



Rizzetta & Company

Connerton East Community Development District

**Board of Supervisors' Meeting
September 14, 2021**

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

District Board of Supervisors

Kelly Evans	Chairman
Laura Coffey	Vice-Chairman
Lori Campagna	Assistant Secretary
Chris Smith	Assistant Secretary
Alec Morris	Assistant Secretary

District Manager Debby Wallace Rizzetta & Company, Inc.

District Counsel John Vericker Straley, Robin & Vericker

Interim District Engineer Brian Surak Clearview Land Design

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

September 7, 2021

Board of Supervisors
**Connerton East Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on September 14, 2021 at 9:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Engineers Report..... Tab 1
 - B. Consideration of Methodology Report (under separate cover)
 - C. Consideration of Resolution 2021-27; Declaring
Special Assessments Tab 2
 - D. Consideration of Resolution 2021-28; Setting Public
Hearing for Special Assessments..... Tab 3
 - E. Consideration of Resolution 2021-29; Designating
Authorized Signatories Tab 4
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

MASTER ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

CLEARVIEW LAND DESIGN, P.L.
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609

August 27, 2021

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan (“CIP”) and estimated costs of the CIP, for the Connerton East Community Development District (“East District”).

2. GENERAL SITE DESCRIPTION

The East District is located entirely within unincorporated Pasco County, Florida (“County”) and covers approximately 1,274.61 acres of land, more or less. **Exhibit A** depicts the boundaries of the East District. The East District is generally located east of US 41, west of Ehren Cutoff and south of State Road 52. The East District is located between the existing Connerton West Community Development District (“West District”) and Ehren Cutoff.

The East District will have public access via Connerton Boulevard, Pleasant Plains Parkway, Flourish Drive, and Ehren Cutoff. Utilities will be provided via Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive.

3. CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the East District, which are planned for 2,191 residential units, more or less. The CIP is intended to be developed in multiple phases over a ten year period from 2021 through 2031, more or less.

The following table shows the planned product types and land uses for the District:

PRODUCT TABLE

	40' FL	50' FL	60' FL	32' RL	22/26 TH's	42.5' Villas	26' AA Villas	Total
Village 2 Total	85	68	0	0	104	104	0	361
Village 3 Total	37	291	146	41	96	0	216	827
Village 4 Totals	304	362	229	0	0	108	0	1,003
Combined Totals	426	721	375	41	200	212	216	2,191

Note: The Proposed Site Plan is preliminary and subject to change during final site planning, engineering design & permitting,

The CIP infrastructure includes:

Roadway Improvements:

- **Connerton Boulevard (from Flourish Drive to Ehren Cutoff):**

The CIP includes Connerton Boulevard from its existing terminus at Flourish Drive to Ehren Cutoff. The East District will fund, construct and/or acquire this improvement. The County will own & maintain this segment of Connerton Boulevard.

The East District and/or the Developer may enter a mobility fee reimbursement agreement with the County for this segment of Connerton Boulevard. The entity funding the improvement, East District or Developer, shall be entitled to mobility fee credits in accordance with a mobility fee reimbursement agreement with Pasco County.

- **Pleasant Plains Parkway (from Wonderment Way to Connerton Boulevard):**

The CIP includes Pleasant Plains Parkway from its existing terminus at Wonderment Way to Connerton Boulevard. The East District will fund, construct and/or acquire this improvement. The County will own & maintain this segment of Pleasant Plains Parkway.

- **Collier Parkway (from Connerton Boulevard to First North Driveway)**

The CIP includes Collier Parkway from Connerton Boulevard to the first driveway north of Connerton Boulevard for site access. The East District will fund, construct and/or acquire this improvement. The East District will fund, construct and/or acquire this improvement. The County will own & maintain this segment of Collier Parkway.

- **Local Subdivision Roads:**

The CIP includes local subdivision roads within the East District. Generally, all local roads will be non-gated 2 lane undivided roads. Such local roads shall include the roadway asphalt, base, subgrade, underdrain, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-lot lands. All local roads will be designed in accordance with County standards. The East District will fund, construct and/or acquire these improvements. After construction/acquisition, the East District will maintain all non-gated local roads. Any gated local roads will be owned & maintained by the HOA or entity other than the East District.

Stormwater Management System:

The stormwater management system is a combination of roadway curbs, curb inlets, stormwater pipe, stormwater ponds, control structures and floodplain mitigation ponds designed to treat and attenuate stormwater runoff from East District lands. The stormwater system within the project discharges to the Pithlachascotee River, Anclote River and Cypress Creek stormwater basins. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District, and the County, for stormwater/floodplain management

systems. The East District will finance, own, operate and maintain the stormwater system. The Developer may elect to construct these stormwater improvements with reimbursement from the East District.

NOTE: No private earthwork is included in the CIP. Accordingly, the East District will not fund any costs of mass grading of lots.

Utilities:

As part of the CIP, the East District intends to construct and/or acquire water, wastewater and reclaimed infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Connerton Boulevard and Pleasant Plains Parkway.

Wastewater improvements for the project will include an onsite gravity sewer collection system, offsite and onsite force mains and onsite lift stations. The on site force mains will connect to existing force mains at Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive. In addition, the CIP includes off-site parallel force mains required in Pleasant Plains Parkway and Flourish Drive necessary to serve the East District.

Similarly, the reclaimed water distribution system will be constructed to provide service for irrigation throughout the community. Reclaimed connections will be made at Connerton Boulevard, Pleasant Plains Parkway and Flourish Drive.

The water, wastewater and reclaimed water distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to Pasco County for operation and maintenance.

Hardscape, Landscape, and Irrigation:

The East District will construct, install and/or acquire landscaping, irrigation and hardscaping elements within the East District common areas and rights-of-way. The irrigation system will consist of underground piping, valves, controllers, spray heads, rotors and various irrigation elements. Moreover, hardscaping elements will consist of entry features, community signage, mail kiosks, project signage, walls, fences, docks, pavers and various hardscape elements throughout the East District.

The County has distinct design criteria requirements for landscape and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the minimum requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way license and maintenance agreement to be entered into with the County.

Active Amenities, Passive Amenities & Trail Network:

The East District will include a combination of active recreational amenities, passive recreational amenities and extensive trail network.

Active Recreational Amenities: Active recreational amenities include pools, clubhouses, fitness centers, etc. In general, active recreational amenities will be owned & maintained by a Private Club/East CDD. The Developer may elect for the East District to construct and/or acquire active amenities as necessary to serve the project and benefit the residents.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the East District will fund, construct and/or acquire passive recreation areas within the East District.

