



Rizzetta & Company

# Connerton West Community Development District

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**Board of Supervisors' Meeting  
June 24, 2019**

**District Office:  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 32625  
813.933.5571**

[www.connertonwestcdd.org](http://www.connertonwestcdd.org)

# CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

<b>District Board of Supervisors</b>	Richard Dombrowski James Jackson Stewart Gibbons Pamelyn Eichelberger Roy Gilmore III	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	Roy Van Wyk	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Jordan Schrader	Clearview Land Design, P.L..

**All cellular phones must be placed on mute 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 WEST COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE · 12750 CITRUS PARK LANE, SUITE 115 TAMPA, FL 33625**  
**www.connertonwestcdd.org**

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

June 17, 2019

**AGENDA**

Dear Board Members:

The Connerton West Community Development District continued meeting of the Board of Supervisors of will be held on **Monday, June 24, 2019 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A.** Presentation of Amended and Restated Series 2006 A-2 Special Assessment Allocation Report (under separate cover)
  - B.** Consideration of Resolution 2019-08; Amended Series 2006 Supplemental Assessment Methodology ..... Tab 1
  - C.** Consideration of Resolution 2019-09; Setting Public Hearing Date for 2006 A-2 Assessment Reallocation ..... Tab 2
- 4. AUDIENCE COMMENTS**
- 5. SUPERVISOR REQUESTS**
- 6. ADJOURNMENT**

I 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) 933-5571.

Sincerely,  
*Greg Cox*  
Greg Cox  
District Manager

cc: Roy Van Wyk, Hopping Green & Sams, P.A.

# Tab 1

**RESOLUTION 2019-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Connerton West Community Development District (“District”) is a local unit of special-purpose government of the State of Florida, located in Pasco County, Florida, and created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Rule 42PP-1 of the Florida Land and Water Adjudicatory Commission effective on June 14, 2004; and

**WHEREAS**, the District has adopted an engineer’s report which identified the nature and costs of the infrastructure improvements to be funded through the issuance of one or more series of bonds, (the Master Engineer’s Report); and

**WHEREAS**, the Master Engineer’s Report provides an estimate of the cost associated with each of the infrastructure improvements to be constructed by the District, (the “Improvements”); and

**WHEREAS**, the District has adopted a master assessment report, which report determines the amount of funds necessary to provide funding for the Improvements, as well as apportions the costs of the Improvements among the lands located within the District that benefit therefrom, (the “Master Assessment Report”);and

**WHEREAS**, in order to provide the funds necessary for the payment of the costs associated with the Improvements, the District levied and imposed special assessments upon all the lands benefited by the Improvements, (the “Master Assessments”), as such Master Assessments were amended in the 2018 assessment proceedings to account for changes to the development plan requiring addition of certain product types, which Master Assessments are hereby ratified and confirmed; and

**WHEREAS**, the District issued its \$3,015,000 Capital Improvement Revenue Bonds, Series 2004A-1 and \$5,880,000 Capital Improvement Revenue Bonds, Series 2004A-2 (together the “Series 2004A Bonds”); \$6,265,000 Capital Improvement Revenue Bonds, Series 2006A-1 and \$4,370,000 Capital Improvement Revenue Bonds and Series 2006A-2 (together the “Series 2006A Bonds”); \$25,430,000 Capital Improvement Revenue Bonds, Series 2007B (the “Series 2007B Bonds”); \$2,275,000 Capital Improvement Revenue and Refunding Bonds, Series 2015A-1 and \$3,110,000 Capital Improvement Revenue and Refunding Bonds, Series 2015A-2 (together the Series 2015A Bonds”); the Series 2018-1 Capital Improvement Revenue Bonds and Series 2018-2 Capital Improvement Revenue and Refunding Bonds (the “Series 2018 Bonds”); and the Series 2018A-1 and Series 2018A-2 Revenue and Refunding Bonds (the “Series 2018A Bonds”) (all together, the “Prior Bonds”), pursuant to that certain *Master Trust Indenture* (the “Master Indenture”) dated November 1, 2004, as supplemented, to fund a portion of the costs associated with the Improvements; and

**WHEREAS**, to account for changes in the development plan, the District desires to adopt the Amended Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 (the “Amended 2006 Supplemental Assessment Report”) for the undeveloped lands within the District (the “Undeveloped Lands”); and

**WHEREAS**, the District has previously adopted Resolution Nos. 2006-09, 2006-10 and 2006-12, 2006-13, 2018-04, 2018-05, and 2018-08 levying and imposing special assessments upon the Undeveloped Lands in accordance with the District’s Master Assessment Report; and

**WHEREAS**, the lien being proposed by this Resolution is for the remaining 2006 Project costs allocable to the Undeveloped Lands previously funded through the collection of special assessments upon the Undeveloped Lands; and

**WHEREAS**, in connection with the adoption of the Amended 2006 Supplemental Assessment Report, the Board of Supervisors of the District (“Board”) hereby determines to continue to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Master Engineer’s Report dated August 2006, as supplemented by the Connerton West Community Development District Supplemental Engineer’s Report for the Series 2006 Project dated August 2006, copies of which are attached hereto as **Exhibit A** and incorporated herein by reference, which report is hereby ratified and confirmed; and

**WHEREAS**, it continues to be in the best interests of the District to pay the cost of the 2006 Project through the levy of special assessments pursuant to Chapters 170, 190, and 197, Florida Statutes; and

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

**WHEREAS**, the Developer has advised the District that it intends to modify the development plan for the District by changing the planned number and type of units which necessitates revising

the assessment amounts and adding a contribution in lieu of assessments; and

**WHEREAS**, it is therefore prudent for the District to declare its intent to amend the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 to address the changes to the development plan; and

**WHEREAS**, in anticipation of the proposed amendment, the District’s Methodology Consultant has prepared the Amended 2006 Supplemental Assessment Report dated June 3, 2019 (the “First Amendment”), a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, that describes the changes that have been made to the development plan and the manner in which the District’s assessments will be allocated to Undeveloped Lands; and

**WHEREAS**, such First Amendment shall only affect the Undeveloped Lands; and

**WHEREAS**, the proposed First Amendment will have no effect on the assessments currently levied on existing homeowners within the District; and

**WHEREAS**, the District has determined that it is in the District’s best interests to move forward with the amendment of the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 in order to account for the revised development plan; and

**WHEREAS**, notwithstanding the District’s adoption of this Resolution to commence the process of amending the Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 the existing Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 shall remain valid, binding, and unmodified until such time as the District adopts the First Amendment after a public hearing; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and those special assessments will be made in proportion to the benefits received as set forth in the First Amendment on file at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“District Records Office”); and

**WHEREAS**, this Resolution shall serve as the “resolution required to declare special assessments” contemplated by section 170.03, Florida Statutes for the assessment liens levied on the Undeveloped Lands; and

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

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

**Section 1.** The assessments shall be levied to defray the cost of the Series 2006 Project.

**Section 2.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location (together with Exhibit A the “Assessment Plat”).

**Section 3.** The total cost of the Series 2006 Project was \$8,835,855.00 (hereinafter, referred to as the “Series 2006 Project Estimated Cost”).

**Section 4.** The assessments will collectively defray approximately \$3,140,000.00 which includes a portion of Series 2006 Project Estimated Cost plus financing-related costs.

**Section 5.** The manner in which the assessments shall be apportioned and paid is set forth in **Exhibit B**.

**Section 6.** The assessments shall be levied, within the District, on the Undeveloped Lands specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**Section 7.** There is on file, at the District Records Office, the Assessment Plat which shows the areas to be assessed, with certain plans and specifications describing the Series 2006 Project and the Series 2006 Project Estimated Cost, all of which shall be open to inspection by the public.

**Section 8.** Commencing with the year in which the assessments are certified for collection, the Assessments shall be paid in not more than \_\_\_\_\_ (\_\_\_\_\_) annual installments or the maximum period of time permitted by law then in effect. The assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes (the “Uniform Method”); provided, however, that in the event the Uniform Method is not available to the District in any year, or if determined by the District to be in its best interest, the assessments, or any portion thereof, may be collected as is otherwise permitted by law.

**Section 9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the First Amendment, attached as **Exhibit B** hereto, which shows the Undeveloped 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 may be divided, which is hereby adopted and approved as the District’s Preliminary Series 2006A-2 Assessment Roll.

**Section 10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Series 2006 Project, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 11.** The District Manager is hereby directed to cause this resolution to be



published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Attest:

**CONNERTON WEST COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

- Exhibit A:** Master Engineer’s Report dated August 2006, as supplemented by the Supplemental Engineer’s Report for the Series 2006 Project dated August 2006
- Exhibit B:** Amended Supplemental Special Assessment Allocation Report Capital Improvement Revenue Bonds, Series 2006A-2 dated June 3, 2019

## **Tab 2**

**RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019, AT \_\_\_\_:\_\_\_ P.M., AT CLUB CONNERTON, 21100 FOUNTAIN GARDEN WAY, LAND O' LAKES, FLORIDA 34638, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors of the Connerton West Community Development District, (the "Board") has previously adopted Resolution 2019-\_\_entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, in accordance with Resolution 2019-\_\_, a Preliminary Supplemental Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Rizzetta & Company, Inc., at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625 ("District Records Office").

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

1. There is hereby declared a public hearing to be held at \_\_\_\_:\_\_\_\_ P.M., on \_\_\_\_\_, 2019, at Club Connerton, located at 21100 Fountain Garden Way, Land O'Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Supplemental Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

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

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 24th day of June, 2019.

ATTEST:

**CONNERTON WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman