



Rizzetta & Company

Wiregrass II Community Development District

Board of Supervisors' Meeting

October 22, 2020

District Office:

**5844 Old Pasco Road, Suite 100 Pasco, Florida
33544
813.994.1615**

www.wiregrasscdd.org

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors

Bill Porter	Board Supervisor
Colby Chandler	Board Supervisor
Hatcher Porter	Board Supervisor
Caitlyn Chandler	Board Supervisor
Quinn Porter	Board Supervisor

District Manager

Matthew Huber	Rizzetta & Company, Inc.
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District Counsel

Jonathan Johnson	Hopping, Green & Sams
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Interim Engineer

Nicole Lynn	King Engineering, Inc.
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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) 994-1001. 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.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544
www.wiregrass2cdd.org

October 13, 2020

Board of Supervisors
**Wiregrass II Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Thursday, October 22, 2020 at 10:30 a.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193, and 20-246 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the final agenda for this meeting:

AUDIT COMMITTEE MEETING:

1. CALL TO ORDER

2. BUSINESS ADMINISTRATION

- A. Presentation of Audit Proposal Instructions.....Tab 1
- B. Presentation of Audit Evaluation Criteria.....Tab 2

3. ADJOURNMENT

BOS MEETING:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisor's Meeting Held on August 27, 2020.....Tab 3
- B. Consideration of Operation and Maintenance Expenditures for August and September 2020.....Tab 4

4. BUSINESS ITEMS

- A. Presentation of Amended Master Methodology Report.....Tab 5

5. STAFF REPORTS

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

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Very truly yours,

Lynn Hayes
District Manager

cc. Lindsay Whelan Hopping, Green, & Sams
Victor Barbosa, Waldrop Engineering

Tab 1

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

District Auditing Services for Fiscal Year 2020- 2024
Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **November 10, 2020, at 12:00 p.m.**, at the offices of the District Manager, Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit one (1) original and one (1) electronic copy of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Wiregrass II Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A.** List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B.** Describe proposed staffing levels, including resumes with applicable certifications.
- C.** Provide three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
- D.** The lump sum cost of the provision of the services under the proposal, plus the cost of two (2) optional annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

Tab 2

AUDITOR SELECTION EVALUATION CRITERIA (WITH PRICE)

1. Ability of Personnel. (20 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. (20 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the 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.

5. Price. (20 Points)

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.

AUDITOR SELECTION EVALUATION CRITERIA (WITHOUT PRICE)

1. *Ability of Personnel.*

(25 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. *Proposer's Experience.*

(25 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.*

(25 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.*

(25 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.

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.

WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of Wiregrass II Community Development District was held on **Thursday, August 27, 2020 at 10:30 a.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present were:

Bill Porter	Board Supervisor, Chairman
Colby Chandler	Board Supervisor, Vice Chairman
Quinn Porter	Board Supervisor, Assistant Secretary

Also present were:

Lindsay Whelan	District Counsel, Hopping Green & Sams
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Jeremy Fireline	District Engineer, Waldrop Engineering
Scott Sheridan	Representative, Locust Branch LLC.
Scott Brizendine	Manager, District Financial Services, Rizzetta & Company Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Public Comments

There was no audience present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisor's Meetings held on June
11,2020 and June 25, 2020**

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on June 11, 2020 and June 25th for Wiregrass II Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June and
July 2020**

Mr. Huber presented the Operation and Maintenance Expenditures for June and July 2020.

On a Motion by Ms. Quinn Porter, seconded by Mr. Mr. Bill Porter, with all in favor, the Board of Supervisors approved the June (\$22,772.60) and July 2020 (\$0.00) Operation & Maintenance expenditures for Wiregrass II Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2020-2021
Final Budget**

Mr. Huber asked for a motion to open the Public Hearing on Fiscal Year 2020-2021 Final Budget.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2020-2021 for Wiregrass II Community Development District.

Mr. Huber asked the Board members if they had any questions regarding the budget. There were none.

Mr. Huber asked for a motion to close the Public Hearing on Fiscal Year 2020-2021 Final Budget.

On a Motion by Mr. Colby Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2020-2021 for Wiregrass II Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration Resolution 2020-09;
Adopting Fiscal Year 2020-2021 Final
Budget**

Mr. Huber presented Resolution 2020-09, adopting the Fiscal year 2020-2021 Final Budget as discussed.

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors approved Resolution 2020-09; Adopting Fiscal Year 2020-2021 Final Budget for Wiregrass II Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2020-2021
Developer Funding Agreement**

Mr. Huber presented the Fiscal Year 2020-2021 Developer Agreement.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Fiscal Year 2020-2021 Developer Funding Agreement, for Wiregrass II Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Irrigation Use Fees

Mr. Huber asked for a motion to open the Public Hearing on Irrigation Use Fees.

On a Motion by Mr. Colby Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors opened the Public Hearing on Irrigation Use Fees for Wiregrass II Community Development District.

Mr. Huber stated that the fees and rates are consistent with the agreement.

Mr. Huber asked for a motion to close the Public Hearing on Irrigation Use Fees.

On a Motion by Ms. Quinn Porter, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors closed the Public Hearing on Irrigation Use Fees for Wiregrass II Community Development District.

NINETH ORDER OF BUSINESS

**Consideration of Resolution 2020-10;
Adopting Irrigation Use Fees**

Mr. Huber presented Resolution 2020-10, Adopting Irrigation Use Fees.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2020-10, Adopting Irrigation Use Fees for Wiregrass II Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Debt Services
Special Assessments**

Mr. Huber requested a motion to open the Public Hearing on Special Assessments.

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Chandler, with all in favor, the Board of Supervisors opened the Public Hearing on Debt Services Special Assessments for Wiregrass II Community Development District.

There were no audience members present. Mr. Brizendine reported there were no changes from the previous meeting. Ms. Whelan indicated that there would be an additional master lien set with this assessment.

Mr. Huber requested a motion to close the Public Hearing on Debt Services Special Assessments.

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors closed the Public Hearing on Debt Services Special Assessments for Wiregrass II Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-11; Levying Special Assessments

Mr. Huber presented Resolution 2020-11, Levying Special Assessments.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2020-11 Levying Special Assessments, for Wiregrass II Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2020-12, Re-Designating Assistant Secretary

Mr. Huber presented Resolution 2020-12, Re-Designating an Assistant Secretary He asked the Board to approve Mr. Lynn Hayes as an Assistant Secretary for signatory purposes.

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors approved Resolution 2020-12, Re-Designating an Assistant Secretary (Lynn Hayes) for Wiregrass II Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration 2020-13; Setting Fiscal Year 2020-2021 Meeting Schedule

Mr. Huber presented Resolution 2020-13, setting the meeting schedule for Fiscal Year 2020-2021. The Board currently meets on the 4th Thursday of every month at 10:30 a.m. (or immediately after the adjournment of Wiregrass CDD meeting) at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL 33544.

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2020-13, Setting Fiscal Year 2020-2021 Meeting Schedule as presented for Wiregrass II Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan confirmed the validation hearing for September 30, 2020 at 10:00 a.m.

B. District Engineer

No Report.

C. District Manager

Mr. Huber noted that the next meeting would be held on September 24, 2020 at 10:30 a.m. immediately following the Wiregrass Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forth at this time.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors adjourned the meeting at 11:29 a.m. for Wiregrass II Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 4

Wiregrass II Community Development District

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

Operations and Maintenance Expenditures August 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,290.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
Rizzetta & Company, Inc.	001041	INV0000051276	District Management Fees 07/20	\$ 1,637.50
Rizzetta Technology Services	001042	INV0000006011	Email & Website Hosting Services 07/20	\$ 175.00
Times Publishing Company	001043	0000089347 06/17/20	Legal Advertising Account #200049 06/20	\$ 174.40
Times Publishing Company	001043	0000092518 07/15/20	Legal Advertising Account #200049 07/20	\$ 176.80
Times Publishing Company	001043	0000094877 07/26/20	Legal Advertising Account #200049 07/20	<u>\$ 126.50</u>
Report Total				<u>\$ 2,290.20</u>

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2020	INV0000051276

Bill To:

Wiregrass II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00508

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,675.00	\$1,675.00
Administrative Services 3100	1.00	\$300.00	\$300.00
Accounting Services 3201	1.00	\$1,000.00	\$1,000.00
Financial & Revenue Collections 3111	1.00	\$300.00	\$300.00
District Management Services	(1.00)	\$1,637.50	(\$1,637.50)
<div>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>LMH</u> Date <u>7/19/20</u> Date entered <u>07/17/20</u> Fund <u>001</u> GL <u>51300</u> OC _____ Check # _____</div>			
Subtotal			\$1,637.50
Total			\$1,637.50

Rizzetta Technology Services
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2020	INV0000006011

Date Rec'd Rizzetta & Co., Inc. 6/25/20

Bill To:

Wiregrass II CDD

D/M approval LMH Date 6/30/2020

Date entered 6/30/20

Fund 001 GL 51300 OC 5103

Check # _____

Services for the month of	Terms	Client Number
July		00508

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
		Subtotal	\$175.00
		Total	\$175.00



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/17/20		WIREGRASS II CDD	
Billing Date	Sales Rep	Customer Account	
06/17/2020	Deirdre Almeida	200049	
Total Amount Due		Ad Number	
\$174.40		0000089347	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/17/20	06/17/20	0000089347	Times	Legals CLS	Telephonic Meeting	1	2x72 L	\$170.40
06/17/20	06/17/20	0000089347	Tampabay.com	Legals CLS	Telephonic Meeting AffidavitMaterial	1	2x72 L	\$0.00 \$4.00

RECEIVED

JUL - 8 2020

BY:

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval LMH Date 7/19/20

Date entered 07/17/20

Fund 001 GL 51300 OC 4801

Check # _____

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
06/17/20		WIREGRASS II CDD	
Billing Date	Sales Rep	Customer Account	
06/17/2020	Deirdre Almeida	200049	
Total Amount Due		Ad Number	
\$174.40		0000089347	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WIREGRASS II CDD
C/O RIZETTA & COMPANY
5844 OLD PASCO RD., SUITE 100
WESLEY CHAPEL, FL 33544

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily**STATE OF FLORIDA
COUNTY OF Pasco

BY:

Before the undersigned authority personally appeared **Deirdre Almelda** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Telephonic Meeting** was published in **Tampa Bay Times: 6/17/20** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **06/17/2020**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wiregrass II Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Thursday, June 25, 2020 at 10:30 a.m., or immediately following the Wiregrass CDD Board of Supervisors meeting to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website <https://www.wiregrassilcdd.org/> or contact the Matthew Huber, District Manager, at mhuber@rizzetta.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at: mhuber@rizzetta.com by June 24, 2020 at 10:00 a.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 904-436-6270 by the same time noted above.

A copy of the agenda may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc, 5844 Old Pasco Rd, Suite 100, Wesley Chapel FL 33544 ("District Manager's Office"), (813) 994-1001, or mhuber@rizzetta.com on the District's website <https://www.wiregrassilcdd.org/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

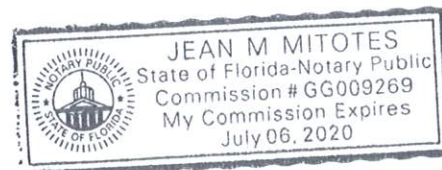
Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber
District Manager
Run Date: June 17, 2020

0000089347



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/15/20	WIREGRASS II CDD	
Billing Date	Sales Rep	Customer Account
07/15/2020	Deirdre Almeida	200049
Total Amount Due		Ad Number
\$176.80		0000092518

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/15/20	07/15/20	0000092518	Times	Legals CLS	Meeting	1	2x73 L	\$172.80
07/15/20	07/15/20	0000092518	Tampabay.com	Legals CLS	Meeting AffidavitMaterial	1	2x73 L	\$0.00 \$4.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval LMH Date 8/2/20
Date entered 07/31/20
Fund 001 GL 51300 OC 4801
Check # _____

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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07/15/2020	Deirdre Almeida	200049
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\$176.80		0000092518

DO NOT SEND CASH BY MAIL

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TIMES PUBLISHING COMPANY

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C/O RIZETTA & COMPANY
5844 OLD PASCO RD., SUITE 100
WESLEY CHAPEL, FL 33544

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DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting** was published in **Tampa Bay Times**: 7/15/20 in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this 07/15/2020

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**NOTICE OF REGULAR MEETING OF THE
WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Wiregrass II Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Thursday, July 23, 2020 at 10:30 a.m., or immediately following the Wiregrass CDD Board of Supervisors meeting to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Anyone wishing to access and participate in the meeting should refer to the District's website <https://www.wiregrassltdcd.org/> or contact the Lynn Hayes, District Manager, at lhayes@rizzetta.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at lhayes@rizzetta.com by July 20, 2020 at 10:00 a.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 904-436-6270 by the same time noted above.

A copy of the agenda may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc, 5844 Old Pasco Rd, Suite 100, Wesley Chapel FL 33544 ("District Manager's Office"), (813) 994-1001, or lhayes@rizzetta.com on the District's website <https://www.wiregrassltdcd.org/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

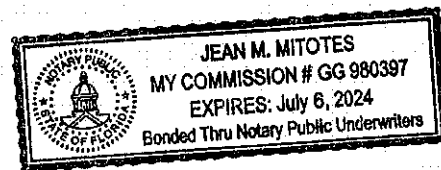
Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As Indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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 such appeal is to be based.

Lynn Hayes
District Manager
Run Date: July 15, 2020

0000092518



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/26/20	WIREGRASS II CDD	
Billing Date	Sales Rep	Customer Account
07/26/2020	Deirdre Almeida	200049
Total Amount Due		Ad Number
\$126.50		0000094877

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/20	07/26/20	0000094877	Times	Legals CLS	Rule Development	1	2x36 L	\$122.50
07/26/20	07/26/20	0000094877	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x36 L	\$0.00 \$4.00

RECEIVED
JUL 31 2020

BY: _____
Date Rec'd Rizzetta & Co., Inc. _____

D/M approval LMH Date 8/2/20

Date entered 07/31/20

Fund 001 GL 51300 OC 4801

Check # _____

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Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
07/26/20	WIREGRASS II CDD	
Billing Date	Sales Rep	Customer Account
07/26/2020	Deirdre Almeida	200049
Total Amount Due		Ad Number
\$126.50		0000094877

ADVERTISING INVOICE

Thank you for your business.

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TIMES PUBLISHING COMPANY

REMIT TO:

WIREGRASS II CDD
C/O RIZETTA & COMPANY
5844 OLD PASCO RD., SUITE 100
WESLEY CHAPEL, FL 33544

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily****STATE OF FLORIDA
COUNTY OF Pasco****RECEIVED**
JUL 31 2020

BY:

Before the undersigned authority personally appeared **Deidre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in **Tampa Bay Times: 7/26/20** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **07/26/2020**

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**NOTICE OF RULE DEVELOPMENT BY
THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the Wiregrass II Community Development District (the "District") hereby gives notice of its intention to develop rules establishing rates, fees and charges (together, "Rates") related to the District's irrigation program.

The purpose and effect of the Rates is to provide for efficient and effective District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the Rates includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on August 27, 2020, at 10:30 a.m., and at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

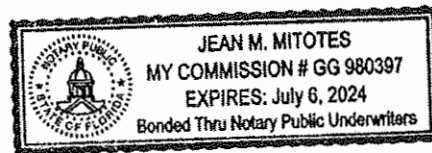
This public hearing may be conducted by communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-138, and 20-150 issued by Governor DeSantis as each may be amended or extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Additional information regarding the public hearings may be obtained on the District's website at www.wiregrassicdd.org or by contacting the District Manager, Lynn Hayes, at lhayes@rizzetta.com or by calling (813) 994-1001.

A copy of the proposed rates may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Phone: (813) 994-1001.

Lynn Hayes, District Manager
Wiregrass II Community Development District

PUBLISH July 26, 2020

0000094877



Wiregrass II Community Development District

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

Operations and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$0**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Tab 5



Rizzetta & Company

Wiregrass II Community Development District

Amended and Restated Master Special Assessment Allocation Report

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

Originally Dated June 25, 2020
Amended October 22, 2020

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

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I. INTRODUCTION

This Amended and Restated Master Special Assessment Allocation Report is being presented in order to update the current development plan in anticipation of financing a capital infrastructure project by the Wiregrass II Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project.

The District plans to issue bonds in one or more series to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program. This report shall amend and update the Master Special Assessment Allocation Report dated June 25, 2020 and will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the Capital Improvement Program.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District, as specified in the Engineer’s Report.

“Developer” – Locust Branch, LLC, a Florida limited liability company.

“District” – Wiregrass II Community Development District.

“Engineer’s Report” - Master Engineer’s Report, dated June 2020, prepared by Waldrop Engineering.

“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.

“Majority Landowner” – Taylor Morrison of Florida, Inc.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

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

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

III. DISTRICT INFORMATION

Wiregrass II Community Development District was established on January 25, 2019 pursuant to Pasco County Ordinance No. 19-03.



Rizzetta & Company

The District encompasses approximately 515.2 acres of land located entirely within Pasco County, Florida and is now planned for 871 single family residential units as opposed to 867 single family residential units in the report dated June 25, 2020. This methodology will describe the allocation of the District's maximum special assessment lien.

Table 1 illustrates the District's preliminary development plan.

IV. CAPITAL IMPROVEMENT PROGRAM

The District's Capital Improvement Program ("CIP") includes, but is not limited to, earthwork, roadways, underground electrical and streetlights, stormwater management improvements, environmental mitigation, water/sewer and landscaping/irrigation. The total CIP is estimated to cost \$33,933,600 as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided in the Engineer's Report. It is expected that the District will issue special assessment revenue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Majority Landowner, future bonds, or other sources.

Table 3 demonstrates the allocation of the estimated CIP costs among the District's proposed development plan. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of



the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the report.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within the District. These infrastructure projects are a District-wide system of improvements and were designed specifically to facilitate the development of District properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

As noted above, Tables 2 and 3 demonstrate the benefit conferred by the CIP, which has been allocated using land-use based EAU factors and stratifying the costs accordingly. These EAU factors, which utilize the 52' single-family detached unit as the standard product, are provided in table 3. This method of EAU allocation is commonly accepted in the industry and results in an allocation of costs which is fair and reasonable.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the



District may issue bonds in various par amounts, maturities and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien based on the maximum benefit conferred on each parcel by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

Some of the lands subject to the Maximum Assessments consist of Unplatted Parcels. Certain assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum 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 Majority Landowner, Maximum Assessments will be assigned on that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Majority Landowner 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 platted. These total assessments are fixed to the Unplatted Parcel at the time of 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 that developable lands that derive benefit from the CIP are added to the District's boundaries, whether by boundary amendment or increase in density, Maximum Assessments will be allocated to such lands, pursuant to the methodology described herein.

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, including the District Engineer, District Underwriter as well as the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said



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WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the Wiregrass II 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 Wiregrass II Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: AMENDED DEVELOPMENT PLAN

Previous Development Plan

PRODUCT	TOTAL
Single Family 45'	325
Single Family 52'	358
Single Family 62'	141
Single Family 76'	43
TOTAL:	<u>867</u>

Amended Development Plan

PRODUCT	TOTAL
Single Family 45'	330
Single Family 52'	358
Single Family 62'	141
Single Family 76'	42
TOTAL:	<u>871</u>

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION	TOTAL
Earthwork	\$7,305,000
Roadways	\$8,520,000
Underground Electric / Streetlights	\$1,390,000
Stormwater Management	\$3,300,000
Environmental Mitigation	\$753,000
Waste Water	\$710,000
Potable Water	\$975,000
Reclaimed Water	\$1,885,000
Landscape / Irrigation	\$3,440,000
Subtotal	<u>\$28,278,000</u>
Contingency (10%)	\$2,827,800
Professional Fees	\$2,827,800
Total CIP Construction Costs	<u><u>\$33,933,600</u></u>

NOTE: Infrastructure cost estimates provided by District Engineer.

**WIREFRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: TOTAL CIP COST ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	TOTAL COSTS	PER UNIT COSTS
Single Family 45'	0.87	330	\$11,144,161	\$33,770
Single Family 52'	1.00	358	\$13,896,236	\$38,816
Single Family 62'	1.19	141	\$6,512,987	\$46,191
Single Family 76'	1.46	42	\$2,380,216	\$56,672
		871	\$33,933,600	

NOTE: Per unit costs have been updated to reflect the amended development plan.

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate		5.75%
Maximum Annual Debt Service ("MADS")		\$3,034,787
SOURCES:		
	MAXIMUM PRINCIPAL AMOUNT	\$42,915,000 (1)
	Total Net Proceeds	\$42,915,000
USES:		
	Construction Account	(\$33,933,600)
	Debt Service Reserve Fund	(\$3,034,787)
	Capitalized Interest	(\$4,935,225)
	Costs of Issuance	(\$150,000)
	Underwriter's Discount	(\$858,300)
	Rounding	(\$3,088)
	Total Uses	(\$42,915,000)

(1) The District is not obligated to issue this amount of bonds.

TABLE 5: FINANCING INFORMATION MAXIMUM ASSESSMENTS

Estimated Interest Rate		5.75%
Aggregate Initial Principal Amount		\$42,915,000
Aggregate Annual Installment		\$3,034,787 (1)
Estimated County Collection Costs	2.00%	\$64,570 (2)
Maximum Early Payment Discounts	4.00%	\$129,140 (2)
Estimated Total Annual Installment		\$3,228,497

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT. (3)
Single Family 45'	330	0.87	\$14,093,749	\$42,708	\$1,060,273	\$3,213
Single Family 52'	358	1.00	\$17,574,233	\$49,090	\$1,322,110	\$3,693
Single Family 62'	141	1.19	\$8,236,817	\$58,417	\$619,656	\$4,395
Single Family 76'	42	1.46	\$3,010,201	\$71,671	\$226,458	\$5,392
TOTAL	871		\$42,915,000		\$3,228,497	

NOTE: Per unit amounts have been updated to reflect the amended development plan.

(1) Represents maximum assessments based on allocation of the construction costs. Actual imposed amounts expected to be lower.

(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.

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MAXIMUM ASSESSMENT LIEN ROLL**

[illegible]

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MAXIMUM ASSESSMENT LIEN ROLL**

[illegible]

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MAXIMUM ASSESSMENT LIEN ROLL**

[illegible]

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT
AMENDED MAXIMUM ASSESSMENT LIEN ROLL**

1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
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1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 62'	\$58,417	\$4,395
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
1	Single Family 76'	\$71,671	\$5,392
	Various	\$34,665,419	\$2,607,881
		\$42,915,000	\$3,228,497

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754, OFFICIAL RECORDS BOOK 7798, PAGE 940, OFFICIAL RECORDS BOOK 8407, PAGE 247, AND OFFICIAL RECORDS BOOK 8871, PAGE 826, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 990.67 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'44" WEST 1,412.46 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 419.94 FEET; THENCE NORTH 22°17'21" WEST, A DISTANCE OF 828.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 503.64 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 409.95 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD THE FOLLOWING THREE (3) COURSES: (1) NORTHERLY 256.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 06°46'08", AND A CHORD BEARING AND DISTANCE OF NORTH 05°53'15" WEST 256.22 FEET; (2) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 67.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 01°46'13", AND A CHORD BEARING AND DISTANCE OF NORTH 10°09'26" WEST 67.04 FEET; THENCE NORTH 80°43'41" EAST, A DISTANCE OF 265.75 FEET; THENCE SOUTH 87°57'40" EAST, A DISTANCE OF 367.16 FEET; THENCE SOUTH 57°20'38" EAST, A DISTANCE OF 339.26 FEET; THENCE SOUTH 86°28'54" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 42°21'42" EAST, A DISTANCE OF 121.56 FEET; THENCE NORTH 06°21'48" EAST, A DISTANCE OF 117.72 FEET; THENCE NORTH 30°04'53" EAST, A DISTANCE OF 317.33 FEET; THENCE NORTH 31°40'02" WEST, A DISTANCE OF 826.37 FEET; THENCE NORTH 00°11'52" EAST, A DISTANCE OF 397.93 FEET; THENCE NORTH 13°36'34" WEST, A DISTANCE OF 377.61 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SADDLEBROOK RESORTS ACCORDING TO OFFICIAL RECORDS BOOK 1018, PAGE 1864 AND OFFICIAL RECORDS BOOK 1019, PAGE 12, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°54'52" EAST, ALONG SAID SOUTH LINE OF SADDLEBROOK RESORTS, A DISTANCE OF 3,742.53 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°10'07" WEST, ALONG SAID EAST LINE OF SECTION 17, A DISTANCE OF 3,972.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 483.906 ACRES.

WIREGRASS

PARCEL S2

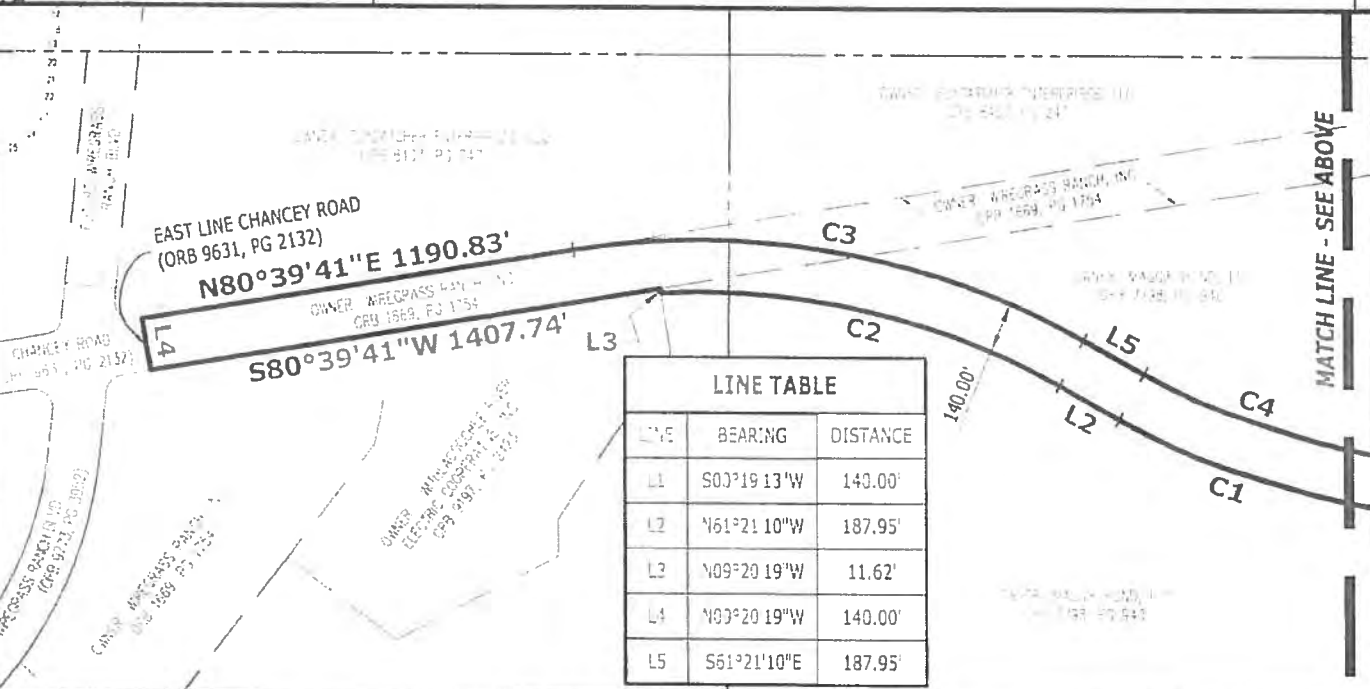
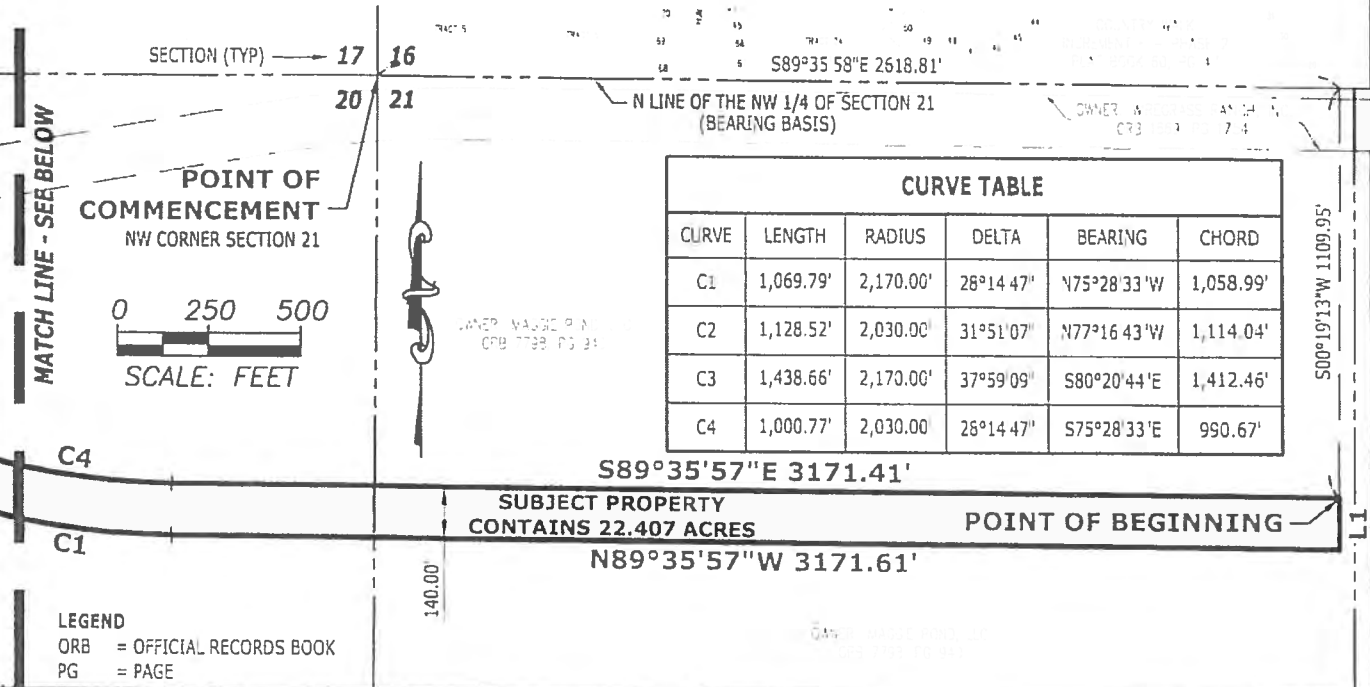
King
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www.kingengineering.com
LB2610

Q:\SURVEY\00046\2018\0865\Production\Wiregrass S2 S&L.dwg, October 9, 2018 3:20 PM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



SCALE 1" = 500'	DATE 9/6/2018	JOB No 2018-1325-00
DRAWN JEB	CHECKED JEB	SECTION 20 & 21
		TOWNSHIP 26 SOUTH
		RANGE 20 EAST

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LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

Greg Baksis
GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 6958

CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 AND A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7798, PAGE 940, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'13" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.61 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,069.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 1,058.99 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,128.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 31°51'07", AND A CHORD BEARING AND DISTANCE OF NORTH 77°16'43" WEST 1,114.04 FEET; THENCE NORTH 09°20'19" WEST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 1,407.74 FEET TO THE EAST LINE OF CHANCEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 9631, PAGE 2132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 09°20'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET; THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,190.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°20'44" EAST 1,412.46 FEET; THENCE SOUTH 61°21'10" EAST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°28'33" EAST 990.67 FEET; THENCE SOUTH 89°35'57" EAST, A DISTANCE OF 3,171.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.407 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 89°35'58" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

CHANCEY ROAD

PHASE 3 (LESS W.R.E.C.)

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SECTIONS 17 & 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,030.00'	14°56'00"	529.09'	N01°48'19"W	527.59'
C2	2,030.00'	0°50'40"	29.92'	N09°41'39"W	29.92'
C3	2,170.00'	0°50'40"	31.98'	S09°41'39"E	31.98'
C4	2,170.00'	14°56'00"	565.59'	S01°48'19"E	563.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°39'41"E	94.10'
L2	N79°53'01"E	140.00'
L3	N84°20'19"W	140.00'

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida-licensed Surveyor and Mapper

JAMES D. GREER

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2

C:\SURVEY\3115\400\000\Production\Drawings\WIREGRASS FANCHI BLVD-PIASE 3.dwg, January 12, 2015 10:47 AM, King Engineering Associate Inc.

UNPLATTED
O.R. BOOK 8801, PAGE 400

ESTANCIA PHASE 10
PLAT BOOK 69, PAGE 21

SECTION NUMBER (TYPICAL)

ESTANCIA PHASE 10
PLAT BOOK 69, PAGE 21

POINT OF BEGINNING

POINT OF COMMENCEMENT
SE CORNER ESTANCIA PHASE 1D

PROPOSED CHANCEY ROAD PHASE 2

O.R. BOOK = OFFICIAL RECORDS BOOK

WIREGRASS RANCH BOULEVARD

PHASE 3

SCALE 1" = 500'	DATE 01/09/2015	JOB No. 3115-400-000		
DRAWN JEB	CHECKED JDG	SECTION 17 & 20	TOWNSHIP 26 S	RANGE 20 E

King

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LB #2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID ESTANCIA PHASE 1D: (1) NORTH 05°39'41" EAST, A DISTANCE OF 94.10 FEET TO THE POINT OF BEGINNING; (2) CONTINUE NORTH 05°39'41" EAST, A DISTANCE OF 1,010.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 529.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST 527.59 FEET; (4) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 29.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF NORTH 09°41'39" WEST 29.92 FEET; THENCE NORTH 79°53'01" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 31.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°41'39" EAST 31.98 FEET; THENCE SOUTH 09°16'19" EAST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 565.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°48'19" EAST 563.99 FEET; THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 1,010.44 FEET; THENCE NORTH 84°20'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.955 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON AN EAST LINE OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS BEING NORTH 05°39'41" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

WIREGRASS RANCH BOULEVARD

PHASE 3

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