Trail Network: The East District will include an extensive trail network. The East District will fund, construct and/or acquire the trail system. In general, the trail system will be owned & maintained by the East District. In addition, The East District shares a boundary with the SWFWMD Conner Preserve. The East District may elect to enter a cost sharing agreement with SWFWMD to maintain trail systems and passive recreation amenities within Conner Preserve.

Environmental Conservation/Mitigation:

There are 38.0 acres, more or less, of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 22.3 acres, more or less, of wetland mitigation. The East District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Street Lights and Undergrounding of Electrical Utility Lines:

The District intends to lease street lights through an agreement with Withlacoochee River Electric Cooperative, Inc. ("WREC") in which case the East District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the CIP.

The CIP does however include the undergrounding of electrical utility lines within rights-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by WREC and not paid for by the District as part of the CIP.

Professional Services:

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements:

The CIP includes off-site utility up-sizing necessary to serve the East District. These up-sizing improvements include parallel force mains in Pleasant Plains Parkway.

As noted, the District’s CIP functions as a system of improvements benefitting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

Ownership & Maintenance:

The following table shows who will finance, own and operate the various improvements of the CIP:

O&M TABLE

Facility Description	Ownership	O&M Entity
Roadways		
Connerton Boulevard	Pasco ⁽¹⁾	Pasco ⁽¹⁾
Pleasant Plains Parkway	Pasco ⁽¹⁾	Pasco ⁽¹⁾
Collier Parkway	Pasco ⁽¹⁾	Pasco ⁽¹⁾
Local Subdivision Roads (Non-Gated)	East CDD	East CDD
Local Subdivision Roads (Gated)	HOA	HOA
Stormwater Management System	CDD	CDD
Utilities (Water, Sewer, Reclaimed)	Pasco	Pasco
Hardscape/Landscape/Irrigation	East CDD	East CDD
Street Lighting	WREC/East CDD	WREC/East CDD
Undergrounding of Conduit	WREC/East CDD	WREC
Active Recreational Amenities	Private Club/East CDD	Private Club/East CDD
Passive Recreational Amenities	East CDD	East CDD
Trail Network	East CDD	East CDD
Environmental Conservation/Mitigation	Mitigation Bank	Mitigation Bank
Off-Site Master Improvements	Pasco	Pasco

(1) The East CDD will own & maintain the trail system, underdrain system, landscaping & irrigation within Pasco County Collector Road Rights-of Way. Pasco County will not maintain sidewalks, oversized trails, landscaping and/or irrigation with Pasco County Right-of-Way.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained, are currently under review, or will be obtained by the respective governmental authorities, and include the following:

PERMIT TABLE

Permit	Status
Pasco County	
Master Planned Unit Development (MPUD)	Under Review By Pasco County
Master Utility Plan	Under Review by Pasco County
Utility Service Agreement	Under Review by Pasco County
Preliminary Development Plan (PDP) Approval	Submit w/ Each Phase of Development
Construction Plan (PDP) Approval	Submit w/ Each Phase of Development
Final Plat Approval	Submitted During Construction
SWFWMD	
Wetland JD Approval	Approved
Environmental Resource Permit (ERP)	Submit w/ Each Phase of Development
FDEP Utilities	
Permit to Construct Water Distribution Systems	Submit w/ Each Phase of Development
Permit to Construct Wastewater Collection Systems	Submit w/ Each Phase of Development
Permit to Construct Reclaimed Water Distribution Systems	Submit w/ Each Phase of Development
ACOE/DEP	
Individual 404 Permit	Under Review by ACOE
Florida Fish & Wildlife	
Gopher Tortoise Permit	Submit w/ Each Phase of Development

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below represents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing, both for the CIP.

CIP COST TABLE

Facility Description	CIP Cost
Roadways	
Connerton Boulevard	\$7,100,000
Pleasant Plains Parkway	\$4,600,000
Collier Parkway	\$1,900,000
Local Subdivision Roads (Non-Gated)	\$25,100,000
Stormwater Management System	\$8,400,000
Utilities (Water, Sewer, Reclaimed)	\$9,700,000
Hardscape/Landscape/Irrigation	\$7,300,000
Amenities & Trails	\$19,400,000
Off-Site Utility Improvements	\$2,000,000
Professional Services (7%)	\$5,200,000
Wetland Mitigation	\$4,500,000
	SUBTOTAL: \$95,200,000
	CONTINGENCY (10%) \$9,520,000
	TOTAL: \$104,720,000

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

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

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in west Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the CIP is feasible; and (3) that the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 570 residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.



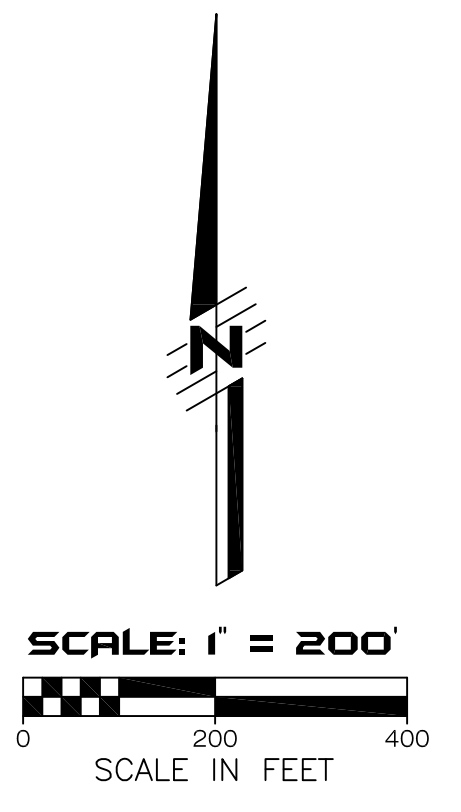
08/30/2021

Brian G. Surak, P.E.
FL License No. 59064

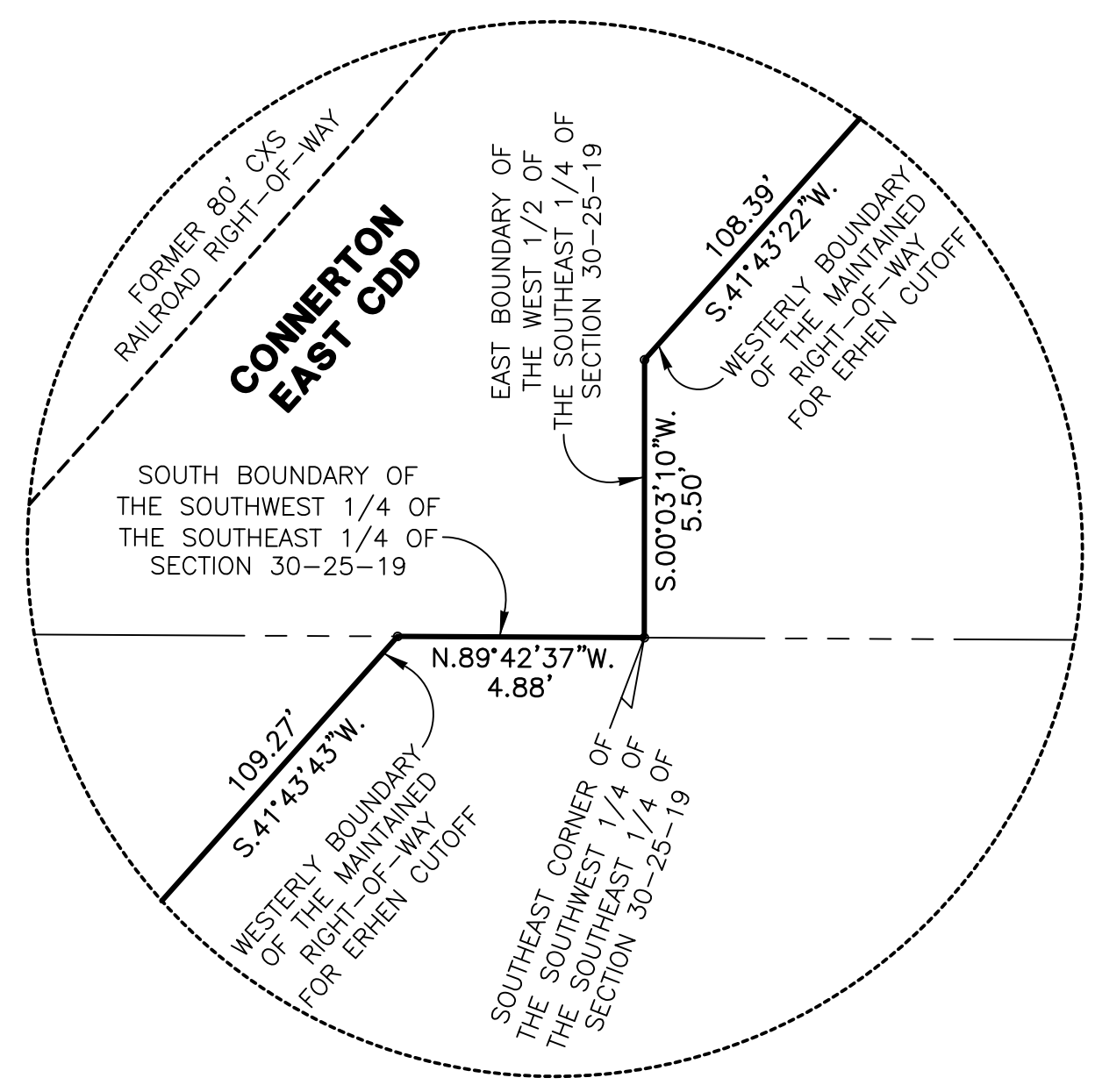
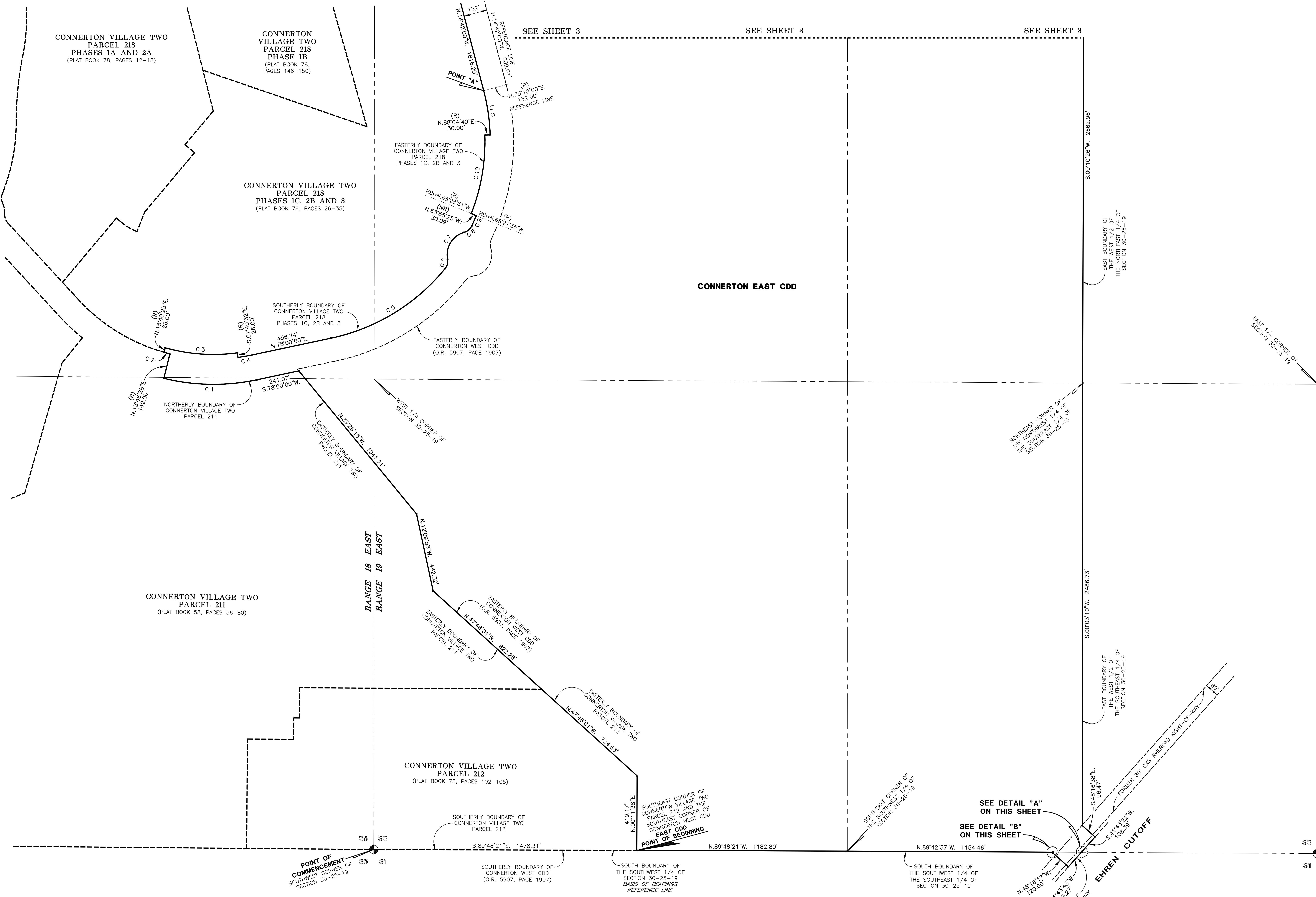
Date

EXHIBIT A

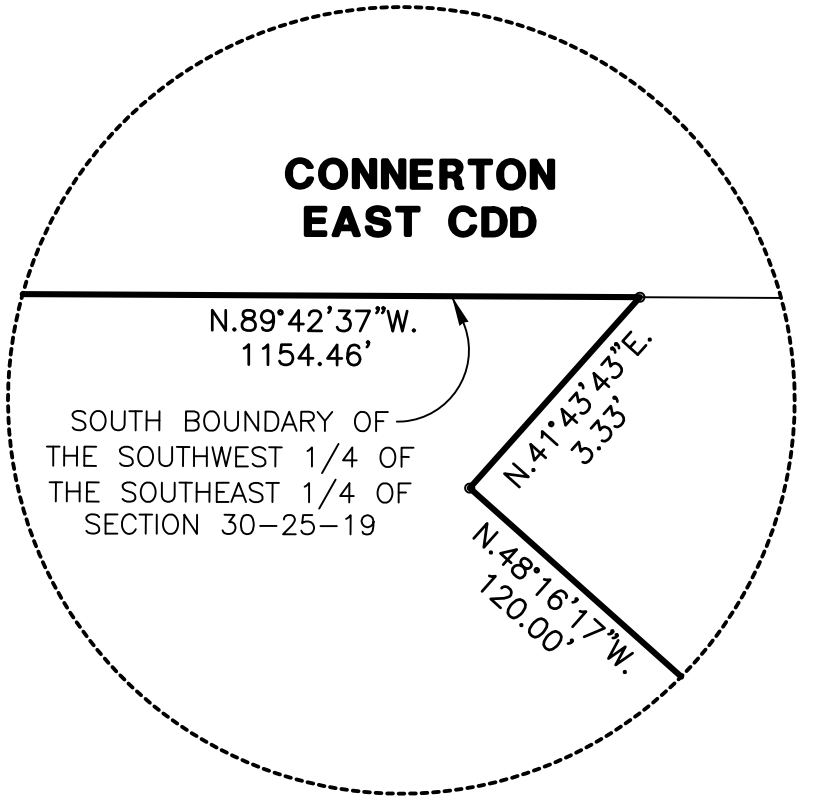
**CONNERTON EAST CDD
METES & BOUNDS DESCRIPTION & MAP**



NOTE:
 SEE SHEET 1 OF 4 SHEETS FOR:
 1) LEGAL DESCRIPTION
 2) BASIS OF BEARINGS NOTE
 3) CURVE DATA TABLE



DETAIL "A"
 NOT TO SCALE
 (SEE THIS SHEET)



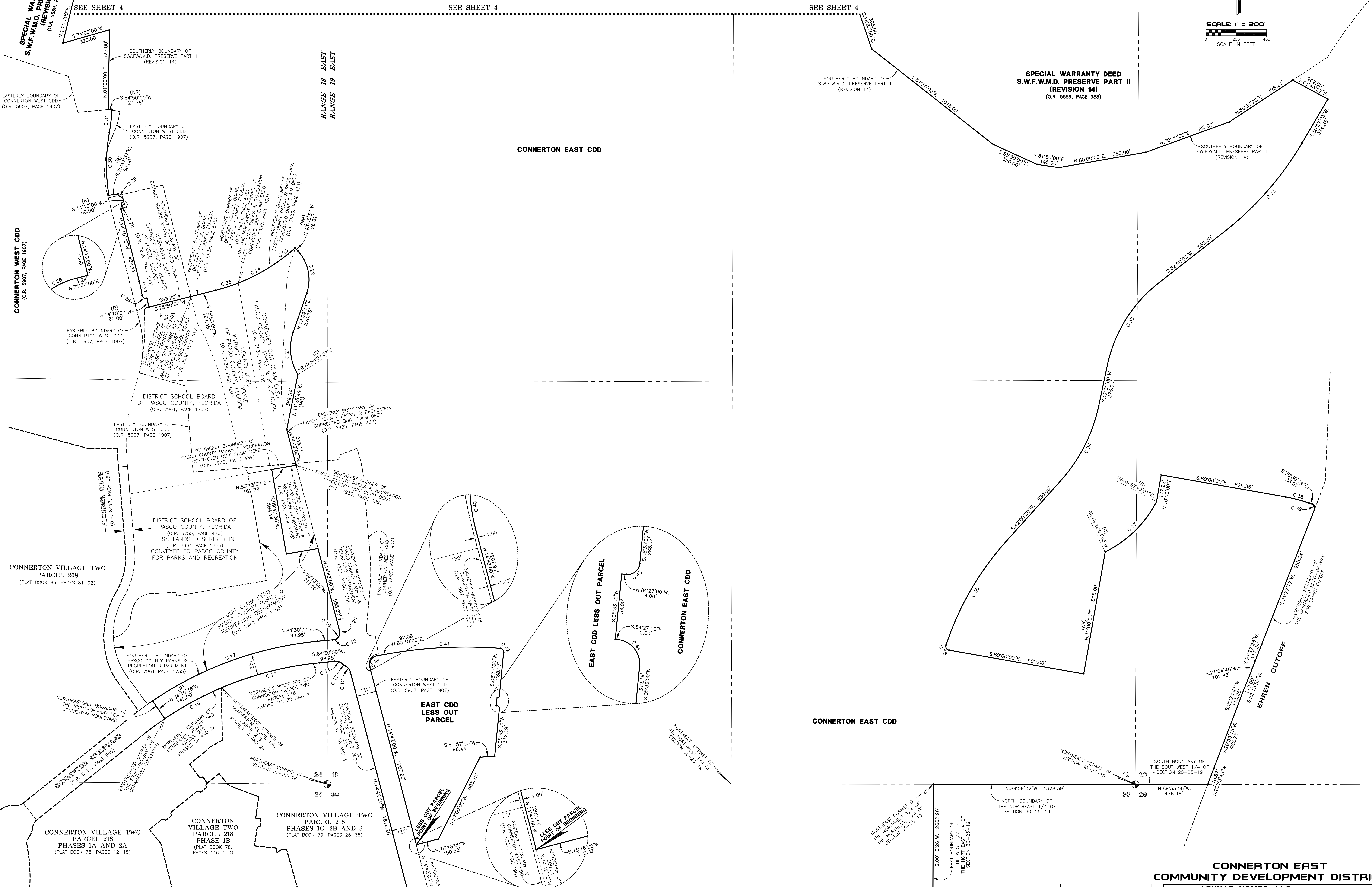
DETAIL "B"
 NOT TO SCALE
 (SEE THIS SHEET)

