amended and Restated Engineer's Report. The report is enclosed for your review.

The fifth order of business is the Presentation of Revised Master and Supplemental Assessment Methodologies. A copy of both methodologies are enclosed for your review.

The sixth order of business is the Consideration of Temporary Construction Access and Easement Agreement. A copy of the agreement is enclosed for your review.

The seventh order of business is the Consideration of Construction Funding Agreement for Phase 3. A copy of the agreement is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's report. Sub-Section 1 includes the check register for your approval and Sub-Section 2 includes balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns  
District Manager

CC: Roy Van Wyk, District Counsel  
Enclosure



# MINUTES



**MINUTES OF MEETING  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Thursday, **October 15, 2020** at 10:30 a.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairwoman
Andrew Rhinehart	Assistant Secretary
Patrick Marone	Assistant Secretary
Jack Berry	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	Hopping Green & Sams
Dennis Wood	Wood & Associates

*The following is a summary of the discussions and actions taken at the October 15, 2020 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. There were five members present via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no members of the public present at the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 25,  
2020 Board of Supervisors Meeting**



Ms. Burns presented the September 25, 2020 meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Minutes of the September 25, 2020 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Review and Ranking of Phase 3 Request for Proposals for Construction Services and Authorizing Staff to Issue Notice of Intent to Award**

Mr. Wood went over the ranking that was included in the provided package and reported there were four bidders on the project: Blue Ox, Kearney Company, Tucker Paving, and Watson Civil. Exhibit 'A' is a bid summary form that shows the total point rankings for each. Exhibit 'B' is a bid comparison where things were compared individually between each contractor. Exhibit 'C' is a summary that shows what the original bid was compared to the adjusted bid. The adjusted bid was utilized within the ranking characteristic to come up with the lowest bidder. Exhibit 'D' goes over each one of the criteria, price, schedule, financial, understanding of the scope, and experience, to come up with a ranking point for each contractor that bid. Mr. Woods recommendation per the ranking is Blue Ox with a score of 97.5. Kearney Company was second with 91.35, Tucker Paving was third with 91.1, and Watson Civil was fourth at 88.9.

Mr. Heath asked the question if Mr. Wood is comfortable with the comparisons that his recommendation is the best way to go. Mr. Wood answered yes. Mr. Heath asked if Mr. Wood is satisfied that Blue Ox included everything they need for the scope of the job in their proposal. Mr. Wood answered yes and insured that they had a good understanding of the scope. And lastly, Mr. Heath asked Mr. Wood if he is comfortable with the time frame Blue Ox gave to get the job done and Mr. Wood answered yes.

Mr. Van Wyk asked if it is Mr. Woods opinion that all the bids were responsive and from responsible bidders. Mr. Wood answered yes. Mr. Van Wyk then asked if there was any reason that the project could not be completed as described. Mr. Wood answered no.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, Review and Ranking of Phase 3 Request for Proposals for



Construction Services and Authorizing Staff to Issue Notice of Intent to Award to Blue Ox, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk: I have nothing further to report today.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register with a total amount of \$22,580.83 and asked for any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated that the financials were included in the package, but no action is needed.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the meeting was adjourned.



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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV



**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED  
ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**NOVEMBER 19, 2020**



**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

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EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Land Use Map

EXHIBIT 5- Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan



**ENGINEER'S REPORT  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Scenic Highway Community Development District (the “District” or the “CDD”) is west of Scenic Highway South (SR 17), and south of Highway 544 within Haines City, Florida (the “City”). The District currently contains approximately 86.85 acres and is expected to consist of 368 single family lots, recreation/amenity areas, parks, and associated infrastructure.

The CDD was established by City Ordinance No. 19-1634 which was approved by the City Commission on March 7, 2019. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, Polk County, Florida (the “County”), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.



Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors (the "Board"). Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the Board, including its staff and consultants.



### **III. THE DEVELOPMENT**

The Development will consist of 368 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located west of Scenic Highway South and south of Highway 544 within the City. The property in the City has a land use of LDR (Low Density Residential) and a zoning of RPUD (Residential Planned Unit Development). The Development is expected to be constructed in three (3) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1, 2, and 3. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The District will fund only the difference between overhead and underground electric service. Only undergrounding of wire in public right-of-way and on District land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other phases via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.



## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a small pond in the northwest portion of the property. The pond is isolated and there will be no impact to the pond and/or the wetlands associated with the pond. There is not a requirement for an Army Corps of Engineer (ACOE) Permit.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0380G demonstrates that the property is located within Flood Zone X with a small portion in Zone AE on the west boundaries. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.



### **Public Roadways**

The proposed public roadway sections are to be 50' rights-of-way with 22' of asphalt and Miami curb or Type F curb and gutters on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing manhole located at Detour Road and Bannon Island Road.



Reclaimed water is not available for this site. An irrigation well to be constructed and funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the Development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019; Phase 2 in 2020; Phase 3 in 2021. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County, respectively.

### **Amenities and Parks**

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with DUKE for operation and maintenance of the street light poles and lighting service to the District.



### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a single-family planned Development.



## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not applicable

### **PHASE 2**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not Applicable



### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not Applicable

## VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.



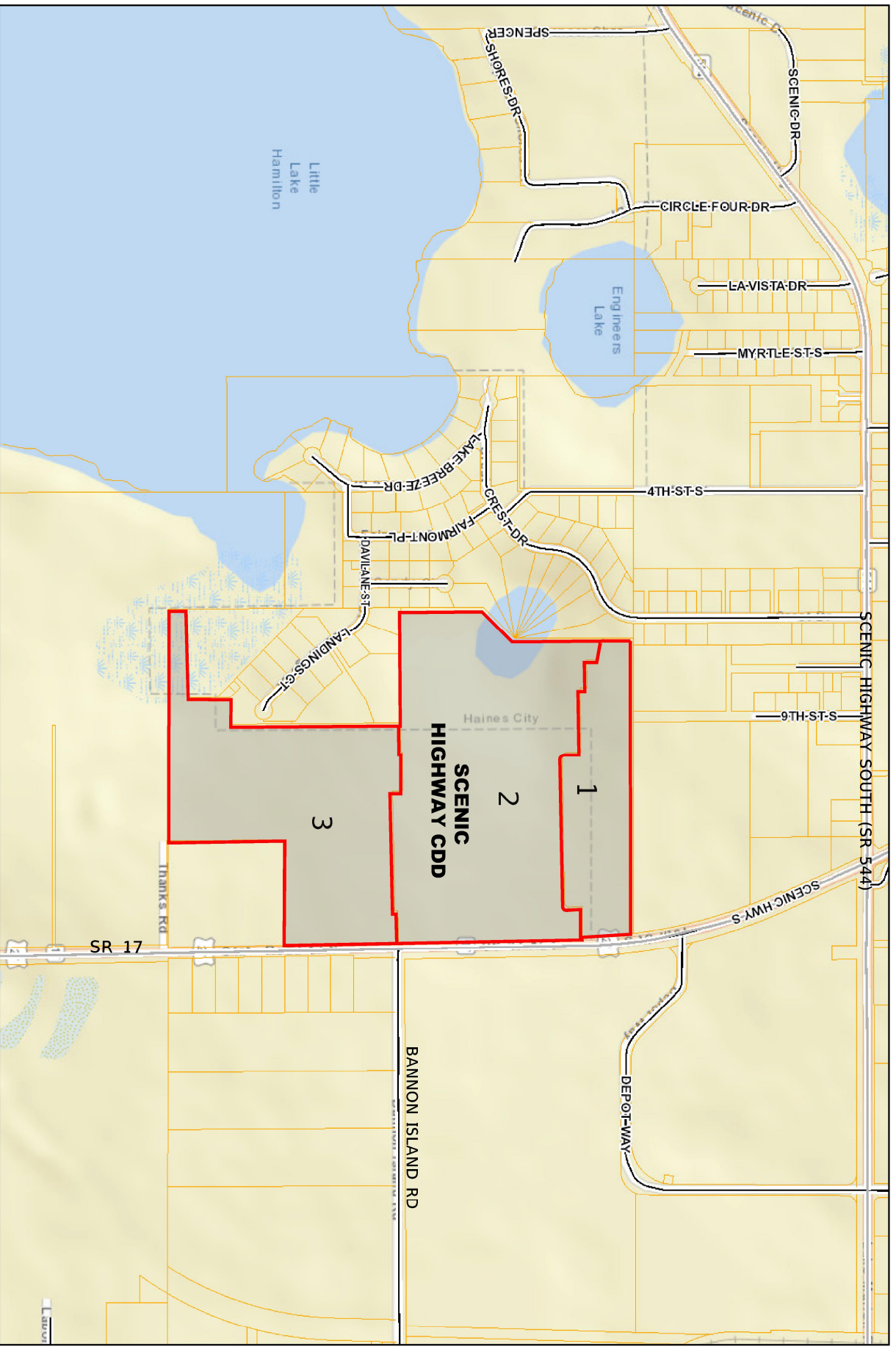
## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.





# LEGEND

District Boundary

## Parcel ID Numbers

1. 272804-000000-032020
2. 272804-000000-032070
3. 272804-000000-041070

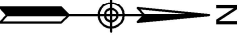
## EXHIBIT 1 - LOCATION MAP

### SCENIC HIGHWAY CDD

### HAINES CITY



1925 BARTOW ROAD • LAKELAND, FL 33801  
OFFICE: (863) 940-2040 • FAX: (863) 940-2244 • CELL: (863) 662-0018  
EMAIL: INFO@WOODCIVIL.COM





# LEGAL DESCRIPTION

**PARCEL # 1 272804-000000-032020**

THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 4 TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**BEGIN** AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE NORTH LINE THEREOF, N-89°49'47"-E, 1209.85 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "PLS3781" STANDING ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-US ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8), SAID POINT IS A POINT ON A CURVE CONCAVE WESTERLY; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE/DELTA OF 05°53'20", A CHORD BEARING OF S-04°11'37"-E, A CHORD DISTANCE OF 289.20 FEET, FOR AN ARC LENGTH OF 289.32 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 2) THENCE ALONG A RADIAL LINE N-88°45'03"-E, 17.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 3) THENCE S-01°14'57"-E, 2.61 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 191.39 FEET; THENCE S-04°19'03"-E, 71.58 FEET TO A POINT OF CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 93°04'06", A CHORD BEARING OF S-42°13'00"-W, A CHORD DISTANCE OF 36.29 FEET, FOR AN ARC LENGTH OF 40.61 FEET; THENCE S-88°45'03"-W, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-46°14'57"-W, A CHORD DISTANCE OF 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-01°14'57"-W, 75.00 FEET; THENCE S-88°45'03"-W, 370.00 FEET; THENCE N-01°14'57"-W, 40.34 FEET; THENCE S-88°45'03"-W, 157.43 FEET; THENCE N-01°14'57"-W, 65.92 FEET; THENCE N-76°30'22"-W, 127.48 FEET; THENCE N-00°24'15"-W, 172.41 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 6566", SAID POINT ALSO LIES ON THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE N-89°49'48"-E, 481.76 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 13.32 ACRES, MORE OR LESS.

**PARCEL #2 272804-000000-032010**

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**COMMENCE** AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE WEST LINE THEREOF, S-00°24'15"-E, 858.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE N-44°35'45"-E, 255.97 FEET; THENCE N-00°24'15"-W, 504.59 FEET; THENCE S-76°30'22"-E, 127.78 FEET; THENCE S-01°14'57"-E, 65.92 FEET THENCE N-88°45'03"-E, 157.43 FEET; THENCE S-01°14'57"-E, 40.34 FEET; THENCE N-88°45'03"-E, 370.00 FEET; THENCE S-01°14'57"-E, 75.00 FEET TO A POINT OF CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/ DELTA OF 90°00'00", A CHORD BEARING OF S-46°14'57"-E, A CHORD DISTANCE 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-88°45'03"-E, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/ DELTA OF 93°04'06", A CHORDING BEARING OF N-42°13'00"-E, A CHORD DISTANCE OF 36.29 FEET FOR AN ARCH LENGTH OF 40.61 FEET; THENCE N-04°19'03"-W, 71.58 FEET; THENCE N-88°45'03"-E, 191.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-U.S. ALTERNATIVE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 1050.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 185.00 FEET; THENCE S-01°14'57"-E, 17.82 FEET; THENCE S-88°45'03"-W, 690.00 FEET; THENCE N-01°14'57"-W, 60.00 FEET, THENCE S-88°45'03"-W, 220.00 FEET; THENCE S-01°14'57"-E, 6.05 FEET; THENCE S-88°45'03"-W, 165.10 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER OF EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF, S-89°54'52"-W, 663.75 FEET TO A 4"X4" CONCRETE MONUMENT , WITH NO IDENTIFICATION, STANDING AT THE SOUTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE WEST LINE THEREOF, N-00°24'15"-E, 468.48 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 42.34 ACRES, MORE OR LESS.



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EMAIL: INFO@WOODCIVIL.COM

## EXHIBIT 2 SCENIC HIGHWAY CDD LEGAL DESCRIPTION



**PARCEL #3 272804-000000-041010**

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**BEGIN** AT A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE NORTHWEST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE N-88°45'03"-E, 165.10 FEET; THENCE N-01°14'57"-W, 6.05 FEET; THENCE N-88°45'03"-E, 220.00 FEET; THENCE S-01°14'57"-E, 60.00 FEET; THENCE N-88°45'03"-E, 690.00 FEET; THENCE N-01°14'57"-W, 17.82 FEET; THENCE N-88°45'03"-E, 185.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17- U.S. ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 650.21 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTH LINE, S-89°51'56"-W, 605.54 FEET TO A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, AND ALONG THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-00°28'31"-E, 661.14 FEET TO A 4"x4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE, AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-89°49'01"-W, 819.64 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND CONTINUING S-89°49'01"-W, 510.44 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°21'46"-W, 107.14 FEET; THENCE DEPARTING SAID WEST LINE, N-89°49'57"-E, 510.33 FEET; THENCE N-00°25'09"-W, 245.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE N-89°49'57"-E, 154.60 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°25'09"-W, 971.44 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 31.19 ACRES, MORE OR LESS.

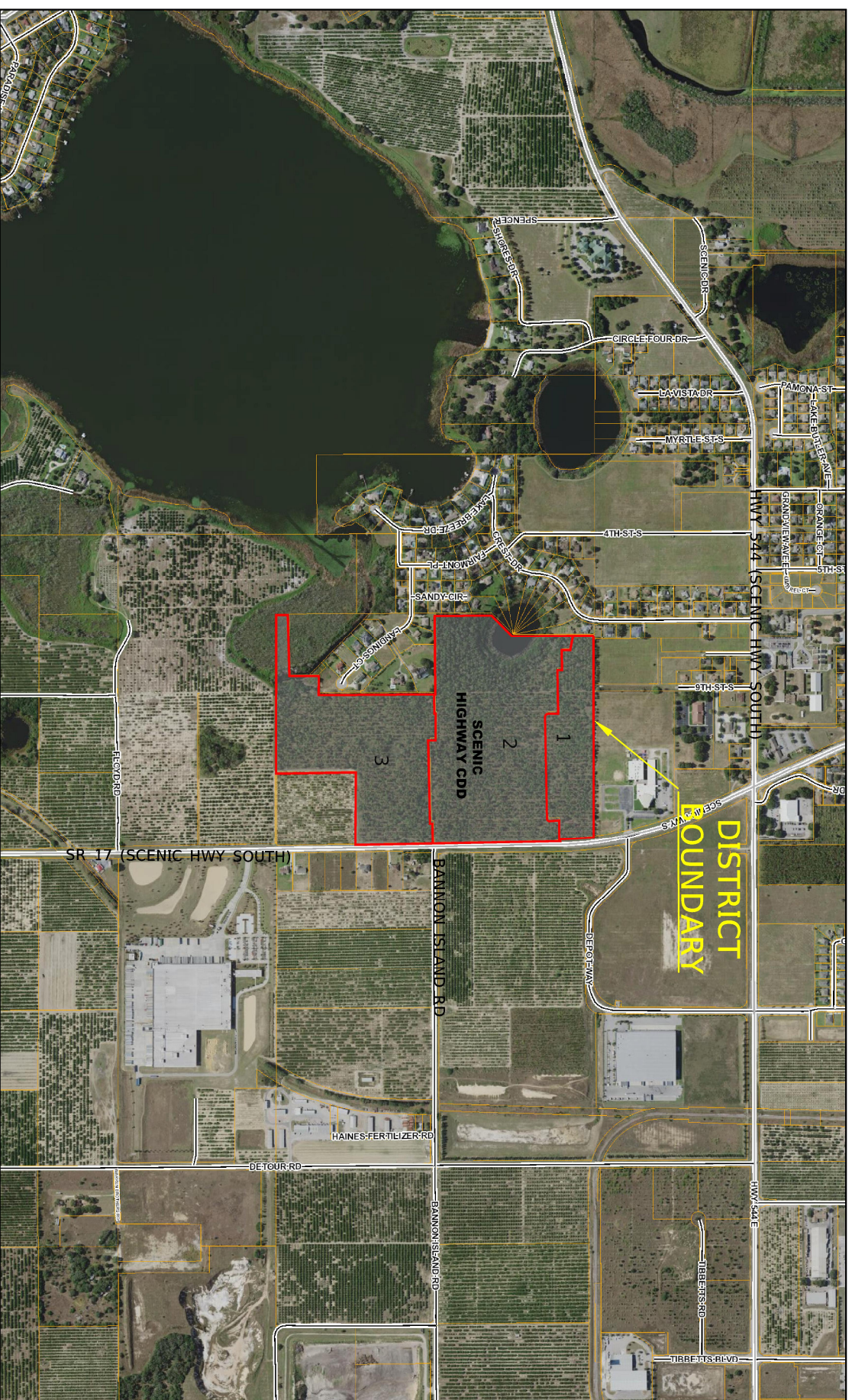
**CDD TOTAL ACREAGE CONTAINS 86.85 ACRES MORE OR LESS.**



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**EXHIBIT 2**  
**SCENIC HIGHWAY CDD**  
**LEGAL DESCRIPTION**





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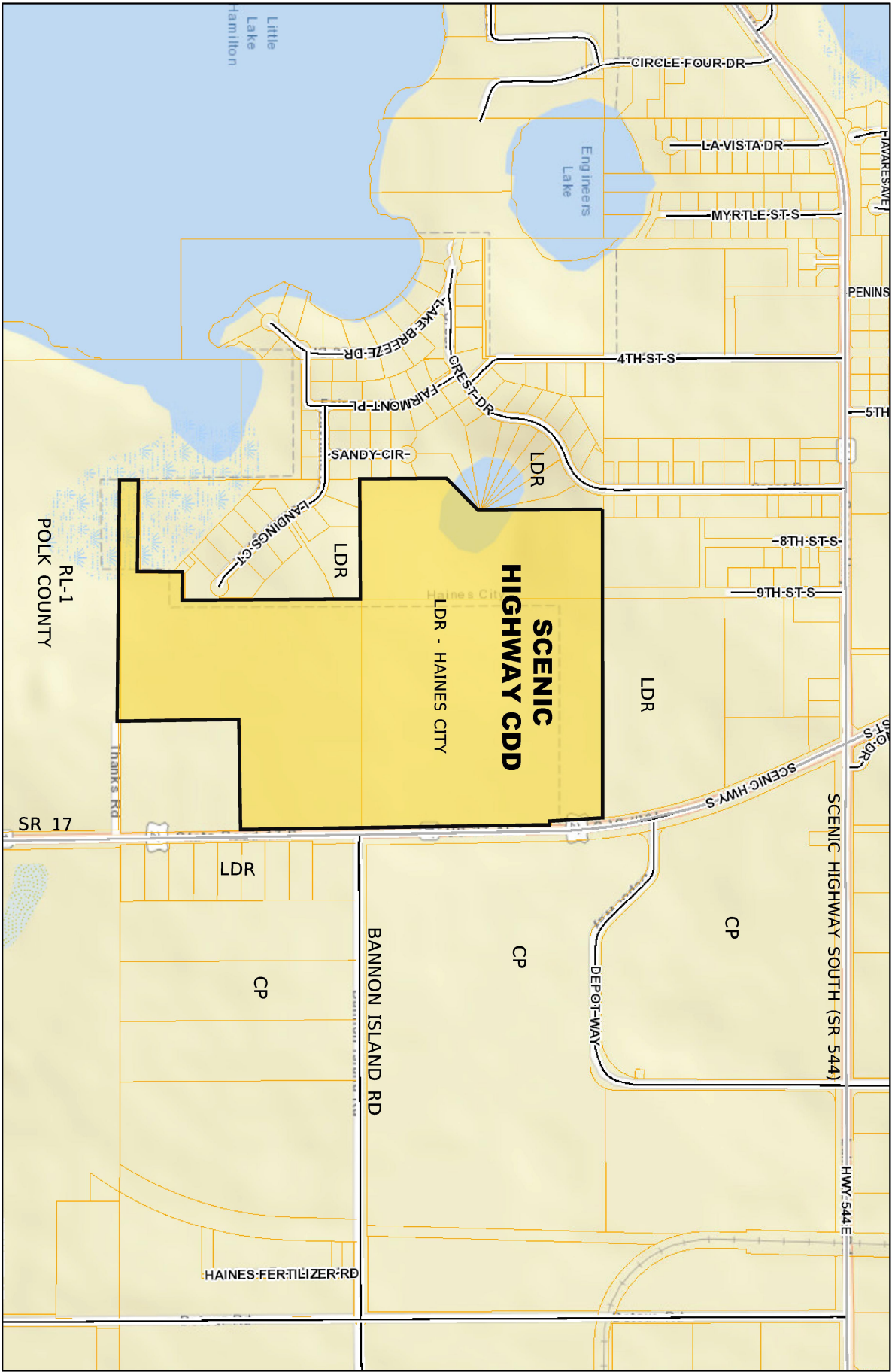
Parcel ID Numbers	
1.	272804-000000-032020
2.	272804-000000-032010
3.	272804-000000-041010

# EXHIBIT 3 - DISTRICT BOUNDARY MAP

## SCENIC HIGHWAY CDD

### HAINES CITY





**LEGEND**



LDR - LOW DENSITY RESIDENTIAL  
(CITY OF HAINES CITY)

**EXHIBIT 4 - FUTURE LAND USE MAP**

**SCENIC HIGHWAY CDD**

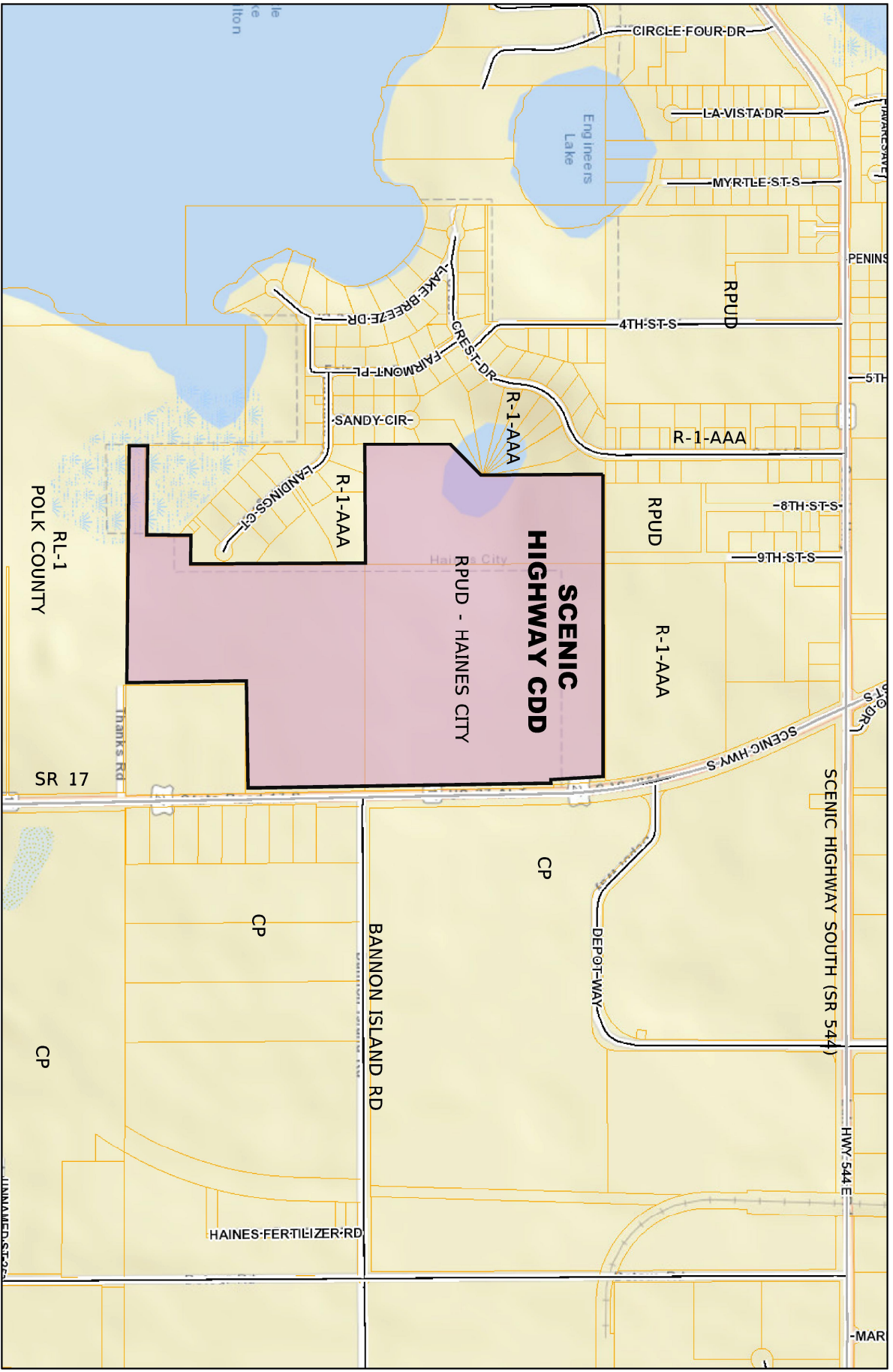
CP - COMMERCE PARK (HAINES CITY)

RL-1 - RESIDENTIAL LOW DENSITY (POLK COUNTY)



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#### LEGEND



RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT  
(CITY OF HAINES CITY)

R-1-AAA - RESIDENTIAL SINGLE FAMILY (HAINES CITY)

CP - COMMERCE PARK (HAINES CITY)

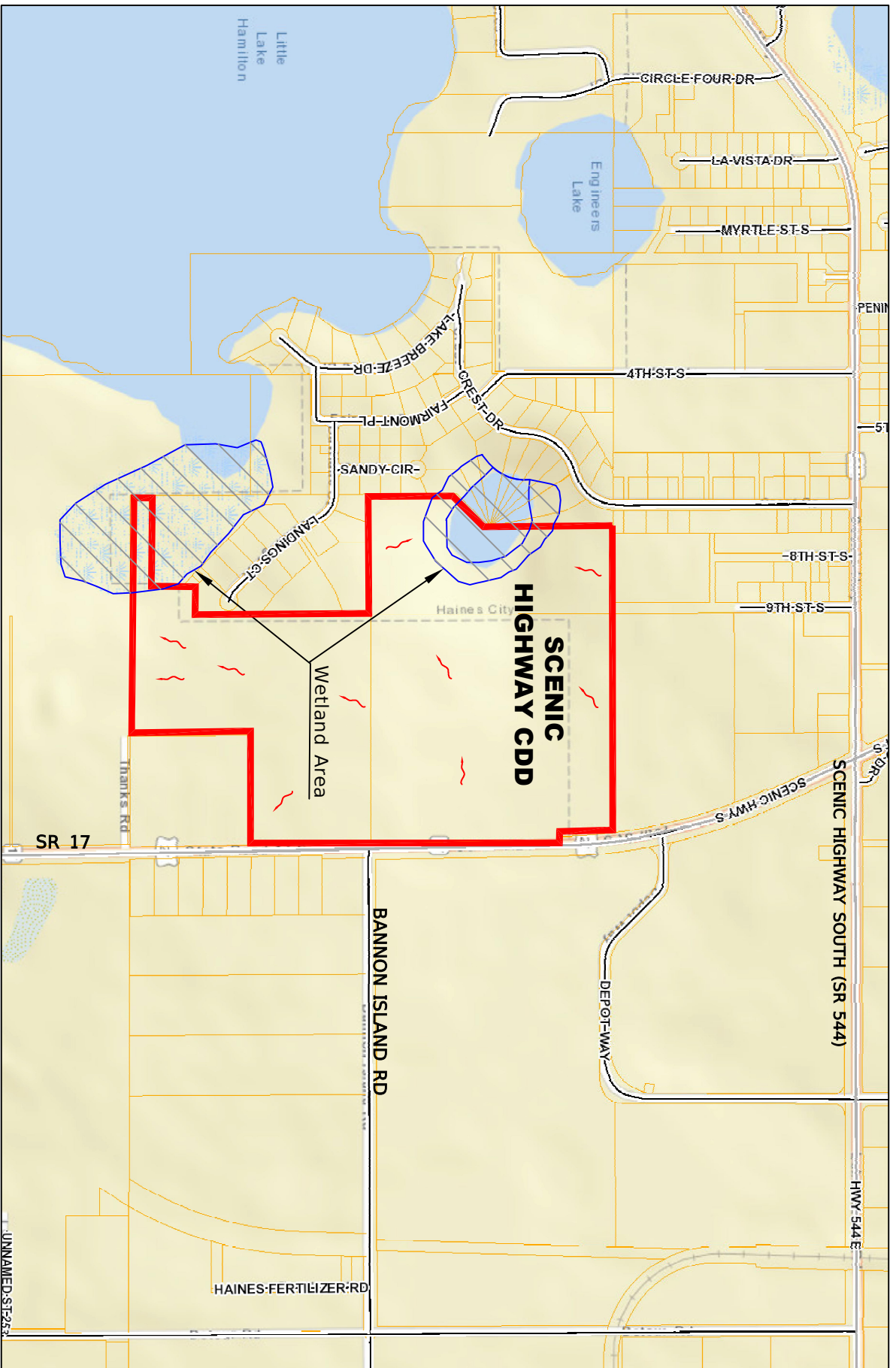
RL-1 - RESIDENTIAL LOW DENSITY (POLK COUNTY)

## EXHIBIT 5 - ZONING MAP SCENIC HIGHWAY CDD



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LEGEND  
 FLOW DIRECTION

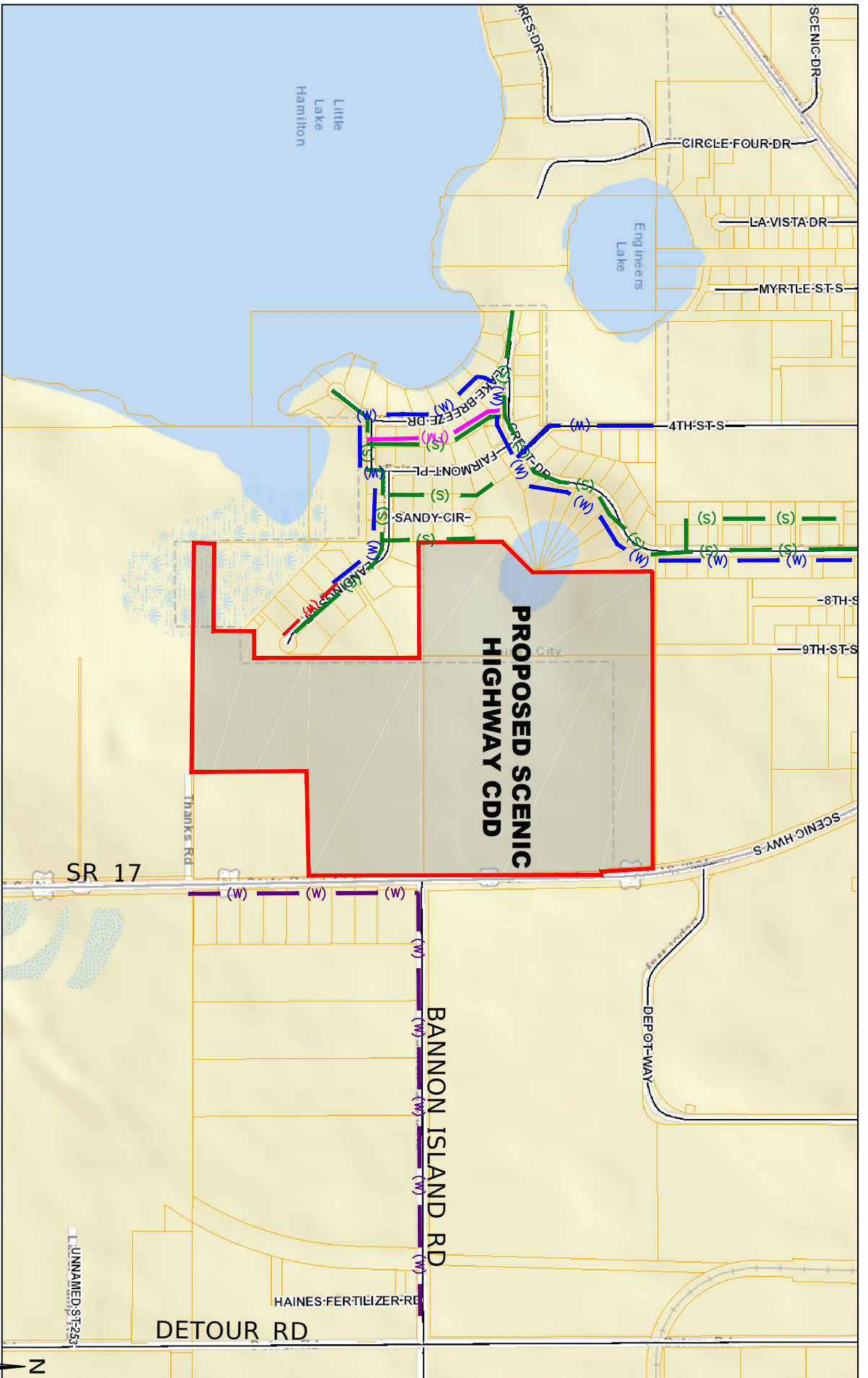


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# COMPOSITE EXHIBIT 6 SCENIC HIGHWAY CDD DRAINAGE MAP

N  
 NO SCALE





# LEGEND

- (W) — EXISTING 4" WATER LINE (CITY OF HAINES CITY)
- (W) — EXISTING 12" WATER LINE (CITY OF HAINES CITY)
- (W) — EXISTING 6" WATER LINE (CITY OF HAINES CITY)
- (S) — EXISTING GRAVITY SEWER MAIN (CITY OF HAINES CITY)
- (FM) — EXISTING 4" FORCE MAIN (CITY OF HAINES CITY)

## COMPOSITE EXHIBIT 6 SCENIC HIGHWAY CDD WATER & SEWER MAP





**Exhibit 7**  
**Scenic Highway CDD**  
**Community Development District**  
**Summary of Probable Cost**

<b><u>Infrastructure</u></b> <sup>(1)(9)</sup>	<b><u>Phase 1</u></b> <b><u>(184 Lots)</u></b> <b><u>2019-2023</u></b>	<b><u>Phase 2</u></b> <b><u>(41 Lots)</u></b> <b><u>2019-2025</u></b>	<b><u>Phase 3</u></b> <b><u>(143 Lots)</u></b> <b><u>2020-2024</u></b>	<b><u>Total</u></b> <b><u>(368 Lots)</u></b>
Offsite Improvements <sup>(5)(6)</sup>	\$ 125,000.00	\$ 25,000.00	\$ 100,000.00	\$ 250,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$2,200,000.00	\$ 490,000.00	\$ 529,686.01	\$3,219,686.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,040,000.00	\$ 230,000.00	\$ 894,355.91	\$2,164,355.91
Roadway <sup>(4)(5)(6)</sup>	\$ 800,000.00	\$ 180,000.00	\$ 491,155.78	\$1,471,155.78
Entry Feature <sup>(6)(7)</sup>	\$ 300,000.00	\$ 25,000.00	\$ 162,818.00	\$ 487,818.00
Parks and Recreational Facilities <sup>(6)</sup>	\$ 500,000.00	\$ 100,000.00	\$ 300,000.00	\$ 900,000.00
Contingency	\$ 500,000.00	\$ 100,000.00	\$ 250,000.00	\$ 850,000.00
<b>TOTAL</b>	<b>\$5,465,000.00</b>	<b>\$1,150,000.00</b>	<b>\$ 2,728,015.70</b>	<b>\$9,343,015.70</b>

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2020 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with DUKE for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way and on District land will be funded with bond proceeds.
9. Estimates based on Master Infrastructure to support development of 368 lots.



**Exhibit 8**  
**Scenic Highway CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	FDOT	District Bonds	FDOT
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	City of Haines City
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.







## SECTION V



# *Revised Master Report*



**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: November 19, 2020**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**



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



## **1.0 Introduction**

The Scenic Highway Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$12,500,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan") within the District more specifically described in the Amended and Restated Engineer's Report dated November 19, 2020 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan ("Capital Improvements") that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments ("Special Assessments") on the lands within the District benefitted by the Capital Improvements, based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 86.85 acres in the City of Winter Haven within Polk County, Florida (the "County"). The development program for the District currently envisions approximately 368 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater



management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

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

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment 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 implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:



- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$9,343,016. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$12,500,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$12,500,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$12,500,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and product type in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost approximately \$9,343,016. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$12,500,000. Table 3 shows the breakdown of the Bond sizing.



## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.



## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined



special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.



TABLE 1  
 SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 MASTER ASSESSMENT METHODOLOGY

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	368	1.00	368
Total Units	368		368

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors



TABLE 2  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$250,000
Stormwater Management	\$3,219,686
Utilities (Water, Sewer, & Street Lighting)	\$2,164,356
Roadway	\$1,471,156
Entry Feature	\$487,818
Parks and Amenities	\$900,000
Contingencies	\$850,000
	<b>\$9,343,016</b>

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report dated November 19, 2020.

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3**  
**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Funds	\$ 9,343,016
Debt Service Reserve	\$ 908,111
Capitalized Interest	\$ 1,500,000
Underwriters Discount	\$ 250,000
Cost of Issuance	\$ 220,000
Contingency	\$ 278,873
<b>Par Amount*</b>	<b>\$ 12,500,000</b>

<b>Bond Assumptions:</b>	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds



TABLE 4  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	368	1.00	368	100.00%	\$ 9,343,016	\$25,389
Totals	368		368	100.00%	\$ 9,343,016	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 5

SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family	368	\$ 9,343,016	\$	12,500,000		\$33,967
Totals	368	\$ 9,343,016	\$	12,500,000		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 6 SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY							
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	
Single Family	368	\$ 12,500,000	\$33,967	\$ 908,111	\$ 2,468	\$ 2,653	
Totals	368	\$ 12,500,000		\$ 908,111			

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors



**TABLE 7**  
**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**MASTER ASSESSMENT METHODOLOGY**

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI Real Estate LLC	272804-0000000-032020	13.32	\$143,926	\$ 1,917,098.40	\$ 139,275.05	\$ 149,758
JMBI Real Estate LLC	272804-0000000-032010	42.34	\$143,926	\$ 6,093,839.80	\$ 442,710.65	\$ 476,033
Scenic Highway Investors LLC	272804-0000000-041010	31.19	\$143,926	\$ 4,489,061.49	\$ 326,125.30	\$ 350,672
<b>Totals</b>		<b>86.85</b>		<b>\$12,499,999.69</b>	<b>\$ 908,111</b>	<b>\$ 976,463</b>

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$908,111

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC



*Revised  
Supplemental  
Report*



**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
  
FOR  
  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: November 19, 2020**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**



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



## **1.0 Introduction**

The Scenic Highway Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$7,715,000 of tax exempt bonds (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Amended and Restated Engineer’s Report dated November 19, 2020, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the improvements contained in the Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Master Assessment Report dated November 19, 2020 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the lands within the District benefitted by the Capital Improvements, based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 86.85 acres in the City of Winter Haven within Polk County, Florida (the “County”). The development program for the District currently envisions approximately 368 residential units. The proposed development program is depicted in Table 1. It is recognized that such development



plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

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

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment 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 implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within



the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$9,343,016. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$7,715,000. Any additional funds needed to complete the Capital Improvements Project would be provided by the Developer (JMBI Real Estate, LLC or successor). Without the Capital Improvements, the property within the District would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District anticipates issuing approximately \$7,715,000 in Bonds in one or more series to fund the District's Capital Improvements, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,715,000 in debt to the properties within the District benefiting from the Capital Improvements. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and product type in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to



support the development, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost approximately \$9,343,016. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter (MBS Capital) to total approximately \$7,715,000. Table 3 shows the breakdown of the Bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the Capital Improvements for of the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial Special Assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be to Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the Capital Improvements will be completed and the debt relating to the Bonds will be allocated to the Assigned Properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvements consist of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the District. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived



from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the Assigned Properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvements have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.



Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District, as detailed on Table 1. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the Special Assessments across the Unassigned Property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized



with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.



TABLE 1  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	368	1.00	368
Total Units	368		368

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors



TABLE 2  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$250,000
Stormwater Management	\$3,219,686
Utilities (Water, Sewer, & Street Lighting)	\$2,164,356
Roadway	\$1,471,156
Entry Feature	\$487,818
Parks and Amenities	\$900,000
Contingencies	\$850,000
	<u>\$9,343,016</u>

(1) A detailed description of these improvements is provided in the Amended and Restates Engineer's Report dated November 19, 2020.



**TABLE 3**  
**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Fund Phase 1 & 2	\$ 4,175,340
Constructon Fund Phase 3	\$ 2,653,660
Debt Service Reserve	\$ 223,100
Capitalized Interest	\$ 308,600
Underwriters Discount	\$ 154,300
Cost of Issuance	\$ 200,000
Contingency	\$ -
<b>Par Amount*</b>	<b>\$ 7,715,000</b>

<b>Bond Assumptions:</b>	
Interest Rate	4.00%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	50 % Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 4  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	368	1.00	368	100.00%	\$ 9,343,016	\$25,389
Totals	368		368	100.00%	\$ 9,343,016	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 5  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family	368	\$ 9,343,016	\$	7,715,000		\$20,965
Totals	368	\$ 9,343,016	\$	7,715,000		

\* Unit mix is subject to change based on marketing and other factors



**TABLE 6**  
**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	368	\$ 7,715,000	\$20,965	\$ 446,200	\$ 1,213	\$ 1,304
Totals	368	\$ 7,715,000		\$ 446,200		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors



**TABLE 7**  
**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI Real Estate LLC	272804-0000000-032020	13.32	\$88,852	\$ 1,183,506	\$ 68,449	\$ 73,601
JMBI Real Estate LLC	272804-0000000-032010	42.34	\$88,852	\$ 3,761,984	\$ 217,576	\$ 233,952
Scenic Highway Investors LLC	272804-0000000-041010	31.17	\$88,852	\$ 2,769,510	\$ 160,176	\$ 172,232
<b>Totals</b>		<b>86.83</b>		<b>\$ 7,715,000</b>	<b>\$ 446,200</b>	<b>\$ 479,785</b>

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	4.00%
Maximum Annual Debt Service	\$446,200

Prepared by: Governmental Management Services - Central Florida, LLC



## SECTION VI



Prepared By and Return To

Roy Van Wyk, Esq.  
Hopping Green & Sams  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**TEMPORARY CONSTRUCTION AND  
ACCESS EASEMENT AGREEMENT**

**THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT** (“**Agreement**”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **VMAR DEV LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880 (“**Grantor**”) in favor of **SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801 (“**Grantee**” or the “**District**”) (Grantor and Grantee are sometimes together referred to herein as the “**Parties**”, and separately as the “**Party**”).

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in the District, identified as Phase 3, being more particularly described on **Exhibit “A”** attached hereto, and by this reference incorporated herein (the “**Easement Area**”); and

**WHEREAS**, Grantee intends to complete within the Easement Area, the design, installation and construction of roadway improvements, water, stormwater management facilities, sanitary sewer utilities, signage, neighborhood parks and recreational facilities, and other such improvements as authorized by law, (collectively, the “**Improvements**”); and

**WHEREAS**, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until either construction of the Improvements is completed or the Grantee acquires the Easement Area, whichever occurs first.

**NOW, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.



2. **Temporary Construction Easement.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, the “**Easement**”).

3. **Term of Easement.** Upon the earlier of (i) the completion of all Improvements and the acceptance of such by the District’s Board of Supervisors, or (ii) recordation of a release of the Easement in the Public Records of Polk County, Florida, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Alternatively, (iii) upon recordation of a plat, this Agreement shall partially and automatically terminate and be extinguished over the platted residential lots (“Lots”), and all rights in the Easement upon such Lots granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Lots in the Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Should the Grantee acquire the Easement Area from the Grantor prior to the occurrence of events (i), (ii) and (iii) enumerated herein, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately vest in the Grantee, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area.

4. **Insurance and Indemnity.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by section 768.28, Florida Statutes, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee’s construction activities within the Easement Area.

5. **Obligations of Grantor and Grantee.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by section 768.28, Florida Statutes, each Party hereby agrees to



indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

6. **Beneficiaries of Easement Rights.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

7. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Polk County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

8. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

9. **Use of Easement Area.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

10. **Liens.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **Effective Date.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

12. **Miscellaneous.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid,



inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Polk County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

**[SIGNATURES CONTAINED ON FOLLOWING PAGES]**



**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed as of the day and year first written above.

**“GRANTOR”**

WITNESSES:

**VMAR DEV LLC**, a Florida limited liability company

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

By: \_\_\_\_\_  
Adam Rhinehart  
Manager

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by Adam Rhinehart, as Manager of VMar Dev LLC, on behalf of the company.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



**“GRANTEE”**

**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT**

**DISTRICT**, a local unit of special-purpose  
government established pursuant to Chapter  
190, Florida Statutes

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Print Name:\_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by Warren K. (Rennie) Heath II, as  
Chairperson of the Board of Supervisors of the Scenic Highway Community Development  
District.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_



## **Exhibit A**

### **PARCEL #3 272804-000000-041010**

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**BEGIN** AT A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE NORTHWEST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE N-88°45'03"-E, 165.10 FEET; THENCE N-01°14'57"-W, 6.05 FEET; THENCE N-88°45'03"-E, 220.00 FEET; THENCE S-01°14'57"-E, 60.00 FEET; THENCE N-88°45'03"-E, 690.00 FEET; THENCE N-01°14'57"-W, 17.82 FEET; THENCE N-88°45'03"-E, 185.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17- U.S. ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 650.21 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTH LINE, S-89°51'56"-W, 605.54 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, AND ALONG THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-00°28'31"-E, 661.14 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE, AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-89°49'01"-W, 819.64 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND CONTINUING S-89°49'01"-W, 510.44 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°21'46"-W, 107.14 FEET; THENCE DEPARTING SAID WEST LINE, N-89°49'57"-E, 510.33 FEET; THENCE N-00°25'09"-W, 245.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE N-89°49'57"-E, 154.60 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°25'09"-W, 971.44 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 31.19 ACRES, MORE OR LESS.



## SECTION VII



**CONSTRUCTION FUNDING AGREEMENT BETWEEN  
SCENIC HIGHWAY COMMUNITY DEVELOPMENT  
DISTRICT AND VMAR DEV LLC (PHASE 3)**

**THIS AGREEMENT** (“Agreement”) is made and entered into this 19<sup>th</sup> day of November 2020, by and between:

**SCENIC HIGHWAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Haines City, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

**VMAR DEV LLC**, a Florida limited liability company, an owner of certain lands within the District, with a mailing address 346 E. Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (“Developer”).

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the City Commission of the City of Haines City, Florida (“City”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District known as Phase 3 (hereinafter the “Development”) upon which the District's improvements have been or will be made; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the District is anticipated to be without sufficient funds available to provide for the construction of anticipated master improvements and facilities within the Development, which are described in the *Amended and Restated Engineer’s Report for Capital Improvements*, dated November 19, 2020, as amended, and attached hereto as **Exhibit A** including construction and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, the “Improvements”); and

**WHEREAS**, in order to induce the District to proceed at this time with the construction of the necessary or desired improvements, the Developer desires to provide the funds necessary to enable the District to proceed with such improvements if and when the District exhausts the funds on deposit in the construction account; and

**WHEREAS**, the District anticipates accessing the public bond market in the future to obtain financing for the construction of the Improvements as described in **Exhibit A**, and the parties agree



that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from those bonds.

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**2. FUNDING.** Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the infrastructure improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District.

**3. REPAYMENT.** The parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of tax-exempt bonds. Within forty-five (45) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and, thus does not reimburse the Developer for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.

**4. DEFAULT.** A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

**5. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**6. AGREEMENT.** This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.



7. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

8. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

9. **NOTICES.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Scenic Highway Community Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to Developer: VMar Dev LLC  
346 E. Central Avenue  
Haines City, Florida 33880  
Attn: Adam Rhinehart

With a copy to: Straughn & Turner P.A.  
255 Magnolia Avenue, S.W.  
Haines City, Florida 33883  
Attn: Richard Straughn

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or



for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**11. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**12. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**13. EFFECTIVE DATE.** The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

**14. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

**15. COUNTERPARTS.** This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

*[Signatures on next page]*



IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

ATTEST:

**SCENIC HIGHWAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Warren K. “Rennie” Heath II  
Chairperson, Board of Supervisors

WITNESS:

**VMAR DEV LLC**  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Adam Rhinehart, Manager

**Exhibit A:** *Amended and Restated Engineer’s Report for Capital Improvements*, dated  
November 19, 2020



**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED  
ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**WOOD & ASSOCIATES ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**NOVEMBER 19, 2020**



**SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Land Use Map

EXHIBIT 5- Zoning Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9- Overall Site Plan



**ENGINEER'S REPORT  
SCENIC HIGHWAY  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Scenic Highway Community Development District (the “District” or the “CDD”) is west of Scenic Highway South (SR 17), and south of Highway 544 within Haines City, Florida (the “City”). The District currently contains approximately 86.85 acres and is expected to consist of 368 single family lots, recreation/amenity areas, parks, and associated infrastructure.

The CDD was established by City Ordinance No. 19-1634 which was approved by the City Commission on March 7, 2019. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, Polk County, Florida (the “County”), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.



Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors (the "Board"). Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the Board, including its staff and consultants.



### **III. THE DEVELOPMENT**

The Development will consist of 368 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located west of Scenic Highway South and south of Highway 544 within the City. The property in the City has a land use of LDR (Low Density Residential) and a zoning of RPUD (Residential Planned Unit Development). The Development is expected to be constructed in three (3) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1, 2, and 3. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The District will fund only the difference between overhead and underground electric service. Only undergrounding of wire in public right-of-way and on District land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other phases via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.



## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a small pond in the northwest portion of the property. The pond is isolated and there will be no impact to the pond and/or the wetlands associated with the pond. There is not a requirement for an Army Corps of Engineer (ACOE) Permit.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0380G demonstrates that the property is located within Flood Zone X with a small portion in Zone AE on the west boundaries. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.



### **Public Roadways**

The proposed public roadway sections are to be 50' rights-of-way with 22' of asphalt and Miami curb or Type F curb and gutters on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing manhole located at Detour Road and Bannon Island Road.



Reclaimed water is not available for this site. An irrigation well to be constructed and funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the Development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019; Phase 2 in 2020; Phase 3 in 2021. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County, respectively.

### **Amenities and Parks**

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with DUKE for operation and maintenance of the street light poles and lighting service to the District.



### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a single-family planned Development.



## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not applicable

### **PHASE 2**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not Applicable



### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved
ACOE	Not Applicable

## VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.



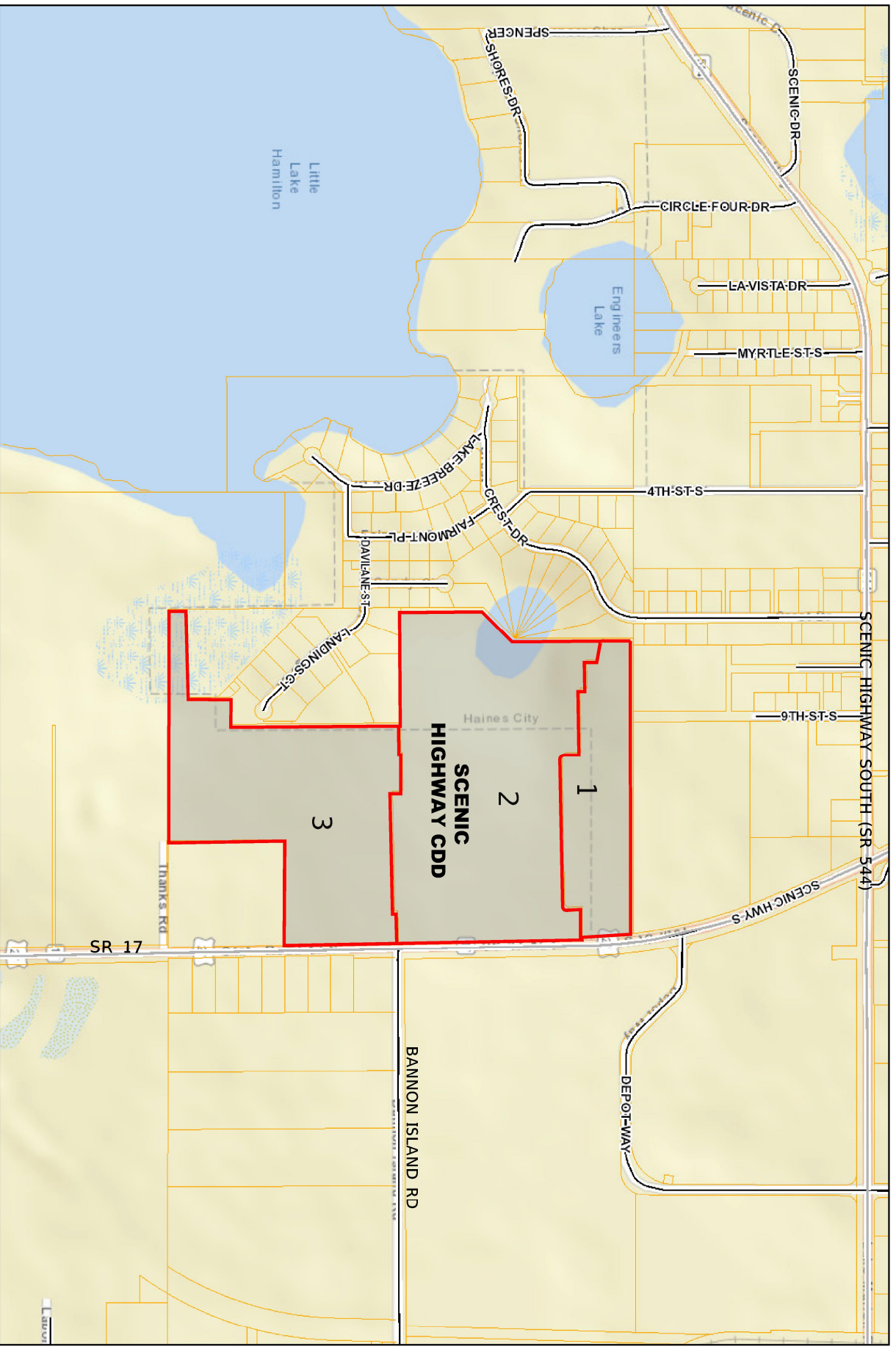
## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.





**LEGEND**  
 District Boundary

Parcel ID Numbers	
1.	272804-000000-032020
2.	272804-000000-032070
3.	272804-000000-041070

# EXHIBIT 1 - LOCATION MAP SCENIC HIGHWAY CDD HAINES CITY



# LEGAL DESCRIPTION

**PARCEL # 1 272804-000000-032020**

THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 4 TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**BEGIN** AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE NORTH LINE THEREOF, N-89°49'47"-E, 1209.85 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "PLS3781" STANDING ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-US ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8), SAID POINT IS A POINT ON A CURVE CONCAVE WESTERLY; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE/Delta OF 05°53'20", A CHORD BEARING OF S-04°11'37"-E, A CHORD DISTANCE OF 289.20 FEET, FOR AN ARC LENGTH OF 289.32 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 2) THENCE ALONG A RADIAL LINE N-88°45'03"-E, 17.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; 3) THENCE S-01°14'57"-E, 2.61 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 191.39 FEET; THENCE S-04°19'03"-E, 71.58 FEET TO A POINT OF CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 93°04'06", A CHORD BEARING OF S-42°13'00"-W, A CHORD DISTANCE OF 36.29 FEET, FOR AN ARC LENGTH OF 40.61 FEET; THENCE S-88°45'03"-W, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-46°14'57"-W, A CHORD DISTANCE OF 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-01°14'57"-W, 75.00 FEET; THENCE S-88°45'03"-W, 370.00 FEET; THENCE N-01°14'57"-W, 40.34 FEET; THENCE S-88°45'03"-W, 157.43 FEET; THENCE N-01°14'57"-W, 65.92 FEET; THENCE N-76°30'22"-W, 127.48 FEET; THENCE N-00°24'15"-W, 172.41 FEET TO A 4" X 4" CONCRETE MONUMENT AND CAP "LB 6566", SAID POINT ALSO LIES ON THE NORTH LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE N-89°49'48"-E, 481.76 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 13.32 ACRES, MORE OR LESS.

**PARCEL #2 272804-000000-032010**

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**COMMENCE** AT A 5/8" IRON ROD AND CAP "LB 6566" STANDING AT THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE ALONG THE WEST LINE THEREOF, S-00°24'15"-E, 858.74 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE N-44°35'45"-E, 255.97 FEET; THENCE N-00°24'15"-W, 504.59 FEET; THENCE S-76°30'22"-E, 127.78 FEET; THENCE S-01°14'57"-E, 65.92 FEET THENCE N-88°45'03"-E, 157.43 FEET; THENCE S-01°14'57"-E, 40.34 FEET; THENCE N-88°45'03"-E, 370.00 FEET; THENCE S-01°14'57"-E, 75.00 FEET TO A POINT OF CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE/ Delta OF 90°00'00", A CHORD BEARING OF S-46°14'57"-E, A CHORD DISTANCE 49.50 FEET, FOR AN ARC LENGTH OF 54.98 FEET; THENCE N-88°45'03"-E, 827.48 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/ Delta OF 93°04'06", A CHORDING BEARING OF N-42°13'00"-E, A CHORD DISTANCE OF 36.29 FEET FOR AN ARCH LENGTH OF 40.61 FEET; THENCE N-04°19'03"-W, 71.58 FEET; THENCE N-88°45'03"-E, 191.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17-U.S. ALTERNATIVE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 1050.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S-88°45'03"-W, 185.00 FEET; THENCE S-01°14'57"-E, 17.82 FEET; THENCE S-88°45'03"-W, 690.00 FEET; THENCE N-01°14'57"-W, 60.00 FEET, THENCE S-88°45'03"-W, 220.00 FEET; THENCE S-01°14'57"-E, 6.05 FEET; THENCE S-88°45'03"-W, 165.10 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER OF EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF, S-89°54'52"-W, 663.75 FEET TO A 4"X4" CONCRETE MONUMENT, WITH NO IDENTIFICATION, STANDING AT THE SOUTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 4; THENCE ALONG THE WEST LINE THEREOF, N-00°24'15"-E, 468.48 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 42.34 ACRES, MORE OR LESS.



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## EXHIBIT 2 SCENIC HIGHWAY CDD LEGAL DESCRIPTION



**PARCEL #3 272804-000000-041010**

THAT PART OF THE WEST ½ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS:

**BEGIN** AT A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE NORTHWEST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND RUN THENCE N-88°45'03"-E, 165.10 FEET; THENCE N-01°14'57"-W, 6.05 FEET; THENCE N-88°45'03"-E, 220.00 FEET; THENCE S-01°14'57"-E, 60.00 FEET; THENCE N-88°45'03"-E, 690.00 FEET; THENCE N-01°14'57"-W, 17.82 FEET; THENCE N-88°45'03"-E, 185.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SCENIC HIGHWAY (STATE ROAD 17- U.S. ALTERNATE 27) PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1609, PROJECT 5209-RD(8); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S-01°14'57"-E, 650.21 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTH LINE, S-89°51'56"-W, 605.54 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH LINE, AND ALONG THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-00°28'31"-E, 661.14 FEET TO A 4"X4" CONCRETE MONUMENT AND CAP "PLS 3781" STANDING AT THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE, AND ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 4, S-89°49'01"-W, 819.64 FEET; THENCE ALONG THE SOUTH LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4, AND CONTINUING S-89°49'01"-W, 510.44 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°21'46"-W, 107.14 FEET; THENCE DEPARTING SAID WEST LINE, N-89°49'57"-E, 510.33 FEET; THENCE N-00°25'09"-W, 245.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8126"; THENCE N-89°49'57"-E, 154.60 FEET TO A 5/8" IRON ROD AND CAP "LB 8126" STANDING ON THE WEST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, N-00°25'09"-W, 971.44 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 31.19 ACRES, MORE OR LESS.

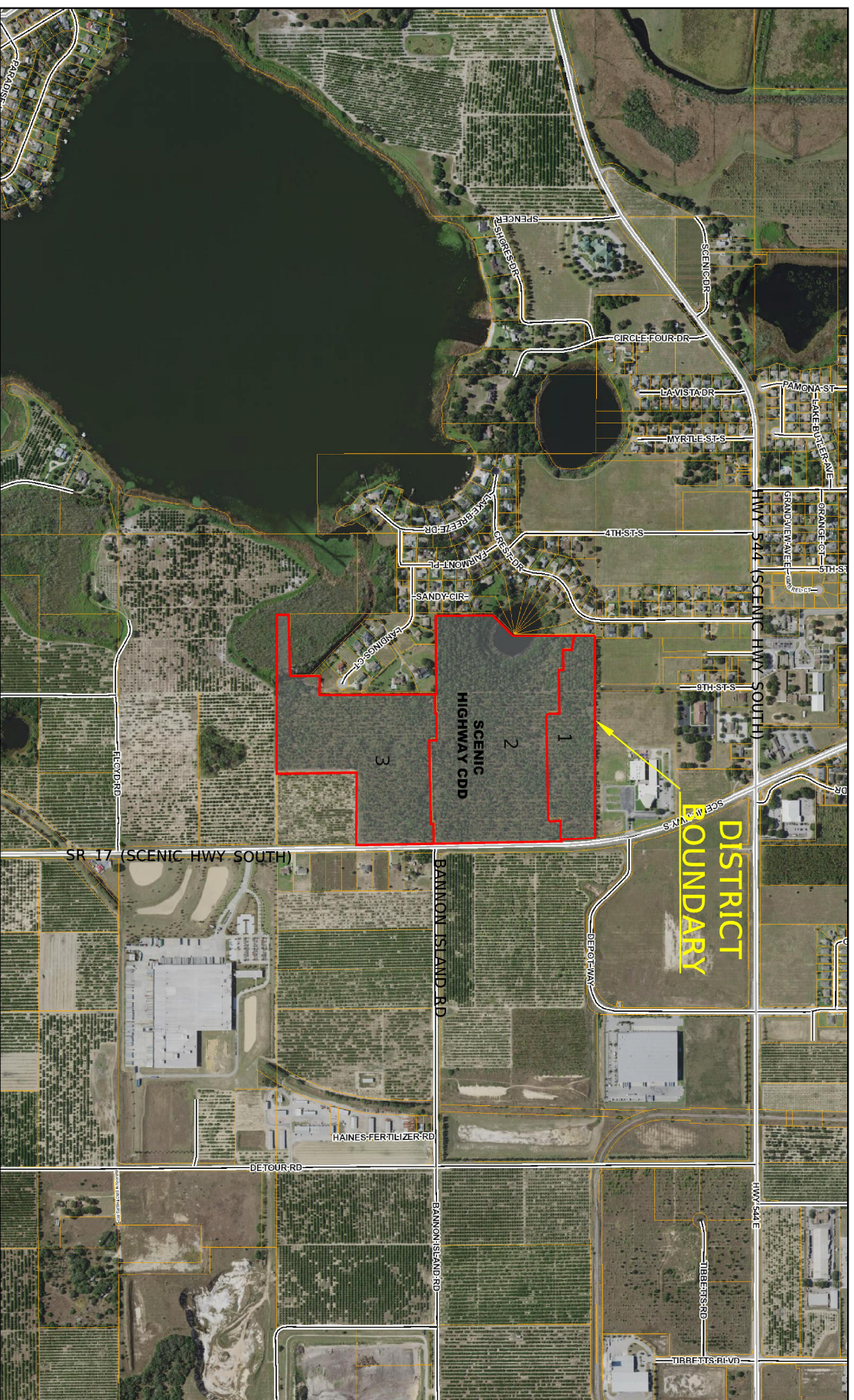
**CDD TOTAL ACREAGE CONTAINS 86.85 ACRES MORE OR LESS.**



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**EXHIBIT 2**  
**SCENIC HIGHWAY CDD**  
**LEGAL DESCRIPTION**





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 EMAIL: INFO@WOODCIVIL.COM

Parcel ID Numbers	
1.	272804-000000-032020
2.	272804-000000-032010
3.	272804-000000-041010

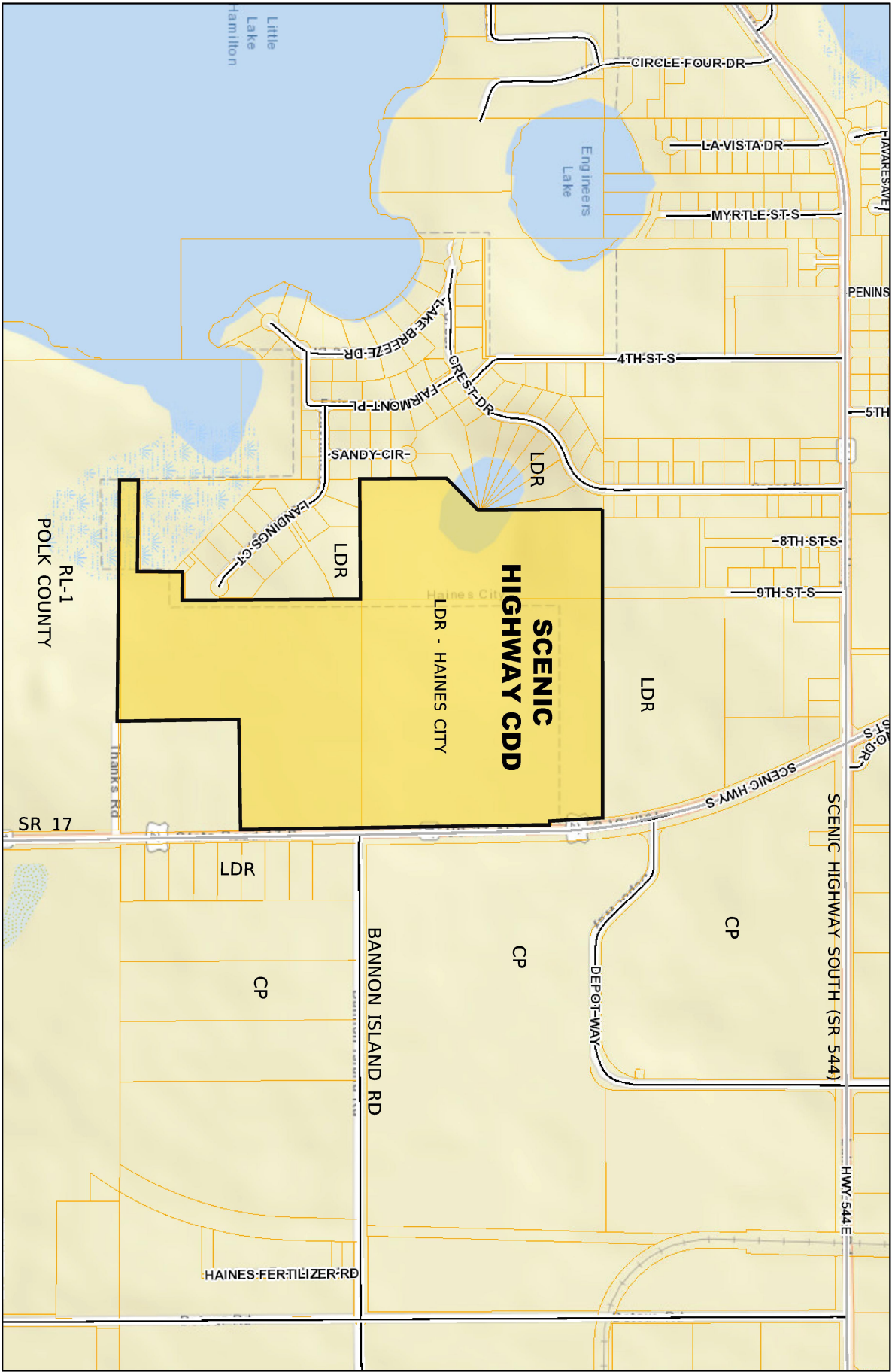
# EXHIBIT 3 - DISTRICT BOUNDARY MAP

## SCENIC HIGHWAY CDD

### HAINES CITY







# LEGEND



LDR - LOW DENSITY RESIDENTIAL  
(CITY OF HAINES CITY)

# EXHIBIT 4 - FUTURE LAND USE MAP

## SCENIC HIGHWAY CDD

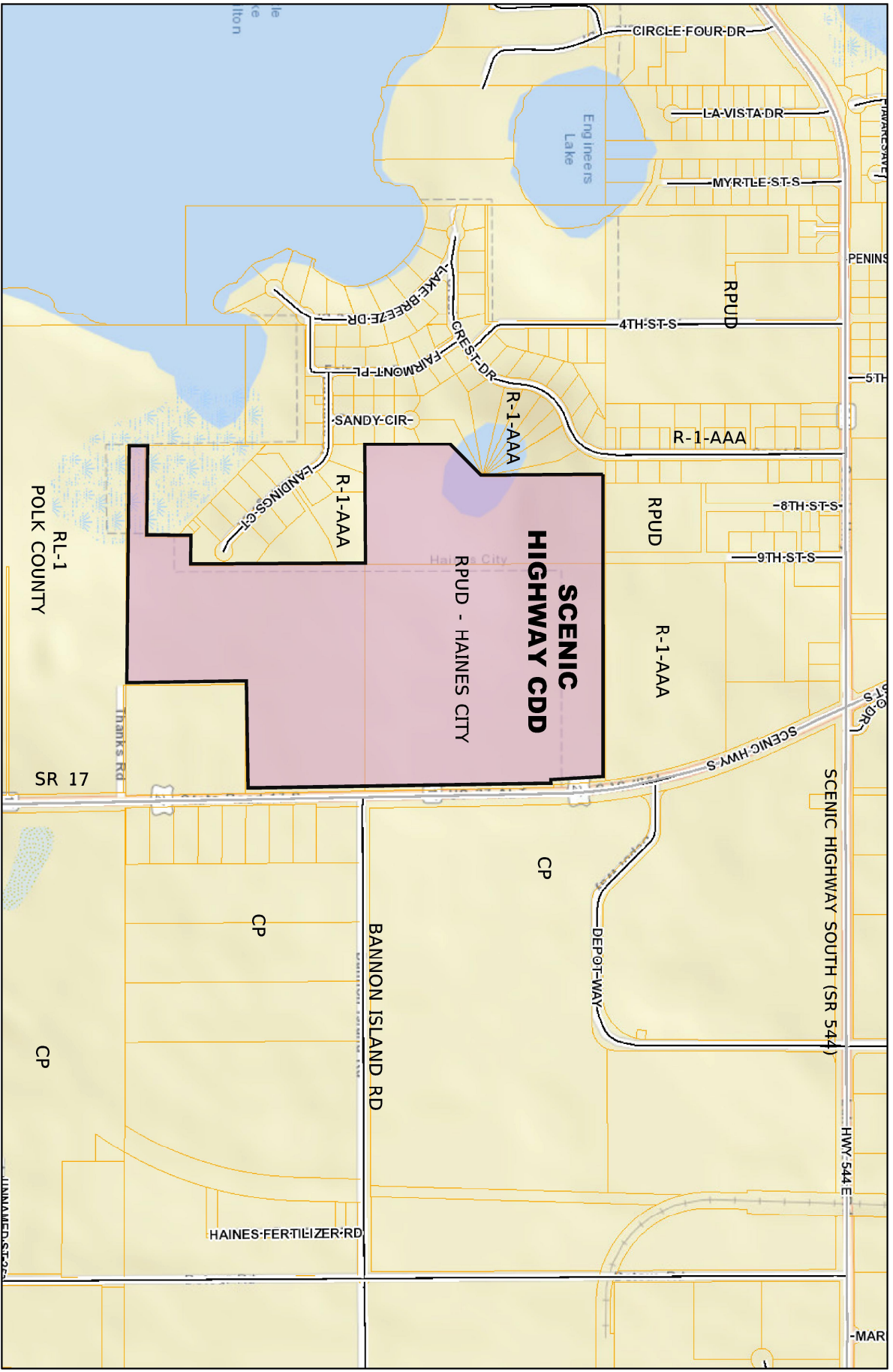
1925 BARTOW ROAD • LAKELAND, FL 33801  
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EMAIL: INFO@WOODCVIL.COM



CP - COMMERCE PARK (HAINES CITY)  
RL-1 - RESIDENTIAL LOW DENSITY (POLK COUNTY)







#### LEGEND



RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT  
(CITY OF HAINES CITY)

R-1-AAA - RESIDENTIAL SINGLE FAMILY (HAINES CITY)

CP - COMMERCE PARK (HAINES CITY)

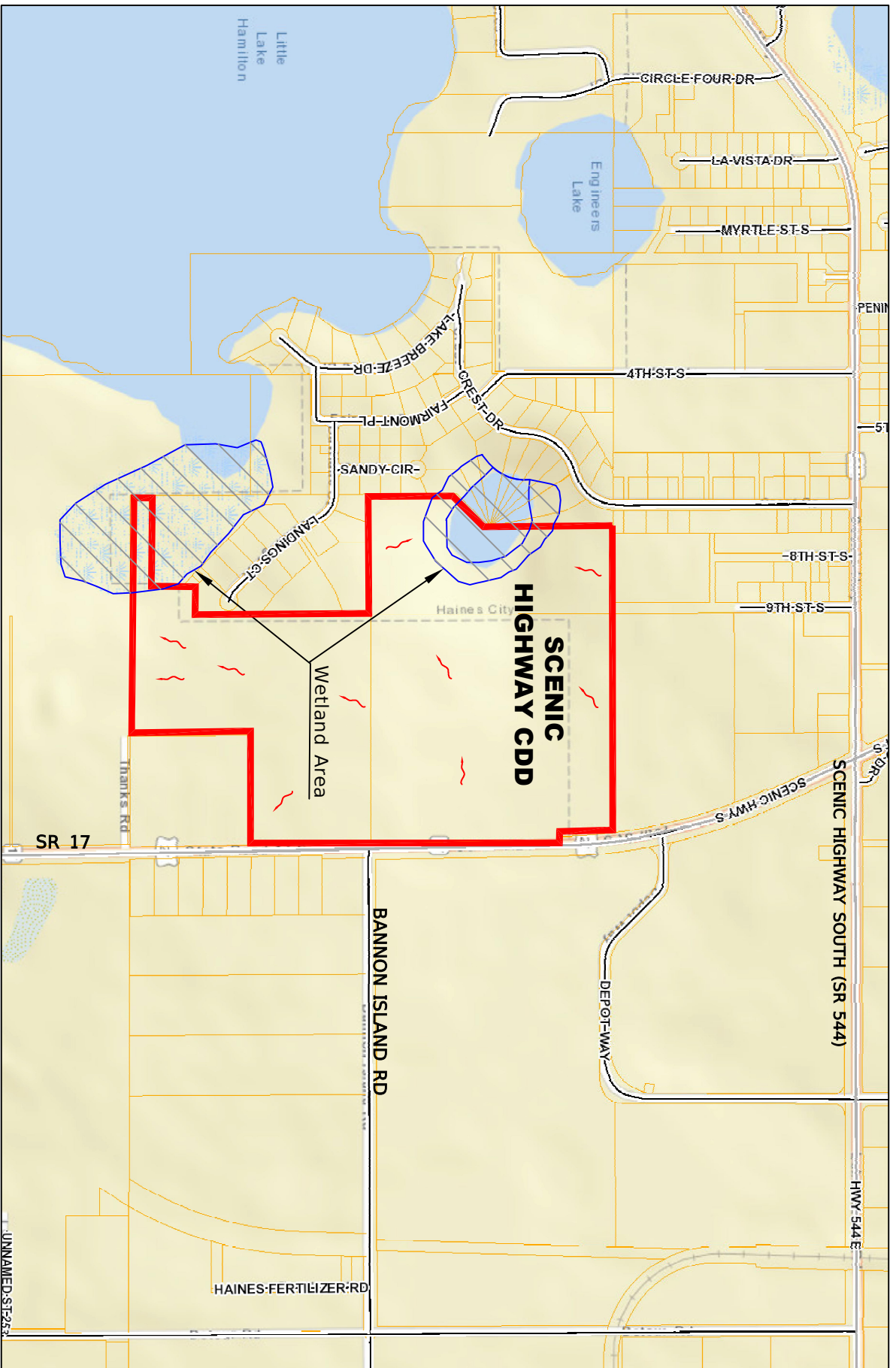
RL-1 - RESIDENTIAL LOW DENSITY (POLK COUNTY)

## EXHIBIT 5 - ZONING MAP SCENIC HIGHWAY CDD



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LEGEND  
 FLOW DIRECTION

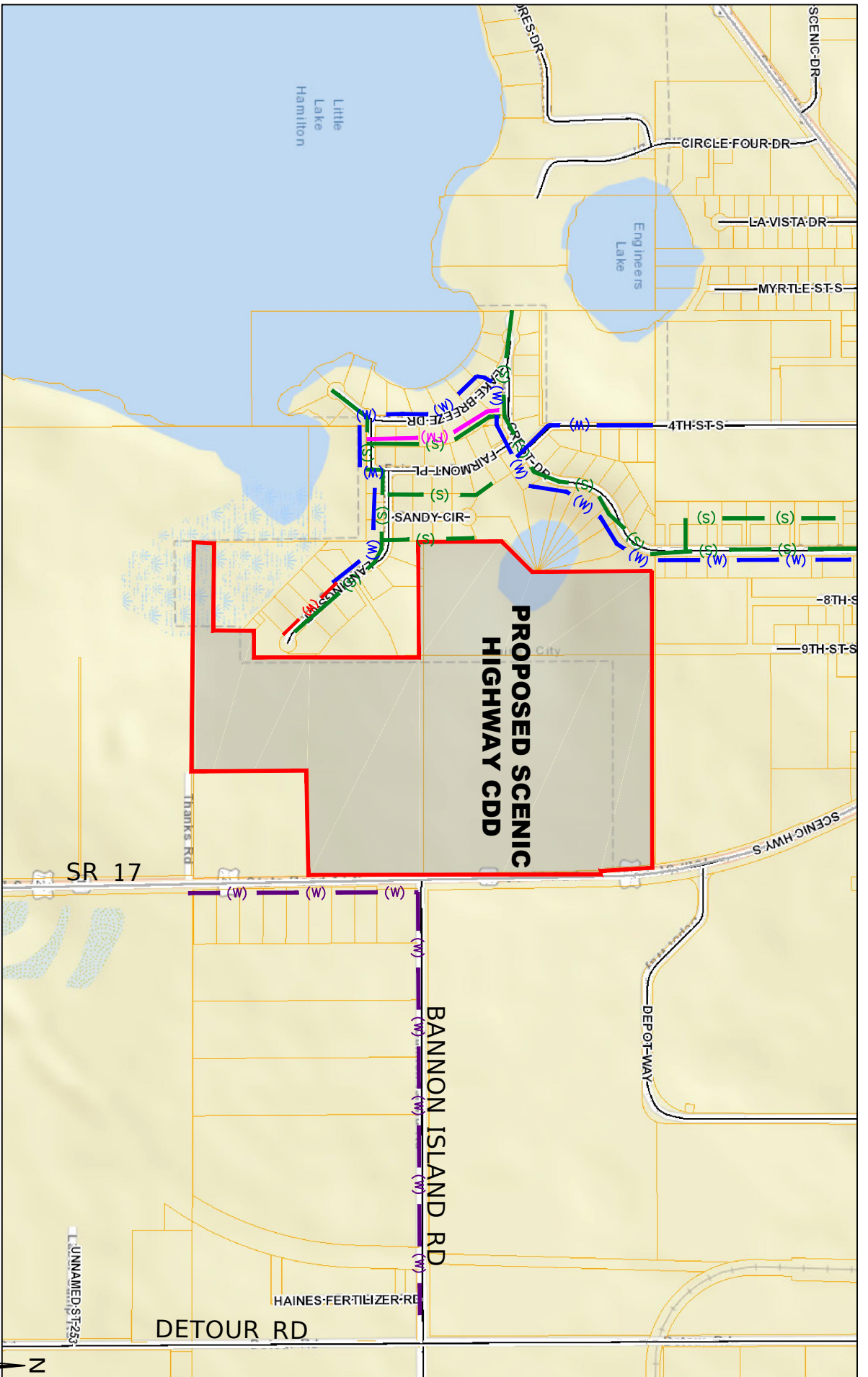


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# COMPOSITE EXHIBIT 6 SCENIC HIGHWAY CDD DRAINAGE MAP

N  
  
 NO SCALE





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**Exhibit 7**  
**Scenic Highway CDD**  
**Community Development District**  
**Summary of Probable Cost**

<b><u>Infrastructure</u></b> <sup>(1)(9)</sup>	<b><u>Phase 1</u></b> <b><u>(184 Lots)</u></b> <b><u>2019-2023</u></b>	<b><u>Phase 2</u></b> <b><u>(41 Lots)</u></b> <b><u>2019-2025</u></b>	<b><u>Phase 3</u></b> <b><u>(143 Lots)</u></b> <b><u>2020-2024</u></b>	<b><u>Total</u></b> <b><u>(368 Lots)</u></b>
Offsite Improvements <sup>(5)(6)</sup>	\$ 125,000.00	\$ 25,000.00	\$ 100,000.00	\$ 250,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$2,200,000.00	\$ 490,000.00	\$ 529,686.01	\$3,219,686.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6) (8)</sup>	\$1,040,000.00	\$ 230,000.00	\$ 894,355.91	\$2,164,355.91
Roadway <sup>(4)(5)(6)</sup>	\$ 800,000.00	\$ 180,000.00	\$ 491,155.78	\$1,471,155.78
Entry Feature <sup>(6)(7)</sup>	\$ 300,000.00	\$ 25,000.00	\$ 162,818.00	\$ 487,818.00
Parks and Recreational Facilities <sup>(6)</sup>	\$ 500,000.00	\$ 100,000.00	\$ 300,000.00	\$ 900,000.00
Contingency	\$ 500,000.00	\$ 100,000.00	\$ 250,000.00	\$ 850,000.00
<b>TOTAL</b>	<b>\$5,465,000.00</b>	<b>\$1,150,000.00</b>	<b>\$ 2,728,015.70</b>	<b>\$9,343,015.70</b>

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2020 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with DUKE for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way and on District land will be funded with bond proceeds.
9. Estimates based on Master Infrastructure to support development of 368 lots.



**Exhibit 8**  
**Scenic Highway CDD**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	FDOT	District Bonds	FDOT
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	City of Haines City
Street Lighting/Conduit	District	**District	District Bonds	**District
Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

\*\* Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.







## SECTION VIII



## SECTION C



# SECTION 1



# SCENIC HIGHWAY

## Community Development District

### Summary of Checks

October 09, 2020 to November 11, 2020

Bank	Date	Check No.'s	Amount	
General Fund	10/9/20	64-67	\$	800.00
	10/23/20	68	\$	992.43
			\$	1,792.43
			\$	1,792.43



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/09/20	00006	9/25/20	JB092520 202009 310-51300-11000 SUPERVISOR MEETING 9/25	JACK M BERRY III	*	200.00	200.00 000064
10/09/20	00008	9/25/20	LS092520 202009 310-51300-11000 SUPERVISOR MEETING 9/25	LAUREN SCHWENK	*	200.00	200.00 000065
10/09/20	00010	9/25/20	PM092520 202009 310-51300-11000 SUPERVISOR MEETING 9/25	PATRICK MARONE	*	200.00	200.00 000066
10/09/20	00009	9/25/20	RH092520 202009 310-51300-11000 SUPERVISOR MEETING 9/25	RENNIE HEATH	*	200.00	200.00 000067
10/23/20	00004	9/30/20	1041538 202009 310-51300-48000 NOT BOS MEETING 9/18		*	528.50	
		9/30/20	1041538 202009 310-51300-48000 NOT BOS MEETING 9/30		*	435.16	
		9/30/20	1041538 202009 310-51300-48000 AD FEES		*	28.77	
				THE LEDGER/NEW CHIEF			992.43 000068
				TOTAL FOR BANK A		1,792.43	
				TOTAL FOR REGISTER		1,792.43	

SCEN SCENIC HIGHWAY IAGUILAR



## SECTION 2



***Scenic Highway***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2020***





# Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Capital Projects Fund
4	<hr/>	Month to Month
5	<hr/>	Developer Contribution Schedule



**Scenic Highway**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2020**

	<i>General Fund</i>	<i>Capital Projects Fund</i>		<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash:				
Operating Account	4,231	-	\$	4,231
Due From Developer	35,000	-	\$	35,000
<b>Total Assets</b>	<b>\$39,231</b>	<b>-</b>	<b>\$</b>	<b>39,231</b>
<b>Liabilities:</b>				
Accounts Payable	12,142	-	\$	12,142
Due To Developer	-	19,657	\$	19,657
<b>Fund Balances:</b>				
Unassigned	27,089	-	\$	27,089
Reserved for:				
Capital Projects		(19,657)	\$	(19,657)
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$39,231</b>	<b>\$0</b>	<b>\$</b>	<b>39,231</b>



**Scenic Highway**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/20	Thru 10/31/20	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ 166,127	\$ 25,381	\$ 25,381	\$ -
<b>Total Revenues</b>	<b>\$ 166,127</b>	<b>\$ 25,381</b>	<b>\$ 25,381</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
Engineering	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Attorney	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Annual Audit	\$ 3,300	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 2,917	\$ 2,917	\$ (0)
Information Technology	\$ 2,350	\$ 196	\$ 75	\$ 121
Telephone	\$ 300	\$ 25	\$ -	\$ 25
Postage & Delivery	\$ 1,000	\$ 83	\$ 0	\$ 83
Insurance	\$ 5,700	\$ 5,700	\$ 5,381	\$ 319
Printing & Binding	\$ 1,000	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 10,000	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 5,000	\$ 417	\$ -	\$ 417
Office Supplies	\$ 625	\$ 52	\$ 3	\$ 50
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 131,310</b>	<b>\$ 15,475</b>	<b>\$ 9,375</b>	<b>\$ 6,099</b>
<b><u>Operations &amp; Maintenance:</u></b>				
<b><u>Field Services</u></b>				
Property Insurance	\$ 5,000	\$ 417	\$ -	\$ 417
Field Management	\$ 6,250	\$ 521	\$ -	\$ 521
Landscape Maintenance	\$ 11,650	\$ 971	\$ -	\$ 971
Landscape Replacement	\$ 1,042	\$ 87	\$ -	\$ 87
Streetlights	\$ 5,250	\$ 438	\$ -	\$ 438
Electric	\$ 833	\$ 69	\$ -	\$ 69
Water & Sewer	\$ 417	\$ 35	\$ -	\$ 35
Sidewalk & Asphalt Maintenance	\$ 208	\$ 17	\$ -	\$ 17
Irrigation Repairs	\$ 1,042	\$ 87	\$ -	\$ 87
General Repairs & Maintenance	\$ 2,083	\$ 174	\$ -	\$ 174
Contingency	\$ 1,042	\$ 87	\$ -	\$ 87
<b>Total Operations &amp; Maintenance</b>	<b>\$ 34,817</b>	<b>\$ 2,901</b>	<b>\$ -</b>	<b>\$ 2,901</b>
<b>Total Expenditures</b>	<b>\$ 166,127</b>	<b>\$ 18,376</b>	<b>\$ 9,375</b>	<b>\$ 9,001</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 16,006</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11,084</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 27,089</b>	



**Scenic Highway**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending October 31, 2020**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/20	Thru 10/31/20	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer Out - Capital Reserve Fund (CY)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (19,657)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (19,657)</b>	



**Scenic Highway**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Revenues</u></b>													
Developer Contributions	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,381
<b>Total Revenues</b>	<b>\$ 25,381</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>25,381</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Information Technology	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	75
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,381
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total General &amp; Administrative:</b>	<b>\$ 9,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>9,375</b>
<b><u>Operations &amp; Maintenance:</u></b>													
<b><u>Field Services</u></b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 9,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>9,375</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,006</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>16,006</b>



**Scenic Highway**  
**Community Development District**  
**Developer Contributions/Due from Developer**

Funding Request #	Prepared Date	Payment Received Date	Check/Wire Amount	Total Funding Request	General Fund Portion (FY19)	General Fund Portion (FY20)	General Fund Portion (FY21)	Over and (short) Balance Due
FY19								
1	3/6/19	5/20/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
2	7/10/19	8/21/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
3	9/27/19	11/4/19	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
FY20								
1	11/5/19	12/24/19	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -
2	2/25/20	3/20/20	\$ 20,000	\$ 20,000		\$ 20,000	\$ -	\$ -
3	9/11/20	9/22/20	\$ 25,381	\$ 25,381		\$ 20,000	\$ 5,381	\$ -
FY21								
1	10/15/20			\$ 35,000		\$ 15,000	\$ 20,000	\$ 35,000
<b>Due from Developer</b>			<b>\$ 125,381</b>	<b>\$ 160,381</b>	<b>\$ 60,000</b>	<b>\$ 75,000</b>	<b>\$ 25,381</b>	<b>\$ 35,000</b>

**Total Developer Contributions FY21**

**\$ 25,381**