



Rizzetta & Company

Mitchell Ranch Community Development District

**Board of Supervisors' Meeting
November 12, 2019**

**District Office:
5844 Old Pasco Road, Suite 100
Tampa, Florida 33625
813.933.5571**

**MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans	Board Supervisor
	Laura Coffey	Board Supervisor
	Lori Campagna	Board Supervisor
	Daniel Arnette	Board Supervisor
	Christopher Smith	Board Supervisor
Regional District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
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) 533-2950. 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.

November 4, 2019

Board of Supervisors
**Mitchell Ranch Community
Development District**

FINAL AGENDA

Dear Board Members:

The Audit Committee, and Regular Meetings of the Board of Supervisors of the Mitchell Ranch Community Development District will be held on **Tuesday, November 12, 2019 at 10:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the final agenda for these meetings:

Audit Committee Meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Review of Proposals Received for Audit RFP..... Tab 1
- 3. ADJOURNMENT**

Board of Supervisors Meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Oath of Office to Newly Elected Supervisor..... Tab 2
 - B. Review of Minutes of the Landowner's Meeting Held on
September 27, 2019..... Tab 3
 - C. Consideration of Minutes of the Audit Committee Meeting Held on
September 27, 2019..... Tab 4
 - D. Consideration of Minutes of the Board of Supervisors Meeting Held on
September 27, 2019..... Tab 5
 - E. Consideration of Operation and Maintenance for
September 2019..... Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendations
 - B. Consideration of Dissemination Agent Agreement..... Tab 7
 - C. Consideration of Request for Qualifications for District
Engineering Services
 - C. Consideration of Bond Financing Matters
 1. Presentation of Final Supplemental Special Assessment
Allocation Report..... Tab 8
 2. Consideration of Resolution 2020-10, Supplemental
Assessment Resolution..... Tab 9

5. STAFF REPORTS

- A. District Counsel
- B. Interim Engineer
- C. District Manager

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. 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) 933-5571

Sincerely,

Matt Huber
District Manager

Tab 1

MITCHELL RANCH CDD AUDITOR RANKING SHEET

1. Ability of Personnel (20 points)

(Deographic locations of this firm's headquarters or permanent office in relation to the project: capabilities and experience fo key personnel; presetnt ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

CRI	GRAU
0	0

2. Proposer's Experience (20 points)

(Past record and experienceof the Prposer in similar projects; volume of work previously performed by the firm; past performance for other Communtiy Development Districts in other contracts; character; integrity, reputation of respondent, etc.)

0	0
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3. Understanding of Scope of Service (20 points)

(Does the proposal demonstrate an understanding of the District's needs for the services requested?)

0	0
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4. Ability to Furnish Required Services (20 points)

(Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required E.g. the existence of any natural disaster plan for business operations)

0	0
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5. Price (20 points)

Points will be awarded based upon the price bid for the rendering of services and reasonableness of the price to the services

2019	\$3,400	\$5,000
2020	\$3,500	\$5,000
2021	\$3,600	\$5,000
3-year average	\$3,500	\$5,000
Total	0	0



We value creating mutually rewarding, long-term relationships with our clients. Our goal is to provide high quality, responsive service that yields returns far greater than your investment in our professional fees. Please find below our proposal of fees to provide the requested services for the upcoming fiscal years.

SERVICE	CRI FEES 2019	CRI FEES 2020	CRI FEES 2021
Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS)	\$5,000	\$5,000	\$5,000

**Actual out-of-pocket expenses will be billed separately and are not included in the fee. The above fee quote is based in part on the fact that the District has not yet issued bonds or other debt instruments to finance capital asset acquisition and construction. In the event the District issues such debt instruments or upon construction of major infrastructure additions, the audit fee will increase by an amount not to exceed \$2,500 per year.*

If Mitchell Ranch Community Development District requests additional services outside of this proposal, professional fee hourly rates are as follows, but may be negotiated depending on the project request:

CLASSIFICATION	HOURLY RATE
Partner	\$400
Manager	\$300
Senior	\$190
Staff	\$140
IT Specialist	\$250
Fraud Specialist	\$250

Our professional fees are based on the key assumptions that Mitchell Ranch Community Development District will:

- Ensure that the predecessor's work papers will be made available for timely review.
- Make available documents and work papers for review at Mitchell Ranch Community Development District's headquarters location, although we may choose to review at alternate locations.
- Prepare certain schedules and analyses and provide supporting documents as requested.
- Assist us in obtaining an understanding of the accounting systems of Mitchell Ranch Community Development District.
- Not experience a significant change in business operations or financial reporting standards.

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2021 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2019	\$3,400
2020	\$3,500
2021	<u>\$3,600</u>
TOTAL (2019-2021)	<u>\$10,500</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Tab 2

**MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF PASCO

On this ____ day of _____, _____, before me, personally appeared _____ to me well known and known to me to be the person described herein and who took the aforementioned oath as a Board Member of the Board of Supervisors of Mitchell Ranch Community Development District and acknowledged to and before me that they took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on:

Tab 3

MINUTES OF MEETING

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

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The landowner meeting of the Board of Supervisors of Mitchell Ranch Community Development District was held on **Friday, September 27, 2019 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL, 33544.

Present were:

Kelly Evans	Proxy Holder, Lennar Homes.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin, Vericker

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed that the landowner meeting was duly noticed in accordance with Chapter 190 Florida Statutes.

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Huber advised that Ms. Evans was present as the designated proxy holder for Lennar Homes representing 227 voting units.

THIRD ORDER OF BUSINESS

Election of Chairperson and Secretary for Purpose of Conducting Landowner Election

Mr. Huber was elected Chairperson for the purpose of conducting the landowner election.

FOURTH ORDER OF BUSINESS

Nominations for Positions of Supervisor

Mr. Huber opened the floor to nominations of candidates by the landowner(s). The following individuals were nominated: Kelly Evans, Laura Coffey, Lori Campagne, Daniel Arnett, and Chris Smith. Mr. Huber asked if there were any other nominations. Hearing none, nominations were closed.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Evans provided Mr. Huber with the ballot from Lennar Homes.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Mr. Huber stated that candidates received the following votes: Ms. Kelly Evans received 227 votes and will serve a four-year term, Ms. Laura Coffey received 227 votes and will serve a four-year term, Ms. Lori Campagne received 226 votes and will serve a two-year term, Mr. Daniel Arnett received 226 votes and will serve a two-year term, and Mr. Chris Smith received 226 votes and will serve a two-year term. Mr. Huber advised that the terms of office are effective the date of this election.

SEVENTH ORDER OF BUSINESS

**Landowner
Comments**

Questions and

Mr. Huber asked if there were any questions or comments from the Landowners. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that there were no other matters to come before the Landowners and adjourned the meeting at 10:03 a.m.

Assistant Secretary

Chairman/Vice Chairman

Tab 4

MINUTES OF MEETING

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

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of Mitchell Ranch Community Development District was held on **Friday, September 27, 2019 at 10:03 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL, 33544.

Present and constituting a quorum were:

Kelly Evans	Board Supervisor
Daniel Arnett	Board Supervisor
Lori Campagna	Board Supervisor
Christopher Smith	Board Supervisor

Also present were:

Matthew Huber	District Manager, Rizzetta & Co.
Steve Sanford	Bond Counsel, Greenberg Traurig PA
John Vericker	District Counsel, Straley Robin Vericker

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the Audit Committee Meeting of New River Community Development District to order.

SECOND ORDER OF BUSINESS

Presentation of Audit Proposal Instructions

Mr. Huber presented the Audit Proposal Instruction to the Audit Committee.

THIRD ORDER OF BUSINESS

Presentation of Audit Evaluation Criteria

Mr. Huber presented the Audit Evaluation Criteria to the Audit Committee.

On a Motion by Ms. Campagne, seconded by Ms. Lerret, with all in favor, the Audit Committee approved the Audit Proposal Instructions, the Audit Evaluation Criteria, and authorized staff to place the advertisement for RFP, for Mitchell Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Adjournment

With no further business to come before the Audit Committee, Mr. Huber adjourned the meeting at 10:05 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 5

MINUTES OF MEETING

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

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Mitchell Ranch Community Development District was held on **Friday, September, 2019 at 10:05 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL, 33544.

Present and constituting a quorum were:

Kelly Evans	Board Supervisor
Daniel Arnette	Board Supervisor
Lori Campagna	Board Supervisor
Christopher Smith	Board Supervisor

Also present were:

Matthew Huber	District Manager, Rizzetta & Co.
Steve Sanford	Bond Counsel, Greenberg Traurig PA
Scott Brizendine	Financial Services Manager, Rizzetta & Co.
	<i>(Via conference call)</i>
John Vericker	District Counsel, Straley Robin Vericker

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and roll call performed, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Administration of Oath of Office for Board Supervisors

Mr. Huber, a Notary Public in the State of Florida, administered the oath of office to the all newly elected supervisors in attendance.

Kelly Evans, Daniel Arnett, Lori Campagna and Christopher Smith swore and affirmed to the oath as read into the record. Mr. Huber stated that Ms. Coffey would be administered the office of office at the next meeting.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Organizational Meeting Held on July 22, 2019

Mr. Huber presented the from the meeting held on July, 22, 2019.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the minutes of the Organizational meeting held on July 22, 2019 for Mitchell Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-30,
Canvass & Certifying Election Results**

Mr. Huber presented Resolution 2019-30 to the Board stating that Kelly Evans and Laura Coffey each received 227 votes and as such would serve four-year terms. Lori Campagne, Daniel Arnett, and Chris Smith each received 226 votes and as such would serve two-year terms. It was noted that there was a typo on the resolution that would be corrected to reflect only two four-year terms.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-30, Canvassing and Certifying the Election results as stated in the record, as amended, for Mitchell Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-34,
Designating Officers of the District**

Mr. Huber presented Resolution 2019-34, Designating Officers of the District.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adopted Resolution 2019-34, designating Kelly Evans as Chair, Laura Coffey as Vice Chair, and Lori Campagne, Daniel Arnett, Chris Smith, and Matthew Huber as Assistant Secretaries for Mitchell Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Mr. Huber stated that the Audit Committee met just prior to this meeting and is recommending that the Board approve the audit proposal instructions and evaluation criteria as discussed.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors, approved the audit proposal instructions and evaluation criteria as recommended by the Audit Committee for Mitchell Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Contract for
Professional Technology Services**

Mr. Huber presented the contract from Rizzetta & Co., Inc. for professional technology services, confirming that the Board wanted both the website and email services.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Contract for Professional Technology Services for the setup and maintenance of the District website and emails for Mitchell Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of ADA Website
Remediation Services**

Mr. Huber reviewed the proposals received from ADASC, V-Globaltech, and Campus Suites to provide ADA remediation services to maintain ADA compliance standards for the District website.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Agreement with Campus Suites to provide ADA website remediation services for Mitchell Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2018-
2019 Final Budget**

Mr. Huber called for a motion to Open the Public Hearing.

On a Motion by Ms. Evans, seconded by Ms. Compagne, with all in favor, the Board of Supervisors opened the public hearing of the Fiscal Year 2018-2019 final budget for Mitchell Ranch Community Development District.

Mr. Huber stated that the proposed budget totals \$230,000 and will funded by the developer. Following a brief discussion, he asked for a motion to close the public hearing.

On a Motion by Ms. Evans, seconded by Ms. Compagne, with all in favor, the Board of Supervisors closed the public hearing of the Fiscal Year 2018-2019 final budget for Mitchell Ranch Community Development District.

(Mr.????? joined the meeting via conference call)

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-32,
Adopting the Fiscal Year 2018-2019
Final Budget**

Mr. Huber presented Resolution 2019-32, stating that the budget totals \$230,000.

On a Motion by Ms. Evans seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-32 approving the Fiscal Year 2018-2019 final budget totaling \$230,000 for Mitchell Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2018-
2019 Developer Funding Agreement**

He reviewed the Developer Funding Agreement that will be included as an attachment to the resolution.

On a Motion by Ms. Evans seconded by Ms. Campagne, with all in favor, the Board of Supervisors approved the Fiscal Year 2018-2019 Developer Funding Agreement for Mitchell Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2019-
2020 Final Budget**

Mr. Huber called for a motion to Open the Public Hearing.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing of the Fiscal Year 2019-2020 final budget for Mitchell Ranch Community Development District.

Mr. Huber stated that the proposed budget totals \$315,500 With no comments being heard, he asked for a motion to close the public hearing.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed the public hearing of the Fiscal Year 2019-2020 final budget for Mitchell Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-33,
Adopting the Fiscal Year 2019-2020
Final Budget / Developer Funding
Agreement**

Mr. Huber presented Resolution 2019-33, stating that the budget totals \$315,500 and will funded by a Developer Agreement.

On a Motion by Ms. Evans seconded by Ms. Campagne, with all in favor, the Board of Supervisors adopted Resolution 2019-33 approving the Fiscal Year 2019-2020 final budget totaling \$315,500 for Mitchell Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2019-
2020 Developer Funding Agreement**

Mr. Huber reviewed the Developer Funding Agreement. It was noted that the zipcode on Lennar's address should read 33607

On a Motion by Ms. Evans seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Fiscal Year 2019-2020 Developer Funding Agreement as amended for Mitchell Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Special Assessments

Mr. Huber called for a motion to Open the Public Hearing.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing on Special Assessments for Mitchell Ranch Community Development District.

With no comments being presented, Mr. Huber asked for a motion to close the public hearing.

On a Motion by Ms. Evans, seconded by Ms. Campagne, with all in favor, the Board of Supervisors closed the public hearing on special assessments for Mitchell Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-31,
Approving Special Assessments**

Mr. Huber reviewed the resolution and a request was made to change the District Manager's name on the signature page to reflect Mr. Huber.

On a Motion by Ms. Evans, seconded by Ms. Campagne, with all in favor, the Board of Supervisors adopted Resolution 2019-31, as amended, for Mitchell Ranch Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Public Hearing Uniform Method of Collection

Mr. Huber asked for a motion to open the public hearing.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing on the Uniform Method of Collection for Mitchell Ranch Community Development District.

Mr. Huber explained that utilizing the Uniform Method of Collection allows the District to collect assessments on the County tax roll as a means of funding future budgets as appropriate.

On a Motion by Ms. Evans, seconded by Ms. Campagne, with all in favor, the Board of Supervisors closed the public hearing on the Uniform Method of Collection for Mitchell Ranch Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-35,
Adopting Uniform Method of
Collection**

Mr. Huber presented Resolution 2019-35, adopting the Uniform Method of Collection. He noted that the exhibit is attached reflecting the legal description of the District

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-35 for Mitchell Ranch Community Development District.

NINETEENTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

Mr. Huber asked for a motion to open the public hearing.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing on Rules of Procedure for Mitchell Ranch Community Development District.

Mr. Huber and Mr. Vericker touched briefly on the rules of procedure. It was noted that there were no members of the general audience in attendance.

On a Motion by Ms. Evans, seconded by Ms. Campagne, with all in favor, the Board of Supervisors closed the public hearing on the Rules of Procedure for Mitchell Ranch Community Development District.

TWENTIETH ORDER OF BUSINESS

**Consideration of Resolution 2019-36,
Adopting Rules of Procedure**

Mr. Huber presented Resolution 2019-36, noting that a copy of the proposed rules are attached.

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-36 for Mitchell Ranch Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Request for
Qualifications for Engineering
Services**

Mr. Huber informed the Board that the District only received one proposal and the Board indicated that it would like to resubmit the ad and try to get additional proposals.

TWENTY-SECOND ORDER OF BUSINESS Consideration of 2019-37, Delegation Resolution

Mr. Sanford presented Resolution 2019-37 and forms of its exhibits (Bond Purchase Contract, Continuing Disclosure Agreement, and Preliminary Limited Offering Memorandum). It was noted that the Bond Validation hearing is scheduled for October 3rd and the estimated funding date is November 11th.

On a Motion by Mr. Arnette, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-37 for Mitchell Ranch Community Development District.

TWENTY-THIRD ORDER OF BUSINESS Ratification of EGIS Insurance Proposal

Mr. Huber stated that he previously obtained approval of the proposal from the Chair due to timing concerns. He asked for ratification of that approval.

On a Motion by Md. Smith, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified approval of the EGIS Insurance Proposal for Mitchell Ranch Community Development District.

TWENTY-FOURTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Vericker stated that he would be continuing to work with Staff on the Bond Financing

B. Interim Engineer

No report.

C. District Manager

Mr. Huber stated that the Next meeting is scheduled for October 8, 2019 at 10:00 a.m. A brief discussion was held regarding what items should be included on the agenda.

TWENTY-FIFTH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Evans, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 10:37 a.m. for Mitchell Ranch Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 6

Mitchell Ranch Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures September 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2019 through September 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,445.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Department of Economic Opportunity	001000	73043	FY 2018/2019 Special District Fee	\$ 75.00
Egis Insurance Advisors LLC	001001	9104	General Liability, POL - Policy #100118431 07/01/19-10/01/19	\$ 1,260.00
Egis Insurance Advisors LLC	001001	9208	General Liability, POL - Policy #100118431 10/01/19-10/01/20	\$ 5,000.00
Rizzetta & Company, Inc.	001002	INV0000042225	District Management Fees 07/19	\$ 950.85
Rizzetta & Company, Inc.	001002	INV0000042309	District Management Fees 08/19	\$ 3,275.00
Straley Robin Vericker	001003	17358	General Legal Services 07/19	\$ 890.00
Times Publishing Company	001004	0000001373 08/30/19	Account #204746 Legal Advertising 08/19	\$ 155.20
Times Publishing Company	001004	0000002214 08/31/19	Account #204746 Legal Advertising 08/19	\$ 150.40
Times Publishing Company	001004	0000002217 08/30/19	Account #204746 Legal Advertising 08/19	\$ 90.40
Times Publishing Company	001004	0000002349 09/13/19	Account #204746 Legal Advertising 09/19	\$ 258.40
Times Publishing Company	001004	000000647 08/02/19	Account #204746 Legal Advertising 08/19	\$ 124.00
Times Publishing Company	001004	0000008530 09/06/19	Account #300750 Legal Advertising 09/19	\$ 359.20
Times Publishing Company	001004	0000010585 08/30/19	Account #204746 Legal Advertising 08/19	\$ 1,216.00

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	001004	0000010585 09/06/19	Account #204746 Legal Advertising 09/19	\$ 1,216.00
Times Publishing Company	001004	0000012619 09/13/19	Account #204746 Legal Advertising 09/19	\$ 229.60
Times Publishing Company	001004	790482 06/21/19	Account #204746 Legal Advertising 06/19	\$ 97.60
Times Publishing Company	001004	792612 07/12/19	Account #204746 Legal Advertising 07/19	<u>\$ 97.60</u>
Report Total				<u>\$ 15,445.25</u>

Tab 7

DISSEMINATION AGREEMENT

November 12, 2019

District Manager
Mitchell Ranch Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

Dear Sir or Madam:

Rizzetta & Company ("Rizzetta" or the "Dissemination Agent") hereby enters into this Dissemination Agreement with the Mitchell Ranch Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in the Continuing Disclosure Agreement dated November 14, 2019 for the Special Assessment Bonds, Series 2019 (2019 Project) (the "Continuing Disclosure Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. In performing its duties as Dissemination Agent, Rizzetta is acting as an independent contractor for the purpose of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreement. Both the District and Rizzetta understand that the scope of services under this Agreement and the Continuing Disclosure Agreement(s) will change as and when the District is the only remaining Obligated Person (as defined in the Continuing Disclosure Agreement) and Rizzetta will promptly notify the District upon such occurrence.
2. **Fees:** Rizzetta will be responsible for all out-of-pocket expenses. The annual fee for Rizzetta's service under this agreement is \$5,000 for the Series 2019 Bonds (2019 Project) [and will be \$1,000 per year for each additional bond issuance of the District, subject to these disclosure requirements].
3. **Third Party Assistance:** Rizzetta reserves the right to engage a third party for the purpose of assisting Rizzetta in carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and Rizzetta will have the right to terminate this Agreement upon sixty (60) days prior written notice.
5. **Representations of District:** The District represents and warrants that it will not withhold any information necessary for Rizzetta to carry out its duties under this Agreement and that it will supply all information requested by Rizzetta. The District further acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent's duties are those of collection, collation, and dissemination, and not of authorship or creation. Consequently,

the Dissemination Agent shall have no responsibility for the content of the information disseminated by it, except to the extent that such information was/is authored, created, or maintained by Rizzetta (to specifically exclude any information authored or produced by the Developer and/or any other third party) while under contract to provide District Management Services to the District. Compliance with all securities law liabilities, including compliance with the Rule, will remain the obligation of the District and the Developer.

6. **Indemnification:** To the extent permitted by law, the District will indemnify Rizzetta for any action or actions brought by Owners, as defined in the Continuing Disclosure Agreement, as a result of the failure of the District to meet any requirement of this Agreement or the Continuing Disclosure Agreement, except for any action(s) arising from Rizzetta's negligence or willful misconduct. To the extent permitted by law, Rizzetta will indemnify the District for any action or actions brought by Owners as a result of Rizzetta's gross negligence or willful misconduct, as determined by a court of competent jurisdiction.
7. **Waiver of Jury Trial:** EACH OF THE DISTRICT AND RIZZETTA KNOWINGLY WAIVE ANY RIGHT TO TRIAL BY JURY.
8. **Agreement Governed by Florida Law:** The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

Rizzetta & Company, Inc.

By: William J. Rizzetta
President

Approved and Accepted:

Mitchell Ranch
Community Development District

By: _____

Title: _____

Date: _____

COMPLIANCE WITH PUBLIC RECORDS LAWS:

Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

MUNICIPAL ADVISOR DISCLAIMER:

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

Tab 8



Rizzetta & Company

Mitchell Ranch Community Development District

Final Supplemental Special Assessment
Allocation Report

Special Assessment Bonds, Series 2019 (2019 Project)

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
www.rizzetta.com

October 15, 2019

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report (this “Report”) is being presented in connection with financing a portion of a capital infrastructure project by the Mitchell Ranch Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Incorporated has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned the District, as specified in the Engineer’s Report (**“Engineer’s Report”**) of July 22, 2019. The total cost for the Capital Improvement Program is estimated to be \$15,757,926.80, as specified in the Engineer’s Report.

“Developer” – Lennar Homes, LLC.

“District” – Mitchell Ranch Community Development District.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The Master Trust Indenture dated as of October 1, 2019 and the First Supplemental Trust Indenture dated as of October 1, 2019.

“Master Report” – The Master Special Assessment Report, dated July 22, 2019.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2019 Assessments” - Special assessments as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2019 Bonds.

“Series 2019 Bonds” - \$11,175,000 Mitchell Ranch Community Development District Special Assessment Bonds, Series 2019 (2019 Project).

“Series 2019 Project” – Costs included in the District’s CIP that will be funded with the Series 2019 Bonds.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.



III. DISTRICT INFORMATION

The District was established on July 9, 2019 pursuant to Pasco County Ordinance No. 19-27, which became effective on July 12, 2019. The District is generally located south of Mitchell Ranch Road/State Road 54, west of Little Road, and east of Welbilt Boulevard in Pasco County, Florida. The District currently contains approximately 226.742 acres. The current development plan of the District includes 661 single-family homes with a mixture of single-family detached and single-family attached units.

Table 1 illustrates the current development plan.

IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the Engineer's Report, the District's Capital Improvement Program includes, but is not limited to, roadway improvements, water and sewer improvements, a stormwater management system and hardscape/landscape and is estimated to cost \$15,757,926.80, as shown in detail on Table 2. The CIP will be partially funded by a portion of the Series 2019 Bonds in the amount of \$10,447,284.88, with the balance funded by the developer, future bonds if issued by the District, or other sources.

V. SERIES 2019 BONDS AND ASSESSMENTS

In order to provide for the CIP funding described in Section IV above, the District plans to issue the Series 2019 Bonds, which will be secured by the pledged revenues which includes the Series 2019 Assessments. The Series 2019 Assessments will initially be levied in the principal amount of \$11,175,000 and shall be structured in the same manner as the Series 2019 Bonds, so that revenues from the Series 2019 Assessments are sufficient to fulfill the debt service requirements for the Series 2019 Bonds.

The Series 2019 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in annual installments of principal and interest. Interest payment dates shall occur every June 15th and December 15th from the date of issuance until final maturity on December 15, 2049. The first scheduled payment of coupon interest will be due on December 15, 2019, with the first installment of principal due on December 15, 2020. The annual principal payment will be due each December 15th thereafter until final maturity with the estimated maximum annual debt service at \$643,000. The final general financing terms of Series 2019 Bonds are summarized on Table 3.

It is expected that the Series 2019 Assessment installments assigned to Platted Units will be collected via the Pasco County property tax bill process (Uniform Method)². Accordingly, the Series 2019 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

² The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



The Unplatted Units are expected to be collected directly by the District, and will not include any county collection costs or early payment discounts. However, for this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. SERIES 2019 ASSESSMENT ALLOCATION

The District's Master Report and Engineer's Report contain specific special benefit findings relative to the maximum assessments and the District's Capital Improvement Program. As stated therein, the CIP costs per unit and maximum assessments were allocated pursuant to an EAU-based methodology pursuant to the Master Report.

Per Section IV above, the Series 2019 Bonds will fund a portion of the District's CIP, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the CIP. Accordingly, it is expected that the improvements funded by the Series 2019 Bonds will confer special benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2019 Assessments on the units specified in Table 5, as well as the District Series 2019 Assessment Roll.

A. Assessment Allocation

The Series 2019 Assessments are expected to ultimately be allocated to all the lots planned in the District, as shown on Table 5. The Series 2019 Assessments are allocated based on the EAU methodology defined in the Master Report and as allocated, the Series 2019 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report, and are fairly and reasonable allocated amount the different product types.

The Series 2019 Assessment Roll is located on page A-5.

B. Assignment of Assessments

The Series 2019 Bonds and Series 2019 Assessments have been sized based on the expectation that the Series 2019 Assessments will be fully absorbed by the 661 planned Platted Units shown on Table 5. However, the proposed Series 2019 Assessments securing the Series 2019 Bonds will, prior to platting, initially be levied over all the land within the Districts and will be assigned on a first-platted, first-assessed basis. Since the lands subject to the Series 2019 Assessments currently consist of Unplatted Parcels, assessments will be initially levied on these parcels on an equal assessment per-acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Series 2019 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, thereby reducing the Series 2019 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Series 2019 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per-acre basis.



In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Series 2019 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently subdivided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

In the event the developable lands that derive benefit from the CIP are added to the District, whether by boundary amendment or increase in density, Series 2019 Assessments will be allocated to such lands, pursuant to the methodology described herein.

VII. PREPAYMENT OF SERIES 2019 ASSESSMENTS

The Series 2019 Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the corresponding Series 2019 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2019 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the District is developed, it will be platted. At such time as a plat is presented to the District to determine if a True-Up payment is necessary that involves the earliest of at least 25% of residential units or developable acres within any assessment area and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted developable land is greater than the debt per acre of such land at the time of imposition of the initial assessment and, if it is, a True-Up payment, which shall include accrued interest, in the amount of such excess shall become due and payable by the applicable landowner in that tax year in accordance with this Series 2019 Assessment Report in addition to the regular assessment installment payable for lands owned by such landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, the Developer, as the current landowner, agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2019 Bonds. The District shall record all True-Up payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement to be entered into between the District and the Developer.



Rizzetta & Company

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

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



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EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: CURRENT DEVELOPMENT PLAN

PRODUCT	AVG. FF LOT SIZE	PER UNIT EAU	TOTAL	
Townhomes 18'	18'	0.45	244	Lots
Townhomes 28'	28'	0.70	182	Lots
Single Family 40'	40'	1.00	94	Lots
Single Family 50'	50'	1.25	141	Lots
TOTAL:			661	

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

IMPROVEMENTS	TOTAL
Collector/Residential Roadways	\$2,552,000.00
Water/Wastewater/Reclaimed	\$3,227,400.00
Stormwater Management, Drainage & Earthwork (excluding lots)	\$3,263,324.00
Landscape/Hardscape, Passive Recreational Facilities & Differential Cost in Undergrounding Electric	\$3,143,564.00
Professional Services	\$1,954,100.00
Permitting	\$185,000.00
Subtotal	\$14,325,388.00
Contingency (10%)	\$1,432,538.80
Total CIP Costs	\$15,757,926.80

NOTE: Infrastructure cost estimates provided by District Engineer.

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: FINANCING INFORMATION - SERIES 2019 BONDS

Issue Date	11/14/2019	
Final Maturity	12/15/2049	
Average Coupon Rate	3.942%	
Maximum Annual Debt Service ("MADS")	\$643,000.00	
SOURCES:		
PAR AMOUNT	\$11,175,000.00	
Net Premium	\$36,737.10	
Total Net Proceeds	\$11,211,737.10	
USES:		
Construction Account	(\$10,447,284.88)	
Debt Service Reserve Fund	(\$321,500.00)	(1)
Capitalized Interest (through 12/15/19)	(\$36,759.22)	(2)
Costs of Issuance	(\$182,693.00)	
Underwriter's Discount	(\$223,500.00)	
Total Uses	(\$11,211,737.10)	
(1) 50% of MADS		
Source: District Underwriter		

TABLE 4: FINANCING INFORMATION - SERIES 2019 ASSESSMENTS

Interest Rate	3.942%	
Initial Principal Amount	\$11,175,000	
Aggregate Annual Installment	\$643,000.00	(1)
County Collection Costs	2.00% \$13,122.45	(2)
Maximum Early Payment Discounts	4.00% \$27,338.44	(2)
Total Annual Installment	\$683,460.88	

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2019 ASSESSMENTS

PRODUCT	UNITS (1)	EAU	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT.
Townhomes 18'	244	0.45	\$2,418,002	\$9,910	\$147,885	\$606
Townhomes 28'	182	0.70	\$2,805,587	\$15,415	\$171,589	\$943
Single Family 40'	94	1.00	\$2,070,056	\$22,022	\$126,604	\$1,347
Single Family 50'	141	1.25	\$3,881,355	\$27,527	\$237,383	\$1,684
TOTAL	661		\$11,175,000		\$683,461	

(1) Series 2019 Assessments are expected to be absorbed by the 661 units planned for the District.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 ASSESSMENT LIEN ROLL**

Parcel	Acreage	Max Principal/Acre	Max Annual/Acre ⁽¹⁾
*See attached legal description	1	\$49,285	\$3,014
Total	226.742	\$11,175,000	\$683,461

(1) Includes estimated county collection costs/early payment discounts, which may fluctuate.

MITCHELL RANCH CDD DESCRIPTION SKETCH



A parcel of land being a portion of Sections 23 and 26, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 26, Township 26 South, Range 16 East, Pasco County, Florida; thence N89°31'39"W, along the South line of said Northeast 1/4 of Section 26 (being the basis of bearings for this legal description), for 260.17 feet to the point of intersection with the Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422 of the Public Records of Pasco County, Florida; thence leaving said South line of the Northeast 1/4 of Section 26, N00°34'52"E, along said Westerly Right-of-Way line of LITTLE ROAD, for 0.71 feet; thence N00°39'53"E, continuing along said Westerly Right-of-Way line of LITTLE ROAD, for 119.91 feet to the Northeast corner of that certain property as described in Official Records Book 3102, Page 1213 of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following eight (8) courses along the Northerly line of said certain property as described in Official Records Book 3102, Page 1213; (1) thence leaving said Westerly Right-of-Way line of LITTLE ROAD S78°06'26"W, for 26.54 feet; (2) thence S63°27'58"W, for 121.46 feet; (3) thence S70°17'12"W, for 76.89 feet; (4) thence S65°26'03"W, for 78.57 feet to the point of intersection with said South line of the Northeast 1/4 of Section 26; (5) thence N89°31'39"W, along said South line of the Northeast 1/4 of Section 26, for 305.14 feet to the point of intersection with a non-tangent curve, concave Northeasterly; (6) thence leaving said South line of the Northeast 1/4 of Section 26, Northwesterly along the arc of said curve, from a radial bearing of S00°28'07"W, having a radius of 300.00 feet, a central angle of 90°03'58", an arc length of 471.58 feet, and a chord bearing N44°29'54"W for 424.51 feet to the point of intersection with a non-tangent line; (7) thence N00°32'09"E, for 531.05 feet; (8) thence N89°27'18"W, for 1,503.45 feet to the point of intersection with the West line of said Northeast 1/4 of Section 26, same being the Northwest corner of said certain property as described in Official Records Book 3102, Page 1213; thence S00°31'56"W, along said West line of the Northeast 1/4 of Section 26, same being the West line of said certain property as described in Official Records Book 3102, Page 1213, for 311.43 feet to the Northeast corner of that certain property as described in Official Records Book 5070, Page 101 of the Public Records of Pasco County, Florida; thence leaving said West line of the Northeast 1/4 of Section 26, N89°34'07"W, along the North line of said certain property as described in Official Records Book 5070, Page 101, for 1,606.52 feet to the point of intersection with the Easterly Right-of-Way line of WELBILT BOULEVARD, as described in Official Records Book 5418, Page 1791 of the Public Records of Pasco County, Florida, same being the Northwest corner of said certain property as described in Official Records Book 5070, Page 101, same also being the point of intersection with a non-tangent curve, concave Westerly; thence the following four (4) courses along said Easterly Right-of-Way line of WELBILT BOULEVARD and the Easterly line of that certain property as described in Official Records Book 3176, Page 970 of the Public Records of Pasco County, Florida, respectively; (1) thence Northerly along the arc of said curve, from a radial bearing of S80°53'01"E, having a radius of 1,675.00 feet, a central angle of 44°25'55", an arc length of 1,298.94 feet, and a chord bearing N13°05'59"W for 1,266.63 feet to the point of tangent; (2) thence N35°18'57"W, for 1.44 feet to the point of curvature of a curve concave Easterly; (3) thence Northerly along the arc of said curve, having a radius of 1,530.00 feet, a central angle of 35°37'16", an arc length of 951.21 feet, and a chord bearing N17°30'19"W for 935.96 feet to the point of tangent; (4) thence N00°18'19"E, for 909.22 feet to the Southwest corner of that certain property as described in Official Records Book 1712, Page 1843 of the Public Records of Pasco County, Florida; thence leaving said Easterly line of that certain property as described in Official Records Book 3176, Page 970, S89°32'50"E, along the South line of said certain property as described in Official Records Book 1712, Page 1843, for 361.59 feet to the Southeast corner of said certain property as described in Official Records Book 1712, Page 1843; thence N00°17'44"E, along the East line of said certain property as described in Official Records Book 1712, Page 1843, for 361.67 feet to the point of intersection with the Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 1281, Page 1225 of the Public Records of Pasco County, Florida, same being the Northeast corner of said certain property as described in Official Records Book 1712, Page 1843; thence S89°32'48"E, along said Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 1281, Page 1225, for 354.67 feet to the point of intersection with the Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 3518, Page 1394 of the Public Records of Pasco County, Florida; thence the following three (3) courses along said Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 3518, Page 1394; (1) thence S00°27'22"W, for 34.95 feet; (2) thence S89°32'38"E, for 352.93 feet; (3) thence N00°14'00"E, for 34.97 feet to the point of intersection with said Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 1281, Page 1225; thence S89°32'48"E, along said Southerly Right-of-Way line of MITCHELL RANCH ROAD, as described in Official Records Book 1281, Page 1225, for 266.52 feet to the point of intersection with the Southerly Right-of-Way line of STATE ROAD 54, as described in Official Records Book 4042, Page 1444 of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along said Southerly Right-of-Way line of STATE ROAD 54, as described in Official Records Book 4042, Page 1444, along the arc of said curve, from a radial bearing of N21°20'12"E, having a radius of 1,278.23 feet, a central angle of 11°00'24", an arc length of 245.55 feet, and a chord bearing S74°10'00"E, for 245.17 feet, to the point of intersection with a non-tangent line; thence leaving said Southerly Right-of-Way line of STATE ROAD 54, S00°01'05"W, for 500.50 feet; thence S89°59'04"E, for 92.95 feet; thence S56°18'14"E, for 60.00 feet;

(CONTINUED ON SHEET 2)

SHEET 1 & 2 - Legal Descriptions and Notes
SHEET 3 - Key Map
SHEET 4 - Line and Curve Tables
SHEET 5 thru 8 - Property Sketch

This Sketch Prepared For: **LENNAR HOMES, INC.**

REVISIONS					DESCRIPTION SKETCH (Not a Survey)	Clearview Land Design, P.L. Certificate of Authorization No. 28858 Licensed Business No. 8151	
Description	Date	Dwn.	Ck'd	Order No.			
					 Paul A. Dolcemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881	 <div>CIVIL ENGINEERING PLANNING SURVEYING & MAPPING LANDSCAPE ARCHITECTURE</div> <div>1213 E. 6th Avenue Tampa, Florida 33605 Phone: 813-223-3919 FAX: 813-223-3975 www.clearviewland.com</div>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER					Drawn: PAD Date: 02-20-2019	Checked: JLS Dwg: MITCHELL RANCH CDD	Order No.: CDD-MR-001
					Sections 23 and 26, Township 26 South, Range 16 East		

MITCHELL RANCH CDD DESCRIPTION SKETCH

(CONTINUED FROM SHEET 1)

thence S33°41'46"W, for 30.91 feet to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 370.00 feet, a central angle of 37°42'42", an arc length of 243.53 feet, and a chord bearing S14°50'25"W, for 239.16 feet to the point of tangent; thence S04°00'56"E, for 275.91 feet to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 420.00 feet, a central angle of 26°33'08", an arc length of 194.64 feet, and a chord bearing S17°17'30"E, for 192.90 feet to the point of tangent; thence S30°34'04"E, for 243.42 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 280.00 feet, a central angle of 04°11'38", an arc length of 20.49 feet, and a chord bearing S28°28'15"E, for 20.49 feet to the point of reverse curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 20.00 feet, a central angle of 75°08'52", an arc length of 26.23 feet, and a chord bearing S63°56'53"E, for 24.39 feet, to the point of reverse curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 430.00 feet, a central angle of 11°29'58", an arc length of 86.30 feet, and a chord bearing N84°13'40"E, for 86.16 feet, to the point of tangent; thence N89°58'40"E, for 1,273.44 feet; thence N12°57'19"E, for 46.76 feet; thence N23°15'22"E, for 35.60 feet; thence N15°57'57"E, for 85.29 feet; thence N33°28'29"E, for 24.23 feet; thence N01°35'22"W, for 70.56 feet; thence N86°01'21"W, for 30.54 feet; thence N85°58'46"W, for 46.98 feet; thence N37°56'19"W, for 7.08 feet; thence N07°11'50"W, for 22.86 feet; thence N36°56'00"W, for 16.64 feet; thence N00°00'00"E, for 116.04 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 167.50 feet, a central angle of 02°47'00", an arc length of 8.14 feet, and a chord bearing N01°23'30"E, for 8.14 feet to the point of intersection with a non-tangent line; thence N38°42'42"E, for 18.22 feet to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeasterly along the arc of said curve, with a radial bearing of S81°50'27"E, having a radius of 157.50 feet, a central angle of 32°18'25", an arc length of 88.81 feet, and a chord bearing N24°18'46"E, for 87.64 feet, to the point of tangent; thence N40°27'59"E, for 171.49 feet to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 40.00 feet, a central angle of 70°22'49", an arc length of 49.13 feet, and a chord bearing N75°39'23"E, for 46.10 feet to the point of tangent; thence S69°09'13"E, for 111.09 feet to the point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 363.00 feet, a central angle of 40°05'33", an arc length of 254.01 feet, and a chord bearing S89°11'59"E, for 248.86 feet to the point of intersection with a non-tangent line; thence S14°45'00"E, for 40.14 feet; thence S08°47'03"W, for 36.27 feet; thence S36°41'57"W, for 38.12 feet; thence S64°01'30"W, for 49.44 feet; thence S01°29'49"W, for 8.74 feet; thence S65°28'37"E, for 10.67 feet; thence S40°49'34"E, for 71.12 feet; thence S24°25'58"E, for 50.22 feet; thence S27°01'34"E, for 47.77 feet; thence S42°44'00"E, for 41.35 feet; thence S46°57'57"E, for 26.27 feet; thence S76°35'44"E, for 34.77 feet; thence S84°38'51"E, for 26.74 feet; thence S73°27'33"E, for 34.82 feet; thence S70°12'24"E, for 15.86 feet; thence N67°10'39"E, for 39.52 feet; thence S45°47'56"E, for 28.28 feet; thence N41°43'35"E, for 15.76 feet; thence N64°20'38"E, for 11.49 feet; thence N64°16'59"E, for 4.26 feet; thence N37°41'42"E, for 38.23 feet; thence S58°53'21"E, for 63.12 feet; thence S47°30'02"E, for 28.50 feet; thence S35°47'44"E, for 35.15 feet; thence S22°14'29"E, for 42.92 feet; thence N84°39'59"E, for 63.75 feet; thence N86°43'45"E, for 94.58 feet; thence S87°27'23"E, for 74.94 feet; thence S87°05'04"E, for 190.93 feet to the point of intersection with said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422; thence S00°39'53"W, along said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422, for 780.35 feet; thence leaving said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422, N90°00'00"W, for 456.21 feet; thence S00°00'00"E, for 680.15 feet; thence S38°32'44"W, for 123.81 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N38°32'44"E, having a radius of 617.50 feet, a central angle of 38°32'44", an arc length of 415.42 feet, and a chord bearing S70°43'38"E, for 407.63 feet, to the point of tangent; thence N90°00'00"E, for 137.99 feet to the point of intersection with said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422; thence S00°39'53"W, along said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422, for 70.00 feet; thence leaving said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422, S90°00'00"W, for 137.18 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 687.50 feet, a central angle of 38°32'44", an arc length of 462.51 feet, and a chord bearing N70°43'38"W, for 453.84 feet to the point of intersection with a non-tangent line; thence S38°32'44"W, for 109.94 feet; thence S00°00'00"E, for 584.10 feet; thence N90°00'00"E, for 628.06 feet to the point of intersection with said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422; thence S00°39'53"W, along said Westerly Right-of-Way line of LITTLE ROAD, as described in Official Records Book 1469, Page 1422, for 174.00 feet to the POINT OF BEGINNING.

Containing 9,876,865 square feet or 226.742 acres, more or less.

NOTES;

1. Bearing Basis - Bearings are based on the South line of the NE 1/4 of Section 26, Township 26 South, Range 16 E. having a grid bearing of N.89°31'39"W.

2. Legal Description prepared by Florida Design Consultants, Inc.

LEGEND:

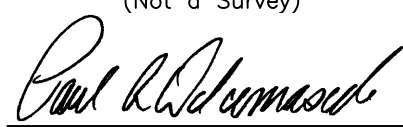

O.R. & O.R. Book = Official Records Book

PG. = Page

SHEET 1 & 2 - Legal Descriptions and Notes
SHEET 3 - Key Map
SHEET 4 - Line and Curve Tables
SHEET 5 thru 8 - Property Sketch

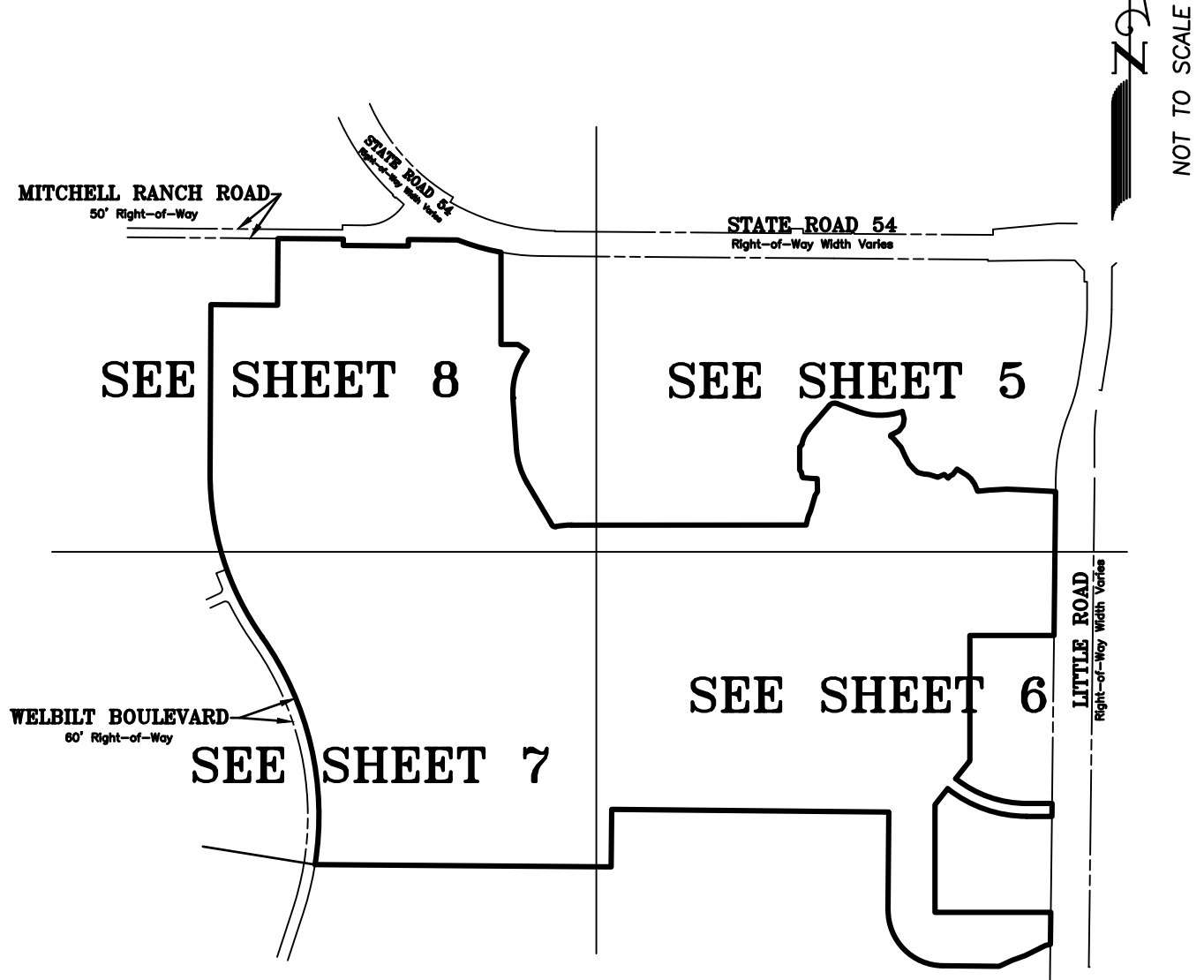
This Sketch Prepared For: **LENNAR HOMES, INC.**

SHEET NO. 2 OF 8

REVISIONS					DESCRIPTION SKETCH (Not a Survey)	 Paul A. Dolcemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881	Clearview Land Design, P.L. Certificate of Authorization No. 28858 Licensed Business No. 8151  CIVIL ENGINEERING PLANNING SURVEYING & MAPPING LANDSCAPE ARCHITECTURE 1213 E. 6th Avenue Tampa, Florida 33605 Phone: 813-223-3919 FAX: 813-223-3975 www.clearviewland.com
Description	Date	Dwn.	Ck'd	Order No.			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER							

MITCHELL RANCH CDD DESCRIPTION SKETCH

KEY MAP



SHEET 1 & 2 - Legal Descriptions and Notes
 SHEET 3 - Key Map
 SHEET 4 - Line and Curve Tables
 SHEET 5 thru 8 - Property Sketch

This Sketch Prepared For: **LENNAR HOMES, INC.**

SHEET NO. 3 OF 8

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 Licensed Business No. 8151



CIVIL ENGINEERING
 PLANNING
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 LANDSCAPE ARCHITECTURE

1213 E. 6th Avenue
 Tampa, Florida 33605
 Phone: 813-223-3919
 FAX: 813-223-3975
 www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: CDD-MR-001

Date: 02-20-2011 Dwg: MITCHELL RANCH CDD

Sections 23 and 26, Township 26 South, Range 16 East

Tab 9

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2019 BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2019 BONDS; ADOPTING AN ENGINEER'S REPORT; ADOPTING A FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Mitchell Ranch Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements (the "**2019 Project**") as described in the Report of District Engineer dated July 22, 2019 (the "**Engineer's Report**") and attached as **Exhibit A**;

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its \$11,175,000 Special Assessment Bonds, Series 2019 (2019 Project) (the "**Series 2019 Bonds**") to finance a portion of the 2019 Project;

WHEREAS, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2019 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2019 Bonds;

WHEREAS, the Series 2019 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated July 22, 2019 and adopted pursuant to Resolution No. 2019-31 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2019 Bonds have been established, it is necessary to approve the Final Supplemental Special Assessment Allocation Report dated October 15, 2019 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer's Report is hereby approved and ratified.

- c. The 2019 Project will serve a proper, essential, and valid public purpose.
 - d. The 2019 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2019 Project to be financed with the Series 2019 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2019 Bonds will finance the construction and acquisition of a portion of the 2019 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 - 4. **Assessment Lien for the Series 2019 Bonds.** The special assessments for the Series 2019 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 - 5. **Severability.** If any section or part of a section of this Resolution is 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.
 - 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution 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.
 - 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 12th day of November, 2019.

Attest:

**Mitchell Ranch Community
Development District**

Matthew Huber
Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A –Report of District Engineer dated July 22, 2019

Exhibit B – Final Supplemental Special Assessment Allocation Report dated October 15, 2019