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Prepared For: LENNAR HOMES, LLC		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB0778 3030 W. Avonle Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5209	
No.	Date	Revision	Drawn
1	02/12/21	Revise Less Out Parcel	Arthur W. Merritt
REVISIONS		FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: WMS Checked: AMM Order No.: AMR-LOF-CY-010
SHEET NO. 2 OF 4 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Date: 1-12-21 Dwg: CONNERTON CDD EAST-SS-DWG

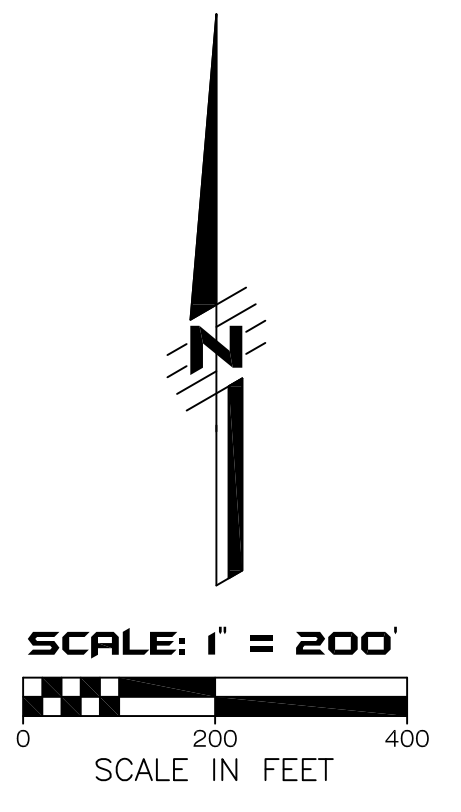
NOTE:
SEE SHEET 1 OF 4 SHEETS FOR:
1) LEGAL DESCRIPTION
2) BASIS OF BEARINGS NOTE
3) CURVE DATA TABLE

SCALE: 1" = 200'
SCALE IN FEET



CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

Prepared For: LENNAR HOMES, LLC	
DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB0778 3010 W. Amelie Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-3300
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
1 02/12/21 Date	Revise Less Out Parcel Description
Drawn: WTS Checked: AMM Order No.: AMR-LOF-C1-010 Date: 1-12-21 Dwg: CONNERTON CDD EAST-55.DWG NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SEC.13.24&25.7MP.255.MG.1RE. & SEC.16.19.20.20&21.7MP.255.MG.1RE	



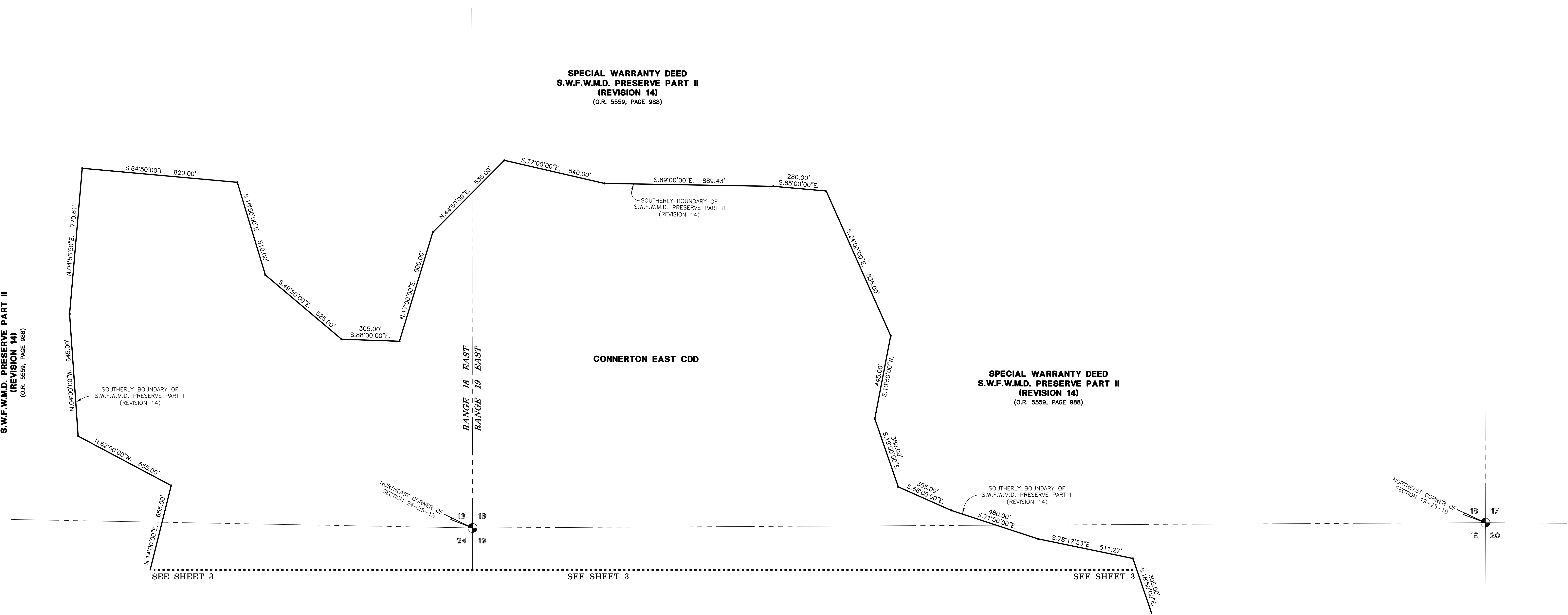
NOTE:
 SEE SHEET 1 OF 4 SHEETS FOR:
 1) LEGAL DESCRIPTION
 2) BASIS OF BEARINGS NOTE
 3) CURVE DATA TABLE

