

**BOYETTE PARK**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**SPECIAL MEETING**  
**AGENDA**

April 3, 2018

**Boyette Park Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431  
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 27, 2018

Board of Supervisors  
Boyette Park Community Development District

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

The Board of Supervisors of the Boyette Park Community Development District will hold a Special Meeting on Tuesday, April 3, 2018 at 3:00 p.m., at Mattamy Homes, 4107 Crescent Park Drive, Riverview, Florida 33578.

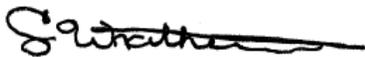
The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Supplemental Special Assessment Methodology Report Series 2018 Project
4. Consideration of Resolution 2018-08, Setting Forth the Specific Terms of the Boyette Park Community Development District's Special Assessment Revenue Bonds, Series 2018; Confirming the District's Provision of the Capital Improvement Plan and Adopting an Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2018 Bonds; Providing For the Application of True-Up Payments; Providing For the Supplement To the Improvement Lien Book; Providing For the Recording of a Notice of Series 2018 Special Assessments; Providing For Conflicts, Severability and an Effective Date
5. Consideration of Acceptance of District Infrastructure in Phases 1A, 1B, and 1D
  - A. Consideration of Form of Acknowledgment of Acquisition of Infrastructure Improvements and Acknowledgement of Assignment of Warranties
  - B. Consideration of Form of Special Warranty Deed
  - C. Consideration of Form of Bill of Sale
6. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*

- B. District Engineer: *Clearview Land Design, P.L.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - i. NEXT MEETING DATE: April 16, 2018 at 3:00 P.M.
7. Board Members' Comments/Requests
8. Public Comments
9. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094**  
**Conference ID: 2144145**

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

# BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT

Supplemental  
Special Assessment  
Methodology Report  
Series 2018 Project

April 3, 2018



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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## Table of Contents

<b>1.0</b>	<b>Introduction</b>	
1.1	Purpose .....	1
1.2	Scope of the Report .....	1
1.3	Special Benefits and General Benefits .....	1
1.4	Organization of the Report .....	2
<b>2.0</b>	<b>Development Program</b>	
2.1	Overview .....	2
2.2	The Development Program .....	3
<b>3.0</b>	<b>The Capital Improvement Program</b>	
3.1	Overview .....	3
3.2	Capital Improvement Program .....	3
<b>4.0</b>	<b>Financing Program</b>	
4.1	Overview .....	4
4.2	Types of Bonds Proposed .....	5
<b>5.0</b>	<b>Assessment Methodology</b>	
5.1	Overview .....	5
5.2	Benefit Allocation .....	6
5.3	Assigning Debt .....	8
5.4	Lienability Test: Special and Peculiar Benefit to the Property .....	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay .....	9
5.6	True-Up Mechanism .....	10
5.7	Assessment Roll .....	11
<b>6.0</b>	<b>Appendix</b>	
	Table 1 .....	12
	Table 2 .....	12
	Table 3 .....	13
	Table 4 .....	14
	Table 5 .....	14
	Table 6 .....	15



## **1.0 Introduction**

### **1.1 Purpose**

This Supplemental Special Assessment Methodology Report Series 2018 Project (the “Supplemental Report”) was developed to supplement the Special Assessment Methodology Report dated November 6, 2017 (the “Original Report”), and to provide a final financing plan and a supplemental special assessment methodology for the Boyette Park Community Development District (the “District”), located in unincorporated Hillsborough County, Florida, as related to funding a portion of the costs of public infrastructure improvements (the “Capital Improvement Program”) contemplated to be provided by the District.

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

This Supplemental Report presents the projections for financing the District's Capital Improvement Program described in the Amended and Restated Report of District Engineer developed by Clearview Land Design, P.L. (the “District Engineer”) dated February, 2018 (the “Amended and Restated Engineer's Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Program.

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

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

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the



Capital Improvement Program. However, these benefits are only incidental since the Capital Improvement Program is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Program and do not depend upon the Capital Improvement Program to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

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

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

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

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

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

*Section Five* introduces the supplemental special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Boyette Park development (the "Development" or "Boyette Park"), a master planned, mixed-use



development located in unincorporated Hillsborough County, Florida. The land within the District consists of approximately 108.34 +/- acres and is generally located in Southern Hillsborough County along the south side of Boyette Road and west of McMullen Road.

## **2.2 The Development Program**

The development of Boyette Park is anticipated to be conducted by Mattamy Tampa/Sarasota, LLC (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of 414 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Boyette Park. The development of Boyette Park is planned to be conducted in several phases over a multi-year period.

## **3.0 The Capital Improvement Program**

### **3.1 Overview**

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

### **3.2 Capital Improvement Program**

The Capital Improvement Program needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Capital Improvement Program will consist of offsite roadway improvements, storm water management, water and wastewater facilities, landscaping/irrigation/entry/perimeter buffers. At the time of this writing, the total cost of the Master Infrastructure Improvements is estimated to total approximately \$7,328,978.



According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Program will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Program.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Due to marketing reasons, the Developer requested that the District limit the amount of long-term indebtedness that will be issued and repaid by the various types of residential units. Consequently, the District will fund only a portion of the cost of its Capital Improvement Program with indebtedness, while the balance will be contributed by the Developer. Under this final financing plan, the District will fund \$5,222,932.91 of the total Capital Improvement Program with proceeds of Capital Improvement Revenue Bonds, Series 2018 (the "Bonds") in the principal amount of \$5,915,000.



## 4.2 Types of Bonds Issued

The final financing plan for the District provides for the issuance of the Bonds in the principal amount of \$5,915,000 to finance \$5,222,932.91 in Capital Improvement Program costs. The Bonds will be amortized in 30 annual installments following a six-and-a-half-month capitalized interest period. Interest payments on the Bonds will be made every May 1 and November 1, commencing on November 1, 2018, and principal payments on the Bonds will be made every May 1, commencing on May 1, 2019.

In order to finance a portion of the improvement and other costs, the District will need to borrow more funds and incur indebtedness in the total amount of \$5,915,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

## 5.0 Supplemental Assessment Methodology

### 5.1 Overview

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



## 5.2 Benefit Allocation

The current development plan envisions the development of 414 residential units, although unit numbers and land use types may change throughout the development period.

According to the District Engineer, these infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Capital Improvement Program will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Capital Improvement Program and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

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

The benefit associated with the Capital Improvement Program of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table



4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

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

Due to marketing reasons the Developer requested that the District limit the amount of long-term indebtedness that will be issued and repaid by the various types of residential units. Accordingly, the District will only fund a portion of the costs of Capital Improvement Program with the Bonds. The balance of the costs of the Capital Improvement Program will also be funded by a Developer contribution of capital improvements, all as illustrated in Table 5 in the *Appendix*. Table 5 presents the apportionment of total cost from Table 2 in accordance with the ERU benefit allocation in Table 4, amount of Developer contribution of capital improvements, amount of capital improvements funded with the Bonds, and the amount of assessment associated with funding the District's Capital Improvement Program (the "Bond Assessment") with the Bonds.

Table 6 in the *Appendix* presents the apportionment of the Bonds Assessment on a per category total and per unit basis, as well as the annual debt service assessment payments per unit.



### **5.3 Assigning Debt**

As of the time of writing of this Supplemental Report, 159 of the 414 residential lots have already been platted and assigned parcel numbers by the Hillsborough County Property Appraiser's Office. Consequently, the Bond Assessment will be apportioned to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. This method of apportionment of the Bond Assessment will apportion a total of \$2,221,290.52 in Bond Assessment to 159 platted residential lots, leaving a total of \$3,693,709.48 to be apportioned to unplatted land in the District. According to the Hillsborough County Property Appraiser's Office, there are approximately 69.12 +/- gross acres on an equal pro-rata gross acre basis and thus the total Bond Assessment in the amount of \$3,693,709.48 will be preliminarily levied on approximately 69.12 +/- gross acres at a rate of \$53,439.08 per acre.

As the land that is currently unplatted is platted, the Bond Assessment will be apportioned to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such apportionment of Bond Assessments to platted parcels will further reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessment will be apportioned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

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

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



Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessment is fair and reasonable because after accounting for the effects of the Developer's contribution of capital improvements that did not have to be financed with the Bonds, it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Program by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any Bond Assessment more than the determined special benefit peculiar to that property.



## 5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of units within each product category and the categories of residential units themselves might change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to assure that the Bond Assessment for each product category never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the methodology described herein is applied to the land based on number of and type residential units of a particular type in the parcel.

If as a result of platting and apportionment of the Bond Assessment to the platted land, the total number of units within each product category is equal to the number in Table 1 in the *Appendix*, then no true-up adjustment will be necessary. If as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per unit for land that remains unplatted within the District is lower than the levels in Table 6 in the *Appendix*, for instance as a result of more larger lots, meaning a higher Bond Assessment carrying capacity, then per lot Bond Assessment for all lots will be recalculated based upon the higher total number of larger lots capable of carrying a higher Bond Assessment, and each lot's Bond Assessment will be reduced proportionally to the increase in the debt carrying capacity if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per unit for land that remains unplatted within the District is higher than the levels in Table 6 in the *Appendix*, for instance as a result of fewer larger lots, meaning a lower Bond Assessment carrying capacity, then the loss of the debt carrying capacity as expressed in loss of Bond Assessment will be collected from the Developer, its successor or assigns in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.



The Developer, its successor or assigns will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment for the units that were platted and the Bond Assessment in Table 6 in the *Appendix* plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

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

## **5.7 Final Assessment Roll**

Exhibit "A" presents the Final Assessment Roll for the District. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual installments.



## 6.0 Appendix

Table 1

### Boyette Park

#### Community Development District

##### Development Plan

Unit Type	Number of Units
SF 50'	132
SF 60'	54
Paired Villa 30'	80
TH 18'	73
TH 24'	75
<b>Total Residential</b>	<b>414</b>

Table 2

### Boyette Park

#### Community Development District

##### Capital Improvement Program

Improvement	Cost
Off-Site Road Improvements	\$525,206.10
Storm Water Management	\$3,648,282.53
Wastewater System	\$1,430,613.05
Water Distribution System	\$699,514.25
Landscaping/Hardscaping	\$677,683.00
Soft Costs	\$347,679.31
<b>Total</b>	<b>\$7,328,978.24</b>



Table 3

## Boyette Park Community Development District

Sources and Uses of Funds

	<b>Amount</b>
<b><u>Sources</u></b>	
Bond Proceeds:	
Par Amount	\$5,915,000.00
Original Issue Discount	-\$38,855.90
<b>Total Sources</b>	<b>\$5,876,144.10</b>
 <b><u>Uses</u></b>	
Project Fund Deposits:	
Project Fund	\$5,222,932.91
Other Fund Deposits:	
Debt Service Reserve Fund	\$192,056.25
Capitalized Interest Fund	\$166,854.94
	\$358,911.19
Delivery Date Expenses:	
Costs of Issuance	\$176,000.00
Underwriter's Discount	\$118,300.00
	\$294,300.00
<b>Total Uses</b>	<b>\$5,876,144.10</b>



Table 4

## Boyette Park

### Community Development District

#### Improvements Benefit Allocation

Unit Type	Number of		Total ERU
	Units	ERU per Unit	
SF 50'	132	1.00	132.00
SF 60'	54	1.10	59.40
Paired Villa 30'	80	0.74	59.20
TH 18'	73	0.61	44.53
TH 24'	75	0.68	51.00
<b>Total</b>			<b>346.13</b>

Table 5

## Boyette Park

### Community Development District

#### Cost Allocation and Bond Assessment Apportionment

Unit Type	Total Cost Apportionment			
	Based on Benefit Allocation	Developer Contribution of Improvements	Improvements Funded with Bonds	Total Bond Assessment Apportionment
SF 50'	\$2,794,976.24	\$602,302.76	\$2,192,673.49	\$2,483,214.68
SF 60'	\$1,257,739.31	\$205,486.04	\$1,052,253.27	\$1,191,682.57
Paired Villa 30'	\$1,253,504.50	\$410,168.54	\$843,335.96	\$955,082.57
TH 18'	\$942,881.00	\$383,212.59	\$559,668.41	\$633,827.52
TH 24'	\$1,079,877.19	\$504,875.40	\$575,001.79	\$651,192.66
<b>Total</b>	<b>\$7,328,978.24</b>	<b>\$2,106,045.33</b>	<b>\$5,222,932.91</b>	<b>\$5,915,000.00</b>



Table 6

## Boyette Park

### Community Development District

#### Bond Assessment Apportionment

Unit Type	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Apportionment per Unit*
SF 50'	\$2,483,214.68	\$18,812.23	\$1,300
SF 60'	\$1,191,682.57	\$22,068.20	\$1,525
Paired Villa 30'	\$955,082.57	\$11,938.53	\$825
TH 18'	\$633,827.52	\$8,682.57	\$600
TH 24'	\$651,192.66	\$8,682.57	\$600
<b>Total</b>	<b>\$5,915,000.00</b>		

\* Included 2% costs of collection and assumes no early payment discount

**Exhibit "A"**

<b>Folio #</b>	<b>Owner</b>	<b>Assessment</b>
77057.7724	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7726	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7752	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7754	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7756	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7758	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7760	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7762	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7764	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7766	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7768	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7770	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7772	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7774	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7776	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7778	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7780	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7782	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7784	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7786	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7788	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7790	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7792	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7794	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7796	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7798	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7800	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7802	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7804	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7806	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7808	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7810	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7812	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7814	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7816	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7818	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7820	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7822	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7824	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7826	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7828	MATTAMY TAMPA/SARASOTA LLC	\$18,812.23
77057.7692	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7694	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7696	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7698	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20

**Exhibit "A"**

<b>Folio #</b>	<b>Owner</b>	<b>Assessment</b>
77057.7700	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7710	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7712	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7714	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7716	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7718	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7720	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7722	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7728	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7730	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7732	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7734	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7736	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7738	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7740	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7742	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7744	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7746	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7748	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7750	MATTAMY TAMPA/SARASOTA LLC	\$22,068.20
77057.7702	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7704	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7950	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7952	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7954	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7956	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7958	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7960	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7962	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7964	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7966	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7968	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7970	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7972	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7974	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7976	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7978	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7980	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7982	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7984	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7986	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7988	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7990	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7992	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7994	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53

**Exhibit "A"**

<b>Folio #</b>	<b>Owner</b>	<b>Assessment</b>
77057.7996	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7998	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.8000	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.8002	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.8004	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.8006	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.8008	MATTAMY TAMPA/SARASOTA LLC	\$11,938.53
77057.7708	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7902	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7904	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7906	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7908	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7910	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7912	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7914	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7916	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7918	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7920	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7922	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7924	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7926	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7928	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7930	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7932	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7934	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7936	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7938	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7940	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7942	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7944	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7946	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7948	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7706	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7830	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7832	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7834	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7836	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7838	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7840	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7842	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7844	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7846	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7848	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7850	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7852	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57

**Exhibit "A"**

<b>Folio #</b>	<b>Owner</b>	<b>Assessment</b>
77057.7840	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7856	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7858	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7860	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7862	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7864	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7866	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7868	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7870	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7872	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7874	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7876	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7878	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7880	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7882	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7884	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7886	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7888	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7890	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7892	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7894	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7896	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7898	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
77057.7900	MATTAMY TAMPA/SARASOTA LLC	\$8,682.57
76681.0000	MATTAMY TAMPA/SARASOTA LLC	\$997,173.31
76683.0100	MATTAMY TAMPA/SARASOTA LLC	\$976,866.45
76843.0000	MATTAMY TAMPA/SARASOTA LLC	\$293,914.96
76842.5000	MATTAMY TAMPA/SARASOTA LLC	\$627,909.24
76844.0000	MATTAMY TAMPA/SARASOTA LLC	\$253,835.65
76844.0200	MATTAMY TAMPA/SARASOTA LLC	\$274,142.50
76844.0100	MATTAMY TAMPA/SARASOTA LLC	\$269,867.37
77057.8010	MATTAMY TAMPA/SARASOTA LLC	\$0.00
77057.8012	HILLSBOROUGH COUNTY	\$0.00

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2018-08**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018; CONFIRMING THE DISTRICT'S PROVISION OF THE CAPITAL IMPROVEMENT PLAN AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2018 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2018 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Boyette Park Community Development District (the "District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within the District, and to finance such improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution 2018-02, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2018-02, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

**WHEREAS**, on March 20, 2018, the District entered into a Bond Purchase Agreement whereby it agreed to sell \$5,915,000 of its Special Assessment Revenue Bonds, Series 2018 (the "Series 2018 Bonds"); and

**WHEREAS**, pursuant to and consistent with Resolution 2018-02, the District desires to set forth the particular terms of the sale of the Series 2018 Bonds and confirm the lien of the special assessments securing the Series 2018 Bonds.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and Resolution 2018-02.

**SECTION 2. FINDINGS.** The Board of Supervisors of the Boyette Park Community Development District hereby finds and determines as follows:

(a) On November 6, 2018, the District, after due notice and public hearing, adopted Resolution 2018-02, which, among other things, equalized, approved, confirmed and levied special assessments on property within the District benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within the District, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Amended and Restated Report of District Engineer*, dated February 2018, which is attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the District's capital improvement plan, a portion of which is to be financed with the Series 2018 Bonds (the "Capital Improvement Plan"). The District hereby confirms that the Capital Improvement Plan serves a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2018 Bonds.

(c) The *Supplemental Special Assessment Methodology Report (Series 2018 Project)*, dated April 3, 2018, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology Report for the District to the actual terms of the Series 2018 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2018 Bonds

(d) The Capital Improvement Plan will specially benefit all of the developable acreage within the District. It is reasonable, proper, just and right to assess the portion of the costs of the Capital Improvement Plan financed, in part, with the Series 2018 Bonds to the specially benefited properties within the District, as set forth in Resolution 2018-02 and this Resolution.

**SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR Series 2018 Bonds.** As provided in Resolution 2018-02, this Resolution is intended to set forth the terms of the Series 2018 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2018 Bonds, in a par amount of \$5,915,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2018 Bonds shall be due on May 1, 2048. The sources and uses of funds of the Series 2018 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2018 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2018 Bonds on all developable land within the District shall be the principal amount due on the Series 2018 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required

by law and costs of collection. The Series 2018 Bonds are secured solely by the lien against lands within the District.

**SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2018 BONDS.**

(a) The special assessments for the Series 2018 Bonds shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2018 Bonds. The estimated costs of collection of the special assessments for the Series 2018 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2018 Bonds includes all developable land within the District, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Capital Improvement Plan and reallocate the special assessments securing the Series 2018 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, each dated April 1, 2018 and by and between the District and U.S. Bank, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2018 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Hillsborough County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2018 Bonds.

**SECTION 5. APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2018-02, there may be required from time to time certain True-Up payments. As lands are platted within the District, the special assessments securing the Series 2018 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2018-02, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2018-02. The True-Up calculations will be made in accordance with the process set forth in the Supplemental

Assessment Report. The District shall apply all True-Up payments related to the Series 2018 Bonds only to the credit of the Series 2018 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture governing the Series 2018 Bonds.

**SECTION 6. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2018-02, which remains in full force and effect. This Resolution and Resolution 2018-02 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2018 Special Assessments securing the Series 2018 Bonds in the Official Records of Hillsborough County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 9. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[Signatures on Next Page]

**APPROVED** and **ADOPTED** this 3<sup>rd</sup> day of April, 2018.

**ATTEST:**

**BOYETTE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** *Amended and Restated Report of Engineer*, dated February 2018

**Exhibit B:** *Supplemental Special Assessment Methodology Report (Series 2018 Project)*,  
dated April 3, 2018

**Exhibit C:** Maturities and Coupon of Series 2018 Bonds

**Exhibit D:** Sources and Uses of Funds for Series 2018 Bonds

**Exhibit E:** Annual Debt Service Payment Due on Series 2018 Bonds

**Exhibit A**

**Amended and Restated Engineers Report**

**Boyette Park  
Community Development District  
Amended and Restated Report of District Engineer  
February 2018**

*Prepared for:*

**Boyette Park  
Community Development District  
Hillsborough County, Florida**

*Prepared by:*

**Toxey A Hall, P.E.  
Clearview Land Design, P.L.  
Tampa, Florida**



February 2018

Board of Supervisors  
Boyette Park Community Development District

**RE: Boyette Park Community Development District  
Preliminary Report of District Engineer**

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Boyette Park Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

**CLEARVIEW LAND DESIGN, P.L.**

Toxey A. Hall, P.E.

P:\Goolsby\CDD\DRAFTS\2017.08.07 TAHcmf.CDD Report of District Engineer.docx

1213 E. 6<sup>th</sup> Avenue, Tampa, FL 33605 Phone (813) 223-3919 Fax (813) 223-3975

## TABLE OF CONTENTS

	<b>PAGE NO.</b>
<b>TRANSMITTAL LETTER</b>	<b>2</b>
<b>INTRODUCTION</b>	<b>4</b>
<b>PURPOSE AND SCOPE</b>	<b>4</b>
<b>LAND USE</b>	<b>5</b>
<b>GOVERNMENTAL ACTIONS</b>	<b>5</b>
<b>CAPITAL IMPROVEMENT PLAN</b>	<b>6</b>
<b>OWNERSHIP AND MAINTENANCE</b>	<b>9</b>
<b>PROJECT COSTS</b>	<b>9</b>
<b>SUMMARY AND CONCLUSION</b>	<b>10</b>

### **Exhibits**

- A. Vicinity Map**
- B. Boyette Park Boundary Metes & Bounds Description and Map**
- C. Summary of Estimated Project Costs**
- D. Permit and Construction Approval Status**

## **INTRODUCTION**

Boyette Park Community Development District (the "District") is a unit of special-purpose government organized and existing in accordance with Chapter 190, F.S., as amended, created by ordinances enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County"). The District, containing approximately 108 acres is generally located in southern Hillsborough County along the south side of Boyette Road and west of McMullen Road. The County authorized the creation of the District pursuant to Hillsborough County Ordinance 17-14 effective June 14, 2017.

The District is located in Sections 21, 28, Township 30 South, Range 20 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary, public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) will be via two separate entrance roadway connections. The main entrance will be located on McMullen Road approximately 1,500 feet south of the intersection of McMullen and Boyette Road. The second entrance will be located off Boyette Road about 1,700 feet west of the intersection of McMullen and Boyette Road. The lands constituting the District are presently intended for development into a master planned community (the "Development"), known as Boyette Park. Exhibit B provides a Boundary Metes & Bounds Description and Map of the District. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements are required on both Boyette Road and McMullen Road. An eastbound to southbound right turn lane is required for the access point off Boyette Road. The improvements on McMullen Road include both a right and left turn as well as some road widening to accommodate the turn lanes.

## **PURPOSE AND SCOPE**

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating a portion of the infrastructure necessary for community development within the District. This report amends and restates the previously adopted Report of District Engineer dated November 2017 to reflect the current plan of development for the district. The purpose of this report is to provide a description of the infrastructure improvements necessary for progression of the Development and an estimate of the costs. The District will finance, acquire and/or construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the Development and allocate the costs for the infrastructure improvements among the lands within the District. A portion of these infrastructure improvements will be completed by Mattamy Tampa/Sarasota LLC, the primary developer of the Development (the "Developer"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the Capital Improvement Plan (CIP) of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

## **LAND USE**

As stated, the lands within the District encompass approximately 108 acres. The District is planned to ultimately include a mixture of single-family, townhome, and villa residential units with an overall lot count of 414 units. The table below illustrates the current land use plan in acreage. Such information is subject to change.

<b><u>Proposed Land Use</u></b>	<b><u>Approximate Acres</u></b>	<b><u>Units</u></b>
Residential Units	41	414
Surface Water Management Areas	24	N/A
Right of way	8	N/A
Other	35	N/A
<b>TOTAL</b>	<b>108</b>	<b>414</b>

## **GOVERNMENTAL ACTIONS**

On September 16, 2015, the County approved the project as Planned Development ("PD") Hillsborough County Rezoning Number RZ-PD 15-0694. On May 19, 2017, the County certified the most recent site plan (17-0490 RV) which allows for a maximum of 424 dwelling units.

The Development is not a DRI. The lands and entitlements within the zoning parcel, but outside the District are owned by an entity unrelated to Mattamy Tampa/Sarasota, LLC.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to effect the improvements described herein, will be obtained during the

ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

## **CAPITAL IMPROVEMENT PLAN**

The District’s CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, landscaping and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of the CIP is \$7,328,978. Refer to Exhibit C for a summary of the costs by infrastructure category for the CIP.

The current plan of development of the CIP is to be constructed in 3 phases (see table below), and ultimately it is expected that once completed it will support the construction of 414 residential dwelling units.

<b>Construction Phasing</b>	<b>Total No. of Units</b>	<b>Estimated Completion Date</b>
Boyette Park Phases 1A-1D	159	December 2017
Boyette Park Phases 1E, 2B, 2C & 4	121	April 2019
Boyette Park Phases 2A & 3	134	October 2020
<b>Total Number of Units</b>	<b>414</b>	

## **ROADWAYS**

Primary vehicular access to the District is to be provided from McMullen Road south of Boyette Road with a secondary entrance off Boyette Road. Boyette Park Drive, the main entrance to the District from McMullen Road, will be a divided 4-lane collector with street lighting, sidewalks and landscaping. The other access entrance to the District off Boyette Road will be a divided 4-lane road that will transition to divided 2-lane residential street. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. The offsite roadway improvements on McMullen Road and Boyette Road will comply with the roadway design criteria of Hillsborough County. The internal roadway design will comply with Hillsborough County transportation design criteria. The District will fund and construct the offsite improvements and the access improvements within the District or in the alternative acquire much completed improvements from the Developer. Hillsborough County will own, operate, and maintain the improvements on McMullen Road and Boyette Road as well as the access connection to Boyette Road. The Boyette Park Homeowners Association will own, operate and maintain the internal roads within the District which will not be District funded.

## **STORMWATER MANAGEMENT**

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Alafia River Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the HOA right-of-ways will be owned, operated and maintained by the CDD as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system.

The two commercial outparcels located off Boyette Road will be provided drainage through a CDD owned and maintained drainage pond. The infrastructure that will serve the commercial parcels will be installed at the Developer's expense. The cost to the District to finance this CDD owned and maintained drainage pond, is not greater than it otherwise would have been due to its use by such commercial parcels.

## **WASTEWATER COLLECTION**

The District is within the County's Valrico Sub Regional Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal wastewater systems.

The District onsite wastewater system will consist of gravity collection lines with appurtenant manholes, and a pump station discharging to a force main that will connect to the existing County force main in the Boyette Road right-of-way.

## **WATER DISTRIBUTION SYSTEM**

The District is within the County's South Central Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the District's internal potable water systems.

The District's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in the McMullen Road and

Boyette Road right-of-ways.

## LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include District entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer will construct these improvements and convey the same to the District.

## OWNERSHIP AND MAINTENANCE

**The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.**

<b><u>Proposed Infrastructure Improvements</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance</u></b>
Internal Roadway Improvements	Boyette Park HOA	Boyette Park HOA
Access Roadway Improvements on McMullen and Boyette	Hillsborough County	Hillsborough County
Stormwater Management System	CDD	CDD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Hillsborough County	Hillsborough County
Water Distribution System including the Transmission System	Hillsborough County	Hillsborough County
Landscaping and Irrigation Systems within public rights-of-way and district owned lands	CDD	CDD

## PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be \$7,328,978. The infrastructure improvements include: roadways, sewer, water, storm water management systems and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such improvements not financed by the District will be constructed and conveyed to the District by the Developer for no consideration.

Exhibit C outlines the anticipated costs associated with the construction of the CIP for the District.

## **SUMMARY AND CONCLUSION**

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

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

---

*Toxey A. Hall, P.E*

*District Engineer*

*FL Registration No.: 37278*

# EXHIBITS

**Exhibit A**    **Vicinity Map of District**

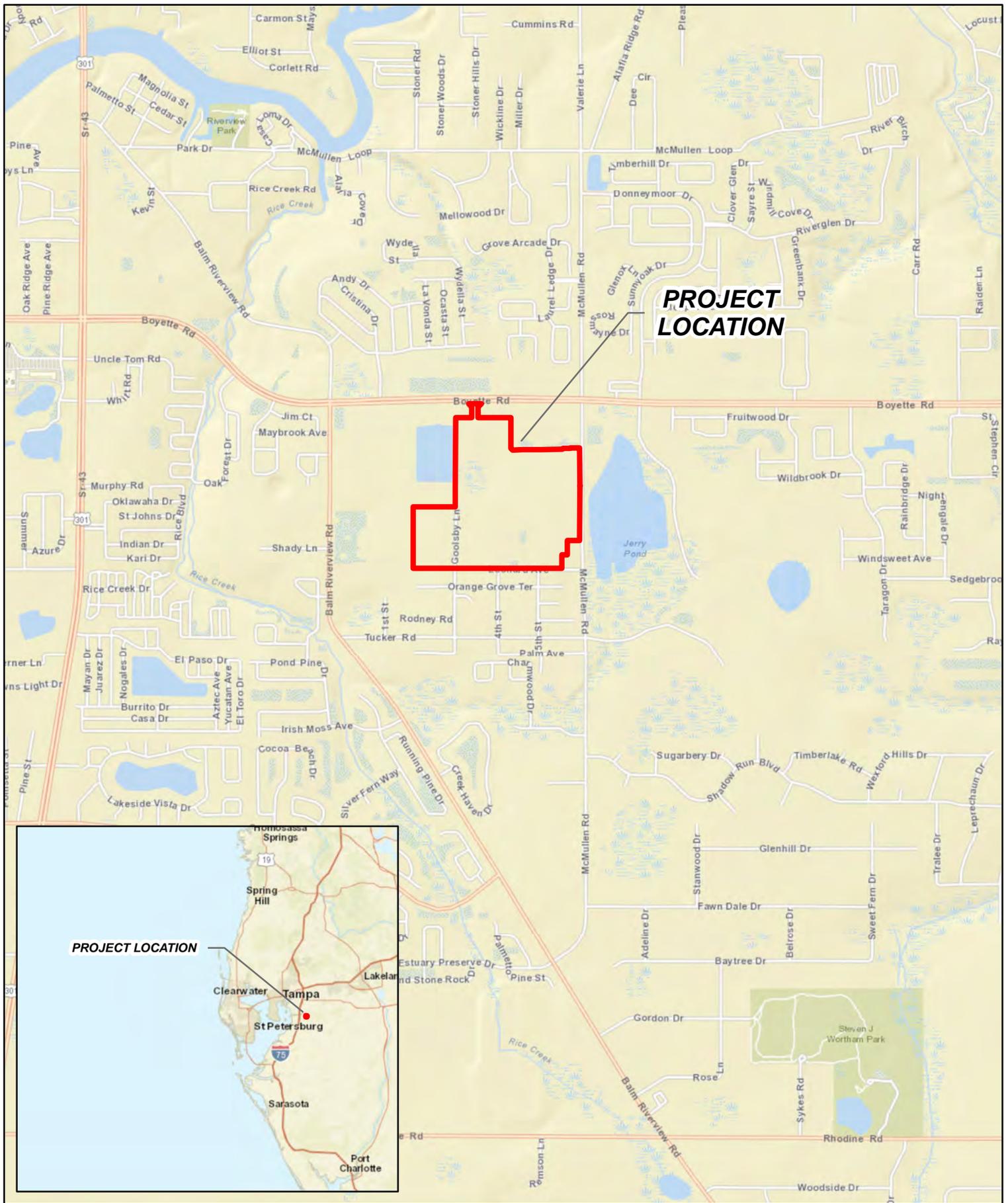
**Exhibit B**    **Boundary Metes & Bounds Description of District**

**Exhibit C**    **Summary of Estimated Project Costs**

**Exhibit D**    **Permit and Construction Approval Status**

# **EXHIBIT A**

## **VICINITY MAP**



**EXHIBIT B**

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

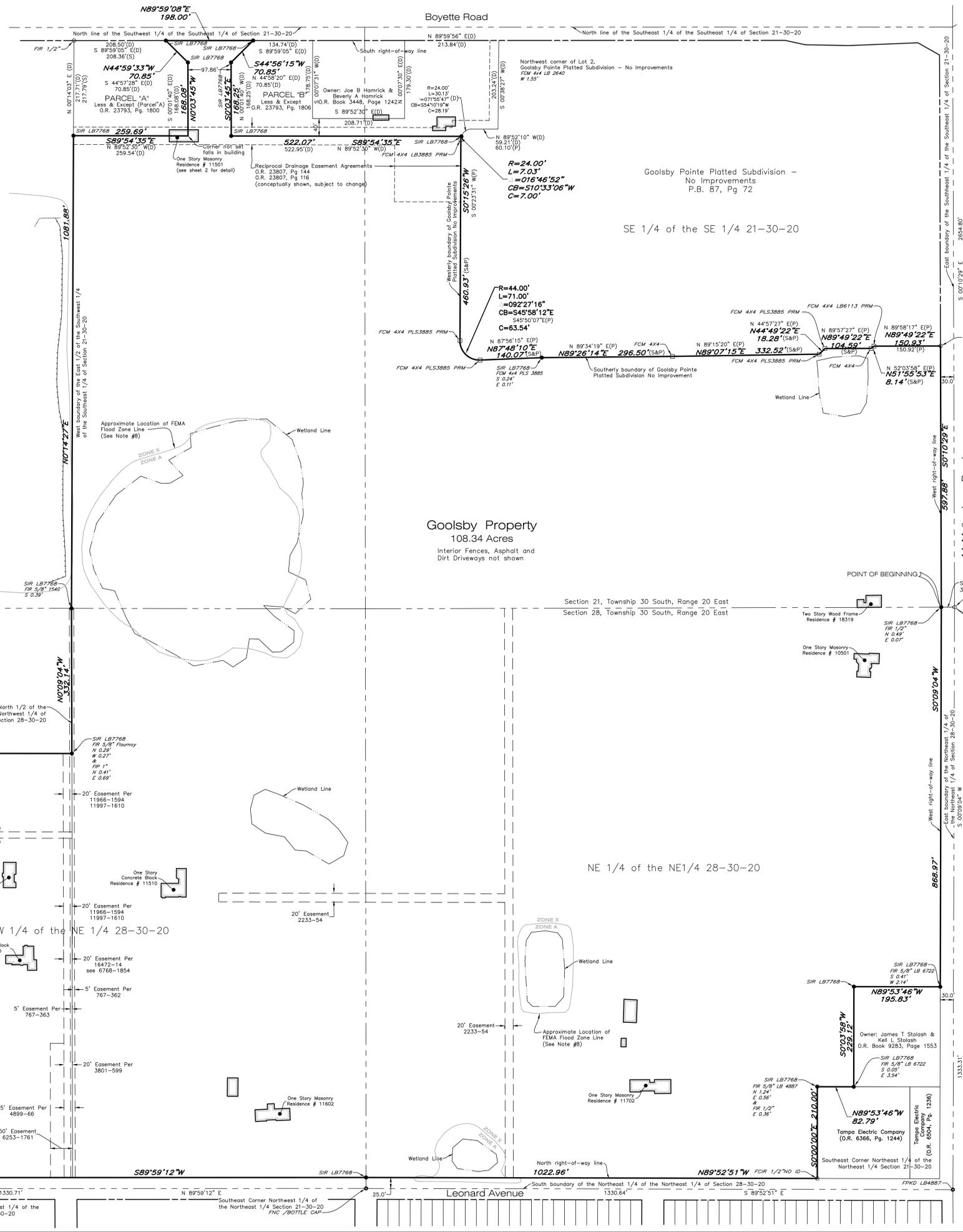
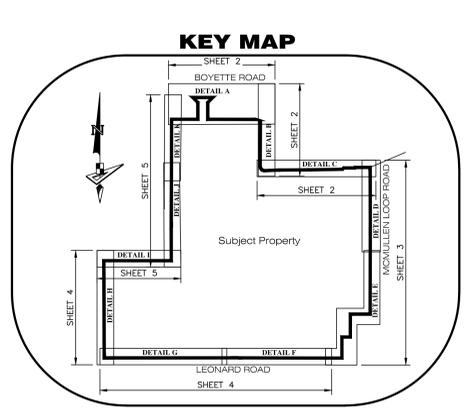
**BOUNDARY METES AND  
BOUNDS DESCRIPTION SKETCH**

## EXHIBIT B

DESCRIPTION: Goolsby Property (Prepared by GeoPoint Surveying, Inc.)

A parcel of land lying in Sections 21 and 28, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast Corner of the Northeast ¼ of the Northeast ¼ of said Section 28; thence along the North boundary of the Northeast ¼ of the Northeast ¼ of said Section 28 S.89°50'18"W., a distance of 30.00 feet to the West Right-of-Way line of McMullen Loop Road and the POINT OF BEGINNING; thence along said West Right-of-way line, being 30.00 feet West of and parallel to the East boundary of the Northeast ¼ of the Northeast ¼ of said Section 28, S.00°09'04"W., a distance of 868.97 feet; thence leaving said West Right-of-Way line, N.89°53'46"W., a distance of 195.83 feet; thence S.00°03'58"W., a distance of 229.12 feet; thence N.89°53'46"W., a distance of 82.79 feet; thence S.00°00'00"E., a distance of 210.00 feet to the North Right-of-Way line of Leonard Avenue; thence along said North Right-of-Way line, being 25.00 feet North of and parallel to the South boundary of the Northeast ¼ of the Northeast ¼ said Section 28 and 25.00 feet North of and parallel to the South boundary of the Northwest ¼ of the Northeast ¼ said Section 28, respectively, N.89°52'51"W., a distance of 1022.96 feet; thence S.89°59'12"W., a distance of 1330.82 feet to the West boundary of the Northwest ¼ of the Northeast ¼ of said Section 28; thence along said West boundary, N.00°12'04"W., a distance of 971.69 feet to the South boundary of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast ¼ of said Section 28; thence along said South boundary, S.89°55'44"E., a distance of 667.17 feet to the East boundary of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 28; thence along said East boundary, N.00°09'04"W., a distance of 332.14 feet to the North boundary of the Northwest ¼ of the Northeast ¼ of said Section 28; thence along the West boundary of the East 1/2 of the Southwest 1/4 of the Southeast ¼ of said Section 21, N.00°14'27"E., a distance of 1081.88 feet; thence leaving said boundary along the Southerly and Easterly boundary, respectively, of lands described as, "Less and Except Parcel A" of Official Records Book 23793, Page 1800 of the Public Records of Hillsborough County, Florida the next three (3) consecutive courses; 1) S.89°54'35"E., a distance of 259.69 feet; 2) N.00°03'45"W., a distance of 168.08 feet; 3) N.44°59'33"W, a distance of 70.85 feet to the South Right-of-Way line of Boyette Road; thence along said South Right-of-Way line, S.89°59'08"E., a distance of 198.00 feet; thence leaving said Right-of-Way line, along the lands described as "Less and Except" of Official Records Book 23793, Page 1806 the following three courses; 1) S.44°56'15"W., a distance of 70.85 feet; 2) S.00°03'45"E., a distance of 168.25 feet; 3) S.89°54'35"E., a distance of 522.07 feet to the Westerly boundary of Goolsby Pointe Platted Subdivision - No Improvements, according to the plat thereof, as recorded in Plat Book 87, Page 72 of the Public Records of Hillsborough County, Florida; thence along the Westerly and Southerly boundaries, respectively, the following ten (10) courses, 1) Southwesterly, 7.03 feet along the arc of a non-tangent curve to the left having a radius of 24.00 feet and a central angle of 16°46'52" (chord bearing S.10°33'06"W., 7.00 feet); 2) S.00°15'26"W., a distance of 460.93 feet; 3) Southeasterly, 71.00 feet along the arc of a tangent curve to the left having a radius of 44.00 feet and a central angle of 92°27'16" (chord bearing S.45°58'12"E., 63.54 feet); 4) N.87°48'10"E., a distance of 140.07 feet; 5) N.89°26'14"E., a distance of 296.50 feet; 6) N.89°07'15"E., a distance of 332.52 feet; 7) N.44°49'22"E., a distance



**LEGEND**

- CCR ----- Certified Corner Record
- SIR ----- Set 1/2" Iron Rod
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- SIR ----- Set 1/2" Iron Rod LB7768
- FIR ----- Found Iron Rod
- FCM ----- Found Concrete Monument
- P.R.M. ----- Permanent Reference Monument
- CMP ----- Corrugated Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- SD ----- Storm Drainage Manhole
- TM ----- Telephone Manhole
- Manhole ----- Manhole
- LP ----- Light Pole
- CP ----- Concrete Post
- BF ----- Buried Fiber Optic Warning Marker
- BM ----- Buried Water Main Warning Marker
- FM ----- Buried Force Main Warning Marker
- GM ----- Buried Gas Warning Marker
- AR ----- Air Release Valve
- FM ----- Force Main Gate Valve
- BF ----- Water Backflow Preventer
- SP ----- Sprinkler Head
- MF ----- Fire Hydrant
- MW ----- Monitoring Well
- Sign ----- Sign
- OU ----- Overhead Utility Lines
- W ----- Underground Water Lines
- UE ----- Underground Electric Lines
- UC ----- Underground Communication Lines
- UG ----- Underground Gas Lines
- UA ----- Underground Ammonia Lines
- US ----- Underground Sewer Lines

**SCALE: 1" = 100'**

**DESCRIPTION: Goolsby Property (Prepared by GeoPoint Surveying, Inc.)**

A parcel of land lying in Sections 21 and 28, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast Corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, S 89°50'18"W, a distance of 30.00 feet to the West Right-of-Way line of McMullen Loop Road and the POINT OF BEGINNING; thence along said West Right-of-Way line, being 30.00 feet wide and parallel to the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, S 00°09'04"W, a distance of 868.97 feet; thence leaving said West Right-of-Way line, N 89°53'46"W, a distance of 108.83 feet; thence S 07°03'57"W, a distance of 223.10 feet; thence N 89°53'46"W, a distance of 82.79 feet; thence S 00°00'00"E, a distance of 210.00 feet to the North Right-of-Way line of Leonard Avenue; thence along said North Right-of-Way line, being 25.00 feet wide and parallel to the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, S 89°52'51"W, a distance of 1022.96 feet; thence S 89°59'12"W, a distance of 1330.82 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along said West boundary, N 00°12'04"W, a distance of 971.69 feet to the South boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along said South boundary, N 89°52'51"W, a distance of 332.14 feet to the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along said South boundary, S 89°55'44"E, a distance of 667.17 feet to the East boundary of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along said East boundary, N 00°09'04"W, a distance of 332.14 feet to the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence along the West boundary of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 21, N 00°14'27"E, a distance of 1081.88 feet; thence leaving said boundary along the Southerly and Easterly boundary, respectively, of lands described as, "Less and Except Parcel A" of Official Records Book 23793, Page 1800 of the Public Records of Hillsborough County, Florida the next three (3) consecutive courses: 1) S 89°54'35"E, a distance of 259.69 feet; 2) N 00°03'45"W, a distance of 168.08 feet; 3) N 44°56'15"W, a distance of 70.85 feet to the South Right-of-Way line of Boyette Road; thence along said South Right-of-Way line, S 89°59'08"E, a distance of 198.00 feet; thence leaving said Right-of-Way line, along the lands described as "Less and Except" of Official Records Book 23793, Page 1800 of the Public Records of Hillsborough County, Florida, thence along the Westery and Southerly boundaries, respectively, the following ten (10) courses: 1) Southeastery, 7.03 feet along the arc of a noncircular curve to the left having a radius of 24.00 feet and a central angle of 18°46'52" (chord bearing S 10°33'06"W, 7.00 feet); 2) S 00°15'26"W, a distance of 460.93 feet; 3) Southeastery, 71.00 feet along the arc of a tangent curve to the left having a radius of 44.00 feet and a central angle of 92°27'16" (chord bearing S 49°58'12"E, 63.54 feet); 4) N 87°48'10"E, a distance of 140.07 feet; 5) N 89°07'15"E, a distance of 296.50 feet; 6) N 89°07'15"E, a distance of 332.52 feet; 7) N 44°49'22"E, a distance of 18.28 feet; 8) N 89°49'22"E, a distance of 104.50 feet; 9) N 51°55'53"E, a distance of 8.14 feet; 10) N 89°49'22"E, a distance of 150.93 feet to the West Right-of-Way line of said McMullen Loop Road; thence along said West Right-of-Way line, being 30.00 feet wide and parallel to the East boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 21, S 00°10'29"E, a distance of 597.88 feet to the POINT OF BEGINNING.

Containing 108.34 acres, more or less.

**SURVEYOR'S NOTES:**

- This survey was prepared with the benefit of an ALTA/ACSM Land Title Survey, "Goolsby - Mattamy Homes Riverview, Florida", Prepared by Crossdown Surveyors, Project Number 15101, Date 07-25-15. A Title Commitment was not provided for the Boundary Survey shown herewith.
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those identified.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- Bearings shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida. More specifically the South Line of the Northeast 1/4 of the Northeast 1/4 of Section 28-30-20, having a grid bearing of S 89°52'51"E.
- Sheet 1 of 5 is intended to be displayed at 1" = 100', Sheets 2-5 at 1" = 30'.
- All boundary line dimensions are field measured unless otherwise noted.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject property lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12057C0506H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center: <https://msc.fema.gov>.
- Wetland lines shown hereon taken from Goolsby Property Specific Purpose Survey, Wetland Location, prepared by GeoPoint Surveying, Inc., Dated January 2016. Shown hereon for graphic illustration only.

Note: See Sheets 2 through 5 for details of occupation at boundary perimeter.

REVISIONS			Prepared For: <b>MATTAMY HOMES</b>	
No.	Date	Description	Dwn.	Drawn
1	07/20/16	Revise North Boundary, Description	JDW	

**BOUNDARY SURVEY**  
 Last Date of Field Survey: **02/13/16**  
 SURVEYOR'S CERTIFICATE

This certifies that a survey of the heron described property was made under my supervision and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**John D. Weigle**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **155246**  
 Check: JMD | P.C.: JH | Field Book: 52-2015

**GeoPoint Surveying, Inc.**  
 1403 E. 5th Avenue Phone: (813) 248-8888  
 Tampa, Florida 33605 Fax: (813) 248-2266  
 www.geopointsurveying.com Licensed Business Number: LB 7768

Drawn: LAY | Date: APRIL 2016 | Data File: goosby  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 Section: **21 & 28 Twp. 30 Rng. 20** | Job #:

# **EXHIBIT C**

## **SUMMARY OF ESTIMATED PROJECT COST**

# Summary of Costs

## Boyette Park Community Development District

### Offsite Roadway Improvements

McMullen Road Improvements	\$ 402,380.75
Boyette Road Turn Lanes	\$ 122,825.35

### Stormwater Management System

Ponds/General Conditions	\$ 1,331,043.00
Storm Water Inlets, Piping, Curbs, Etc.	\$ 2,317,239.53

### Wastewater System

Gravity Lines and Force main	\$ 1,045,613.05
Pump Station	\$ 385,000.00

<b>Water Distribution System</b>	\$ 699,514.25
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<b>Perimeter Landscaping/Hardscape</b>	\$ 677,683.00
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### Soft Costs

Engineering Design	\$ 180,942.10
Landscape Design	\$ 41,750.00
Engineering Construction Inspection	\$ 93,380.00
Soft Cost Contingency and Other	
Professional Fees (10%)	\$ 31,607.21

<b>TOTAL</b>	<b>\$ 7,328,978.24</b>
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# **EXHIBIT D**

## **PERMIT AND CONSTRUCTION APPROVAL STATUS**

**EXHIBIT “D”**

**Boyette Park Community Development District**

<b>Approval Date</b>	<b>Agency</b>	<b>Permit No.</b>	<b>Permit Name</b>
11/6/16	Hillsborough County	S.R. No. 16-0098 through 16-0103,16-0245 through 16-0248	Reservation of Capacity – Water, Wastewater
7/12/16	Hillsborough County	Folio # 76681,76683,76684,76844	Phase 1 Preliminary Plat Approval / Phase 1A-1E,2A-2C, 3 & 4
1/6/17	Southwest Florida Water Management District	Permit No. 43042302.001	ERP Individual Construction Permit
06/15/17	Hillsborough County	PI # 3232/Folio # 76681,76683,76684,76844	Phase 1A-1E, 2B, 2C, & 4 Construction Plan Approval
12/8/17	Southwest Florida Water Management District	Permit No. 43042302.002	ERP Minor Modification
12/4/17	Hillsborough County	PI # 3232/Folio # 76681,76683,766843	Phases 2A & 3 Construction Plan Approval

**Exhibit B**

**First Supplemental Assessment Methodology Report**

## Exhibit C

### Maturities and Coupon of Series 2018 Bonds

#### BOND SUMMARY STATISTICS

Boyette Park Community Development District  
Special Assessment Revenue Bonds, Series 2018  
Hillsborough County, Florida  
FINAL NUMBERS

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond 2023	505,000.00	99.951	3.900%	3.154
Term Bond 2028	625,000.00	100.000	4.400%	8.155
Term Bond 2038	1,795,000.00	99.245	5.000%	15.991
Term Bond 2048	2,990,000.00	99.162	5.125%	25.995
	5,915,000.00			19.124

**Exhibit D**

**Sources and Uses of Funds for Series 2018 Bonds**

SOURCES AND USES OF FUNDS

Boyette Park Community Development District  
Special Assessment Revenue Bonds, Series 2018  
Hillsborough County, Florida  
FINAL NUMBERS

Dated Date	04/04/2018
Delivery Date	04/04/2018

Sources:

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Bond Proceeds:

Par Amount	5,915,000.00
Original Issue Discount	-38,855.90

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5,876,144.10

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Uses:

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Project Fund Deposits:

Project Fund	5,222,932.91
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Other Fund Deposits:

Debt Service Reserve Fund @ 50%	192,056.25
Capitalized Interest through 11/1/2018	166,854.94
	<hr/>
	358,911.19

Delivery Date Expenses:

Cost of Issuance	176,000.00
Underwriter's Discount	118,300.00
	<hr/>
	294,300.00

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5,876,144.10

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## Exhibit E

### Annual Debt Service Payment Due on Series 2018 Bonds

#### BOND DEBT SERVICE

Boyette Park Community Development District  
Special Assessment Revenue Bonds, Series 2018  
Hillsborough County, Florida  
FINAL NUMBERS

Dated Date            04/04/2018  
Delivery Date        04/04/2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			166,854.94	166,854.94	166,854.94
05/01/2019	95,000	3.900%	145,091.25	240,091.25	
11/01/2019			143,238.75	143,238.75	383,330.00
05/01/2020	95,000	3.900%	143,238.75	238,238.75	
11/01/2020			141,386.25	141,386.25	379,625.00
05/01/2021	100,000	3.900%	141,386.25	241,386.25	
11/01/2021			139,436.25	139,436.25	380,822.50
05/01/2022	105,000	3.900%	139,436.25	244,436.25	
11/01/2022			137,388.75	137,388.75	381,825.00
05/01/2023	110,000	3.900%	137,388.75	247,388.75	
11/01/2023			135,243.75	135,243.75	382,632.50
05/01/2024	115,000	4.400%	135,243.75	250,243.75	
11/01/2024			132,713.75	132,713.75	382,957.50
05/01/2025	120,000	4.400%	132,713.75	252,713.75	
11/01/2025			130,073.75	130,073.75	382,787.50
05/01/2026	125,000	4.400%	130,073.75	255,073.75	
11/01/2026			127,323.75	127,323.75	382,397.50
05/01/2027	130,000	4.400%	127,323.75	257,323.75	
11/01/2027			124,463.75	124,463.75	381,787.50
05/01/2028	135,000	4.400%	124,463.75	259,463.75	
11/01/2028			121,493.75	121,493.75	380,957.50
05/01/2029	140,000	5.000%	121,493.75	261,493.75	
11/01/2029			117,993.75	117,993.75	379,487.50
05/01/2030	150,000	5.000%	117,993.75	267,993.75	
11/01/2030			114,243.75	114,243.75	382,237.50
05/01/2031	155,000	5.000%	114,243.75	269,243.75	
11/01/2031			110,368.75	110,368.75	379,612.50
05/01/2032	165,000	5.000%	110,368.75	275,368.75	
11/01/2032			106,243.75	106,243.75	381,612.50
05/01/2033	175,000	5.000%	106,243.75	281,243.75	
11/01/2033			101,868.75	101,868.75	383,112.50
05/01/2034	185,000	5.000%	101,868.75	286,868.75	
11/01/2034			97,243.75	97,243.75	384,112.50
05/01/2035	190,000	5.000%	97,243.75	287,243.75	
11/01/2035			92,493.75	92,493.75	379,737.50
05/01/2036	200,000	5.000%	92,493.75	292,493.75	
11/01/2036			87,493.75	87,493.75	379,987.50
05/01/2037	210,000	5.000%	87,493.75	297,493.75	
11/01/2037			82,243.75	82,243.75	379,737.50
05/01/2038	225,000	5.000%	82,243.75	307,243.75	
11/01/2038			76,618.75	76,618.75	383,862.50
05/01/2039	235,000	5.125%	76,618.75	311,618.75	
11/01/2039			70,596.88	70,596.88	382,215.63
05/01/2040	245,000	5.125%	70,596.88	315,596.88	
11/01/2040			64,318.75	64,318.75	379,915.63
05/01/2041	260,000	5.125%	64,318.75	324,318.75	
11/01/2041			57,656.25	57,656.25	381,975.00
05/01/2042	275,000	5.125%	57,656.25	332,656.25	
11/01/2042			50,609.38	50,609.38	383,265.63

BOND DEBT SERVICE

Boyette Park Community Development District  
 Special Assessment Revenue Bonds, Series 2018  
 Hillsborough County, Florida  
 FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2043	290,000	5.125%	50,609.38	340,609.38	
11/01/2043			43,178.13	43,178.13	383,787.51
05/01/2044	305,000	5.125%	43,178.13	348,178.13	
11/01/2044			35,362.50	35,362.50	383,540.63
05/01/2045	320,000	5.125%	35,362.50	355,362.50	
11/01/2045			27,162.50	27,162.50	382,525.00
05/01/2046	335,000	5.125%	27,162.50	362,162.50	
11/01/2046			18,578.13	18,578.13	380,740.63
05/01/2047	355,000	5.125%	18,578.13	373,578.13	
11/01/2047			9,481.25	9,481.25	383,059.38
05/01/2048	370,000	5.125%	9,481.25	379,481.25	
11/01/2048					379,481.25
	5,915,000		5,704,983.73	11,619,983.73	11,619,983.73

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE  
IMPROVEMENTS AND ACKNOWLEDGMENT OF ASSIGNMENT OF  
WARRANTIES**

**THIS ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE  
IMPROVEMENTS AND ACKNOWLEDGMENT OF ASSIGNMENT OF WARRANTIES** (the  
“Assignment”) is made the \_\_\_ day of \_\_\_\_\_, 2018 by:

**Boyette Park Community Development District** (the “District”), which is a  
local unit of special-purpose government situated in Hillsborough County,  
Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton,  
Florida 33431; and

**[INSERT CONTRACTOR NAME]** with a mailing address of  
\_\_\_\_\_ (the “Contractor”); and

**Mattamy Tampa/Sarasota LLC**, with a mailing address of 4901 Vineland Road,  
Suite 450, Orlando, Florida 32811 (the “Landowner”).

**RECITALS**

**WHEREAS**, the District is a special purpose unit of local government established  
pursuant to Chapter 190, *Florida Statutes*, for the purposes of, among other things, financing,  
constructing and maintaining certain public infrastructure improvements; and

**WHEREAS**, the Landowner is the owner and developer of the lands within the District;  
and

**WHEREAS**, the Contractor has provided construction services to the Landowner  
pursuant a contract for the provision of such services, attached hereto as **Exhibit A** (the  
“Construction Contract”), as amended from time to time, in connection with its construction of  
certain infrastructure improvements within the Landowner’s Boyette Park Phases 1A, 1B and 1D  
Project within the District as more particularly described on the attached **Exhibit B** (the  
“Improvements”); and

**WHEREAS**, the District intends to acquire the Improvements and, as part of that  
acquisition, the Landowner intends to assign all warranties, including those provided in the  
Construction Contract, to the District; and

**WHEREAS**, the Contractor acknowledges that the warranties are freely assignable and  
has no objection to the assignment of the warranties to the District; and

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the  
receipt and sufficiency of which are hereby acknowledged, the Landowner and the District agree,  
and the Contractor acknowledges, as follows:

**SECTION 1. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract, from Landowner. The Contractor acknowledges and agrees that all warranties, statutory and contractual, are freely assignable and has no objection to Landowner assigning to the District the warranties described therein for the Improvements.

**SECTION 2. ASSIGNMENT OF WARRANTIES.** Landowner hereby assigns such warranties to the District and the Contractor hereby agrees to fulfill such warranties pursuant to the terms of the Construction Contract and Florida law.

**SECTION 3. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to the completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Landowner and/or the District for the Improvements identified in **Exhibit B**.

**SECTION 4. EFFECTIVE DATE.** This Assignment shall take effect on the date identified above.

[SIGNATURES ON NEXT PAGE]

**ATTEST:**

**BOYETTE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**ATTEST:**

**[INSERT CONTRACTOR NAME]**

\_\_\_\_\_  
\_\_\_\_\_  
[print name]

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

**ATTEST:**

**MATTAMY TAMPA/SARASOTA LLC,**  
a Delaware limited liability company

\_\_\_\_\_  
\_\_\_\_\_  
[print name]

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

**EXHIBIT A**

**CONSTRUCTION CONTRACT**

## **EXHIBIT B**

### **IMPROVEMENTS TO BE ACQUIRED BY DISTRICT**

All water and wastewater utility infrastructure (including wastewater pump station), and drainage and stormwater management facilities located in Phase 1A, 1B and 1D of the “Boyette Park” project as shown on the plat of Boyette Park Phases 1A/1B/1D, recorded in the Official Records of Hillsborough County, Florida at Plat Book 130, Page 272.

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**5B**

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

**Lindsay C. Whelan, Esq.**  
HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_ day of \_\_\_\_\_, 2018, by **Mattamy Tampa/Sarasota LLC** a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, hereinafter called the “Grantor”, to **Boyette Park Community Development District**, a local unit of special-purpose government organized under Chapter 189, Florida Statutes, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the “Grantee”:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

**MATTAMY TAMPA/SARASOTA LLC**, a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Witness Name: \_\_\_\_\_

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

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of Mattamy Tampa/Sarasota LLC, a Delaware limited liability company, for and on behalf of said entity. He/She [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**EXHIBIT A**

**DESCRIPTION OF THE REAL PROPERTY**

**STORMWATER POND TRACT**

Tract D-1 as shown on that plat of Boyette Park Phases 1A/1B/1D, recorded in the Official Records of Hillsborough County, Florida at Plat Book 130, Page 272.

**BOYETTE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**50**

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **MATTAMY TAMPA/SARASOTA LLC**, a Delaware limited liability company, whose mailing address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **BOYETTE PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 189, *Florida Statutes*, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

1. All wastewater, valves, force mains, tees, bends, joint, facilities, and appurtenances thereto, including the pump station, located within or upon that certain real property owned by the Seller, located within or upon that certain real property owned by the Seller described below; and
2. All potable water lines, pipes, valves, tees, bends, joints, and appurtenances thereto, located within or upon that certain real property owned by the Seller and described below; and
3. All drainage construction; sub-base, curbs, and stormwater components thereto, located within or upon that certain real property owned by the Seller and described below; and

all located on portions of the real property described in **Exhibit A**, attached hereto and made a part hereof, situate, lying and being in Hillsborough County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing

labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, 2018.

**MATTAMY TAMPA/SARASOTA, LLC** a  
Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of Mattamy Tampa/Sarasota LLC, a Delaware limited liability company, for and on behalf of said entity. He/She [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

## EXHIBIT A

### LOCATION OF INFRASTRUCTURE

The water, wastewater, and drainage/stormwater management improvements located on the property described below, and depicted in the Boyette Park Phases 1A/1B/1D plat, recorded in the Official Records of Hillsborough County, Florida at Plat Book 130, Page 272.

**DESCRIPTION:** A parcel of land lying in Sections 21 and 28, Township 30 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 28, S.89°50'18"W., 30.00 feet to a point on the West boundary of the right-of-way for McMULLEN ROAD, as recorded in Official Records Book 667, Page 782, of the Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along said West boundary of the right-of-way for McMULLEN ROAD, lying 30.00 feet West of and parallel with the East boundary of the aforesaid Northeast 1/4 of the Northeast 1/4 of Section 28, S.00°09'04"W., 868.97 feet to the Northeast corner of the West 5.00 feet of the 35.00 feet Deed Exception for the right-of-way for McMULLEN ROAD, as recorded in Official Records Book 9283, Page 1553, of the Public Records of Hillsborough County, Florida; thence along the North boundary of said 35.00 feet Deed Exception for the right-of-way for McMULLEN ROAD, N.89°53'46"W., 5.00 feet to the Northeast corner of the property as described in Warranty Deed, as recorded in said Official Records Book 9283, Page 1553, of the Public Records of Hillsborough County, Florida; thence along the North and West boundaries of said property as described in Warranty Deed, as recorded in said Official Records Book 9283, Page 1553, in their respective order, the following two (2) courses: 1) continue N.89°53'46"W., 190.83 feet; 2) S.00°03'58"W., 147.17 feet; thence N.89°54'30"W., 272.05 feet; thence N.00°05'30"E., 30.00 feet; thence N.89°54'30"W., 872.00 feet; thence N.00°05'30"E., 171.00 feet; thence S.89°54'30"E., 8.00 feet; thence N.00°05'30"E., 120.00 feet; thence N.44°29'27"W., 388.06 feet; thence N.65°56'51"E., 796.03 feet; thence S.89°54'30"E., 134.00 feet; thence N.39°12'51"E., 21.67 feet to a point on a curve; thence Easterly, 51.21 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 39°07'22" (chord bearing S.70°20'50"E., 50.22 feet) to a point of tangency; thence S.89°54'30"E., 95.00 feet; thence N.00°05'30"E., 477.50 feet; thence N.89°54'30"W., 110.00 feet; thence N.00°05'30"E., 62.50 feet; thence S.89°54'30"E., 15.00 feet; thence N.00°05'30"E., 125.28 feet to a point on the Southerly boundary of GOOLSBY POINTE PLATTED SUBDIVISION – NO IMPROVEMENTS, according to the plat thereof as recorded in Plat Book 87, Page 72, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of GOOLSBY POINTE PLATTED SUBDIVISION – NO IMPROVEMENTS, the following six (6) courses: 1) N.89°26'14"E., 73.69 feet; 2) N.89°07'15"E., 332.52 feet; 3) N.44°49'22"E., 18.28 feet; 4) N.89°49'22"E., 104.59 feet; 5) N.51°55'53"E., 8.14 feet; 6) N.89°49'22"E., 150.93 feet to the Southeast corner of GOOLSBY POINTE PLATTED SUBDIVISION – NO IMPROVEMENTS, also being a point on the aforesaid West boundary of the right-of-way for McMULLEN ROAD, as recorded in Official Records Book 667, Page 782; thence along said West boundary of the right-of-way for McMULLEN ROAD, lying 30.00 feet West of and parallel with the East boundary of the Southeast 1/4 of the Southeast 1/4 of the aforesaid Section 21, S.00°10'29"E., 597.88 feet to the **POINT OF BEGINNING**.

Containing 36.772 acres, more or less.