

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

May 17, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

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

May 10, 2022

Board of Supervisors
Roan Bridge Community Development District

Dear Board Members:

The Board of Supervisors of the Roan Bridge Community Development District will hold Multiple Public Hearings and a Regular Meeting on May 17, 2022, immediately following the Landowners' Meeting, scheduled to commence at 10:00 A.M., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2022-30, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2022-31, Designating Certain Officers of the District, and Providing for an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2022-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

7. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Roan Bridge Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

8. Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date
9. Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
10. Approval of April 8, 2022 Organizational Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LP*
 - B. District Engineer (Interim): *CPH, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 15, 2022 at 10:00 a.m.
 - QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 413 553 5047

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Roan Bridge Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of St. Cloud, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners’ meeting was held on May 17, 2022, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF SUPERVISOR	SEAT NUMBER	NUMBER OF VOTES
	1	
	2	
	3	
	4	
	5	

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

NAME OF SUPERVISOR	TERM OF OFFICE	SEAT NUMBER
	____-year term	1
	____-year term	2
	____-year term	3
	____-year term	4
	____-year term	5

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2022.

**ROAN BRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Roan Bridge Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Ernesto Torres is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK]

PASSED AND ADOPTED this 17th day of May, 2022.

ATTEST:

**ROAN BRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

6A

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

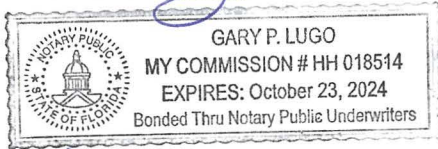
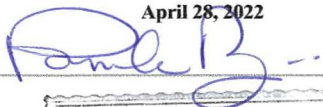
Before me, the undersigned authority, personally appeared Pamela Bikowicz, who on oath says that she is the Business Manager of the Osceola News-Gazette, a twice-weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

April 21, 2022, April 28, 2022,

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, each week and has been entered as periodicals postage matter at the post office in Kissimmee, in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor 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.

Sworn and subscribed before
me by Pamela Bikowicz, who is
personally known to me, this

April 28, 2022



In THE MATTER OF:
NOTICE OF PUBLIC HEARING
Roan Bridge CDD MAP

NOTICE OF PUBLIC HEARING
TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES,
BY THE ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION
OF ASSESSMENT ROLL PURSUANT TO SECTION
197.3632(4)(b), FLORIDA STATUTES, BY THE ROAN
BRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING
OF THE ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Roan Bridge Community Development District will hold a public hearing on **May 17, 2022 at 10:00 a.m. at the Hampton Inn & Suites at 4971 Calypso Cay Way, Kissimmee, Florida 34746**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Roan Bridge Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's Engineer's Report, dated April 5, 2022 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, potable water systems, wastewater systems, roadway improvements, stormwater management systems, landscaping and entry features, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated April 5, 2022 ("Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies property within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The ERU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the

FIRST PUBLICATION: April 21, 2022
LAST PUBLICATION: April 28, 2022

District's total anticipated debt over certain developable property included in the development plan for lands within the District. The methodology is explained in more detail in the Assessment Report. Also, as described in more detail in the Assessment Report, the District's assessments will be levied against all lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$80,955,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Product Type ERU
(per unit) Maximum Principal
(per unit) Maximum Annual Installment
(per unit)
Single Family 1.0 \$76,821.98 \$6,585.96
Townhome 0.8 \$31,457.58 \$2,687.77
Apartment 0.4 \$30,728.79 \$2,634.39
*Includes costs of collection, early payment discount and assumes payment in March.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on May 17, 2022 at 10:00 a.m. at the Hampton Inn & Suites at 4971 Calypso Cay Way, Kissimmee, Florida 34746, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at 561-571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.



Make remittance to: Osceola News-Gazette
22 W. Monument Ave., Suite 5
Kissimmee, FL 34741
Phone: (407) 846-7600 Fax: (321) 402-2946
Email: legalads@osceolanewsgazette.com
You can also view your Legal Advertising on
www.AroundOsceola.com or
www.FloridaPublicNotices.com
Ad#36835

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

6B


STATE OF FLORIDA
COUNTY OF LEON

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Joseph A. Brown, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Joseph A. Brown, am employed by Kutak Rock LLP, and, in the course of that employment, serve as District Counsel for the Roan Bridge Community Development District.
3. Among other things, my duties from time to time include preparing and transmitting correspondence relating to the Roan Bridge Community Development District.
4. I do hereby certify that on April 15, 2022, and in the regular course of business, I caused the letter, in the form attached hereto as **Exhibit A**, to be sent notifying the affected landowner in the Roan Bridge Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of special assessments.
5. I have personal knowledge of having sent the letter to the addressee, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Joseph A. Brown

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 15th day of April 2022, by Joseph A. Brown, for Kutak Rock LLP, who is personally known to me or has provided _____ as identification, and who did ___ / did not take an oath.

NOTARY PUBLIC

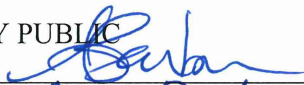
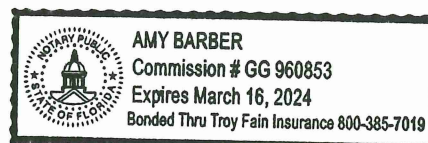
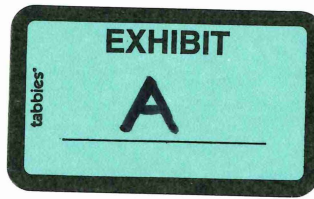

Print Name: Amy Barber
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT A: Copy of Mailed Notice





Roan Bridge Community Development District

2300 Glades Road, Suite 410W, Boca Raton, Florida 33431

VIA FIRST CLASS U.S. MAIL
CERTIFIED/RETURN RECEIPT

April 15, 2022

Roan Bridge Properties, LLC
Attn: James Dicks
103 Commerce Street, Suite 140
Lake Mary, Florida 32746

**RE: *Roan Bridge Community Development District
Notice of Hearing on Assessments to Property
Parcel ID Nos. 12-26-30-4950-0001-0790; 12-26-30-4950-0001-1000; 13-26-30-4950-0001-0030; 13-26-30-4950-0001-0150; 12-26-30-4950-0001-1140; 12-26-30-4950-0001-1130; 12-26-30-4950-0001-1270; 12-26-30-4950-0001-1280; 13-26-30-4950-0001-0010; 12-26-30-4950-0001-0650; 07-26-31-4950-0001-0720; 07-26-31-4950-0001-1200; 07-26-31-4950-0001-1190; 07-26-31-4950-0001-1210; 18-26-31-0000-0020-0000; 18-26-31-3371-0001-0030;***

Dear Property Owner:

You are receiving this notice because Osceola County records indicate that you are a property owner within the Roan Bridge Community Development District ("District"). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own, located within the District, that is the subject of this notice is identified above.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the below-mentioned assessments will be held on **May 17, 2022 at 10:00 a.m. at the Hampton Inn & Suites at 4971 Calypso Cay Way, Kissimmee, Florida 34746**. At this meeting and public hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the Board within twenty (20) days of this notice.

At the April 8, 2022, meeting of the District's Board of Supervisors ("Board"), the District approved in substantial form the *Master Plan Engineer's Report for Roan Bridge Community Development District* dated April 5, 2022, prepared by CPH Inc., a copy of which is attached hereto as **Exhibit A** ("Capital Improvement Plan"). The Capital Improvement Plan describes the

nature of the improvements that may be built or acquired by the District that benefit lands within the District, including, but not limited to, roadway, stormwater management, water and wastewater, hardscape, landscape and irrigation, and other improvements authorized by Chapter 190, *Florida Statutes*, all as more specifically described in the Capital Improvement Plan (collectively, "Improvements"). The Capital Improvement Plan estimates that the total cost of the Improvements is \$60,415,000. The District estimates it will cost approximately \$80,955,000 to finance the Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District's *Roan Bridge Community Development District Master Assessment Methodology*, dated April 7, 2022, and prepared by Wrathell, Hunt and Associates, LLC, a copy of which is attached hereto as **Exhibit B** ("Assessment Report"). This Assessment Report was also approved in substantial form at the Board's April 8, 2022 public meeting. Note that the preliminary supplemental assessment roll is created with information provided by Osceola County.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. The ERU factor per land use type and the number of such units contained within such type is found in Table 4 of the Assessment Report. The Assessment Report identifies each tax parcel identification number within the District and the debt allocation assessments per parcel that is initially expected to be assessed.

The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. However, the total amount of assessments on each platted lot over thirty (30) years may be higher or lower depending on the actual terms of the bonds issued. The total revenue that the District will collect by these assessments is anticipated to be \$80,955,000.00 exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll included in the Assessment Report.

The assessments may appear on your regular tax bill issued by the Osceola County Tax Collector. However, the District may, in its discretion, at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments.

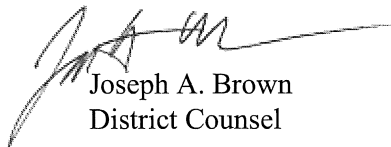
THE FAILURE TO PAY ANY ASSESSMENTS COLLECTED ON THE TAX ROLL
WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST YOUR PROPERTY

April 15, 2022

WITHIN THE DISTRICT WHICH MAY RESULT IN A LOSS OF TITLE. ALTERNATIVELY, IF THE ASSESSMENTS ARE DIRECTLY COLLECTED, THE FAILURE TO PAY SUCH DIRECT BILL INVOICE MAY RESULT IN THE DISTRICT PURSUING A FORECLOSURE ACTION, WHICH MAY RESULT IN A LOSS OF TITLE.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's Office located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone: (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,



Joseph A. Brown
District Counsel

Enclosures:

Exhibit A: *Capital Improvement Plan*

Exhibit B: *Assessment Report*

EXHIBIT A

**MASTER PLAN ENGINEER'S
REPORT**

**Roan Bridge Community Development District (CDD)
St. Cloud, Osceola County, Florida**

April 5, 2022

Prepared For:
Board of Supervisors
Roan Bridge CDD

Prepared By:
CPH, Inc.
1117 E. Robinson Street
Orlando, FL 32801
Attn: Leopoldo J. Ayala, PE
(E) layala@cphcorp.com
(P) 407-322-6843
Attn: Javier F. Omana, CNU-a
(E) jomana@cphcorp.com
(P) 407-425-0452
www.cphcorp.com

CRH Job #R15002



**ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT
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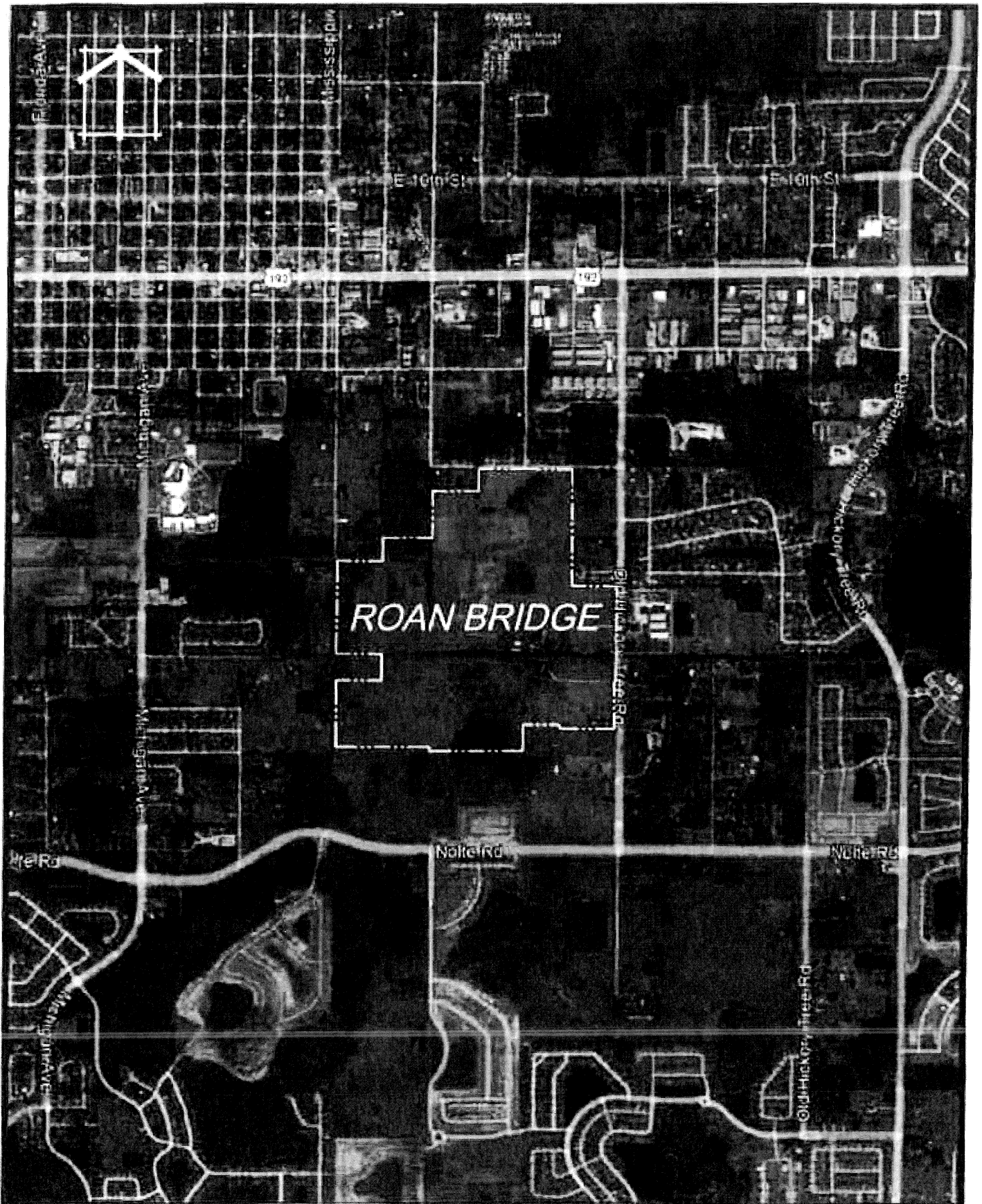
Section 1 INTRODUCTION

The Roan Bridge Community Development District (“CDD”) was established by The City of St. Cloud, Florida through Ordinance number 2022-009, enacted on March 10, 2022 and effective on March 10, 2022 pursuant to the provisions of Chapter 190, Florida Statutes. The CDD consists of approximately 276.29 acres and was established for the purpose of managing and financing basic community development services, including financing, constructing, acquiring, operating, and maintaining public infrastructure associated with or necessary to support development within the CDD.

A location map of the CDD is shown on **Figure 1**.

This Master Plan Engineer’s Report for the Roan Bridge Community Development District (“Master Engineer’s Report”) has been prepared to identify the public infrastructure and services necessary or desirable to support the development. In order to serve the development, the CDD plans to design, permit, finance, fund, acquire, construct, install, enlarge, extend, equip, operate, and/or maintain all or part of that certain public infrastructure and services, including, but not limited to, onsite roadways and parking; water and wastewater; certain offsite utility and transportation improvements; stormwater/surface water management facilities; utility infrastructure; including undergrounding of electric utility lines; recreation facilities; entry features; guardhouses, fences, and gates, landscaping, hardscaping, signage, irrigation, and lighting; conservation, mitigation, and wildlife areas; and fire protection (the “Capital Improvement Plan”). A portion of the Capital Improvement Plan is anticipated to be funded by the CDD through the issuance of bonds. A project of this type generally requires many permits through federal, state and local agencies. Identification of the various permits and respective permit statuses has been included in Section 3.

The current development plan (“Master Plan”) for the lands within the CDD is shown on **Figure 2**.

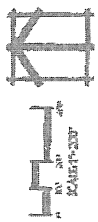
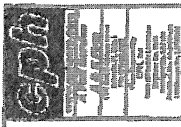


**ROAN BRIDGE CDD
GENERAL LOCATION MAP**

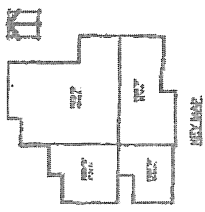
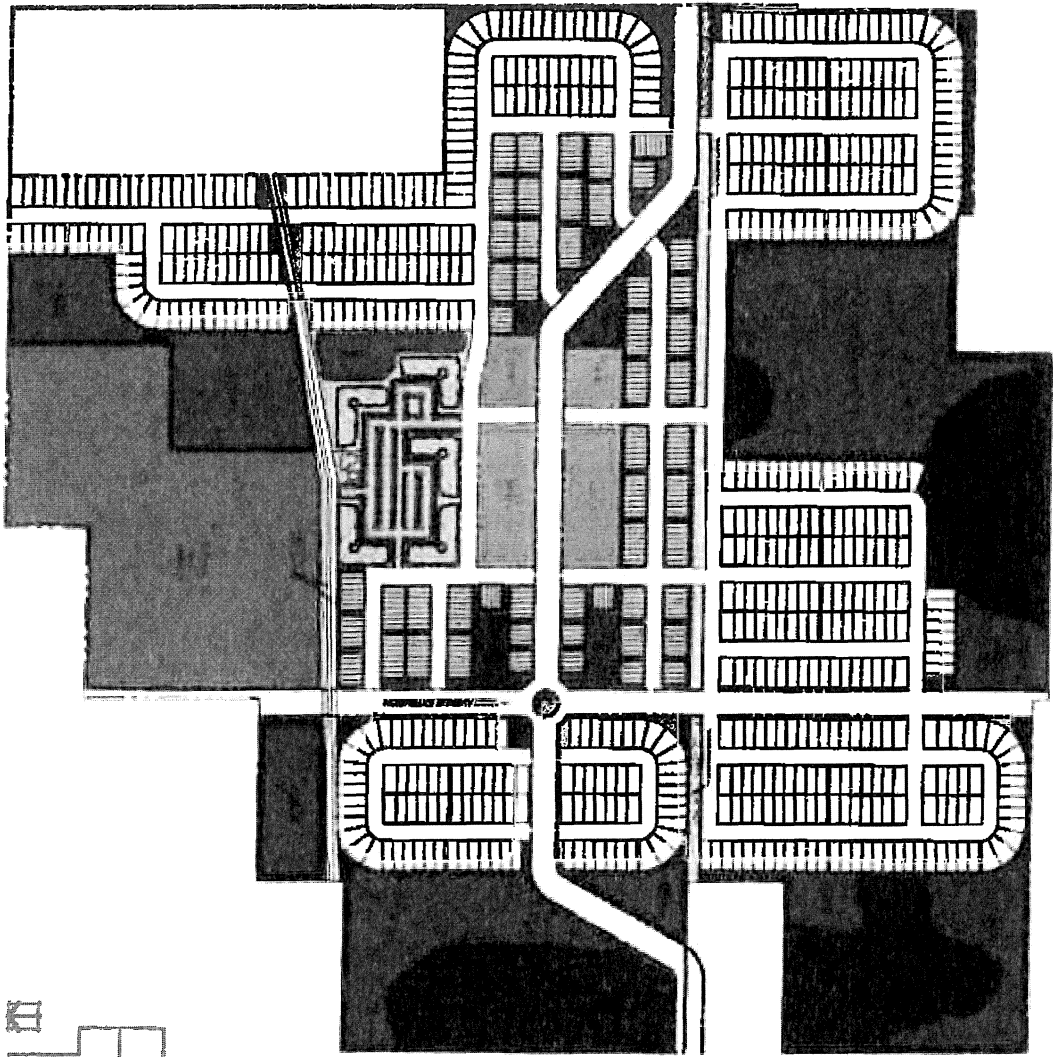
**Figure:
1**

MASTER PLAN

St. Johns, Cassata County, Florida



- LEGEND**
- RESIDENTIAL TYPE I (R1) LOTS
 - RESIDENTIAL TYPE II (R2) LOTS
 - COMMUNITY CENTER
 - OPEN SPACE AREA
 - WETLAND AREA
- RESIDENTIAL TYPE I (R1) LOTS**
- 1/4 A.C.
 - 1/2 A.C.
 - 3/4 A.C.
 - 1 A.C.
 - 1 1/2 A.C.
 - 2 A.C.
 - 3 A.C.
 - 4 A.C.
 - 5 A.C.
 - 6 A.C.
 - 7 A.C.
 - 8 A.C.
 - 9 A.C.
 - 10 A.C.
 - 11 A.C.
 - 12 A.C.
 - 13 A.C.
 - 14 A.C.
 - 15 A.C.
 - 16 A.C.
 - 17 A.C.
 - 18 A.C.
 - 19 A.C.
 - 20 A.C.
 - 21 A.C.
 - 22 A.C.
 - 23 A.C.
 - 24 A.C.
 - 25 A.C.
 - 26 A.C.
 - 27 A.C.
 - 28 A.C.
 - 29 A.C.
 - 30 A.C.
 - 31 A.C.
 - 32 A.C.
 - 33 A.C.
 - 34 A.C.
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 - 36 A.C.
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 - 41 A.C.
 - 42 A.C.
 - 43 A.C.
 - 44 A.C.
 - 45 A.C.
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 - 88 A.C.
 - 89 A.C.
 - 90 A.C.
 - 91 A.C.
 - 92 A.C.
 - 93 A.C.
 - 94 A.C.
 - 95 A.C.
 - 96 A.C.
 - 97 A.C.
 - 98 A.C.
 - 99 A.C.
 - 100 A.C.



DATE: 01/15/2010

1.1 PROPOSED LAND USES

As described in the introduction, the CDD includes approximately 276.29 acres located entirely within municipal boundaries of St. Cloud, Florida and consisting of the Roan Bridge Mixed Use District. A breakdown of the currently planned land uses, acres and residential units are noted in the following **Table No. 1:**

Table No. 1 LAND USES

Land Use	Acres	Residential Units
1. Single Family (detached)	65.5	636
2. Single Family (attached) Townhomes	28.1	344
3. Apartments (Multi-Family)	10.6	249
4. Community Center (Retail / office)	7.7	100,000 sf
5. School site (K-8)	25.0	N/A
6. Fire Station	2.5	N/A
7. Upland buffers/Wetlands	22.3	N/A
8. Stormwater/Canal	36.6	N/A
9. Rights of Way	45.2	N/A
10. Recreation and Open Space	32.7	N/A
TOTAL	276.29	

Also refer to **Figure 2: Master Plan**

Section 2 ROAN BRIDGE CDD PROPOSED IMPROVEMENTS

2.1 GENERAL

The public infrastructure improvements and services currently comprising the Capital Improvement Plan and proposed to be provided by the CDD include, but may not necessarily be limited to, the following:

2.2 DESCRIPTION OF IMPROVEMENTS

2.2.1 Infrastructure

The infrastructure improvements will benefit and provide onsite roadways and parking; water and wastewater; certain offsite utility and transportation improvements; stormwater/surface water management facilities; utility infrastructure including undergrounding of electric utility lines; recreation facilities; entry features, guardhouses, fences, and gates; landscaping, hardscaping, signage, irrigation, and lighting; conservation, mitigation, and wildlife areas; and fire protection for the property and residents within the CDD. The infrastructure and services consist of the following categories as further described herein.

2.2.2 Earthwork, Stormwater, and Surface Water Management Facilities

The CDD will construct and/or acquire drainage systems that collect and treat stormwater by temporarily holding on-site stormwater in detention or retention/settlement basins before discharging to the regional drainage system. The stormwater collection system will consist of curbs with inlets, piping systems, and

ponds. These will all be constructed consistent with the specifications of the City of St. Cloud and the South Florida Water Management District (SFWMD).

The design of the roadway base and subgrade will be prepared in accordance with the current State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance, City of St. Cloud Road Construction Specifications, and current AASHTO policies.

The purpose of the Roan Bridge Stormwater Master Plan is to show the preliminary stormwater management facilities that will provide stormwater management capacity for the proposed development. The final stormwater management system will need to meet the regulatory requirements, as listed below:

- a) South Florida Water Management District (SFWMD)
- b) City of St. Cloud, Florida
- c) Osceola County, Florida
- d) Florida Department of Environmental Protection (FDEP) NPDES and 404 Program

The Roan Bridge Stormwater Master Plan identifies proposed stormwater pond locations. The final Roan Bridge stormwater system and corresponding calculations will include:

- a) Final location and size of ponds and/or underground retention systems required for stormwater management facilities.
- b) Control elevations of ponds including required water quality treatment volumes and permanent pool volumes.
- c) Peak flow rates, flow volumes and stages for flood events determined within each basin and within major conveyance areas.
- d) Compensating storage requirements to mitigate for encroachments into the 100-year floodplain.

For each phase, final design of the proposed stormwater drainage system for the CDD will be reviewed and approved by City of St. Cloud & SFWMD. The drainage system will maintain existing drainage patterns to the greatest extent possible. The stormwater detention ponds will be wet detention treatment facilities designed to provide for the treatment of stormwater according to Chapter 40E-4, Florida Administrative Code. As part of the overall City of St. Cloud & SFWMD stormwater permit, mitigation is required for wetland impacts. A wetland Mitigation Plan is to be approved by SFWMD with appropriate quantities and types of vegetation.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems, including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to the stormwater ponds. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system (if required) will bleed off excess groundwater and discharge to the stormwater system.

The stormwater management system is included in the process of site grading and development for the Roan Bridge. The ponds are part of an integrated stormwater management and wetland mitigation system. The Capital Improvement Plan does not include the transportation to, or any grading on, the private development pods.

2.2.3 Onsite Roadways and Parking

Roadways consist of grading, paving, striping, erosion control, surveying, curbs and sidewalks.

2.2.4 Recreation Facilities

The CDD anticipates construction recreation facilities that may include parks and amenities consisting of the main clubhouse, a pool, courts, a dog park, and small parks.

2.2.5 Fire Protection Services

Through interlocal agreement with the City of St. Cloud, Florida, the CDD anticipates funding or financing a portion of the cost associated with acquisition of a fire truck to serve the development and surrounding area. The CDD anticipates providing the City \$250,000 in bond proceeds on or before the issuance of any building permit for the construction of any structure within the development. The funds shall be subject to and paid to the City as pre-payment of public safety impact fees for the development within the CDD for which the CDD shall receive Public Safety Impact fee credits. The CDD's obligation to help fund and finance the acquisition of a fire truck shall not exceed the total value of Public Safety Impact fees associated with development within the CDD that remain after credit is provided for the dedication of a 2.5-acre pad-ready fire station site as provided in the *Petitioner's Agreement Concerning the Roan Bridge Community Development District* ("Petitioner's Agreement") entered into between the City of St. Cloud and Roan Bridge Properties, LLC. The CDD's obligation herein is subject to the reasonable, necessary and prudent requirements of any bond issuance by the CDD, including, but not limited to, bond validation under Chapter 75, Florida Statutes, and reasonable and necessary opinions of bond counsel. Nothing in the CDD's interlocal agreement or in the Petitioner's Agreement requires the CDD to issue bonds.

2.2.6 Landscaping, Hardscaping, Signage, Irrigation, and Guardhouses, Fences, and Gates

The CDD anticipates to construct monumentation and entry landscaping, including entrance and street tree plantings along the interior streets of the CDD. Additional landscaping, irrigation, and hardscaping and fencing may be constructed around the community. CDD constructed streets will not include hard gates, but the CDD may construct guardhouses and soft gates

2.2.7 Wetland Conservation Area, Mitigation Area, and Wildlife Habitat (Environmental Compliance and Mitigation)

The CDD anticipates developing a mitigation plan that preserves on-site wetlands, conservation areas, mitigation areas, and wildlife habitat to remain in the post-development scenario and purchasing credits from a mitigation bank. Maintaining or enhancing on-site wetlands, conservation areas, mitigation areas, and wildlife habitat includes maintenance and monitoring to comply with requirements of the environmental permits.

2.2.8 Offsite Improvements

The CDD anticipates making roadway improvements outside the CDD boundary that will include, as a minimum, intersection improvements, extension of roads through offsite easements for connectivity, and turn lanes along Old Hickory Tree Road. The extent of the required offsite roadway improvement is unknown at this time and will be determined in coordination with the City of St. Cloud and Osceola County.

The CDD also anticipates constructing water mains and sanitary force mains that connect into the regional system outside the CDD boundary as shown on **Figure 3**. Based on latest coordination with the City of St. Cloud (Public Works Department), the required sanitary sewer point of connection for the CDD is at Hickory Tree Road which is approximately 7,000 ft (by lay of pipe) east of the property boundary.

As contemplated by the Petitioner's Agreement, if the CDD funds or finances the construction or acquisition of offsite transportation, water, or wastewater improvements required by the City of St. Cloud as a function of the development of the property within the CDD, the CDD anticipates it will receive mobility and/or water and wastewater impact fee credits or, at the City of St. Cloud's option, cash for the actual cost of the improvements.

2.2.9 Water and Sewer

Water and sewer are anticipated to be constructed onsite by the CDD and dedicated to City of St. Cloud, which will then provide service to the residents. The opinion of probable cost (OPC) associated with the construction of the water distribution and wastewater collection infrastructure, based on the Master Plan, is included in Table 4. This assumes wastewater lift stations and force mains will be required.

Water lines are currently available to the site along Old Hickory Tree Road, 19th Street, and Fertic Road to provide service to the development. There are also gravity sewer and/or force mains along Old Hickory Tree Road and Michigan Avenue within the immediate vicinity of the site but the City of St. Cloud has restricted the project's access to them due to capacity concerns. Therefore, as mentioned above and as directed by the City of St. Cloud, the sanitary sewer connection is proposed at Hickory Tree Road instead.

Any water or sewer pipes, lines or facilities placed on private property will not be publicly funded. The points of connection for the project are outside the CDD boundary and the CDD intends to install the lines necessary to serve the project. The offsite and onsite utility lines are noted on **Figure 3**.

2.2.10 Street Light

Interior Street Lighting construction and equipment will be provided by Street Light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of the Orlando Utilities Commission. The CDD may finance the incremental cost of undergrounding the electric utilities.

2.2.11 Engineering and Permitting

The CDD will pay permit fees, survey costs and engineering costs associated with the Capital Improvement Plan.

2.2.12 Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement or other sufficient real property interest is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as noted in the following **Tables No. 2 and No. 3**:

Table No. 2 IMPROVEMENTS – OWNERSHIP

Improvement	Ownership	Maintenance Entity
Wetland (environmental) Compliance and Mitigation	CDD	CDD
Stormwater Management Facilities	CDD	CDD
Offsite Improvements	City of St. Cloud/Osceola County	City of St. Cloud/Osceola County
Internal Utilities	City of St. Cloud	City of St. Cloud
Recreation and Open Space	CDD	CDD
Open Space - Entrances and Entrance Landscaping	CDD	CDD

Table No. 3 PROPOSED FACILITIES AND SERVICES

Facility	Financed By	Ownership	Operation and Maintenance
Onsite Roadways accepted by City in the Future	CDD	CITY	CITY
Onsite Roadways <u>Not</u> Accepted by City in the Future	CDD	CDD	CDD
Onsite Parking Improvements on Road Right-of-Way Tracts Accepted by City in the Future	CDD	CITY	CITY
Onsite Parking Improvements <u>Not</u> on Road Right-of-Way Tracts Accepted by City in the Future	CDD	CDD	CDD
Earthwork, Storm Water and Surface Water Management	CDD	CDD	CDD
Wetland, Conservation Areas, Mitigation Areas and Wildlife Habitat (environmental) Compliance and Mitigation	CDD	CDD	CDD
Water and Waste Water	CDD	CITY	CITY
Fire Protection Services	CDD	CITY	CITY
Offsite Improvements	CDD	CITY/COUNTY	CITY/COUNTY
Street Light	CDD	OUC	OUC
Landscaping, Hardscaping, Signage, Irrigation, Lighting, and Guardhouses, Fences, and Gates	CDD	CDD	CDD
Recreation Facilities	CDD	CDD	CDD

Key: CDD = Roan Bridge Community Development District
 CITY = City of St. Cloud
 OUC = Orlando Utilities Commission
 County = Osceola County



PROJECT TITLE
CONCEPT POTABLE WATER AND SEWER CONNECTIONS

CLIENT
 ST. CLAUD, FLORIDA

DATE
 11/15/2017

SCALE
 AS SHOWN

PROJECT NO.
 17-001

PROJECT LOCATION
 ST. CLAUD, FLORIDA

PROJECT DESCRIPTION
 CONCEPT POTABLE WATER AND SEWER CONNECTIONS

PROJECT STATUS
 PRELIMINARY

PROJECT OWNER
 ST. CLAUD, FLORIDA

PROJECT CONTACT
 ST. CLAUD, FLORIDA

PROJECT ADDRESS
 ST. CLAUD, FLORIDA

PROJECT PHONE
 ST. CLAUD, FLORIDA

PROJECT FAX
 ST. CLAUD, FLORIDA

PROJECT EMAIL
 ST. CLAUD, FLORIDA

PROJECT WEBSITE
 ST. CLAUD, FLORIDA

PROJECT SOCIAL MEDIA
 ST. CLAUD, FLORIDA

PROJECT GALLERY
 ST. CLAUD, FLORIDA

PROJECT BLOG
 ST. CLAUD, FLORIDA

PROJECT NEWS
 ST. CLAUD, FLORIDA

PROJECT PRESS
 ST. CLAUD, FLORIDA

PROJECT EVENTS
 ST. CLAUD, FLORIDA

PROJECT PARTNERS
 ST. CLAUD, FLORIDA

PROJECT SPONSORS
 ST. CLAUD, FLORIDA

PROJECT ADVISORS
 ST. CLAUD, FLORIDA

PROJECT CONSULTANTS
 ST. CLAUD, FLORIDA

PROJECT VENDORS
 ST. CLAUD, FLORIDA

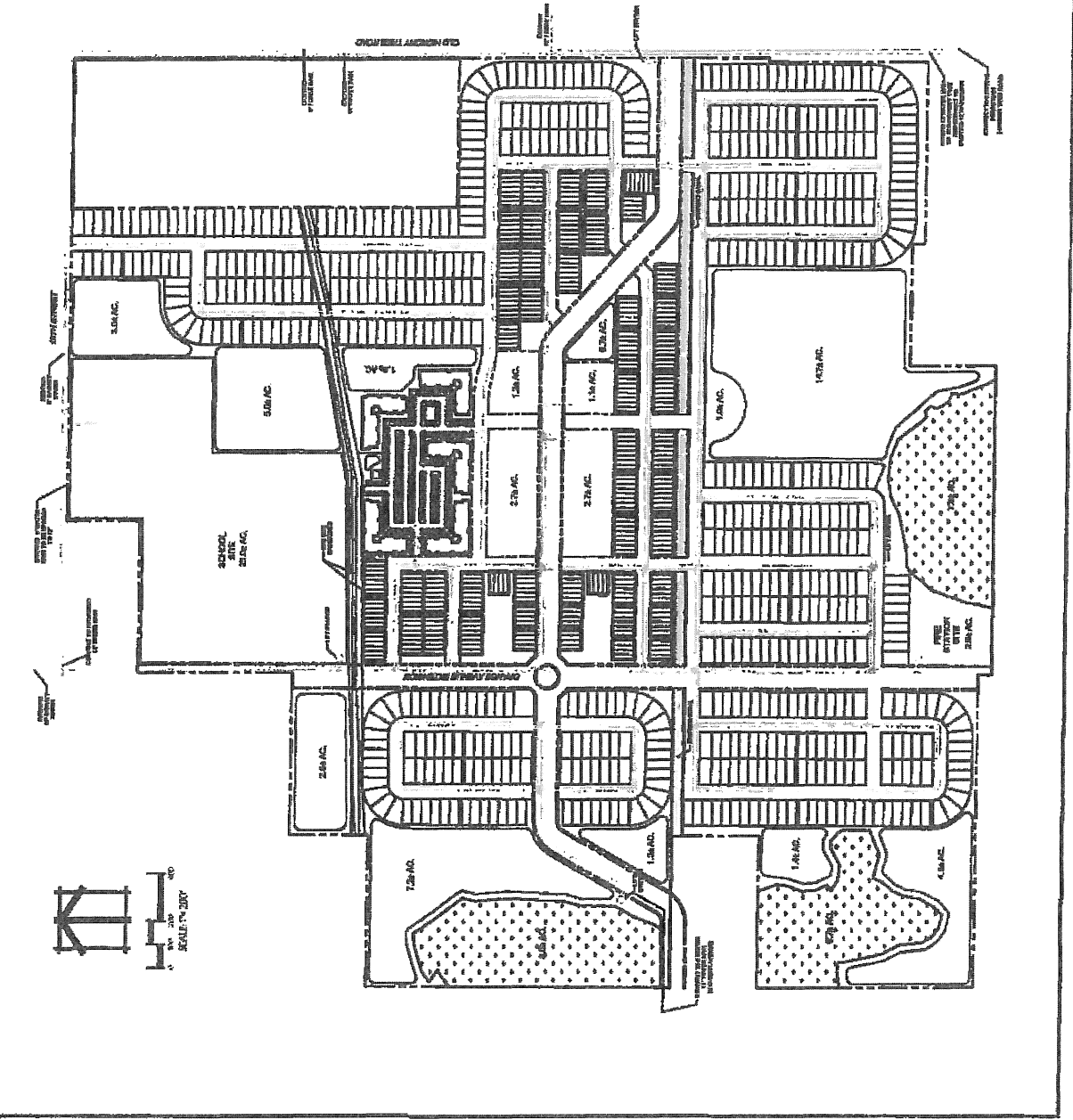
PROJECT CONTRACTORS
 ST. CLAUD, FLORIDA

PROJECT SUBCONTRACTORS
 ST. CLAUD, FLORIDA

PROJECT SUBMITTALS
 ST. CLAUD, FLORIDA

PROJECT RECORDS
 ST. CLAUD, FLORIDA

PROJECT ARCHIVE
 ST. CLAUD, FLORIDA



Section 3 CAPITAL IMPROVEMENT PLAN

3.1 IMPROVEMENT COSTS

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is \$ 60,415,000 as defined by **Table No. 4**. The Opinion of Probable Cost is based upon the best available current unit costs for construction in Central Florida with a twenty percent (20%) contingency.

Table No. 4 OPINION OF PROBABLE COST OF PROPOSED INFRASTRUCTURE

Facility	Cost
On-site Roadways and Parking *	\$6,230,000
Earthwork, Storm Water and Surface Water Management	\$23,650,000
Conservation Areas, Mitigation Areas and Wildlife Habitat	\$875,000
Water and Waste Water	\$6,515,000
Landscaping, Hardscaping, Signage, Irrigation, Lighting, Undergrounding of Electric Utility lines and Guardhouses, Fences and Gates**	\$4,750,000
Recreation Facilities**	\$3,500,000
Fire Protection	\$250,000
Engineering, Surveying, Permitting, Legal, etc. (10%)	\$4,575,000
Contingency (20%)	\$10,070,000
TOTAL***	\$60,415,000

* Off-site roadway improvements are not included

** Cost provided by Client

***This OPC is based on cost provided by Client, the proposed Master Plan, and the best available latest market cost information using similar scope projects. Final costs subject to final design of construction plans, permits, and contractor bidding processes.

The following are notes and assumptions related to the above OPC.

1. Engineering and permitting consist of roadway engineering, stormwater management engineering, sanitary sewer engineering, and potable water engineering.
2. Offsite transportation improvements which is anticipated to consists of access road and intersection improvements to the City of St. Cloud and Old Hickory Tree Road are not known at this time.
3. Stormwater management consists of grading detention ponds and stormwater collection systems.
4. Water and waste water consist of on-site and off-site potable water and sewer infrastructure. The onsite utility OPC costs only assume improvements along the extensions of Orange Avenue and Fertic Road through the site.
5. Roadways consist of grading, paving, striping, erosion control, surveying, curbs and sidewalks.
6. Entry features consist of entry monuments, landscaping, and irrigation.
7. Environmental mitigation consisting of State and Federal mitigation bank credits, on-site conservation easements, vegetation maintenance, and potential buffer planting.
8. Recreational Facilities include parks and amenities consist of the main clubhouse, a pool, courts, a dog park, and small parks.
9. OPC is based on best available 2022 costs.
10. OPC is based on 1,229 units.

3.2 PERMIT STATUS

Permits to be obtained in the normal process of development are noted in the following **Table No. 5:**

Table No. 5 PERMIT STATUS

PERMITS	STATUS*	AGENCY
Community Development District (CDD)	Approved	City of St. Cloud
Development Agreement	Under Review	City of St. Cloud
Preliminary Subdivision Plan	Under Review	City of St. Cloud
Concurrency Management Assessment	Under Review	City of St. Cloud
Concept Master Plan	Approved	City of St. Cloud
Master Infrastructure Plan	In-Progress	City of St. Cloud
Transportation Impact Analysis	Under Review	City of St. Cloud & Osceola County
Florida Bonneted Bat Report	Under Review	US Fish & Wildlife Service
Caracara Survey	In-Progress	US Fish & Wildlife Service
Master Drainage Permit	In-Progress	SFWMD
Wetland Mitigation/SWERP 404	In-Progress	SFWMD/FDEP 404
Site Development Plans (SDPs)	In-Progress	City of St. Cloud
Preliminary Plat	In-Progress	City of St. Cloud
Final Plats	TBD	City of St. Cloud
Building Permits	TBD	City of St. Cloud
100 Year Flood Study	Completed	SFWMD

* Approved – Approved by agency

Under Review – Application under review by agency

In-Progress – Application and supporting documentations in preparation process by consultant

TBD – To Be Determined

Complete – completed task waiting for submittal to agency

3.3 CONSTRUCTION STATUS

Construction has yet to start and is subject to corresponding permits acquisition.

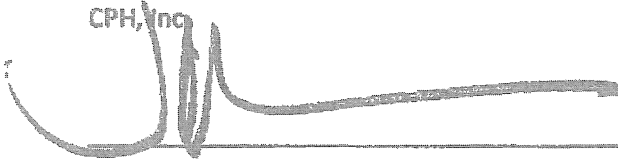
Section 4 REPORT STATEMENT

The OPC values were determined utilizing comparable unit prices within Central Florida with a twenty percent (20%) contingency. We believe that the CDD will be well served by the Master Plan Infrastructure improvements discussed in this report. The designed and permitted improvements will be sufficient to support the development as described in Section 2 of this Report. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.

Leopoldo Ayala, P.E.

Florida Registración No. 55524

CPH, Inc.



Javier E. Omana, CNU-a

CPH, Inc.

Date: _____

15 April 2022

**APPENDIX A
LEGAL DESCRIPTION**

Lots 65, 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 100, 109, 110, 111, 112, 113, 114, 115, 116, 125, 126, 127, and 128, The Seminole Land and Investment Co.'s (Incorporated), Section 12, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 3 of the Public Records of Osceola County, Florida.

Lots 1, 2, 3, 13, 14, 15, 16, 17, 18, 19, 20, 29, 30, 31, and 32, Less the South 60.0 feet of Lots 29 and 30, The Seminole Land and Investment Co.'s (Incorporated), Section 13, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 4 of the Public Records of Osceola County, Florida.

Lots 72, 73, 88, 89, 104, 105, 106, 119, 120, 121, and 122, The Seminole Land and Investment Co.'s (Incorporated), Section 7, Township 26 South, Range 31 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 23 of the Public Records of Osceola County, Florida.

Lots 1, 2, and 3, Hickory Acres, according to the Official Plat thereof, as recorded in Plat Book 13, Page 156 of the Public Records of Osceola County, Florida.

The North 1/2 of the Northeast 1/4 of Northwest 1/4 of Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

Exhibit "A"

Series 2022 Bond Assessments in the total estimated amount of \$80,955,000.00 are proposed to be levied uniformly over the area described below:

Lots 65, 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 100, 109, 110, 111, 112, 113, 114, 115, 116, 125, 126, 127, and 128, The Seminole Land and Investment Co.'s (Incorporated), Section 12, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 3 of the Public Records of Osceola County, Florida.

Lots 1, 2, 3, 13, 14, 15, 16, 17, 18, 19, 20, 29, 30, 31, and 32, Less the South 60.0 feet of Lots 29 and 30, The Seminole Land and Investment Co.'s (Incorporated), Section 13, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 4 of the Public Records of Osceola County, Florida.

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The North 1/2 of the Northeast 1/4 of Northwest 1/4 of Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

EXHIBIT B

ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

April 7, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Roan Bridge Community Development District (the "District"), located in unincorporated Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Engineer's Report prepared by CPH, Inc (the "District Engineer") and dated April 5, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

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

There is no doubt that the general public and owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and this fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands

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

1.4 Organization of the Report

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

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

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Roan Bridge development (the "Development"), a master planned, mixed-use development located entirely within the municipal boundaries of St. Cloud, Osceola County, Florida. The land within the District currently consists of approximately 276.29 +/- acres and is generally located south of East Irlo Bronson Memorial Highway, north of Nolte Road, east of Old Hickory Tree Road and west of Michigan Avenue.

2.2 The Development Program

Based upon the information provided by the developer of land within the District, Roan Bridge Properties, LLC (the "Developer"), the most current development plan envisions a total of 1,229 residential units and 70,000 square feet of retail space and 30,000 square feet of office space developed in one or more phases over a multi-year period, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of on-site roadways and parking, earthwork, storm water and surface water management, conservation areas, mitigation area and wildlife habitat, water and wastewater, landscaping, hardscaping, signage, irrigation, lighting, undergrounding electric utility lines and guardhouses, fences and gates, and recreational facilities, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District and all of the public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$60,415,000. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

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

either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the entire Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$80,955,000 in par amount of Special Assessment Revenue Bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$80,955,000 to finance approximately \$60,415,000 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$80,955,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify the structure of the Bonds as necessary.

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 1,229 residential units and 70,000 square feet of retail space and 30,000 square feet of office space developed in one or more phases over a multi-year period, although unit numbers, land use types and phasing may change throughout the development period.

The public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection

between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

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

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessments") to the product types contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in

Table 4. Table 5 also presents the annual levels of the Bond Assessments annual debt service assessments per unit.

No Bond Assessments is allocated herein to the public or private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District or master homeowners' association for the benefit of the entire District, will be available for use by all of the residents and landowners of the District, and are considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted (for the residential product types) or has not yet received development permits (for the non-residential product types) for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$80,955,000 will be preliminarily levied on approximately 276.29 +/- gross acres at a rate of \$293,007.35 per gross acre.

When the land is platted or when it receives development permits, the Bond Assessments will be allocated to each platted parcel/each parcel which received a development permit on a first platted/first development permitted-first assigned basis based on the planned use for that platted/development permitted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted/non-development permitted gross acres to platted/development permitted parcels will reduce the amount of Bond Assessments levied on unplatted/non-development permitted gross acres within the District.

In the event unplatted/non-development permitted land (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be

responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted/development permitted. This total amount Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total amount of Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the Methodology as described herein (i.e. equal assessment per acre until platting/development permit).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the

improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

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

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$76,315.05 (\$80,955,000 in Bond Assessments divided by 1,060.80 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted (for the residential product types) or receives development permits (for the non-residential product types), the Bond Assessments are assigned to platted/development permitted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels, the Bond Assessments per ERU for land that remains unplatted/non-development permitted remain equal to \$76,315.05, then no true-up adjustment will be necessary.

If as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels the Bond Assessments per ERU for land that remains unplatted/non-development permitted equals less than

\$76,315.05 (for instance as a result of a larger number of units) then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting/receipt of development permits of all land within the District.

If, in contrast, as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels, the Bond Assessments per ERU for land that remains unplatted non-development permitted equals more than \$76,315.05¹ (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted/non-development permitted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessments plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$76,315.05, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessments).

In addition to platting of property and receipt of development permits within the District, any planned sale of an unplatted/non-development permitted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted/non-development permitted within the District

¹ For example, if the first platting includes 607 Single Family lots, which equates to a total allocation of \$46,323,232.47 in Bond Assessments, then the remaining unplatted/non-development permitted land would be required to absorb 29 Single Family lots, 344 Townhomes, 249 Apartments, and 70,000 square feet of retail space and 30,000 square feet of commercial space or \$34,631,767.53 in Bond Assessments. If the remaining unplatted/non-development permitted land would only be able to absorb 25 Single Family lots, 344 Townhomes, 249 Apartments, and 70,000 square feet of retail space and 30,000 square feet of commercial space or \$34,326,507.35 in Bond Assessments, then a true-up, payable by the owner of the unplatted/non-development permitted land, would be due in the amount of \$305,260.18 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

remains equal to \$76,315.05. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessments of \$80,955,000 is proposed to be levied uniformly over the area described in the Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. 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. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Roan Bridge

Community Development District

Development Plan

Product Type	Unit of Measurement	Total Number of Units
Residential		
Single Family	Residential Unit	636
Townhomes	Residential Unit	344
Apartments	Residential Unit	249
Total Residential		1,229
Non-Residential		
Retail	Square Foot	70,000
Commercial	Square Foot	30,000
Total Commercial		100,000

Table 2

Roan Bridge

Community Development District

Capital Improvement Plan

Improvement	Total CIP Costs
On-Site Roadways and Parking	\$6,230,000
Earthwork, Storm Water and Surface Water Management	\$23,900,000
Conservation Areas, Mitigation Areas and Wildlife Habitat	\$875,000
Water and Waste Water	\$6,515,000
Landscaping, Hardscaping, Signage, Irrigation, Lighting, Undergrounding of Electric Utility lines and Guardhouses, Fences and Gates	\$4,750,000
Recreation Facilities	\$3,500,000
Engineering, Surveying, Permitting, Legal, etc.	\$4,575,000
Contingency	\$10,070,000
Total	\$60,415,000

Table 3

Roan Bridge

Community Development District

Preliminary Sources and Uses of Funds for the Bonds

		Amount
Sources		
Bond Proceeds:		
Par Amount		\$80,955,000.00
Total Sources		\$80,955,000.00
Uses		
Project Fund Deposits:		
Project Fund		\$60,415,000.00
Other Fund Deposits:		
Debt Service Reserve Fund		\$6,523,872.30
Capitalized Interest Fund		\$11,333,700.00
Delivery Date Expenses:		
Costs of Issuance		\$2,678,650.00
Rounding		\$3,777.70
Total Uses		\$80,955,000.00

Table 4

Roan Bridge

Community Development District

Capital Improvement Plan Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Plan Cost Allocation
Residential				
Single Family	636	1.000	636.00	\$36,221,662.90
Townhomes	344	0.800	275.20	\$15,673,273.00
Apartments	249	0.400	99.60	\$5,672,449.10
Total Residential			1,010.80	\$57,567,384.99
Non-Residential				
Retail	70,000	0.0005	35.00	\$1,993,330.51
Commercial	30,000	0.0005	15.00	\$854,284.50
Total Non-Residential			50.00	\$2,847,615.01
Total	101,229		1,060.80	\$60,415,000.00

Table 5

Roan Bridge

Community Development District

Bond Assessments Apportionment

Product Type	Total Number of Units	Capital Improvement Plan Cost Allocation	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Residential						
Single Family	636	\$36,221,662.90	\$48,536,368.78	\$76,315.05	\$6,149.96	\$6,542.51
Townhomes	344	\$15,673,273.00	\$21,001,900.45	\$61,052.04	\$4,919.96	\$5,234.00
Apartments	249	\$5,672,449.10	\$7,600,978.51	\$30,526.02	\$2,459.98	\$2,617.00
Total Residential	1,229	\$57,567,384.99	\$77,139,247.74			
Non-Residential						
Retail	70,000	\$1,993,330.51	\$2,671,026.58	\$38.16	\$3.07	\$3.27
Commercial	30,000	\$854,284.50	\$1,144,725.68	\$38.16	\$3.07	\$3.27
Total Non-Residential	100,000	\$2,847,615.01	\$3,815,752.26			
Total		\$60,415,000.00	\$80,955,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection (estimated at 2%) and early payment discount allowance (estimated at 4%)

Exhibit “A”

Series 2022 Bond Assessments in the total estimated amount of \$80,955,000.00 are proposed to be levied uniformly over the area described below:

Lots 65, 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 100, 109, 110, 111, 112, 113, 114, 115, 116, 125, 126, 127, and 128, The Seminole Land and Investment Co.'s (Incorporated), Section 12, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 3 of the Public Records of Osceola County, Florida.

Lots 1, 2, 3, 13, 14, 15, 16, 17, 18, 19, 20, 29, 30, 31, and 32, Less the South 60.0 feet of Lots 29 and 30, The Seminole Land and Investment Co.'s (Incorporated), Section 13, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 4 of the Public Records of Osceola County, Florida.

Lots 72, 73, 88, 89, 104, 105, 106, 119, 120, 121, and 122, The Seminole Land and Investment Co.'s (Incorporated), Section 7, Township 26 South, Range 31 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 23 of the Public Records of Osceola County, Florida.

Lots 1, 2, and 3, Hickory Acres, according to the Official Plat thereof, as recorded in Plat Book 13, Page 156 of the Public Records of Osceola County, Florida.

The North 1/2 of the Northeast 1/4 of Northwest 1/4 of Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

6C

MASTER PLAN ENGINEER'S REPORT

Roan Bridge Community Development District (CDD)
St. Cloud, Osceola County, Florida

April 5, 2022

Prepared For:
Board of Supervisors
Roan Bridge CDD

Prepared By:
CPH, Inc.
1117 E. Robinson Street
Orlando, FL 32801
Attn: Leopoldo J. Ayala, PE
(E) lajala@cphcorp.com
(P) 407-322-6841
Attn: Javier E. Omana, CNU-a
(E) jomana@cphcorp.com
(P) 407-425-0452
www.cphcorp.com

CPH Job #R15002



**ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT
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Section 1 INTRODUCTION

The Roan Bridge Community Development District (“CDD”) was established by The City of St. Cloud, Florida through Ordinance number 2022-009, enacted on March 10, 2022 and effective on April 10, 2022 pursuant to the provisions of Chapter 190, Florida Statutes. The CDD consists of approximately 276 acres and was established for the purpose of providing an efficient mechanism for financing, operating, and maintaining the public infrastructure associated with and necessary to support development within the CDD. A location map of the CDD is shown on **Figure 1**.

This Master Plan Engineer’s Report for the Roan Bridge Community Development District (“Master Engineer’s Report”) has been prepared to identify the public infrastructure necessary to support the Development. In order to serve the Development, the CDD plans to design, permit, finance, acquire and/or construct, install, operate, and maintain all or part of certain public infrastructure improvements, including, but not limited to, certain offsite utility and transportation improvements; stormwater management facilities; utility infrastructure; recreation facilities; entry features; and landscaping (the “Capital Improvement Plan”). A portion of the Capital Improvement Plan is anticipated to be funded by the CDD through the issuance of bonds. A project of this type generally requires many permits through federal, state and local agencies. Identification of the various permits and respective permit statuses has been included in Section 3.

The current development plan (“Master Plan”) for the lands within the CDD is shown on **Figure 2**.



ROAN BRIDGE CDD
GENERAL LOCATION MAP

Figure:
1



GENERAL PROJECT INFORMATION

ZS0A
 150,000 SQ. FT.
 2.4 P.A.C.S.
 87 P.A.C.S.
 TO BE DETERMINED

ZS0B
 364 LOTS (8071107 & 8071107)
 364 LOTS (20788 & 20789)
 TO BE DETERMINED

ZS0C
 48 P.A.C.S.
 24 P.A.C.S.
 14 P.A.C.S.
 15 P.A.C.S.
 5 P.A.C.S.
 TO BE DETERMINED

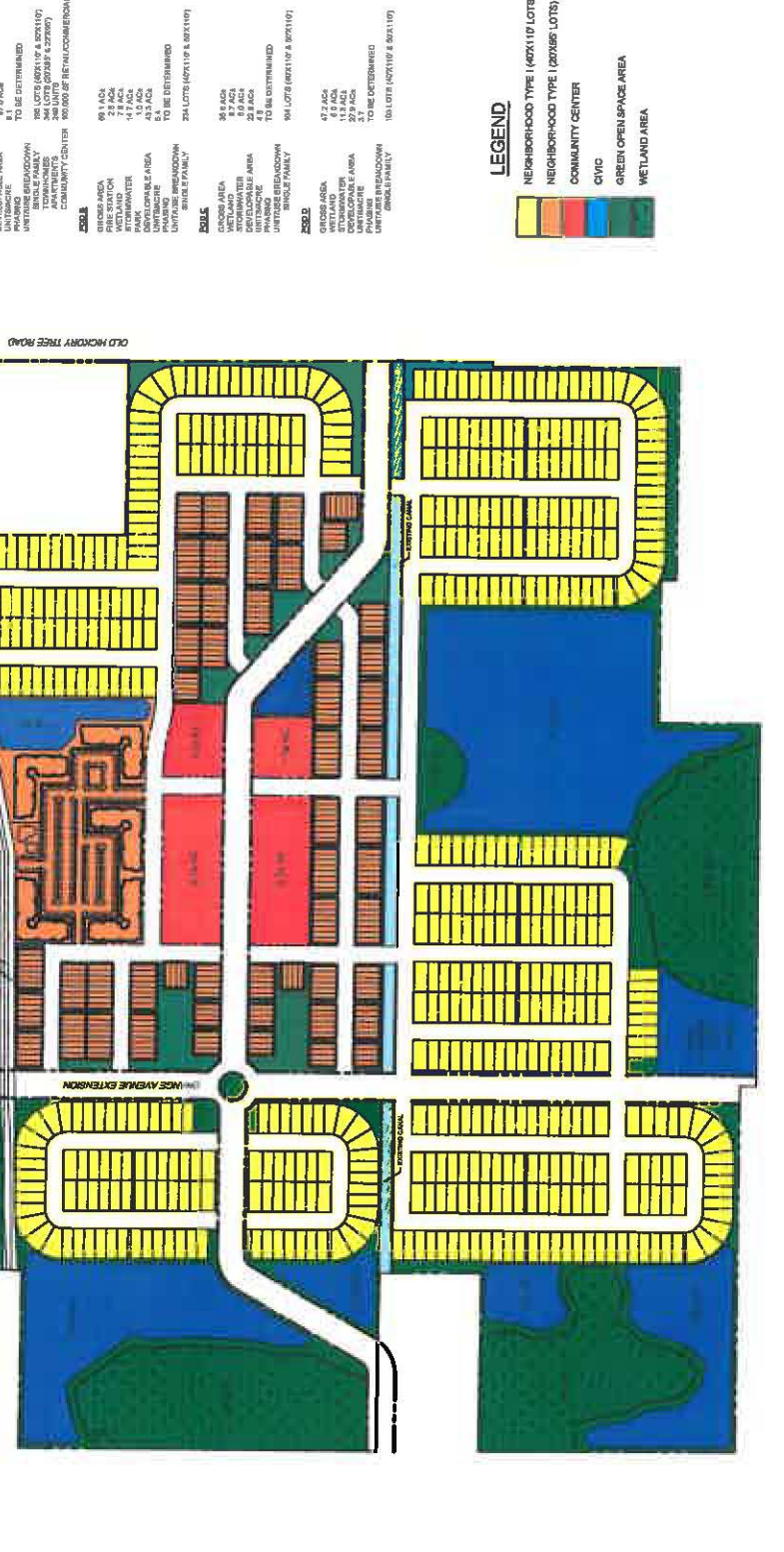
ZS0D
 36 P.A.C.S.
 24 P.A.C.S.
 24 P.A.C.S.
 TO BE DETERMINED

ZS0E
 47 P.A.C.S.
 15 P.A.C.S.
 22 P.A.C.S.
 TO BE DETERMINED

ZS0F
 100 LOTS (8071107 & 8071107)

LEGEND

- NEIGHBORHOOD TYPE I (40X110 LOTS)
- NEIGHBORHOOD TYPE I (20X50 LOTS)
- COMMUNITY CENTER
- CLVC
- GREEN OPEN SPACE AREA
- WETLAND AREA



1.1 PROPOSED LAND USES

As described in the introduction, the CDD includes approximately 276.29 acres located entirely within municipal boundaries of St. Cloud, Florida and consisting of the Roan Bridge Mixed Use District. A breakdown of land uses, acres and residential units are noted in the following **Table No. 1:**

Table No. 1 LAND USES

Land Use	Acres	Residential Units
1. Single Family (detached)	65.5	636
2. Single Family (attached) Townhomes	28.1	344
3. Apartments (Multi-Family)	10.6	249
4. Community Center (Retail / office)	7.7	100,000 sf
5. School site (K-8)	25.0	N/A
6. Fire Station	2.5	N/A
7. Upland buffers/Wetlands	22.3	N/A
8. Stormwater/Canal	36.6	N/A
9. Rights of Way	45.2	N/A
10. Recreation and Open Space	32.7	N/A
TOTAL	276.29	

Also refer to **Figure 2: Master Plan**

Section 2 ROAN BRIDGE CDD PROPOSED IMPROVEMENTS

2.1 GENERAL

The public infrastructure improvements currently comprising the Capital Improvement Plan and proposed to be provided by the CDD include, but may not necessarily be limited to, the following:

2.2 DESCRIPTION OF IMPROVEMENTS

2.2.1 Infrastructure

The infrastructure improvements will benefit and provide environmental preservation, amenities, landscaping, signage, District roadways, stormwater and environmental management, and recreation for residents of the District. The infrastructure consists of the following categories as further described herein.

2.2.2 Stormwater Management Facilities

The CDD will construct and/or acquire drainage systems that collect and treat stormwater by temporarily holding on-site stormwater in detention or retention/settlement basins before discharging to the regional drainage system. The stormwater collection system will consist of curbs with inlets, piping systems, and ponds. These will all be constructed consistent with the specifications of the City of St. Cloud and the South Florida Water Management District (SFWMD).

The design of the roadway base and subgrade will be prepared in accordance with the current State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance, City of St. Cloud Road Construction Specifications, and current AASHTO policies.

The purpose of the Roan Bridge Stormwater Master Plan is to show the preliminary stormwater management facilities that will provide stormwater management capacity for the proposed development. The final stormwater management system will need to meet the regulatory requirements, as listed below:

- a) South Florida Water Management District (SFWMD)
- b) City of St. Cloud, Florida
- c) Osceola County, Florida
- d) Florida Department of Environmental Protection (FDEP) NPDES and 404 Program

The Roan Bridge Stormwater Master Plan identifies proposed stormwater pond locations. The final Roan Bridge stormwater system and corresponding calculations will include:

- a) Final location and size of ponds and/or underground retention systems required for stormwater management facilities.
- b) Control elevations of ponds including required water quality treatment volumes and permanent pool volumes.
- c) Peak flow rates, flow volumes and stages for flood events determined within each basin and within major conveyance areas.
- d) Compensating storage requirements to mitigate for encroachments into the 100-year floodplain.

For each phase, final design of the proposed stormwater drainage system for the CDD will be reviewed and approved by City of St. Cloud & SFWMD. The drainage system will maintain existing drainage patterns to the greatest extent possible. The stormwater detention ponds will be wet detention treatment facilities designed to provide for the treatment of stormwater according to Chapter 40E-4, Florida Administrative Code. As part of the overall City of St. Cloud & SFWMD stormwater permit, mitigation is required for wetland impacts. A wetland Mitigation Plan is to be approved by SFWMD with appropriate quantities and types of vegetation.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems, including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to the stormwater ponds. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system (if required) will bleed off excess groundwater and discharge to the stormwater system.

The stormwater management system is included in the process of site grading and development for the Roan Bridge. The ponds are part of an integrated stormwater management and wetland

mitigation system. The Capital Improvement Plan does not include the transportation to, or any grading on, the private development pods.

2.2.3 Entrances and Entrance Landscaping

The CDD intends to construct monumentation and entry landscaping, including entrance and street tree plantings along the interior streets of the CDD. The streets will not be gated.

2.2.4 Wetland (Environmental) Compliance and Mitigation

The CDD anticipates developing a mitigation plan that preserves on-site wetlands to remain in the post-development scenario and purchasing credits from a mitigation bank. Maintaining or enhancing on-site wetlands include maintenance and monitoring to comply with requirements of the environmental permits.

2.2.5 Offsite Improvements

The District anticipates making roadway improvements outside the CDD boundary that will include, as a minimum, intersection improvements, extension of roads through offsite easements for connectivity, and turn lanes along Old Hickory Tree Road. The extent of the required offsite roadway improvement is unknown at this time and will be determined in coordination with the City of St. Cloud and Osceola County.

The District will also construct water mains and sanitary force mains that connect into the regional system outside the CDD boundary as shown on **Figure 3**. Based on latest coordination with the City of St. Cloud (Public Works Department), the required sanitary sewer point of connection for the CDD is at Hickory Tree Road which is approximately 7,000 ft (by lay of pipe) east of the property boundary.

2.2.6 Water and Sewer

Water and sewer are anticipated to be constructed onsite by the CDD and dedicated to City of St. Cloud, which will then provide service to the residents. The opinion of probable cost (OPC) associated with the construction of the water distribution and wastewater collection infrastructure, based on the Master Plan, is included in Table 4. This assumes wastewater lift stations and force mains will be required.

Water lines are currently available to the site along Old Hickory Tree Road, 19th Street, and Fertic Road to provide service to the development. There are also gravity sewer and/or force mains along Old Hickory Tree Road and Michigan Avenue within the immediate vicinity of the site but the City of St. Cloud has restricted the project's access to them due to capacity concerns. Therefore, as mentioned above and as directed by the City of St. Cloud, the sanitary sewer connection is proposed at Hickory Tree Road instead.

Any water or sewer pipes, lines or facilities placed on private property will not be publicly funded. The points of connection for the project are outside the CDD boundary and the CDD intends to install the lines necessary to serve the project. The offsite and onsite utility lines are noted on **Figure 3**.

2.2.7 Street Light

Interior Street Lighting construction and equipment will be provided by Street Light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of the Orlando Utilities Commission. The CDD may finance the incremental cost of undergrounding the electric utilities.

2.2.8 Engineering and Permitting

The CDD will pay permit fees, survey costs and engineering costs associated with the Capital Improvement Plan.

2.2.9 Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as noted in the following **Tables No. 2 and No. 3**:

Table No. 2 IMPROVEMENTS – OWNERSHIP

Improvement	Ownership	Maintenance Entity
Wetland (environmental) Compliance and Mitigation	CDD	CDD
Stormwater Management Facilities	CDD	CDD
Offsite Improvements	City of St. Cloud/Osceola County	City of St. Cloud/Osceola County
Internal Utilities	City of St. Cloud	City of St. Cloud
Recreation and Open Space	CDD	CDD
Open Space - Entrances and Entrance Landscaping	CDD	CDD

Table No. 3 PROPOSED FACILITIES AND SERVICES

Facility	Financed By	Ownership	Operation and Maintenance
Roadways accepted by City in the Future	CDD	CITY	CITY
Roadways <u>Not</u> Accepted by City in the Future	CDD	CDD	CDD
Parking Improvements on Road Right-of-Way Tracts Accepted by City in the Future	CDD	CITY	CITY
Parking Improvements <u>Not</u> on Road Right-of-Way Tracts Accepted by City in the Future	CDD	CDD	CDD
Earthwork, Storm Water and Surface Water Management	CDD	CDD	CDD
Conservation Areas, Mitigation Areas and Wildlife Habitat	CDD	CDD	CDD
Water and Waste Water	CDD	CITY	CITY

Landscaping, Hardscaping, Signage, Irrigation, Lighting, Undergrounding of Electric Utility lines and Gates	CDD	CDD	CDD
Recreation Facilities	CDD	CDD	CDD

Key:

CDD = Roan Bridge Community Development District

CITY = City of St. Cloud

Section 3 CAPITAL IMPROVEMENT PLAN

3.1 IMPROVEMENT COSTS

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is \$ 60,415,000 as defined by **Table No. 4**. The Opinion of Probable Cost is based upon the best available current unit costs for construction in Central Florida with a twenty percent (20%) contingency.

Table No. 4 OPINION OF PROBABLE COST OF PROPOSED INFRASTRUCTURE

Facility	Cost
On-site Roadways and Parking *	\$6,230,000
Earthwork, Storm Water and Surface Water Management	\$23,900,000
Conservation Areas, Mitigation Areas and Wildlife Habitat	\$875,000
Water and Waste Water	\$6,515,000
Landscaping, Hardscaping, Signage, Irrigation, Lighting, Undergrounding of Electric Utility lines and Guardhouses, Fences and Gates**	\$4,750,000
Recreation Facilities**	\$3,500,000
Engineering, Surveying, Permitting, Legal, etc. (10%)	\$4,575,000
Contingency (20%)	\$10,070,000
TOTAL***	\$60,415,000

* Off-site roadway improvements are not included

** Cost provided by Client

***This OPC is based on cost provided by Client, the proposed Master Plan, and the best available latest market cost information using similar scope projects. Final costs subject to final design of construction plans, permits, and contractor bidding processes.

The following are notes and assumptions related to the above OPC.

1. Engineering and permitting consist of roadway engineering, stormwater management engineering, sanitary sewer engineering, and potable water engineering.
2. Offsite improvements which consists of access road and intersection improvements to the City of St. Cloud and Old Hickory Tree Road are not known at this time.
3. Stormwater management consists of grading detention ponds and stormwater collection systems.
4. Utilities consists of on-site and off-site potable water and sewer infrastructure. The onsite utility OPC costs only assume improvements along the extensions of Orange Avenue and Fertic Road through the site.

5. Roadways consist of grading, paving, striping, erosion control, surveying, curbs and sidewalks.
6. Entry features consist of entry monuments, landscaping, and irrigation.
7. Environmental mitigation consisting of State and Federal mitigation bank credits, on-site conservation easements, vegetation maintenance, and potential buffer planting.
8. Parks and Amenities consist of the main clubhouse, a pool, courts, a dog park, and small parks.
9. OPC is based on best available 2022 costs.
10. OPC is based on 1,229 units.

3.2 PERMIT STATUS

Permits to be obtained in the normal process of development are noted in the following **Table No. 5:**

Table No. 5 PERMIT STATUS

PERMITS	STATUS*	AGENCY
Community Development District (CDD)	Approved	City of St. Cloud
Development Agreement	Under Review	City of St. Cloud
Preliminary Subdivision Plan	Under Review	City of St. Cloud
Concurrency Management Assessment	Under Review	City of St. Cloud
Concept Master Plan	Approved	City of St. Cloud
Master Infrastructure Plan	In-Progress	City of St. Cloud
Transportation Impact Analysis	Under Review	City of St. Cloud & Osceola County
Florida Bonneted Bat Report	Under Review	US Fish & Wildlife Service
Caracara Survey	In-Progress	US Fish & Wildlife Service
Master Drainage Permit	In-Progress	SFWMD
Wetland Mitigation/SWERP 404	In-Progress	SFWMD/FDEP 404
Site Development Plans (SDPs)	In-Progress	City of St. Cloud
Preliminary Plat	In-Progress	City of St. Cloud
Final Plats	TBD	City of St. Cloud
Building Permits	TBD	City of St. Cloud
100 Year Flood Study	Completed	SFWMD

* Approved – Approved by agency
 Under Review – Application under review by agency
 In-Progress – Application and supporting documentations in preparation process by consultant
 TBD – To Be Determined
 Complete – completed task waiting for submittal to agency

3.3 CONSTRUCTION STATUS

Construction has yet to start and is subject to corresponding permits acquisition.

Section 4 REPORT STATEMENT

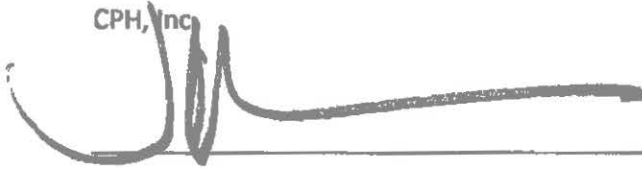
The OPC values were determined utilizing comparable unit prices within Central Florida with a twenty percent (20%) contingency. We believe that the CDD will be well served by the Master Plan infrastructure improvements discussed in this report. The designed and permitted improvements will be sufficient to support the development as described in Section 2 of this Report. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.



Leopoldo Ayala, P.E.

Florida Registración No. 55524

CPH, Inc



Javier E. Omana, CNU-a

CPH, Inc.

Date: 5 April 2022

**APPENDIX A
LEGAL DESCRIPTION**

Lots 65, 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 100, 109, 110, 111, 112, 113, 114, 115, 116, 125, 126, 127, and 128, The Seminole Land and Investment Co.'s (Incorporated), Section 12, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 3 of the Public Records of Osceola County, Florida.

Lots 1, 2, 3, 13, 14, 15, 16, 17, 18, 19, 20, 29, 30, 31, and 32, Less the South 60.0 feet of Lots 29 and 30, The Seminole Land and Investment Co.'s (Incorporated), Section 13, Township 26 South, Range 30 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 4 of the Public Records of Osceola County, Florida.

Lots 72, 73, 88, 89, 104, 105, 106, 119, 120, 121, and 122, The Seminole Land and Investment Co.'s (Incorporated), Section 7, Township 26 South, Range 31 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 23 of the Public Records of Osceola County, Florida.

Lots 1, 2, and 3, Hickory Acres, according to the Official Plat thereof, as recorded in Plat Book 13, Page 156 of the Public Records of Osceola County, Florida.

The North 1/2 of the Northeast 1/4 of Northwest 1/4 of Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

6D

ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

April 7, 2022



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Roan Bridge Community Development District (the "District"), located in unincorporated Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Engineer's Report prepared by CPH, Inc (the "District Engineer") and dated April 5, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

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

There is no doubt that the general public and owners of property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and this fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands

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

1.4 Organization of the Report

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

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

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Roan Bridge development (the "Development"), a master planned, mixed-use development located entirely within the municipal boundaries of St. Cloud, Osceola County, Florida. The land within the District currently consists of approximately 276.29 +/- acres and is generally located south of East Irlo Bronson Memorial Highway, north of Nolte Road, east of Old Hickory Tree Road and west of Michigan Avenue.

2.2 The Development Program

Based upon the information provided by the developer of land within the District, Roan Bridge Properties, LLC (the "Developer"), the most current development plan envisions a total of 1,229 residential units and 70,000 square feet of retail space and 30,000 square feet of office space developed in one or more phases over a multi-year period, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

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

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of on-site roadways and parking, earthwork, storm water and surface water management, conservation areas, mitigation area and wildlife habitat, water and wastewater, landscaping, hardscaping, signage, irrigation, lighting, undergrounding electric utility lines and guardhouses, fences and gates, and recreational facilities, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District and all of the public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$60,415,000. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

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

either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the entire Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$80,955,000 in par amount of Special Assessment Revenue Bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$80,955,000 to finance approximately \$60,415,000 in Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$80,955,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify the structure of the Bonds as necessary.

5.0 Assessment Methodology

5.1 Overview

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

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 1,229 residential units and 70,000 square feet of retail space and 30,000 square feet of office space developed in one or more phases over a multi-year period, although unit numbers, land use types and phasing may change throughout the development period.

The public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection

between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

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

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessments") to the product types contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in

Table 4. Table 5 also presents the annual levels of the Bond Assessments annual debt service assessments per unit.

No Bond Assessments is allocated herein to the public or private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District or master homeowners' association for the benefit of the entire District, will be available for use by all of the residents and landowners of the District, and are considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted (for the residential product types) or has not yet received development permits (for the non-residential product types) for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$80,955,000 will be preliminarily levied on approximately 276.29 +/- gross acres at a rate of \$293,007.35 per gross acre.

When the land is platted or when it receives development permits, the Bond Assessments will be allocated to each platted parcel/each parcel which received a development permit on a first platted/first development permitted-first assigned basis based on the planned use for that platted/development permitted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted/non-development permitted gross acres to platted/development permitted parcels will reduce the amount of Bond Assessments levied on unplatted/non-development permitted gross acres within the District.

In the event unplatted/non-development permitted land (the "Transferred Property") is sold to a third party not affiliated with the Developer, the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be

responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted/development permitted. This total amount Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total amount of Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the Methodology as described herein (i.e. equal assessment per acre until platting/development permit).

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the

improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

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

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal \$76,315.05 (\$80,955,000 in Bond Assessments divided by 1,060.80 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted (for the residential product types) or receives development permits (for the non-residential product types), the Bond Assessments are assigned to platted/development permitted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels, the Bond Assessments per ERU for land that remains unplatted/non-development permitted remain equal to \$76,315.05, then no true-up adjustment will be necessary.

If as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels the Bond Assessments per ERU for land that remains unplatted/non-development permitted equals less than

\$76,315.05 (for instance as a result of a larger number of units) then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting/receipt of development permits of all land within the District.

If, in contrast, as a result of platting/receipt of development permits and apportionment of the Bond Assessments to the platted/development permitted parcels, the Bond Assessments per ERU for land that remains unplatted non-development permitted equals more than \$76,315.05¹ (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted/non-development permitted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessments plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$76,315.05, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessments).

In addition to platting of property and receipt of development permits within the District, any planned sale of an unplatted/non-development permitted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted/non-development permitted within the District

¹ For example, if the first platting includes 607 Single Family lots, which equates to a total allocation of \$46,323,232.47 in Bond Assessments, then the remaining unplatted/non-development permitted land would be required to absorb 29 Single Family lots, 344 Townhomes, 249 Apartments, and 70,000 square feet of retail space and 30,000 square feet of commercial space or \$34,631,767.53 in Bond Assessments. If the remaining unplatted/non-development permitted land would only be able to absorb 25 Single Family lots, 344 Townhomes, 249 Apartments, and 70,000 square feet of retail space and 30,000 square feet of commercial space or \$34,326,507.35 in Bond Assessments, then a true-up, payable by the owner of the unplatted/non-development permitted land, would be due in the amount of \$305,260.18 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

remains equal to \$76,315.05. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessments of \$80,955,000 is proposed to be levied uniformly over the area described in the Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. 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. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Roan Bridge

Community Development District

Development Plan

Product Type	Unit of Measurement	Total Number of Units
Residential		
Single Family	Residential Unit	636
Townhomes	Residential Unit	344
Apartments	Residential Unit	249
Total Residential		1,229
Non-Residential		
Retail	Square Foot	70,000
Commercial	Square Foot	30,000
Total Commercial		100,000

Table 2

Roan Bridge

Community Development District

Capital Improvement Plan

Improvement	Total CIP Costs
On-Site Roadways and Parking	\$6,230,000
Earthwork, Storm Water and Surface Water Management	\$23,900,000
Conservation Areas, Mitigation Areas and Wildlife Habitat	\$875,000
Water and Waste Water	\$6,515,000
Landscaping, Hardscaping, Signage, Irrigation, Lighting, Undergrounding of Electric Utility lines and Guardhouses, Fences and Gates	\$4,750,000
Recreation Facilities	\$3,500,000
Engineering, Surveying, Permitting, Legal, etc.	\$4,575,000
Contingency	\$10,070,000
Total	\$60,415,000

Table 3

Roan Bridge

Community Development District

Preliminary Sources and Uses of Funds for the Bonds

Amount

Sources

Bond Proceeds:

Par Amount

\$80,955,000.00

Total Sources

\$80,955,000.00

Uses

Project Fund Deposits:

Project Fund

\$60,415,000.00

Other Fund Deposits:

Debt Service Reserve Fund

\$6,523,872.30

Capitalized Interest Fund

\$11,333,700.00

Delivery Date Expenses:

Costs of Issuance

\$2,678,650.00

Rounding

\$3,777.70

Total Uses

\$80,955,000.00

Table 4

Roan Bridge

Community Development District

Capital Improvement Plan Benefit Allocation

Product Type	Total Number of Units	ERU Weight per Unit	Total ERU	Capital Improvement Plan Cost Allocation
Residential				
Single Family	636	1.000	636.00	\$36,221,662.90
Townhomes	344	0.800	275.20	\$15,673,273.00
Apartments	249	0.400	99.60	\$5,672,449.10
Total Residential			1,010.80	\$57,567,384.99
Non-Residential				
Retail	70,000	0.0005	35.00	\$1,993,330.51
Commercial	30,000	0.0005	15.00	\$854,284.50
Total Non-Residential			50.00	\$2,847,615.01
Total	101,229		1,060.80	\$60,415,000.00

Table 5

Roan Bridge

Community Development District

Bond Assessments Apportionment


Product Type	Total Number of Units	Capital Improvement Plan Cost Allocation	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*	Annual Bond Assessments Debt Service per Unit**
Residential						
Single Family	636	\$36,221,662.90	\$48,536,368.78	\$76,315.05	\$6,149.96	\$6,542.51
Townhomes	344	\$15,673,273.00	\$21,001,900.45	\$61,052.04	\$4,919.96	\$5,234.00
Apartments	249	\$5,672,449.10	\$7,600,978.51	\$30,526.02	\$2,459.98	\$2,617.00
Total Residential	1,229	\$57,567,384.99	\$77,139,247.74			
Non-Residential						
Retail	70,000	\$1,993,330.51	\$2,671,026.58	\$38.16	\$3.07	\$3.27
Commercial	30,000	\$854,284.50	\$1,144,725.68	\$38.16	\$3.07	\$3.27
Total Non-Residential	100,000	\$2,847,615.01	\$3,815,752.26			
Total		\$60,415,000.00	\$80,955,000.00			

* Principal and interest only - excludes costs of collection and early payment discount allowance

** Included costs of collection (estimated at 2%) and early payment discount allowance (estimated at 4%)

Exhibit "A"

Series 2022 Bond Assessments in the total estimated amount of \$80,955,000.00 are proposed to be levied uniformly over the area described below:

SKETCH OF DESCRIPTION		N W E S
SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE		S
<p>A PORTION OF LAND LYING AND BEING WITHIN SECTIONS 12 & 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, LOTS 65, 79-82, 94-100, 109-116 & 125-128, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 3; LOTS 1-3, 13-20, 31, 32 & PORTIONS OF LOTS 29 & 30 SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 4; LOTS 72, 73, 88, 89, 104-106 & 119-122, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 23; LOTS 1, 2 & 3, HICKORY ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 156, ALL IN OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p>		
<p>BEGINNING AT THE SOUTHWEST CORNER OF JOHNSON'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 58, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°32'16"E, A DISTANCE OF 627.39 FEET, ALONG THE SOUTH LINE OF SAID JOHNSON'S LANDING PLAT TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE RD & THE NORTHEAST CORNER OF LOT 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°13'31"E, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 991.23 FEET; THENCE RUN S00°15'33"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 330.43 FEET TO THE NORTHEAST CORNER OF HICKORY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°25'07"W, A DISTANCE OF 16.95 FEET TO THE NORTHEAST CORNER OF LOT 1, HICKORY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°10'35"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 673.55 FEET TO THE SOUTHEAST CORNER OF LOT 3, HICKORY ACRES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'37"W, ALONG THE SOUTH LINE OF SAID LOT 3, HICKORY ACRES, A DISTANCE OF 766.25 FEET; THENCE RUN N00°04'50"E, A DISTANCE OF 54.08 FEET; THENCE RUN N89°50'08"W, A DISTANCE OF 515.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HICKORY ACRES; THENCE RUN S00°06'43"E, A DISTANCE OF 389.91 FEET TO THE SOUTHWEST CORNER OF LOT 4, HICKORY ACRES; THENCE RUN S89°56'00"W, A DISTANCE OF 1,309.13 FEET TO THE SOUTHWEST CORNER OF LOT 31, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°01'12"W, A DISTANCE OF 59.72 FEET; THENCE RUN N89°50'22"W, ALONG THE NORTH LINE OF THE SOUTH 60 FEET OF LOTS 29 & 30, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,323.35 FEET TO THE WEST LINE OF SAID LOT 29; THENCE RUN N00°04'06"W, ALONG THE WEST LINE OF LOTS 13, 20 & 29 THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, A DISTANCE OF 930.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE RUN S89°49'03"E, A DISTANCE OF 644.65 FEET TO THE</p>		
<p>NOTES THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NO CORNERS WERE SET AS A PART OF THIS SKETCH.</p>		
REQUESTED BY: ROAN BRIDGE PROPERTIES, LLC		SHEET 1 OF 4
DATE OF SURVEY	08/05/2021	REVISIONS
SCALE	1" = 500'	
SECTION	12 & 13/7 & 18	
TWP.	26 S., RNG. 30/31 E.	
JOB NO	16-135A	
		<p><i>R.D.B.</i> 8-10-2021</p>
<p>RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p><small>NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL</small></p>		

SKETCH OF DESCRIPTION

SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE



NORTHEAST CORNER OF SAID LOT 13; THENCE RUN $N00^{\circ}03'19''W$, A DISTANCE OF 369.32 FEET TO THE SOUTHEAST CORNER OF LOT 125, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $N89^{\circ}40'12''W$, A DISTANCE OF 644.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 125; THENCE RUN $N00^{\circ}18'14''E$, ALONG THE WEST LINE OF LOTS 100, 109, 116 & 125, A DISTANCE OF 1,301.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 100; THENCE RUN $S89^{\circ}40'12''E$, A DISTANCE OF 642.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 100; THENCE RUN $N00^{\circ}11'41''E$, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF LOT 94, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}40'14''E$, A DISTANCE OF 686.23 FEET; THENCE RUN $N00^{\circ}00'59''W$, A DISTANCE OF 659.69 FEET TO THE NORTHWEST CORNER OF LOT 79, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}38'06''E$, A DISTANCE OF 642.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 79; THENCE RUN $N00^{\circ}02'44''W$, A DISTANCE OF 310.01 FEET TO THE NORTHWEST CORNER OF LOT 65, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}50'08''E$, A DISTANCE OF 656.76 FEET, THENCE RUN $S89^{\circ}35'54''E$, A DISTANCE OF 663.00 FEET TO THE NORTHEAST CORNER OF LOT 72, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S00^{\circ}14'00''E$, ALONG THE EAST LINE OF LOTS 72, 73, 88, 89 & 104, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,833.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE PLATTED RIGHT OF WAYS WITHIN THE AFORESAID DESCRIPTION BEING PLATTED BY SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION.

Containing 12,038,222.62 square feet or 276.36 acres, more or less.

SHEET 2 OF 4

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°32'16"E	627.39'
L2	S00°13'31"E	991.23'
L3	S00°15'33"W	330.43'
L4	N89°25'07"W	16.95'
L5	S00°10'35"W	673.55'
L6	N89°49'37"W	766.25'
L7	N00°04'50"E	54.08'
L8	N89°50'08"W	515.95'
L9	S00°06'43"E	369.91'
L10	S89°56'00"W	1309.13'
L11	N00°01'12"W	59.72'
L12	N89°50'22"W	1323.35'
L13	N00°04'06"W	930.34'
L14	S89°49'03"E	644.65'
L15	N00°03'19"W	369.32'
L16	N89°40'12"W	644.54'
L17	N00°16'14"E	1301.02'
L18	S89°40'12"E	642.40'
L19	N00°11'41"E	329.96'
L20	S89°40'14"E	686.23'
L21	N00°00'59"W	659.69'
L22	S89°38'06"E	642.66'
L23	N00°02'44"W	310.01'
L24	S89°50'08"E	656.76'
L25	S89°35'54"E	663.00'
L26	S00°14'00"E	1633.52'

LEGEND AND ABBREVIATIONS

TWP. = TOWNSHIP
RNG. = RANGE
NO. = NUMBER
LB = LICENSED BUSINESS
R/W = RIGHT OF WAY
P.S.M. = PROFESSIONAL
SURVEYOR AND MAPPER
TEL. = TELEPHONE
F.B. = FIELD BOOK
P.B. = PLAT BOOK
± = PLUS OR MINUS
& = AND

SHEET 4 OF 4
JOHNSTON'S
SURVEYING INC.

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

6E

RESOLUTION 2022-32

A RESOLUTION AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Roan Bridge Community Development District ("**District**") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("**Board**") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct potable water systems, wastewater systems, roadway improvements, stormwater management systems,

landscape, hardscape and irrigation improvements, recreational amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the “Improvements”.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the “Project,” the nature and location of which was initially described in Resolution 2022-27 and is shown in the *Engineer’s Report*, dated April 5, 2022 (the “**Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project’s plans and specifications are on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Records Offices**”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment revenue bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2022-27, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2022-27 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2022-27, said Resolution 2022-27 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2022-27, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-28, fixing the time and place of a public

hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On May 17, 2022 at the time and place specified in Resolution 2022-28, and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report* dated April 7, 2022 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2022-27, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcels included on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcels. The District may make any other such acreage and boundary adjustments to parcels included on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a

resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the "**Uniform Method**"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District

to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Osceola County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted (typically for residential unit types) or receives development permits or is site planned (typical for non-residential produce types), the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted or receive development permits/site planning, it shall be an express condition of the lien established by this Resolution that any and all initial plats or development permits/site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval, and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted or subject to development permitting/site planning and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that Roan Bridge Properties, LLC, the current developer, intends to develop the unit numbers and types shown in Exhibit B and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes

that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 17TH DAY OF MAY, 2022.

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report, dated April 5, 2022*

Exhibit B: *Master Special Assessment Methodology Report, dated April 7, 2022*

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

7A

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

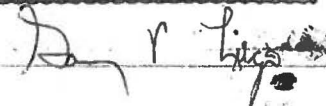
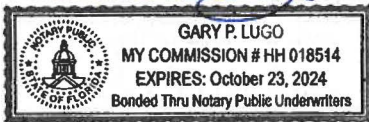
Before me, the undersigned authority, personally appeared Pamela Bikowicz, who on oath says that she is the Business Manager of the Osceola News-Gazette, a twice-weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

April 21, 2022, April 28, 2022,
May 05, 2022, May 12, 2022

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, each week and has been entered as periodicals postage matter at the post office in Kissimmee, in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor 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.

Sworn and subscribed before
me by Pamela Bikowicz, who is
personally known to me, this

May 12, 2022



In THE MATTER OF:
NOTICE OF THE DISTRICT'S INTENT
ROAN BRIDGE*UNIFORM METHOD

FIRST PUBLICATION: April 21, 2022
LAST PUBLICATION: May 12, 2022

ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Roan Bridge Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on May 17, 2022 at 10:00 a.m. at the Hampton Inn & Suites at 4971 Calypso Cay Way, Kissimmee, Florida 34746.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway, stormwater management, water and wastewater, hardscape, landscape and irrigation, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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 such appeal is to be based.

Craig Wrathell
District Manager

April 21, 28, 2022
May 5, 12, 2022



Make remittance to: Osceola News-Gazette
22 W. Monument Ave., Suite 5
Kissimmee, FL 34741
Phone: (407) 846-7600 Fax: (321) 402-2946
Email: legalads@osceolanewsgazette.com
You can also view your Legal Advertising on
www.AroundOsceola.com or
www.FloridaPublicNotices.com
Ad#36832

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2022-33

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Roan Bridge Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Osceola County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Osceola County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of May, 2022.