**SPECIAL WARRANTY DEED
 S.W.F.W.M.D. PRESERVE PART II
 (REVISION 14)**
 (O.R. 5559, PAGE 988)

CONNERTON EAST CDD

**SPECIAL WARRANTY DEED
 S.W.F.W.M.D. PRESERVE PART II
 (REVISION 14)**
 (O.R. 5559, PAGE 988)

**SPECIAL WARRANTY DEED
 S.W.F.W.M.D. PRESERVE PART II
 (REVISION 14)**
 (O.R. 5559, PAGE 988)



**CONNERTON EAST
 COMMUNITY DEVELOPMENT DISTRICT**

Prepared For: LENNAR HOMES, LLC		Drawn: WFS Checked: AMM Order No.: AM-LOF-CY-010	
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB0778 3010 W. Alameda Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5209	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		Date: 1-12-21 Dwg: CONNERTON CDD EAST-SS.DWG	
No.	Date	Revision	Description
1	02/12/21	Revise Less Out Parcel	WFS
SHEET NO. 4 OF 4 SHEETS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING	

CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 13, 24 and 25, Township 25 South, Range 18 East and in Sections 18, 19, 20, 30 and 31, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida and also being a point on the Southerly boundary of Connerton West Community Development District, as recorded in Official Records Book 5907, Page 1907, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 30, said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212 and said Southerly boundary of Connerton West Community Development District, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212 and the Southeast corner of said Connerton West Community Development District for a **POINT OF BEGINNING**; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 212 and the Easterly boundary of said Connerton West Community Development District, the following two (2) courses: 1) N.00°11'38"E., 419.17 feet; 2) N.47°48'01"W., 724.63 feet to a point on the Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211 and the aforesaid Easterly boundary of Connerton West Community Development District, the following three (3) courses: 1) continue N.47°48'01"W., 822.28 feet; 2) N.12°09'53"W., 442.32 feet; 3) N.39°26'15"W., 1041.21 feet; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 211, the following four (4) courses: 1) S.78°00'00"W., 241.07 feet to a point of curvature; 2) Westerly, 526.78 feet along the arc of a curve to the right having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing N.89°06'46"W., 522.34 feet); 3) N.13°46'28"E., 142.00 feet to a point on a curve; 4) Westerly, 34.11 feet along the arc of said curve to the right having a radius of 1029.00 feet and a central angle of 01°53'56" (chord bearing N.75°16'33"W., 34.10 feet) to a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, according to the plat thereof, as recorded in Plat Book 79, Pages 26 through 35 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following six (6) courses: 1) N.15°40'25"E., 26.00 feet to

a point on a curve; 2) Easterly, 408.74 feet along the arc of said curve to the left having a radius of 1003.00 feet and a central angle of $23^{\circ}20'57''$ (chord bearing $S.86^{\circ}00'04''E.$, 405.92 feet); 3) $S.07^{\circ}40'32''E.$, 26.00 feet to a point on a curve; 4) Easterly, 77.66 feet along the arc of said curve to the left having a radius of 1029.00 feet and a central angle of $04^{\circ}19'28''$ (chord bearing $N.80^{\circ}09'44''E.$, 77.64 feet) to a point of tangency; 5) $N.78^{\circ}00'00''E.$, 456.74 feet to a point of curvature; 6) Northeasterly, 765.80 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of $38^{\circ}51'49''$ (chord bearing $N.58^{\circ}34'05''E.$, 751.20 feet) to a point of compound curvature; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following ten (10) courses: 1) Northerly, 55.70 feet along the arc of a curve to the left having a radius of 64.00 feet and a central angle of $49^{\circ}51'42''$ (chord bearing $N.14^{\circ}12'20''E.$, 53.95 feet) to a point of reverse curvature; 2) Northeasterly, 193.84 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of $84^{\circ}46'50''$ (chord bearing $N.31^{\circ}39'54''E.$, 176.63 feet) to a point of reverse curvature; 3) Northeasterly, 59.39 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of $49^{\circ}18'58''$ (chord bearing $N.49^{\circ}23'50''E.$, 57.57 feet) to a point of compound curvature; 4) Northeasterly, 61.06 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of $03^{\circ}05'56''$ (chord bearing $N.23^{\circ}11'23''E.$, 61.05 feet); 5) $N.63^{\circ}55'25''W.$, 30.09 feet to a point on a curve; 6) Northerly, 449.63 feet along the arc of said curve to the left having a radius of 1099.00 feet and a central angle of $23^{\circ}26'28''$ (chord bearing $N.09^{\circ}47'54''E.$, 446.50 feet); 7) $N.88^{\circ}04'40''E.$, 30.00 feet to a point on a curve; 8) Northerly, 251.78 feet along the arc of said curve to the left having a radius of 1129.00 feet and a central angle of $12^{\circ}46'40''$ (chord bearing $N.08^{\circ}18'40''W.$, 251.26 feet) to a point of tangency, said point hereinafter being referred to as **POINT "A"**; 9) $N.14^{\circ}42'00''W.$, 1816.20 feet to a point of curvature; 10) Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.37^{\circ}29'11''W.$, 53.45 feet) to a point of reverse curvature; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following four (4) courses: 1) Northwesterly, 23.65 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of $10^{\circ}20'46''$ (chord bearing $N.55^{\circ}06'00''W.$, 23.62 feet) to a point of reverse curvature; 2) Westerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of $45^{\circ}34'23''$ (chord bearing $N.72^{\circ}42'49''W.$, 53.45 feet) to a point of tangency; 3) $S.84^{\circ}30'00''W.$, 98.95 feet to a point of curvature; 4) Westerly, 668.59 feet along the arc of a curve to the left having a radius of 2189.00 feet and a central angle of $17^{\circ}30'00''$ (chord bearing $S.75^{\circ}45'00''W.$, 666.00 feet) to the Northerlymost corner of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A,

according to the plat thereof, as recorded in Plat Book 78, Pages 12 through 18 inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said CONNERTON VILLAGE TWO PARCEL 218 PHASES 1A AND 2A, continue Southwesterly, 427.03 feet along the arc of said curve to the left having the same radius of 2189.00 feet and a central angle of 11°10'38" (chord bearing S.61°24'41"W., 426.35 feet) to the Easterlymost corner of the right-of-way for CONNERTON BOULEVARD, as described in Special Warranty Deed, recorded in Official Records Book 8417, Page 685, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said right-of-way for CONNERTON BOULEVARD, N.34°10'38"W., 142.00 feet to a point on a curve on the Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Easterly, 1166.69 feet along the arc of said curve to the right having a radius of 2331.00 feet and a central angle of 28°40'38" (chord bearing N.70°09'41"E., 1154.55 feet) to a point of tangency; 2) N.84°30'00"E., 98.95 feet to a point of curvature; 3) Easterly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.73°39'29"E., 25.96 feet) to a point of compound curvature; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following three (3) courses: 1) Northeasterly, 38.00 feet along the arc of a curve to the left having a radius of 39.00 feet and a central angle of 55°49'56" (chord bearing N.34°54'00"E., 36.52 feet) to a point of compound curvature; 2) Northerly, 26.11 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 21°41'02" (chord bearing N.03°51'29"W., 25.96 feet) to a point of tangency; 3) N.14°42'00"W., 555.28 feet; thence S.80°13'00"W., 211.20 feet; thence N.09°47'38"W., 564.14 feet to a point on the Northerly boundary of said Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, also being on the Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755 and said Southerly boundary of Pasco County Parks and Recreation Department, according to the Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.80°13'37"E., 162.78 feet to the Southeast corner of said Pasco County Parks and Recreation Department, according to the

Corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along the Easterly boundary of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, N.14°42'00"W., 243.11 feet; thence N.11°28'44"E., 369.34 feet to a point on a curve; thence Northerly, 289.25 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 50°59'38" (chord bearing N.06°20'34"W., 279.80 feet) to a point of tangency; thence N.19°09'14"E., 270.75 feet to a point of curvature; thence Northerly, 298.85 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 62°15'51" (chord bearing N.11°58'41"W., 284.36 feet) to a point of tangency; thence N.43°06'37"W., 26.31 feet to a point on a curve; thence Southwesterly, 170.57 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 07°56'44" (chord bearing S.52°01'38"W., 170.43 feet) to a point on the Northerly boundary of the aforesaid Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439; thence along said Northerly boundary of Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, continue Southwesterly, 270.24 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 12°35'17" (chord bearing S.62°17'39"W., 269.69 feet) to the Northwest corner of said Pasco County Parks and Recreation Department, according to the corrected Quit Claim Deed, as recorded in Official Records Book 7939, Page 439, also being the Northeast corner of District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, the following two (2) courses: 1) continue Westerly, 155.54 feet along the arc of said curve to the right having the same radius of 1230.00 feet and a central angle of 07°14'44" (chord bearing S.72°12'37"W., 155.44 feet) to a point of tangency; 2) S.75°50'00"W., 169.35 feet to the Northwest corner of said District School Board of Pasco County, Florida, according to County Deed, as recorded in Official Records Book 9938, Page 535, also being the Southeast corner of District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said District School Board of Pasco County, according to Warranty Deed, as recorded in Official Records Book 9938, Page 517, continue S.75°50'00"W., 283.20 feet; thence N.14°10'00"W., 60.00 feet to a point on a curve; thence Northwesterly, 41.20 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°25'40" (chord bearing

N.56°57'10"W., 36.69 feet) to a point of reverse curvature; thence Northerly, 95.05 feet along the arc of a curve to the left having a radius of 1230.00 feet and a central angle of 04°25'40" (chord bearing N.11°57'10"W., 95.03 feet) to a point of tangency; thence N.14°10'00"W., 488.11 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.30°50'00"E., 35.36 feet) to a point of tangency; thence N.75°50'00"E., 4.29 feet; thence N.14°10'00"W., 50.00 feet to a point on a curve; thence Northwesterly, 41.43 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 94°57'37" (chord bearing N.56°41'12"W., 36.85 feet); thence S.80°47'37"W., 60.00 feet to a point on a curve; thence Northerly, 413.32 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 19°15'11" (chord bearing N.00°25'12"E., 411.38 feet) to a point of reverse curvature; thence Northerly, 155.58 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 07°37'07" (chord bearing N.06°14'14"E., 155.46 feet); thence S.84°50'00"W., 24.78 feet to a point on the Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), according to Special Warranty Deed, as recorded in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of Southwest Florida Water Management District Preserve Part II (Revision 14), the following twenty-eight (28) courses: 1) N.01°00'00"E., 525.00 feet; 2) S.74°00'00"W., 320.00 feet; 3) N.14°00'00"E., 655.00 feet; 4) N.62°00'00"W., 555.00 feet; 5) N.04°00'00"W., 645.00 feet; 6) N.04°56'50"E., 770.61 feet; 7) S.84°50'00"E., 820.00 feet; 8) S.16°50'00"E., 510.00 feet; 9) S.49°50'00"E., 525.00 feet; 10) S.88°00'00"E., 305.00 feet; 11) N.17°00'00"E., 600.00 feet; 12) N.44°50'00"E., 535.00 feet; 13) S.77°00'00"E., 540.00 feet; 14) S.89°00'00"E., 889.43 feet; 15) S.85°00'00"E., 280.00 feet; 16) S.24°00'00"E., 835.00 feet; 17) S.10°50'00"W., 445.00 feet; 18) S.19°00'00"E., 380.00 feet; 19) S.66°00'00"E., 305.00 feet; 20) S.71°50'00"E., 480.00 feet; 21) S.78°17'53"E., 511.27 feet; 22) S.18°50'00"E., 305.00 feet; 23) S.51°50'00"E., 1015.00 feet; 24) S.65°30'00"E., 320.00 feet; 25) S.81°50'00"E., 145.00 feet; 26) N.80°00'00"E., 580.00 feet; 27) N.70°00'00"E., 585.00 feet; 28) N.56°38'20"E., 498.21 feet; thence S.61°44'22"E., 262.60 feet; thence S.30°27'03"W., 334.35 feet to a point of curvature; thence Southwesterly, 778.92 feet along the arc of a curve to the right having a radius of 2071.00 feet and a central angle of 21°32'57" (chord bearing S.41°13'31"W., 774.33 feet) to a point of tangency; thence S.52°00'00"W., 550.30 feet to a point of curvature; thence Southwesterly, 648.56 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 40°00'00" (chord bearing S.32°00'00"W., 635.47