ATTEST:

**ROAN BRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

SKETCH OF DESCRIPTION

SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE



A PORTION OF LAND LYING AND BEING WITHIN SECTIONS 12 & 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, LOTS 65, 79-82, 94-100, 109-116 & 125-128, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 3; LOTS 1-3, 13-20, 31, 32 & PORTIONS OF LOTS 29 & 30 SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 4; LOTS 72, 73, 88, 89, 104-106 & 119-122, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 23; LOTS 1, 2 & 3, HICKORY ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 156, ALL IN OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF JOHNSON'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 58, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°32'16"E, A DISTANCE OF 627.39 FEET, ALONG THE SOUTH LINE OF SAID JOHNSON'S LANDING PLAT TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE RD & THE NORTHEAST CORNER OF LOT 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°13'31"E, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 991.23 FEET; THENCE RUN S00°15'33"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 330.43 FEET TO THE NORTHEAST CORNER OF HICKORY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°25'07"W, A DISTANCE OF 16.95 FEET TO THE NORTHEAST CORNER OF LOT 1, HICKORY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°10'35"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 673.55 FEET TO THE SOUTHEAST CORNER OF LOT 3, HICKORY ACRES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'37"W, ALONG THE SOUTH LINE OF SAID LOT 3, HICKORY ACRES, A DISTANCE OF 766.25 FEET; THENCE RUN N00°04'50"E, A DISTANCE OF 54.08 FEET; THENCE RUN N89°50'08"W, A DISTANCE OF 515.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HICKORY ACRES; THENCE RUN S00°06'43"E, A DISTANCE OF 389.91 FEET TO THE SOUTHWEST CORNER OF LOT 4, HICKORY ACRES; THENCE RUN S89°56'00"W, A DISTANCE OF 1,309.13 FEET TO THE SOUTHWEST CORNER OF LOT 31, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°01'12"W, A DISTANCE OF 59.72 FEET; THENCE RUN N89°50'22"W, ALONG THE NORTH LINE OF THE SOUTH 60 FEET OF LOTS 29 & 30, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,323.35 FEET TO THE WEST LINE OF SAID LOT 29; THENCE RUN N00°04'06"W, ALONG THE WEST LINE OF LOTS 13, 20 & 29 THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, A DISTANCE OF 930.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE RUN S89°49'03"E, A DISTANCE OF 644.65 FEET TO THE

NOTES

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **ROAN BRIDGE PROPERTIES, LLC**

SHEET 1 OF 4

DATE OF SURVEY	08/05/2021	REVISIONS
SCALE	1" = 500'	
SECTION	12 & 13/7 & 18	
TWP.	26 S., RNC. 30/31 E.	
JOB NO.	16-135A	

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

8-10-2021

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

SKETCH OF DESCRIPTION

SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE



NORTHEAST CORNER OF SAID LOT 13; THENCE RUN $N00^{\circ}03'19''W$, A DISTANCE OF 369.32 FEET TO THE SOUTHEAST CORNER OF LOT 125, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $N89^{\circ}40'12''W$, A DISTANCE OF 644.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 125; THENCE RUN $N00^{\circ}18'14''E$, ALONG THE WEST LINE OF LOTS 100, 109, 116 & 125, A DISTANCE OF 1,301.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 100; THENCE RUN $S89^{\circ}40'12''E$, A DISTANCE OF 642.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 100; THENCE RUN $N00^{\circ}11'41''E$, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF LOT 94, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}40'14''E$, A DISTANCE OF 686.23 FEET; THENCE RUN $N00^{\circ}00'59''W$, A DISTANCE OF 659.69 FEET TO THE NORTHWEST CORNER OF LOT 79, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}38'06''E$, A DISTANCE OF 642.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 79; THENCE RUN $N00^{\circ}02'44''W$, A DISTANCE OF 310.01 FEET TO THE NORTHWEST CORNER OF LOT 65, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}50'08''E$, A DISTANCE OF 656.76 FEET, THENCE RUN $S89^{\circ}35'54''E$, A DISTANCE OF 663.00 FEET TO THE NORTHEAST CORNER OF LOT 72, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S00^{\circ}14'00''E$, ALONG THE EAST LINE OF LOTS 72, 73, 88, 89 & 104, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,633.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE PLATTED RIGHT OF WAYS WITHIN THE AFORESAID DESCRIPTION BEING PLATTED BY SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION.

Containing 12,038,222.62 square feet or 276.36 acres, more or less.

SHEET 2 OF 4

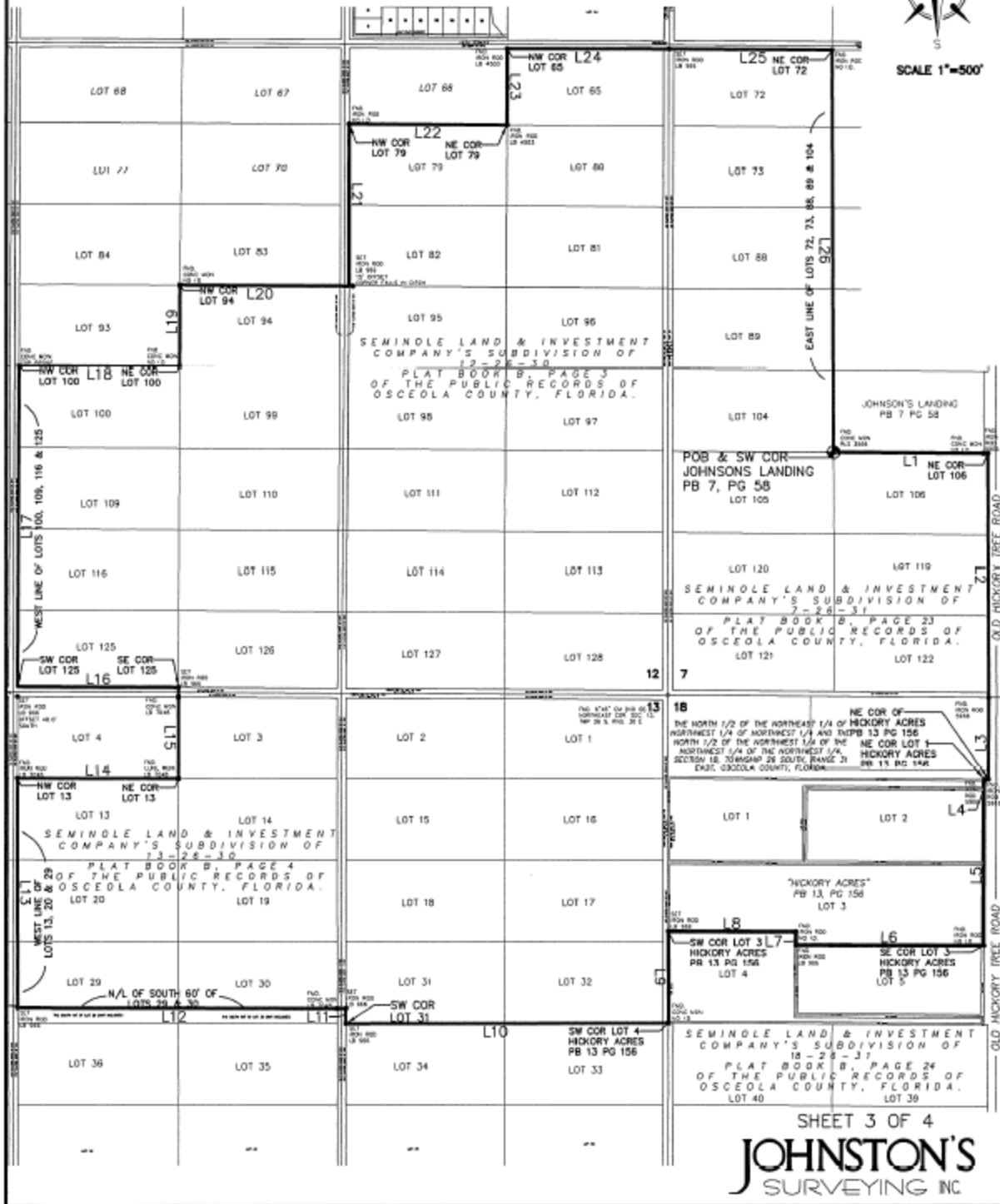
JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION



SCALE 1"=500'



SKETCH OF DESCRIPTION

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°32'16"E	627.39'
L2	S00°13'31"E	991.23'
L3	S00°15'33"W	330.43'
L4	N89°25'07"W	16.95'
L5	S00°10'35"W	673.55'
L6	N89°49'37"W	766.25'
L7	N00°04'50"E	54.08'
L8	N89°50'08"W	515.95'
L9	S00°06'43"E	369.91'
L10	S89°56'00"W	1309.13'
L11	N00°01'12"W	59.72'
L12	N89°50'22"W	1323.35'
L13	N00°04'06"W	930.34'
L14	S89°49'03"E	644.65'
L15	N00°03'19"W	369.32'
L16	N89°40'12"W	644.54'
L17	N00°16'14"E	1301.02'
L18	S89°40'12"E	642.40'
L19	N00°11'41"E	329.96'
L20	S89°40'14"E	686.23'
L21	N00°00'59"W	659.69'
L22	S89°38'06"E	642.66'
L23	N00°02'44"W	310.01'
L24	S89°50'08"E	656.76'
L25	S89°35'54"E	663.00'
L26	S00°14'00"E	1633.52'

LEGEND AND ABBREVIATIONS

TWP. = TOWNSHIP
RNG. = RANGE
NO. = NUMBER
LB = LICENSED BUSINESS
R/W = RIGHT OF WAY
P.S.M. = PROFESSIONAL
SURVEYOR AND MAPPER
TEL. = TELEPHONE
F.B. = FIELD BOOK
P.B. = PLAT BOOK
± = PLUS OR MINUS
& = AND

SHEET 4 OF 4
JOHNSTON'S
SURVEYING INC.

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Roan Bridge Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of St. Cloud, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue shall be located within Osceola County, Florida.

SECTION 3. The District's local records office shall be located at _____.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of May, 2022.

ATTEST:

**ROAN BRIDGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ROAN BRIDGE

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Roan Bridge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2021/2022 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2021/2022 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2021/2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 17th day of May, 2022.

ATTEST:

**ROAN BRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June __, 2022	Regular Meeting	__:__ AM/PM
July __, 2022	Regular Meeting	__:__ AM/PM
August __, 2022	Regular Meeting	__:__ AM/PM
September __, 2022	Regular Meeting	__:__ AM/PM

ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

**MINUTES OF MEETING
ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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An Organizational Meeting of the Roan Bridge Community Development District was held on April 8, 2022 at 11:00 A.M., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

James Dicks	Chair
Scott Prewitt	Vice Chair
Tyler Benzel	Assistant Secretary
Rockdale Skair	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Joe Brown	District Counsel
Javier Omana	District Engineer
Misty Taylor	Bond Counsel
Brett Sealy	MBS Capital Markets (MBS)
Sara Zare	MBS

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:08 a.m. The five initial Board Members identified on the petition to establish the CDD were Mr. James Dicks, Mr. Scott Prewitt, Mr. Tyler Benzel, Mr. Rockdale Skair and Mr. RJ Brunton. Mr. Wrathell believe that Mr. Brunton will decline the appointment.

Supervisors Dicks, Prewitt, Benzel and Skair were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

40 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to the
Initial Board of Supervisors (*the following
will be provided in a separate package*)**

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42
43

44 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
45 Oath of Office to Mr. Dicks, Mr. Prewitt, Mr. Benzel and Mr. Skair. Mr. Wrathell and Mr. Brown
46 discussed the following items:

47 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

48 **B. Membership, Obligations and Responsibilities**

49 **C. Chapter 190, Florida Statutes**

50 **D. Financial Disclosure Forms**

51 **I. Form 1: Statement of Financial Interests**

52 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

53 **III. Form 1F: Final Statement of Financial Interests**

54 **E. Form 8B: Memorandum of Voting Conflict**

55

56 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

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58
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60 Mr. Wrathell presented Resolution 2022-01. Mr. Dicks nominated the following slate of
61 officers:

62	Chair	James Dicks
63	Vice Chair	Scott Prewitt
64	Secretary	Craig Wrathell
65	Assistant Secretary	Tyler Benzel
66	Assistant Secretary	Rockdale Skair
67	Assistant Secretary	_____
68	Assistant Secretary	Cindy Cerbone
69	Assistant Secretary	Ernesto Torres
70	Treasurer	Craig Wrathell
71	Assistant Treasurer	Jeff Pinder

72 No other nominations were made.

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On MOTION by Mr. Prewitt and seconded by Mr. Skair, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02.

On MOTION by Mr. Prewitt and seconded by Mr. Skair with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of May 17, 2022 at 10:00 a.m., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
 - **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement. The \$7,500 “Debt Service Fund Accounting/Assessment Collection Services” fee was based on the intent to have one large bond issuance but, if smaller bonds are issued, the fee would be prorated based on the size of the bond issuance.

- B. Resolution 2022-04, Appointing Legal Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
 - **Fee Agreement: *Kutak Rock LLP***

Mr. Brown presented Resolution 2022-04 and the Retention and Fee Agreement.

108 **C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the**
109 **District, and Providing for an Effective Date**

110 Mr. Wrathell presented Resolution 2022-05.

111 **D. Resolution 2022-06, Appointing an Interim District Engineer for the Roan Bridge**
112 **Community Development District, Authorizing Its Compensation and Providing an**
113 **Effective Date**

114 • **Interim District Engineering Agreement: CPH, Inc.**

115 Mr. Wrathell presented Resolution 2022-06 and the Interim District Engineering
116 Agreement. Mr. Brown stated that the Agreement was prepared with the standard rate
117 schedule provided by CPH. Approval of the Agreement would also include approval of Work
118 Authorization Number 1, allowing the Interim District Engineer to proceed on an hourly basis.

119 **E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

120 Mr. Wrathell presented the RFQ and the Competitive Selection Criteria and stated that
121 Staff would be authorized to advertise the RFQ.

122 **F. Board Member Compensation: 190.006 (8), F.S.**

123 The Board Members accepted the allowable \$200 per meeting compensation, up to
124 \$4,800 per year. Mr. Wrathell stated that this expense must be added to the budget.

125 **G. Resolution 2022-07, Designating the Primary Administrative Office and Principal**
126 **Headquarters of the District; Designating the Location of the Local District Records**
127 **Office; and Providing an Effective Date**

128 This item was deferred.

129 **H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with**
130 **Regard to the Support and Legal Defense of the Board of Supervisors and District**
131 **Officers, and Providing for an Effective Date**

132 • **Authorization to Obtain General Liability and Public Officers' Insurance**

133 Mr. Wrathell presented Resolution 2022-08.

134 **I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating**
135 **Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be**
136 **Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for**
137 **Severability and an Effective Date**

138 Mr. Wrathell presented Resolution 2022-09.

139 **J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison**
140 **Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a**
141 **Records Retention Policy; and Providing for Severability and Effective Date**

142 Mr. Wrathell presented Resolution 2022-10.

143 **K. Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to**
144 **Execute Real and Personal Property Conveyance and Dedication Documents, Plats and**
145 **Other Documents Related to the Development of the District's Improvements;**
146 **Approving the Scope and Terms of Such Authorization; Providing a Severability Clause;**
147 **and Providing an Effective Date**

148 Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice
149 Chair authority to work with the District Engineer, District Counsel and District Staff and to
150 execute certain documents in between meetings, to avoid delays in construction.

151 **L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice**
152 **of Establishment of the District, and Providing for an Effective Date**

153 Mr. Wrathell presented Resolution 2022-12.

154 **M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

155 • **Designation of Board of Supervisors as Audit Committee**

156 Mr. Wrathell presented the RFP For Annual Audit Services and Evaluation Criteria.

157 **N. Strange Zone, Inc., #M22-1018 for District Website Design, Maintenance and Domain**
158 **Web-Site Design Agreement**

159 Mr. Wrathell presented Strange Zone, Inc. (SZI) Quotation #M22-1018.

160 **O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and**
161 **One (1) Annual Technological Audit**

162 Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist
163 in bringing the CDD's website into compliance with the Americans with Disabilities Act (ADA)
164 requirements and affix a compliance seal on the homepage.

165 **P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and**
166 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of**
167 **Procedure; and Providing an Effective Date**

168 **I. Rules of Procedure**169 **II. Notices (Rule Development and Rulemaking)**

170 These items were provided for informational purposes.

171 Mr. Wrathell presented Resolution 2022-13. The Public Hearing will be June 15, 2022 at
172 10:00 a.m., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida
173 34746.

174 **Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of**
175 **the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an**
176 **Effective Date**

177 This item was deferred.

178 **R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement;**
179 **Providing for Severability; and Providing for an Effective Date**

180 Mr. Wrathell presented Resolution 2022-15. The Agreement provides that, in case of a
181 natural disaster, the CDD can request assistance from other governmental entities.

182 **S. Stormwater Management Needs Analysis Reporting Requirements**

183 Mr. Wrathell discussed recent legislation that requires submittal of an initial 20-Year
184 Stormwater Management Needs Analysis Report by June 30, 2022 and every five years
185 thereafter. Since the CDD does not yet own any stormwater system facilities, a letter
186 explaining the CDD's status would be prepared and sent.

187 **T. Interlocal Agreement with City of St. Cloud Regarding the Exercise of Powers and**
188 **Cooperation on Providing Additional Disclosure and Notices**

189 Mr. Brown presented the Interlocal Agreement with the City of St. Cloud. The
190 Agreement recognizes that the CDD will provide \$250,000 towards the purchase of a fire truck
191 in return for impact fee credits. It was noted that the Developer/Petitioner is proposing to sell
192 2.5 acres to the City for a future fire station site, with the City paying for the property or giving
193 the CDD impact fee credits based on the value of the property. Depending on the value of the
194 property and the impact fee credits generated from it and the total fee credits associated with
195 the project, the CDD's contribution could be less than \$250,000.

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On MOTION by Mr. Prewitt and seconded by Mr. Skair, with all in favor, Items 6A through 6T, except for deferred Items 6G and 6Q, and with the Item 6P Public Hearing set for June 15, 2022 at 10:00 a.m., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746, Board Member acceptance of compensation as set forth in Item 6F and authorizing Staff to advertise the RFQ for Engineering Services and the RFP for Annual Audit Services, were approved and/or adopted.

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BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

208
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A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

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212 Mr. Wrathell presented Resolution 2022-16. The Board agreed to Truist Bank serving as
213 the Public Depository of the CDD. Developer Funding requests should be sent to Mr. Benzel
214 and/or Mr. Dicks.

B. Resolution 2022-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date

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217 Mr. Wrathell presented Resolution 2022-17. The Resolution designates the account
218 signers as, specifically, the Chair, Treasurer and Assistant Treasurer.

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On MOTION by Mr. Benzel and seconded by Mr. Skair, with all in favor, Item 7A, designating Truist Bank as the Public Depository for the CDD and Item 7B, as discussed, were adopted.

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BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

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A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

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232 Mr. Wrathell presented Resolution 2022-18 and the proposed Fiscal Year 2022 budget.
233 This is a partial-year, Landowner-contribution budget; expenses would be funded as they are
234 incurred, by way of funding requests. Mr. Wrathell stated an amount would be added for
235 “Supervisors” fees. He discussed bond-related expenses that can be paid from the bond funds,
236 once bonds are issued. The Public Hearing would be held on June 15, 2022 at 10:00 a.m., at
237 Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

238 **B. Fiscal Year 2021/2022 Budget Funding Agreement**

239 Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

240 **C. Resolution 2022-19, Approving a Proposed Budget for Fiscal Year 2022/2023 and**
241 **Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an**
242 **Effective Date**

243 Mr. Wrathell presented Resolution 2022-19 and the proposed Fiscal Year 2023 budget.

244 The Public Hearing will be on June 15, 2022 at 10:00 a.m., at Hampton Inn and Suites by
245 Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

246 **D. Fiscal Year 2022/2023 Budget Funding Agreement**

247 Mr. Wrathell presented the Fiscal Year 2022/2023 Budget Funding Agreement

248 **E. Resolution 2022-20, Adopting the Alternative Investment Guidelines for Investing**
249 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**
250 **Accordance with Section 218.415(17), Florida Statutes**

251 Mr. Wrathell presented Resolution 2022-20.

252 **F. Resolution 2022-21, Authorizing the Disbursement of Funds for Payment of Certain**
253 **Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing**
254 **the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**
255 **Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and**
256 **Providing for an Effective Date**

257 Mr. Wrathell presented Resolution 2022-21.

258 **G. Resolution 2022-22, Adopting a Policy for Reimbursement of District Travel Expenses;**
259 **and Providing for Severability and an Effective Date**

260 Mr. Wrathell presented Resolution 2022-22.

261 H. **Resolution 2022-23, Adopting Prompt Payment Policies and Procedures Pursuant to**
262 **Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an**
263 **Effective Date**

264 Mr. Wrathell presented Resolution 2022-23.

265 I. **Resolution 2022-4, Adopting an Internal Controls Policy Consistent with Section**
266 **218.33, Florida Statutes; Providing an Effective Date**

267 Mr. Wrathell presented 2022-24.

268 J. **Resolution 2022-25, Authorizing an Individual Designated by the Board of Supervisors**
269 **to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and**
270 **Maintaining Any and All Construction Materials Necessary for the Construction,**
271 **Installation, Maintenance or Completion of the District's Infrastructure Improvements**
272 **as Provided in the District's Adopted Improvement Plan; Providing for the Approval of**
273 **a Work Authorization; Providing for Procedural Requirements for the Purchase of**
274 **Materials; Approving the Form of a Purchase Requisition Request; Approving the Form**
275 **of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing**
276 **the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective**
277 **Date**

278 Mr. Wrathell presented Resolution 2022-25.

279 K. **E-Verify Memo with MOU**

280 Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers
281 to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to
282 enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

283

284 **On MOTION by Mr. Benzel and seconded by Mr. Skair, with all in favor, Items**
285 **8A through 8K, as discussed, with the Budget Public Hearings on June 15, 2022**
286 **at 10:00 a.m., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way,**
287 **Kissimmee, Florida 34746, were approved and/or adopted.**

288

289

290 **The meeting recessed at 12:20 p.m., and reconvened at 12:25 p.m.**

291

292

293 **BOND FINANCING RELATED MATTERS**294 **NINTH ORDER OF BUSINESS**

295 **Consideration of the Following Bond**
296 **Financing Related Matters:**

297 **A. Bond Financing Team Funding Agreement**

298 Mr. Wrathell presented the Bond Financing Team Funding Agreement.

299 **B. Engagement of Bond Financing Professionals**

300 Mr. Wrathell presented the following engagement documents:

301 **I. Underwriter/Investment Banker: *MBS Capital Markets, LLC***

302 Mr. Sealy presented MBS Capital Markets, LLC Engagement Letter to serve as
303 Underwriter/Investment Banker and for G-17 Disclosure. The Underwriter's fee would be the
304 greater of 2% of the par amount of the bonds issued or \$50,000.

305 **II. Bond Counsel: *Bryant, Olive P.A.***

306 Ms. Taylor presented the Bryant, Olive P.A., Engagement Letter and explained the
307 services provided by Bond Counsel. In response to a question, Mr. Brown explained that, after
308 bond issuance, District Counsel will provide regular District Counsel services; Bond Counsel's
309 primary involvement occurs when bonds are being issued.

310 **III. Trustee, Paying Agent and Registrar: *TBD***

311 The Board agreed to engaging U.S. Bank Trust Company, N.A., serving as Trustee, Paying
312 Agent and Registrar. An Engagement Letter would be obtained.

313

314 **On MOTION by Mr. Prewitt and seconded by Mr. Benzel, with all in favor,**
315 **Items 8A and 8BI, 8BII and 8BIII, and authorizing the Chair to execute, were**
316 **approved.**

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319 **C. Resolution 2022-26, Designating a Date, Time, and Location of a Public Hearing**
320 **Regarding the District's Intent to Use the Uniform Method for the Levy, Collection,**
321 **and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**
322 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;**
323 **and Providing an Effective Date**

324 Mr. Wrathell presented Resolution 2022-26. The Public Hearing will be on May 17, 2022
325 at 10:00 a.m., at Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida
326 34746.

327

328 **On MOTION by Mr. Prewitt and seconded by Mr. Benzel, with all in favor,**
329 **Resolution 2022-26, Designating May 17, 2022 at 10:00 a.m., at Hampton Inn**
330 **and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746, as the**
331 **Date, Time, and Location of a Public Hearing Regarding the District’s Intent to**
332 **Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad**
333 **Valorem Special Assessments as Authorized by Section 197.3632, Florida**
334 **Statutes; Authorizing the Publication of the Notice of Such Hearing; and**
335 **Providing an Effective Date, was adopted.**

336

337

338 **D. Presentation of Engineer’s Report**

339 Mr. Omana presented the Master Engineer’s Report, dated April 5, 2022, and noted the
340 pertinent information contained in the report.

341 Mr. Wrathell stated that the Engineer’s Report outlines the entire Capital Improvement
342 Plan (CIP) and it can be updated leading up to bond issuance. At this point in the process, the
343 Engineer’s Report is typically approved in substantial form, in anticipation of possible
344 comments and changes prior to the bond validation. If necessary, a Supplemental Engineer’s
345 Report can be prepared prior to issuing bonds.

346 Mr. Brown discussed the importance of the Engineer’s Report containing everything
347 anticipated so that it is part of the bond validation. He explained the bond validation process,
348 requirement and purpose of bond validation, bond issuance timing, etc.

349 Mr. Omana noted the following:

350 ➤ Table 4, on Page 9, outlines the Opinion of Probable Cost of Proposed Infrastructure, in
351 the amount of \$60,415,000.

352 ➤ The amount is still being refined; impact fees and potential impact fee credits were not
353 factored into the amount.

354 It was noted that the fire truck contribution amount was not reflected but it could be
355 under “Contingency”.

356

357 **On MOTION by Mr. Benzel and seconded by Mr. Prewitt, with all in favor, the**
358 **Engineer's Report dated April 5, 2022, in substantial form, was approved.**

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360

361 **E. Presentation of Master Special Assessment Methodology Report**

362 Mr. Wrathell presented the Master Special Assessment Methodology Report dated April
363 7, 2022. He noted the following:

364 ➤ The Methodology assumes financing 100% of the improvements set forth in the CIP.
365 Doing so helps establish the maximum par amount of bonds overall to have validated and it
366 sets the maximum par amount of bonds and maximum annual debt assessment for the
367 individual product types.

368 ➤ The Methodology defines the degree of benefit that the property owner receives from
369 the CIP.

370 ➤ The Methodology sets forth how the property owners will pay the debt assessments.

371 ➤ The Supplemental Methodology will be prepared closer to marketing the bonds.

372 ➤ The bonds will finance a portion of the CIP and the Developer will be required to fund
373 the balance via a Completion Agreement or additional bonds might be issued.

374 Mr. Wrathell reviewed and explained the pertinent information and the Tables in the
375 Methodology in the agenda packet.

376

377 **On MOTION by Mr. Benzel and seconded by Mr. Skair, with all in favor, the**
378 **Master Special Assessment Methodology Report dated April 7, 2022, in**
379 **substantial form, was approved.**

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381

382 **F. Resolution 2022-27, Declaring Special Assessments; Designating the Nature and**
383 **Location of The Proposed Improvements; Declaring the Total Estimated Cost of the**
384 **Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in**
385 **Which the Assessments are to be Paid; Designating the Lands Upon Which the**
386 **Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary**
387 **Assessment Roll; Providing for Publication of this Resolution**

388 Mr. Wrathell presented Resolution 2021-27 and read the title.

389 Mr. Brown noted some blanks in the Resolution and asked the District Engineer to
390 provide the finalized Engineer's Report, dating it April 8, 2022, to attach to this Resolution. The
391 following information will be added to Resolution 2021-27:

392 Page 1, First "WHEREAS", Engineer's Report Date: Insert April 8, 2022

393 Page 2, Item 3: Insert \$60,415,000

394 Page 2, Item 4: Insert \$80,955,000

395 Page 3, Exhibit Footnotes: Insert dates of the Engineer's and Methodology Reports

396 Page 1, Fourth "WHEREAS", Special Assessment Methodology Report: Insert date
397

398 **On MOTION by Mr. Prewitt and seconded by Mr. Benzal with all in favor,**
399 **Resolution 2022-27, as amended, Declaring Special Assessments; Designating**
400 **the Nature and Location of The Proposed Improvements; Declaring the Total**
401 **Estimated Cost of the Improvements, the Portion to be Paid by Assessments,**
402 **and the Manner and Timing in Which the Assessments are to be Paid;**
403 **Designating the Lands Upon Which the Assessments Shall Be Levied; Providing**
404 **for an Assessment Plat and a Preliminary Assessment Roll; Providing for**
405 **Publication of this Resolution, was adopted.**

406

407

408 **G. Resolution 2022-28, Setting a Public Hearing for the Purpose of Hearing Public**
409 **Comment on Imposing Special Assessments on Certain Property Within the District**
410 **Generally Described as the Roan Bridge Community Development District in**
411 **Accordance with Chapters 170, 190 and 197, Florida Statutes**

412 Mr. Wrathell presented Resolution 2022-28 and read the title.

413

414 **On MOTION by Mr. Skair and seconded by Mr. Benzal, with all in favor,**
415 **Resolution 2022-28, Setting a Public Hearing on May 17, 2022 at 10:00 a.m., at**
416 **Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida**
417 **34746 for the Purpose of Hearing Public Comment on Imposing Special**
418 **Assessments on Certain Property Within the District Generally Described as the**
419 **Roan Bridge Community Development District in Accordance with Chapters**
420 **170, 190 and 197, Florida Statutes, was adopted.**

421

422

423

424 H. Resolution 2022-29, Authorizing the Issuance of not Exceeding \$80,955,000 Principal
 425 Amount of Roan Bridge Community Development District Bonds in One or More
 426 Series, for the Purpose of Financing the Construction and/or Acquisition by the District
 427 of the Public Improvements and Community Facilities Permitted by the Provisions of
 428 Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District;
 429 Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee;
 430 Authorizing the Commencement of Validation Proceedings Relating to the Foregoing
 431 Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and
 432 Providing an Effective Date

433 Ms. Taylor presented Resolution 2022-29, which accomplishes the following:

- 434 ➤ Authorizes issuance of bonds in an amount not to exceed \$80,955,000, which is the
 435 amount that will be validated.
- 436 ➤ Shows the intent of the CDD to issue bonds.
- 437 ➤ Appoints a Trustee and approves a form of Master Trust Indenture.
- 438 ➤ Authorizing commencement of the bond validation proceedings.

439

440 On MOTION by Mr. Prewitt and seconded by Mr. Benzal, with all in favor,
 441 2022-29, Authorizing the Issuance of not Exceeding \$80,955,000 Principal
 442 Amount of Roan Bridge Community Development District Bonds in One or
 443 More Series, for the Purpose of Financing the Construction and/or Acquisition
 444 by the District of the Public Improvements and Community Facilities Permitted
 445 by the Provisions of Chapter 190, Florida Statutes, as Amended, and the
 446 Ordinance Creating the District; Approving a Form of a Master Trust Indenture;
 447 Approving and Appointing a Trustee; Authorizing the Commencement of
 448 Validation Proceedings Relating to the Foregoing Bonds; Authorizing and
 449 Approving Other Matters Relating to the Foregoing Bonds; and Providing an
 450 Effective Date, was adopted.

451

452

453 TENTH ORDER OF BUSINESS

Staff Reports

454

455 A. District Counsel: *Kutak Rock LP*

456 There was nothing additional to report.

457 B. District Engineer (Interim): *CPH, Inc.*

458 There was nothing additional to report.

459 C. District Manager: *Wrathell, Hunt and Associates, LLC*

460 The next meeting and the Landowners' meeting will be held on May 17, 2022.

461

462 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

463

464 There were no Board Members' comments or requests.

465

466 **TWELFTH ORDER OF BUSINESS**

Public Comments

467

468 No members of the public spoke.

469

470 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

471

472 There being nothing further to discuss, the meeting adjourned.

473

474 **On MOTION by Mr. Dicks and seconded by Mr. Prewitt, with all in favor, the**
475 **meeting adjourned at 1:15 p.m.**

476

477

478

479

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

480
481
482
483
484
485

Secretary/Assistant Secretary

Chair/Vice Chair