feet) to a point of tangency; thence S.12°00'00"W., 275.00 feet to a point of curvature; thence Southwesterly, 560.77 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 30°00'00" (chord bearing S.27°00'00"W., 554.39 feet) to a point of tangency; thence S.42°00'00"W., 530.00 feet to a point of curvature; thence Southwesterly, 798.70 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 793.01 feet) to a point of compound curvature; thence Southeasterly, 42.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 98°16'36" (chord bearing S.30°51'42"E., 37.81 feet) to a point of tangency; thence S.80°00'00"E., 900.00 feet; thence N.10°00'00"E., 815.00 feet to a point on a curve; thence Northeasterly, 481.09 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 36°45'08" (chord bearing N.45°33'33"E., 472.88 feet); thence N.10°00'00"E., 177.22 feet; thence S.80°00'00"E., 829.35 feet to a point of curvature; thence Easterly, 160.58 feet along the arc of a curve to the right having a radius of 970.00 feet and a central angle of 09°29'06" (chord bearing S.75°15'27"E., 160.39 feet) to a point of tangency; thence S.70°30'54"E., 23.05 feet to a point of curvature; thence Southeasterly, 40.09 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°53'06" (chord bearing S.24°34'21"E., 35.93 feet) to a point of tangency on the Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, the following seven (7) courses: 1) S.21°22'12"W., 955.04 feet; 2) S.21°27'28"W., 117.24 feet; 3) S.21°04'46"W., 102.88 feet; 4) S.22°15'57"W., 113.00 feet; 5) S.20°23'41"W., 113.26 feet; 6) S.20°55'15"W., 422.73 feet; 7) S.20°53'43"W., 116.87 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°55'56"W., 476.96 feet to the Northeast corner of the aforesaid Section 30; thence along the North boundary of the Northeast 1/4 of said Section 30, N.89°59'32"W., 1328.39 feet to the Northeast corner of the Northwest 1/4 of said Northeast 1/4 of Section 30; thence along the East boundary of the West 1/2 of said Northeast 1/4 of Section 30, S.00°10'26"W., 2662.96 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence along the East boundary of the West 1/2 of said Southeast 1/4 of Section 30, S.00°03'10"W., 2486.73 feet; thence S.48°16'38"E., 96.47 feet to a point on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'22"W., 108.39 feet to a point on the aforesaid East boundary of the West 1/2 of the Southeast 1/4 of Section 30; thence along said East boundary of the West 1/2 of the Southeast 1/4 of Section 30, S.00°03'10"W., 5.50 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4 of Section 30; thence along the South

boundary of said Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 4.88 feet to a point on the aforesaid Westerly maintained right-of-way for ERHEN CUTOFF; thence along said Westerly maintained right-of-way for ERHEN CUTOFF, S.41°43'43"W., 109.27 feet; thence N.48°16'17"W., 120.00 feet; thence N.41°43'43"E., 3.33 feet to a point on the aforesaid South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30; thence along said South boundary of the Southwest 1/4 of the Southeast 1/4 of Section 30, N.89°42'37"W., 1154.46 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 30; thence along the aforesaid South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1182.80 feet to the **POINT OF BEGINNING**.

Containing 1291.878 acres, more or less.

LESS THE FOLLOWING DESCRIBED PARCEL:

From a point previously referred to as **POINT "A"**, run thence N.75°18'00"E., 132.00 feet; thence along a line lying 132.00 feet East of and parallel with the aforesaid Easterly boundary of CONNERTON VILLAGE TWO PARCEL 218 PHASES 1C, 2B AND 3, the following two (2) courses: 1) N.14°42'00"W., 609.01 feet to the **POINT OF BEGINNING** of the herein described **LESS OUT PARCEL**; 2) continue N.14°42'00"W., 1207.93 feet to a point of curvature; thence Northeasterly, 99.48 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 95°00'00" (chord bearing N.32°48'00"E., 88.47 feet) to a point of tangency; thence N.80°18'00"E., 92.08 feet to a point of curvature; thence Easterly, 721.09 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 14°06'20" (chord bearing N.87°21'10"E., 719.27 feet) to a point of compound curvature; thence Southeasterly, 39.77 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing S.40°01'20"E., 35.71 feet) to a point of tangency; thence S.05°33'00"W., 288.07 feet to a point of curvature; thence Southwesterly, 15.71 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 90°00'00" (chord bearing S.50°33'00"W., 14.14 feet) to a point of tangency; thence N.84°27'00"W., 4.00 feet; thence S.05°33'00"W., 54.00 feet; thence S.84°27'00"E., 2.00 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.39°27'00"E., 28.28 feet) to a point of tangency; thence S.05°33'00"W., 312.19 feet; thence S.85°57'50"W., 96.44 feet; thence S.27°00'00"W., 603.12 feet; thence S.75°18'00"W., 202.32 feet to the **POINT OF BEGINNING**.

Containing 17.273 acres, more or less.

ALTOGETHER containing 1274.605 acres, more or less.

AMI-LCF-CV-010

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January 13, 2021

VBR

(Revised) February 12, 2021

Tab 2

RESOLUTION NO. 2021-27

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

WHEREAS, the Board of Supervisors (the "**Board**") of the Connerton East Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Master Engineer's Report dated August 27, 2021 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated August 27, 2021, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater management system, potable water

distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$104,720,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$120,000,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and

in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on September 14, 2021.

Attest:

**Connerton East
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Tab 3

RESOLUTION NO. 2021-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 9, 2021 AT 9:30 A.M. AT THE OFFICES OF RIZZETTA & COMPANY, INC. 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Connerton East Community Development District (the "**District**") has previously adopted Resolution No. 2021-27 entitled

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

WHEREAS, in accordance with Resolution No. 2021-27, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:

1. There is hereby declared a public hearing to be held on November 9, 2021, at 9:30 a.m. at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of

general circulation within Pasco County (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on September 14, 2021.

Attest:

**Connerton East
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Tab 4

RESOLUTION 2021-29

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CONNERTON EAST COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE AUTHORIZED
SIGNATORIES FOR THE DISTRICT'S OPERATING BANK
ACCOUNT(S) AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the Connerton East Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

1. AUTHORIZED SIGNATORIES. The Chair, Vice Chair, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

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

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2021.

ATTEST:

**CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors