

BELLA TARA

**COMMUNITY DEVELOPMENT
DISTRICT**

June 27, 2023

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Bella Tara 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

June 20, 2023

Board of Supervisors
Bella Tara Community Development District

Dear Board Members:

The Board of Supervisors of the Bella Tara Community Development District will hold a Regular Meeting on June 27, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Master Engineer's Report
4. Presentation of Master Special Assessment Methodology Report
5. Consideration of Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date
6. Consideration of Construction Related Items
 - A. Acquisition of Work Product
 - B. Assignment of Site Work Contract
7. Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
8. Approval of May 30, 2023 Public Hearings and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

ATTENDEES:

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

- B. District Engineer (Interim): *Poulos & Bennett, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 25, 2023 at 1:00 PM
 - QUORUM CHECK

SEAT 1	ERNESTO MITSUMASU	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CRAIG PERRY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEAN PERRY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TOM PAGNOTTA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEVIN WALSH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (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: 782 134 6157

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

3

MASTER ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

POULOS & BENNETT

June 27, 2023

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

MASTER ENGINEER’S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Bella Tara Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District consists of 656.86 acres of land and is located entirely within Osceola County, Florida. The site is generally located north of Lake Tohopekaliga, south of Kissimmee Park Road and west of Ronald Reagan Turnpike.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the development. The project includes several different types of development.

- Phases 1-4 include single family and townhome lots.
- Phase R is anticipated to include Multi-Family and single family rental units.
- Osceola County School Site

The CIP infrastructure costs include public infrastructure to serve the single family units and provide access and utility connections from the public right-of-way to the multi-family parcels and the school site. Infrastructure costs for the multi-family parcels and the school site have been excluded from the CIP. Moreover, the multi-family parcels receive relatively less benefit from the overall CIP due to its planned configuration and relatively remote location within the overall site. The multi-family parcels have access and utility connections from Kissimmee Park Road, Lake Tohopekaliga Road, and limited use of CIP internal roadway facilities, rather than from facilities funded by the District. From an operations perspective, the multi-family site stormwater and reuse/irrigation facilities connect to the District’s stormwater and reuse/irrigation facilities, and therefore should be allocated some limited share of operations and maintenance expenses associated with those systems.

The following chart shows the planned product types for the District:

PRODUCT TYPES

Product Type	Total Units (Fee Simple)	Total Units (Rental)
Phase 1		
22 ft Townhomes	166	
34 ft Single Family	110	
50 ft Single Family	118	
Phase 2		
22 ft Townhomes	98	
34 ft Single Family	96	

50 ft Single Family	107	
Phase 3		
22 ft Townhomes	93	
34 ft Single Family	69	
50 ft Single Family	112	
Phase 4		
22 ft Townhomes	74	
34 ft Single Family	128	
50 ft Single Family	163	
Phase R		
34 ft Single Family		178
Multi-family		327
School Site	---	---
Sub-Total	1,334	505
Total	1,839	

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane divided and un-divided roads with a single roundabout. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks/multi-purpose trails within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

All internal roadways may be financed by the District. Collector/Framework roads are intended to be dedicated to a local general purpose unit of government for ownership, operation, and maintenance. The local subdivision roads may be dedicated to a local general purpose unit of government for ownership, operation and maintenance or retained by the District for ownership and maintenance.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception of the inlets and storm sewer systems that may be part of dedicated rights-of-way.

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

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community.

The water and reclaim distribution and wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for operation and maintenance. The CIP will not include laterals to the lot lines (i.e., point of connection).

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by a local general purpose government will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease street lights through an agreement with a local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned and maintained by the local utility provider.

Recreational Amenities:

As part of the overall development, the District intends to construct a clubhouse and other amenity facilities. Alternatively, the Developer may privately fund such facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners.

Environmental Conservation/Mitigation

The District will provide onsite conservation areas in order to offset wetland impacts associated with the construction of the development. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are included within the CIP.

Off-Site Improvements

Offsite improvements include the following and as depicted in Exhibits 9 and 10:

- Kissimmee Park Road
- Lake Toho Road
- Utility extensions (watermain, sewer forcemain, reclaimed watermain)

Professional Services

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

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of an acquisition agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

Permit	Status
Osceola County	
Concept Plan	Approved (9/1/21)
Development / Road Agreement	Approved (4/29/09)
Preliminary Subdivision Plan	Approved (10/6/21)
Subdivision Infrastructure Construction Plans	Phase 1 design commencing January 2023
Habitat Management Plan	Approved (8/15/22)
School Agreement	Currently in process
Building Permits for (walls, buildings, tot lot, pools, fences)	To be processed in due course of the development
SFWMD – ERP (mass grading)	Issued (12/19/22)
SFWMD – Water Use Permit (Dewatering)	Issued (12/27/22)
SFWMD – ERP for Subdivision Improvements	Phase 1 design commencing January 2023
City of St Cloud – Master Utility Plan	Approved (7/21/22)
Toho Water Authority – Master Utility Plan	Revised and under review (5/26/23)
Toho Water Authority – subdivision construction plan approval	Phase 1 design commencing January 2023
FDEP (sewer and water permits)	To be issued following TWA approval of construction plans
ACOE Permit	Under Review
FEMA LOMR	Issued (4/15/22)
Gopher Tortoise Permit	Preparation to commence 120 days prior to construction activities

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP COST ESTIMATE

Improvement	P&B Proposed Costs	Single Family/Townhome/ Single Family Rentals Project Area	Apartments Project Area	Constructing Entity	Final Owner	Operation & Maintenance Entity
Stormwater Improvements ⁽¹⁾	\$9,639,680	\$9,302,291	\$337,389	CDD	CDD	CDD/City of St Cloud
Earthwork in support of Roads and Stormwater ⁽²⁾	\$10,206,720	\$9,849,485	\$357,235	CDD	CDD	CDD
Onsite Roadways and Sidewalks	\$14,176,000	\$13,977,536	\$198,464	CDD	County/City of St. Cloud/CDD	County/City of St. Cloud/CDD
Onsite Water, Reuse Water and Sewer Utilities	\$22,681,600	\$22,364,058	\$317,542	CDD	TWA	TWA
Lift Station	\$1,950,000	\$1,599,000	\$351,000	CDD	TWA	TWA
Traffic Signalization (if required)	\$450,000	\$369,000	\$81,000	CDD	County	County
Hardscape, Landscape & Irrigation	\$3,560,000	\$2,919,200	\$640,800	CDD	CDD	CDD
Amenities	\$4,000,000	\$3,280,000	\$720,000	CDD	CDD	CDD
Offsite Roadways	\$4,678,000	\$3,835,960	\$842,040	CDD	County/City of St. Cloud	County/City of St. Cloud
Offsite Utilities ⁽⁴⁾	\$4,440,000	\$3,640,800	\$799,200	CDD	TWA	TWA
Conservation Areas	\$1,500,000	\$1,230,000	\$270,000	CDD	CDD	CDD
Undergrounding of Electrical Utility Lines	\$2,311,000	\$1,895,020	\$415,980	CDD	OUC	OUC
Soft Costs 8.5%	\$6,766,000	\$5,548,120	\$1,217,880	N/A	N/A	N/A
Contingency 10%	\$8,636,000	\$7,081,520	\$1,554,480	N/A	N/A	N/A
TOTAL	\$94,995,000	\$86,891,990	\$8,103,010			

Notes:

(1) Stormwater Improvements include all the master primary stormwater system improvements, on-site and off-site secondary roadway storm drainage system costs.

(2) No private earthwork is included in the CIP. All of the CIP is or will be located on lands owned or to be owned by the district or another governmental entity or on perpetual easements in favor of the District or other governmental entity.

(3) Offsite Roadways include approximately 4900 LF of Kissimmee Park Rd.(KPR) along the north property boundary and 7400 LF of Lake Toho Rd.(LTR)along the west property boundary. CIP cost assumed 50% of total estimated roadway infrastructure costs. Both

of these road segments are subject to a Developers Agreement regarding cost share between neighboring regional developments and county impact fee credits/cost share to be negotiated in the future.

(4) Offsite Utilities include the utility improvements (main sizing per TWA) depicted on the Master Utility Plan. The CIP costs estimated include approximately 4700 LF - 12" WM along KPR to the point of connection (POC) with the Exist. 16" WM east of the project (upsized to 24" with Developers Agreement for Reimbursement from TWA), 6800 LF - 16" RCWM along KPR to POC to the proposed 16" RCWM to be constructed by Edgewater East at Cross Prairie Pkwy (CPP) (upsized to 20" with Developers Agreement for Reimbursement from TWA), 4900 LF - 12" FM along KPR to the POC to the proposed 12" FM to be constructed by Edgewater East at CPP. No reimbursable costs associated with utility upsizing are accounted for in this summary. Utilities costs along Lake Toho Road have been accounted for within offsite roadways budget.

(5) Conservation areas budget estimate for maintenance of conservation area/easement utilized for wetland impact mitigation which also may be used for passive recreation.

(6) The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.

(7) The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

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

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

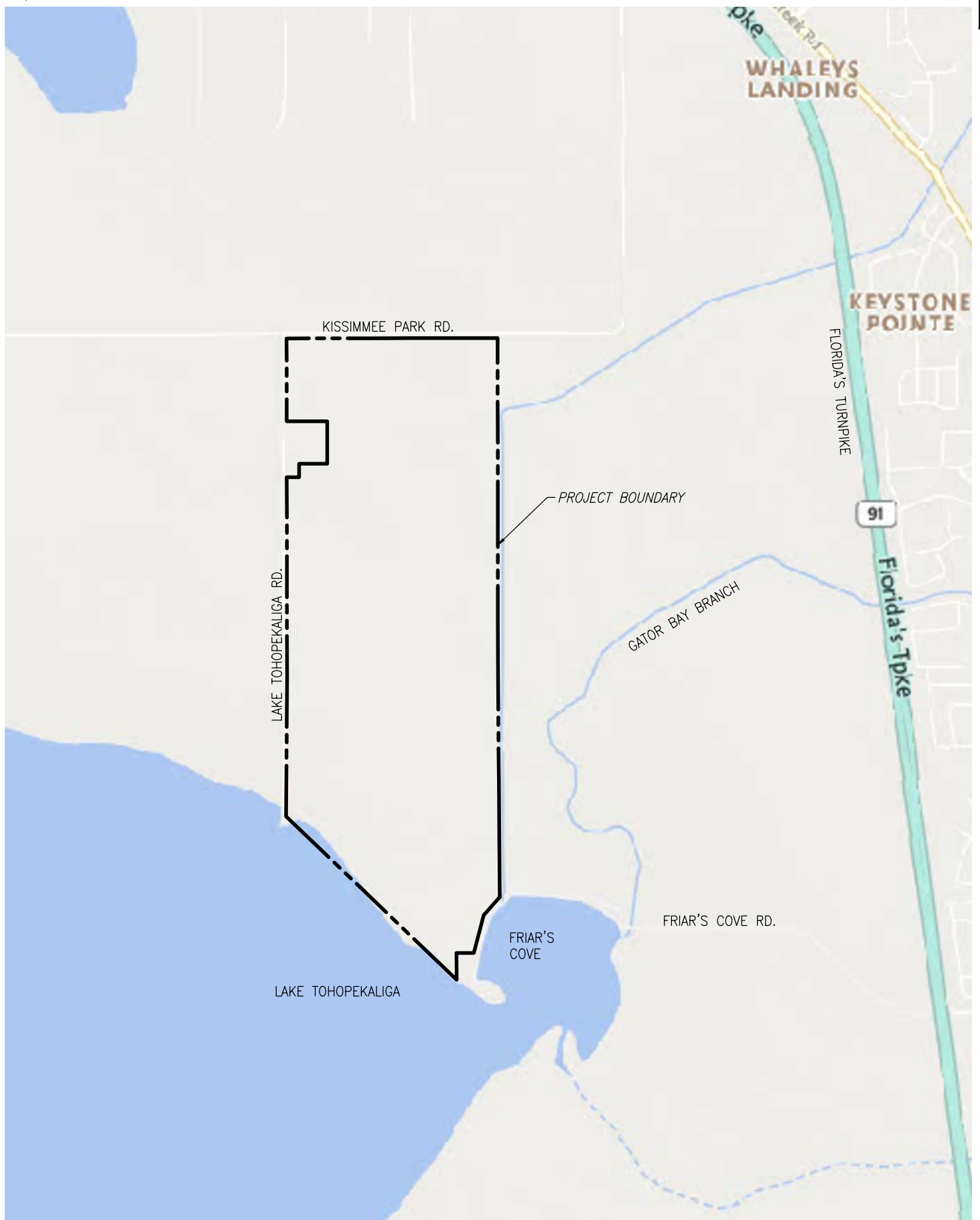
Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned

by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

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

Poulos & Bennett
Christina M. Baxter, P.E.
FL License No. 67547



Location Map

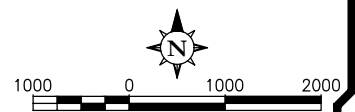
Whaley Farms LLC - Bellatara

March 3, 2023
P & B Job No.: 22-087

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1

Legal Description

PARCEL 1:

LOTS 8, 9, 24, 25, 40, 41, 56, 57, 72, 73, 88, 89, 104, 105, 120 AND 121, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 15, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST.

PARCEL 2:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 , LESS THE ROAD RIGHT OF WAY, LOTS 1, 2, 15 TO 18, INCLUSIVE, 31 THROUGH 35, INCLUSIVE, 46 THROUGH 52, LESS THE WEST 208.71 FEET OF THE NORTH 208.71 FEET OF SAID LOT 52, INCLUSIVE, 61 THROUGH 66, INCLUSIVE, 79 THROUGH 82, INCLUSIVE, 95 THROUGH 98, INCLUSIVE, 111 THROUGH 114, INCLUSIVE, 127 AND 128, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST.

PARCEL 3:

LOTS 1, 2, 15 THROUGH 18, 31, 32, 33, 34, 47, 48, 49, 50, 63, 64, 65, 66, 79, 80, 81, 82, 95, 96 AND THAT PORTION OF OF LOTS 97 AND 112 SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION LYING LANDWARD OF THE ORDINARY HIGH WATER MARK OF LAKE TOHOPEKALIGA, AS PER PLAT THEROF RECORDED IN PLAT BOOK B, PAGE 57, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING LOCATED IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 30 EAST;

PARCEL 4:

LOTS 6, 7, 18, 19, 30, 31, 42, 43, 56, 57 AND THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF LOT 72, RUN SOUTH ALONG THE WEST LINE 990 FEET TO THE SOUTHWEST CORNER OF LOT 84, THENCE RUN EAST ALONG THE SOUTH LINE 231 FEET, THENCE NORTH 15°30' EAST, RUN 603.65 FEET, THENCE NORTH 40°52' EAST, RUN 378.46 FEET TO A POINT ON THE EAST LINE OF LOT 72, THENCE NORTH 122.2 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, THENCE WEST 640 FEET TO THE POINT OF BEGINNING, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 30 EAST;

PARCEL 5 (HOMESTEAD):

GOVERNMENT LOT 3, LYING IN SETION 32, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT OF WAY IN FAVOR OF THE STATE OF FLORIDA SET FORTH IN OFFICIAL RECORDS BOOK 7, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6 (HUFFMAN GROVE):

THE SOUTH HALF (S1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY (30) EAST AND THE NORHTWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER

(NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY (30) EAST, ALL IN OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD S525A, CONVEYED TO THE STATE OF FLORIDA IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 297, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7 (IVEY GROVE):

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 26, RANGE 30, LYING IN OSCEOLA COUNTY, FLORIDA;

LESS ROAD RIGHT-OF-WAY FOR S.R. S-525-A, A/K/A LAKE TOHOPEKALIGA ROAD, SET FORTH IN SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 299, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

THAT PART OF THE N 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LYING EAST OF AND WITHIN 33 FEET OF THE CENTERLINE OF STATE ROAD S-525-A, SECTION 9255, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST AT A POINT 2640 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE RUN DUE SOUTH 5282.45 FEET TO THE SOUTH LINE OF SAID SECTION 29 TO A POINT 2673 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

PARCEL 8

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LESS RIGHT OF WAY FOR KISSIMMEE PARK ROAD AND LAKE TOHOPELALIGA ROAD.

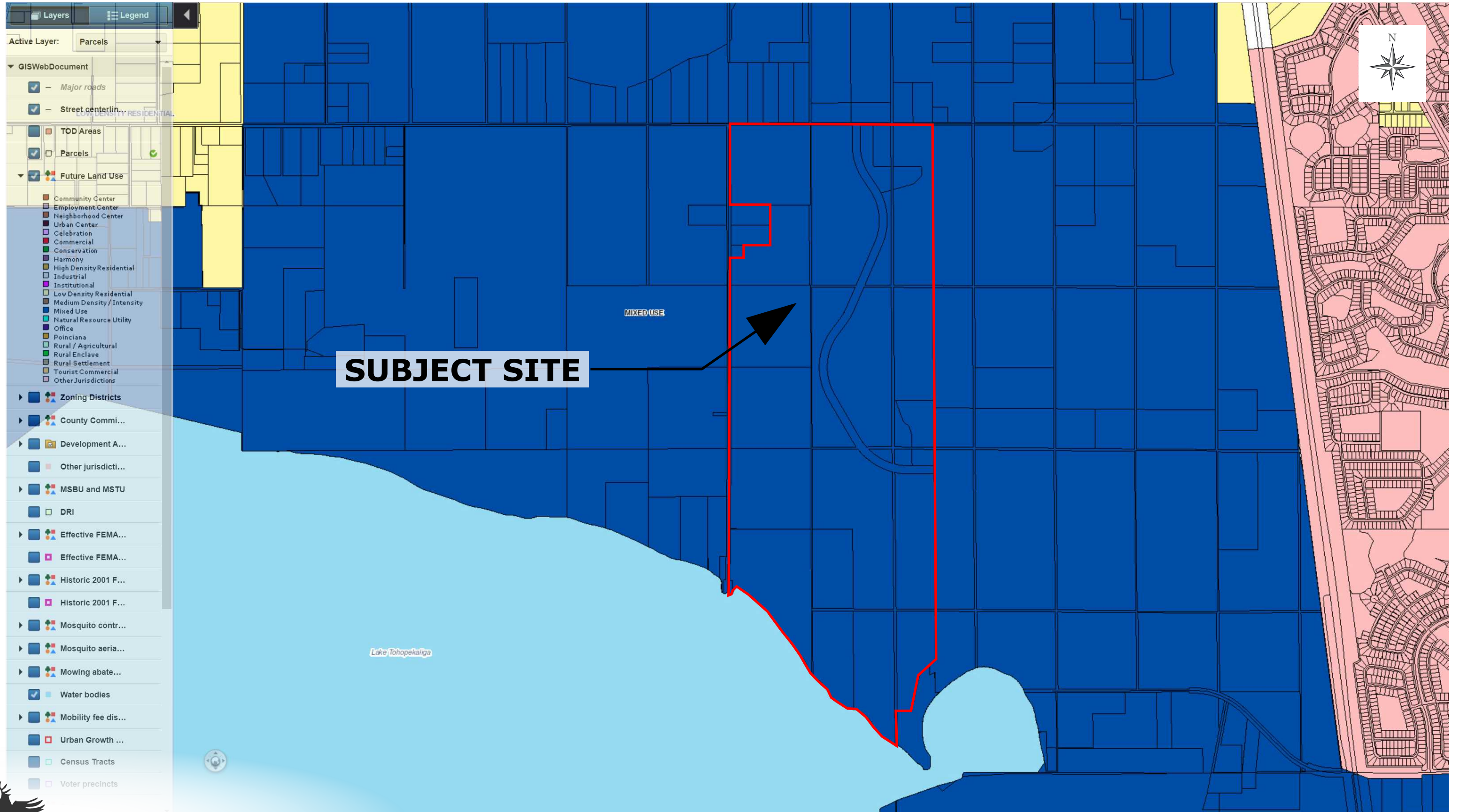
LESS RIGHT OF WAY AND PONDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3829, PAGE 1131 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

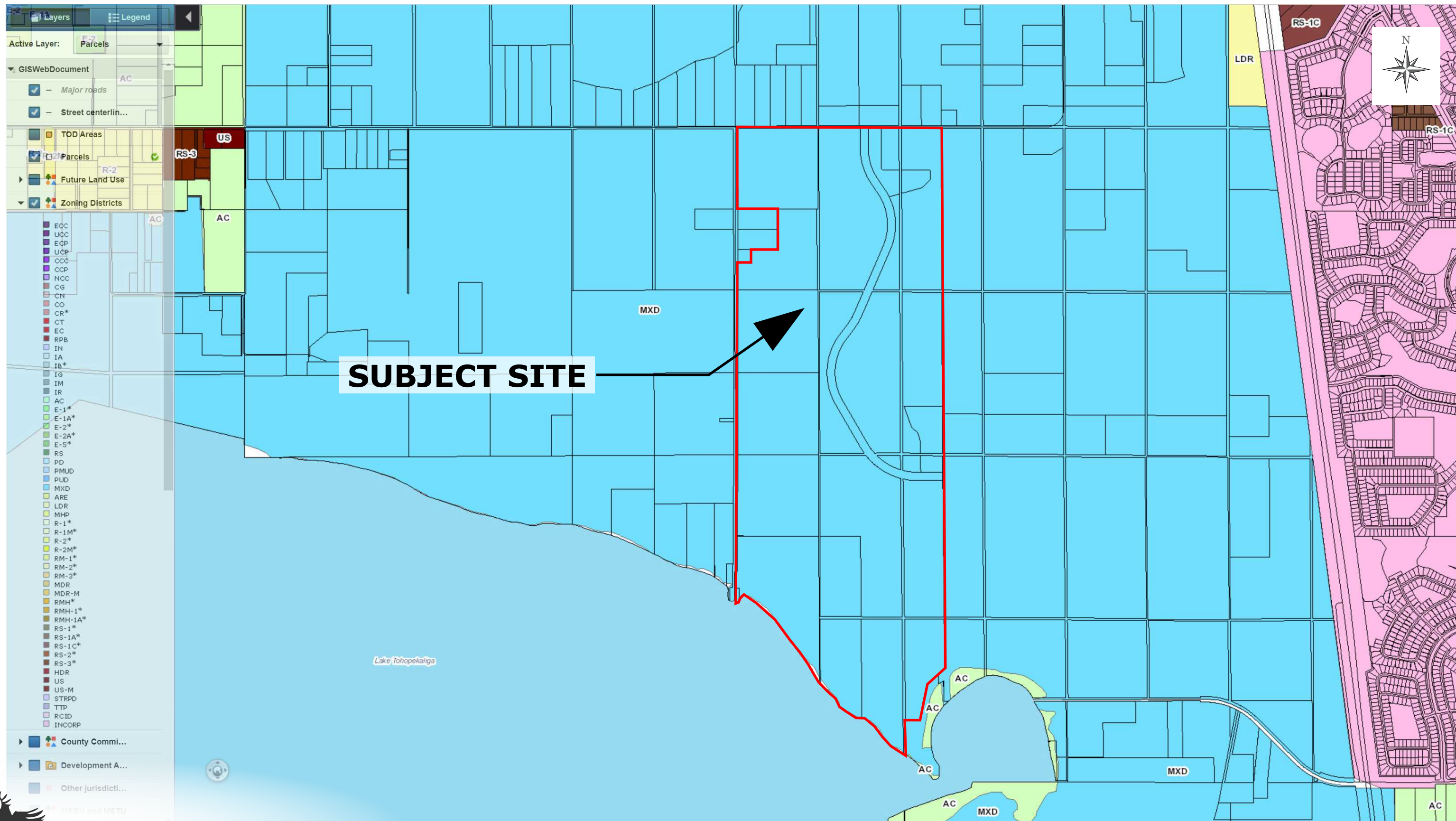
FOR A TOTAL OF APPROXIMATELY 656.86 ACRES, MORE OR LESS.

Bellatara

Site Inventory - Future Land Use Map

Exhibit 3 Future Land Use Map

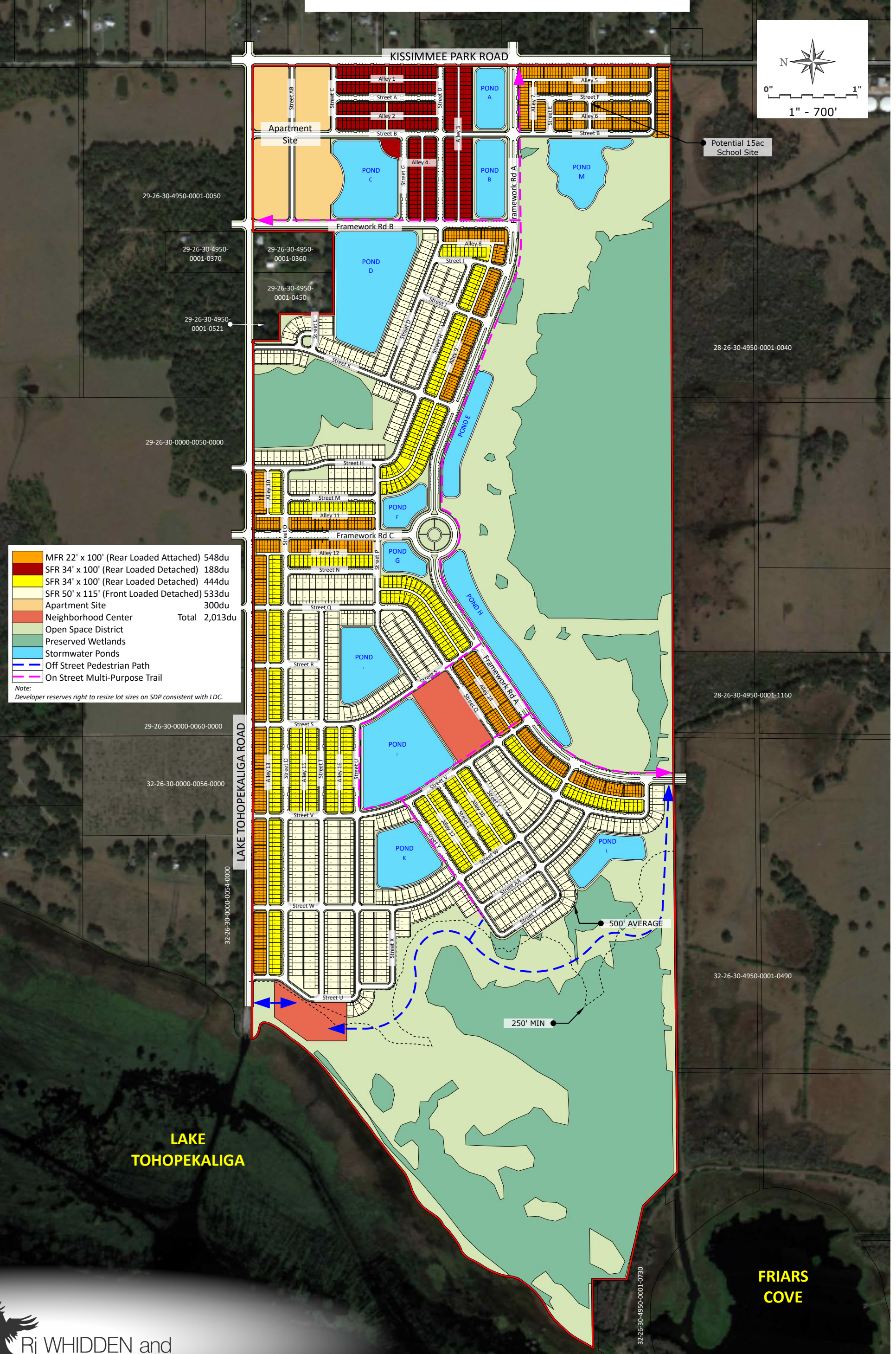




Bellatara

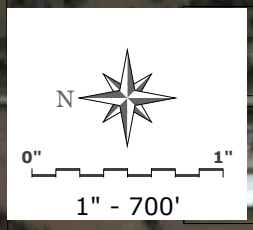
Preliminary Subdivision Plan

Exhibit 5 Preliminary Subdivision Plan (County Approved)



MFR 22' x 100' (Rear Loaded Attached)	548du
SFR 34' x 100' (Rear Loaded Detached)	188du
SFR 34' x 100' (Rear Loaded Detached)	444du
SFR 50' x 115' (Front Loaded Detached)	533du
Apartment Site	300du
Neighborhood Center	Total 2,013du
Open Space District	
Preserved Wetlands	
Stormwater Ponds	
Off Street Pedestrian Path	
On Street Multi-Purpose Trail	

Note:
Developer reserves right to resize lot sizes on SDP consistent with LDC.



Potential 15ac School Site

LAKE TOHOPEKALIGA

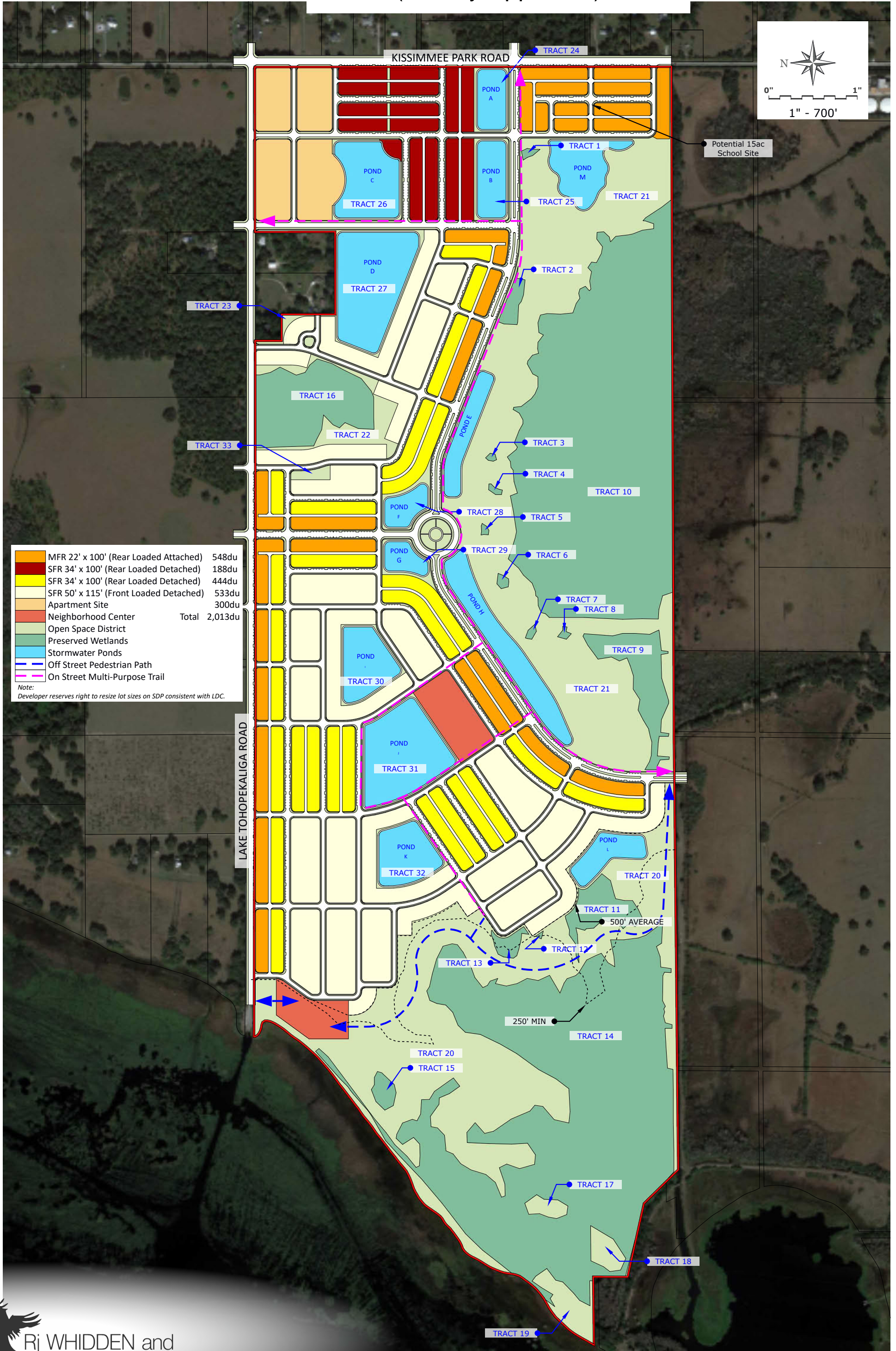
FRIARS COVE

This preliminary concept was prepared from available information in advance of engineered plans and demonstrates scope, nature and layout of the proposed project. It is subject to refinements for engineering, environmental, architectural, cost effectiveness, marketing, agency review and permit considerations that typically surface as the project evolves from concept to final design. Residential products, if shown, demonstrate product type variety as required by the Land Development Code and are subject to refinements based on final architectural design. Non-residential structures, if shown, are conceptual and will be subject to refinements based on final architectural design. Any landscaping is shown at maturity to demonstrate conceptual massing rather than specificity of species and is subject to requirements of the Land Development Code.

Bellatara

Preliminary Subdivision Plan- T

Exhibit 5 Preliminary Subdivision Plan (County Approved)



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This preliminary concept was prepared from available information in advance of engineered plans and demonstrates scope, nature and layout of the proposed project. It is subject to refinements for engineering, environmental, architectural, cost effectiveness, marketing, agency review and permit considerations that typically surface as the project evolves from concept to final design. Residential products, if shown, demonstrate product type variety as required by the Land Development Code and are subject to refinements based on final architectural design. Non-residential structures, if shown, are conceptual and will be subject to refinements based on final architectural design. Any landscaping is shown at maturity to demonstrate conceptual massing rather than specificity of species and is subject to requirements of the Land Development Code.

Exhibit 5 Preliminary Subdivision Plan (County Approved)

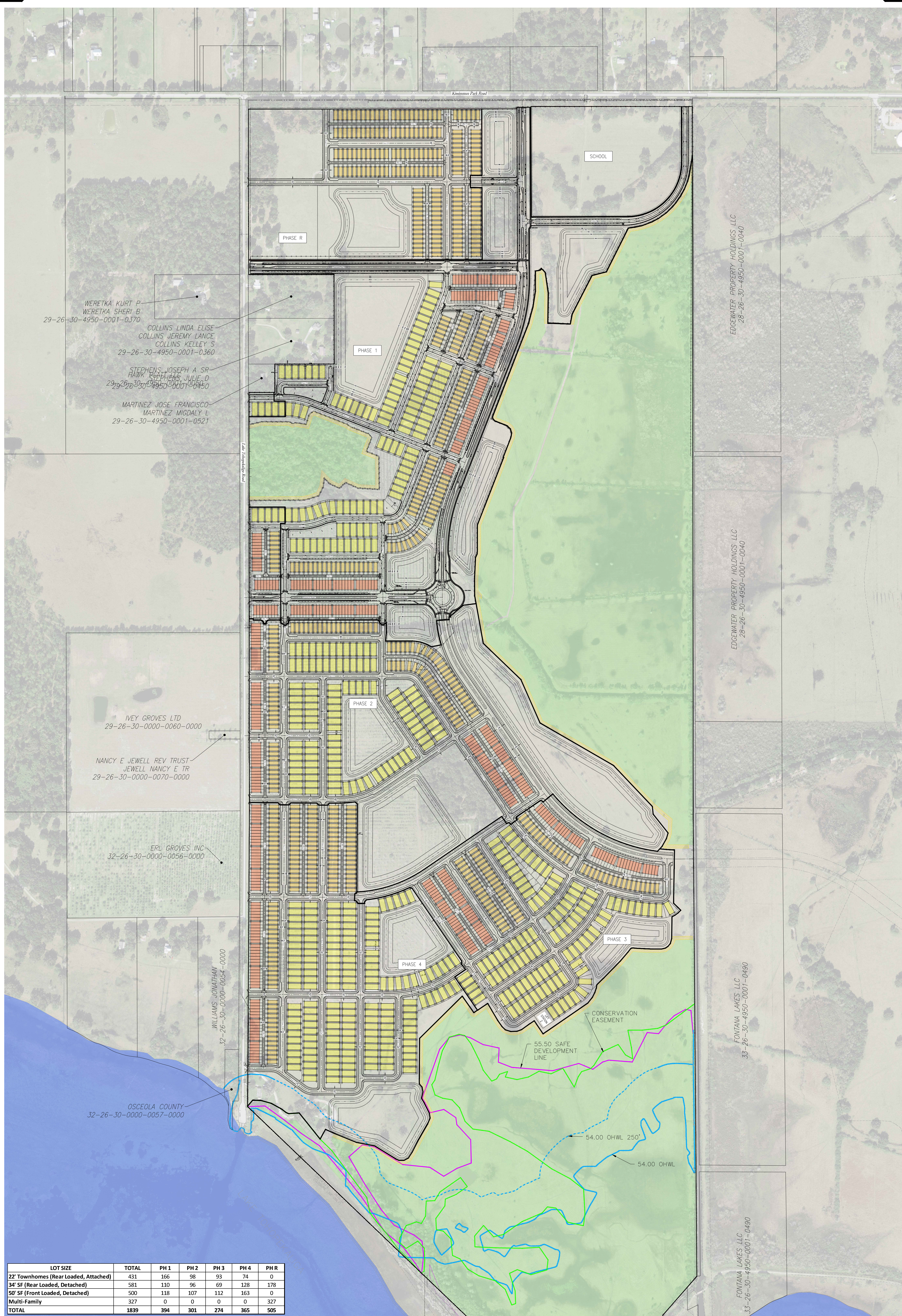
Notes:

1. Development may be subphased through the SDP.
2. In accordance with LDC Table 4.7.8 Note 2; Parking standards will be established and demonstrated on individual SDPs.
3. Internal roadways/drive isles, pedestrian access and any parking areas will be addressed at SDP in compliance with LDC.
4. All Street and Alley cross-sections will be in accordance with LDC. Specific cross-sections will be demonstrated on the SDP.
5. Any installed landscaping within the right-of-way shall be maintained by HOA or CDD.
6. All streets will be open to the public. No gated communities are proposed. Streets shown through apartment site may be private drives.
7. The final design of ponds, drainage easements, compensating storage, road width, road ROW, asphalt structure, auxiliary turn lanes and signal warrant analysis will be addressed at SDP stage
8. HOA or CDD Recreation tracts and functional/passive recreation improvements will be provided at SDP.
9. In accordance with the LDC the development as proposed provides for a variety of residential product.
10. Right of Ways shown hereon are based on input from HWA and are subject to change at SDP.
11. Should the School Board introduce a school site within the PS the corresponding loss of density will be accommodated and demonstrated in the final SDP with no modifications to this PS required.
12. In accordance with FLUE Policy 2-1.2.2, the framework roads and fine grain network roads shown hereon are conceptual. Each SDP shall provide a greater amount of specificity to the street types and block design.

Area Tabulations		
Preserved Wetlands	179.02	ac
Mitigated Wetlands	11.49	ac
Stormwater Ponds	66.04	ac
Apartment Site	17.39	ac
Neighborhood Center	8.98	ac
Residential Lots	158.90	ac
Open Space District	147.73	ac
Framework Road A	16.25	ac
Framework Road B	3.40	ac
Framework Road C	2.09	ac
Public Roadways & Alleys	64.20	ac
Total Area	664.00	ac

TRACT TABLE				
Tract #	Area (ac)	Owner	Maintenance Responsibility	Tract Use
Tract 1	0.16	CDD	CDD	Wetland
Tract 2	0.99	CDD	CDD	Wetland
Tract 3	0.08	CDD	CDD	Wetland
Tract 4	0.12	CDD	CDD	Wetland
Tract 5	0.09	CDD	CDD	Wetland
Tract 6	0.18	CDD	CDD	Wetland
Tract 7	0.13	CDD	CDD	Wetland
Tract 8	0.12	CDD	CDD	Wetland
Tract 9	5.84	CDD	CDD	Wetland
Tract 10	74.39	CDD	CDD	Wetland
Tract 11	3.54	CDD	CDD	Wetland
Tract 12	0.04	CDD	CDD	Wetland
Tract 13	0.82	CDD	CDD	Wetland
Tract 14	80.6	CDD	CDD	Wetland
Tract 15	0.89	CDD	CDD	Wetland
Tract 16	11.03	CDD	CDD	Wetland
Tract 17	0.94	CDD	CDD	Open Space
Tract 18	1.44	CDD	CDD	Open Space
Tract 19	2.89	CDD	CDD	Open Space
Tract 20	69.77	CDD	CDD	Stormwater & Open Space
Tract 21	81.82	CDD	CDD	Stormwater & Open Space
Tract 22	4.22	CDD	CDD	Open Space
Tract 23	0.47	CDD	CDD	Open Space
Tract 24	3.21	CDD	CDD	Stormwater & Open Space
Tract 25	4.04	CDD	CDD	Stormwater & Open Space
Tract 26	6.82	CDD	CDD	Stormwater & Open Space
Tract 27	12.10	CDD	CDD	Stormwater & Open Space
Tract 28	2.47	CDD	CDD	Stormwater & Open Space
Tract 29	2.26	CDD	CDD	Stormwater & Open Space
Tract 30	5.24	CDD	CDD	Stormwater & Open Space
Tract 31	10.35	CDD	CDD	Stormwater & Open Space
Tract 32	5.15	CDD	CDD	Stormwater & Open Space
Tract 33	0.58	CDD	CDD	Open Space
Framework Road A	16.25	Osceola County	Osceola County	Public Roadways
Framework Road B	3.40	Osceola County	Osceola County	Public Roadways
Framework Road C	2.09	Osceola County	Osceola County	Public Roadways
Public Roadways	55.33	Osceola County	Osceola County	Public Roadways
Alleys & Drives	8.87	Private	Private	Alleys & Drives
Apartment Site	17.39	Private	Private	Residential Lot
Residential Lots	158.90	Private	Private	Residential Lots
Neighborhood Center	8.98	CDD	CDD	Neighborhood Center

Residential Density Program										
Neighborhood	Required as Approved CP21-00007					Proposed				
	Acreage	Unit			Density	Acreage	Unit			Density
		SF	MF	Total			SF	MF	Total	
Bellatara	176.29	1,165	848	2,013	11.4du/ac	176.29	1,165	848	2,013	11.4du/ac



LOT SIZE	TOTAL	PH 1	PH 2	PH 3	PH 4	PH R
22' Townhomes (Rear Loaded, Attached)	431	166	98	93	74	0
34' SF (Rear Loaded, Detached)	581	110	96	69	128	178
50' SF (Front Loaded, Detached)	500	118	107	112	163	0
Multi-Family	327	0	0	0	0	327
TOTAL	1839	394	301	274	365	505

Final Master Plan

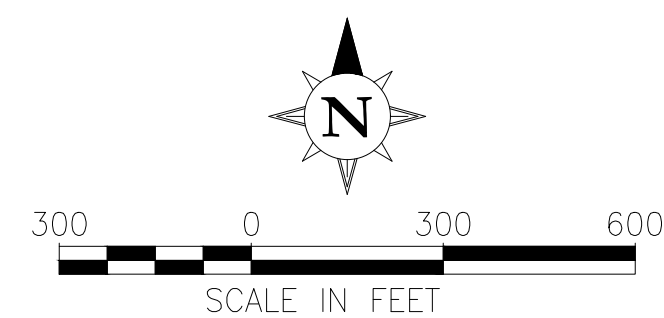
Whaley Farms LLC - Bella Tara

February 1, 2023
P & B Job No.: 22-087

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

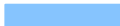


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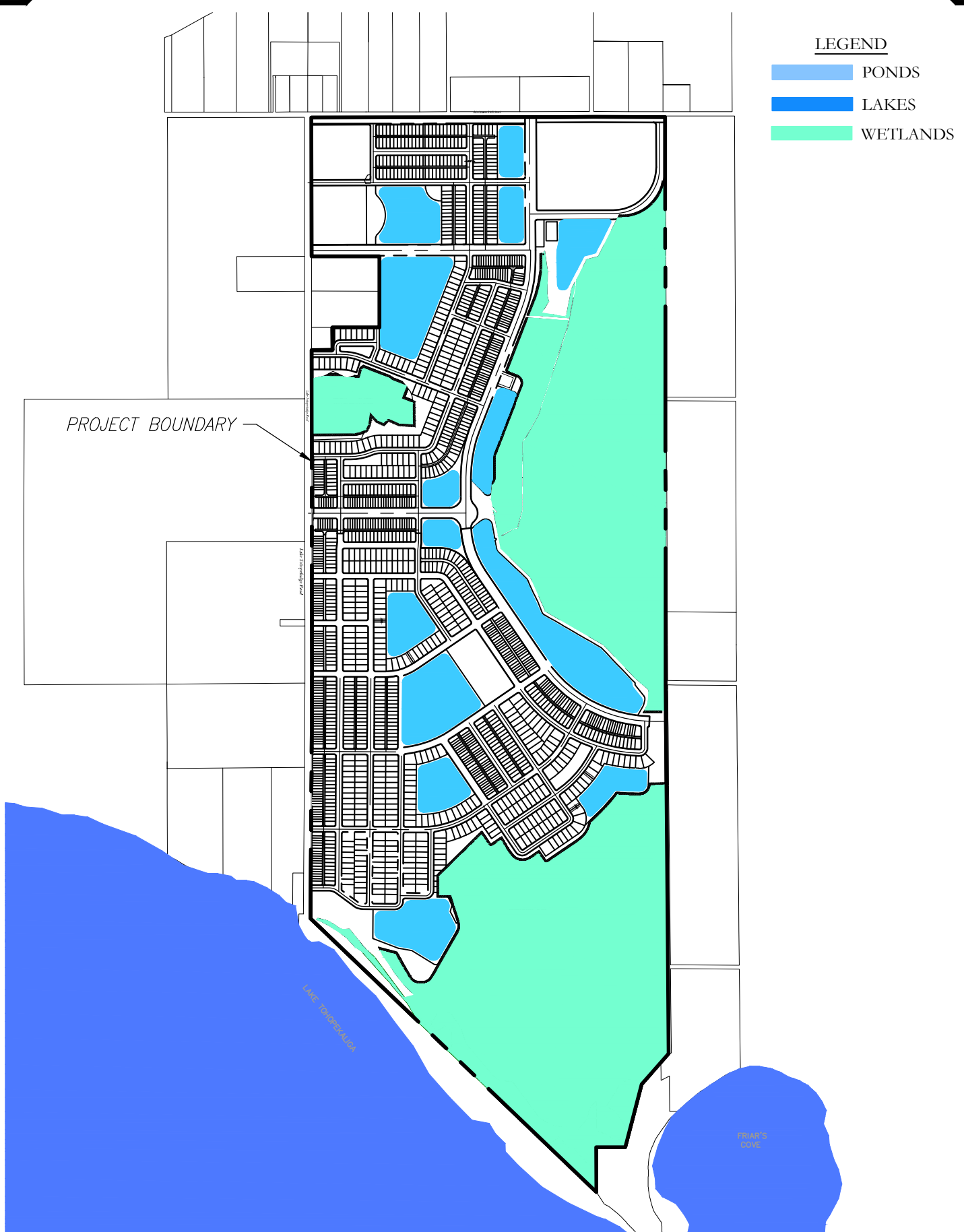


SCALE IN FEET

LEGEND

-  PONDS
-  LAKES
-  WETLANDS

PROJECT BOUNDARY



Stormwater Management Map

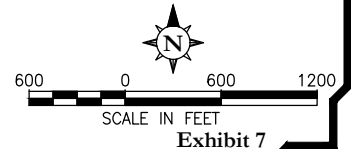
Whaley Farms LLC - Bellatara

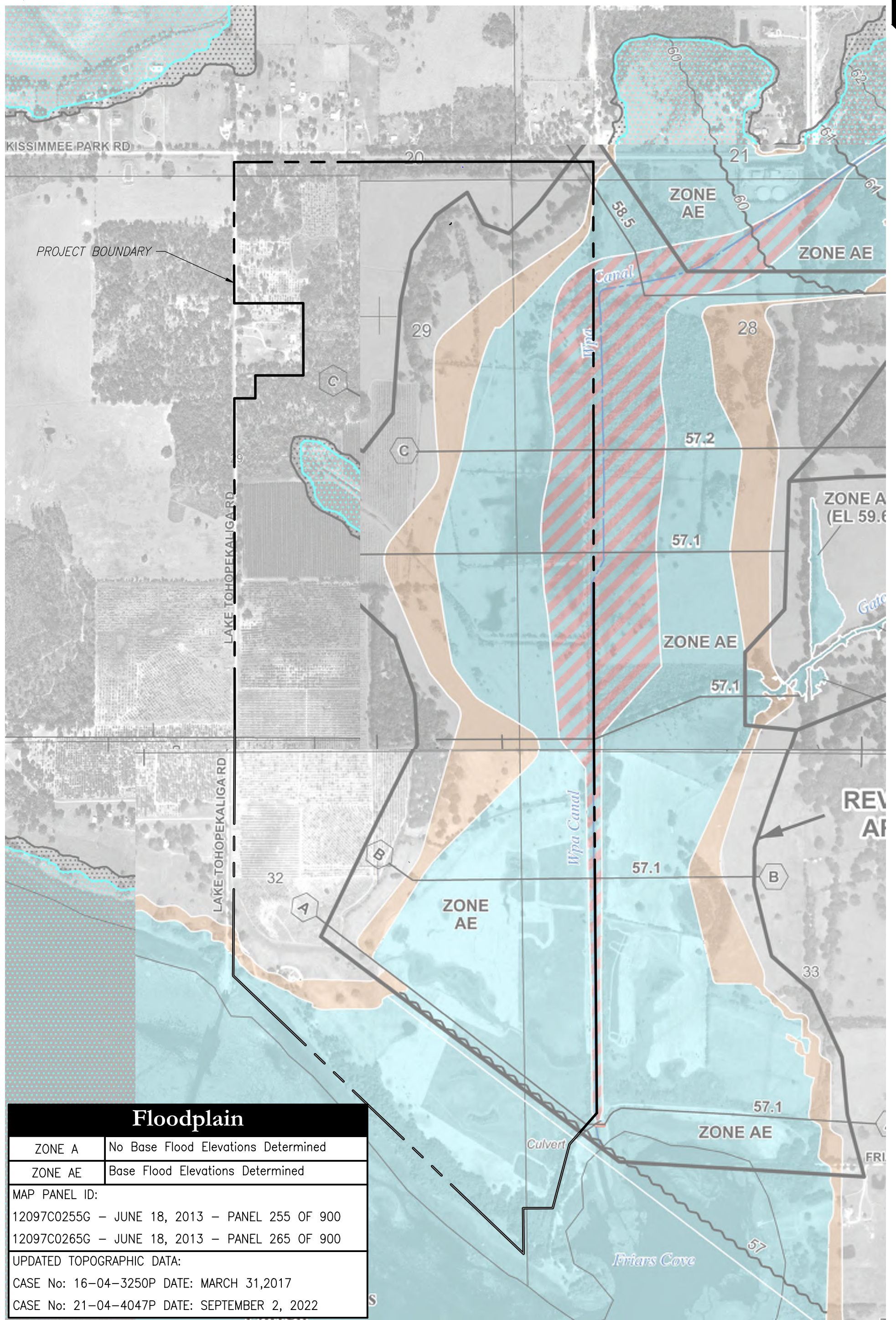
March 3, 2023
P & B Job No.: 22-087

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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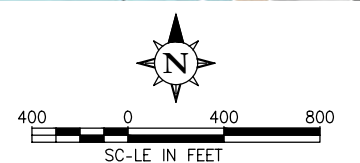


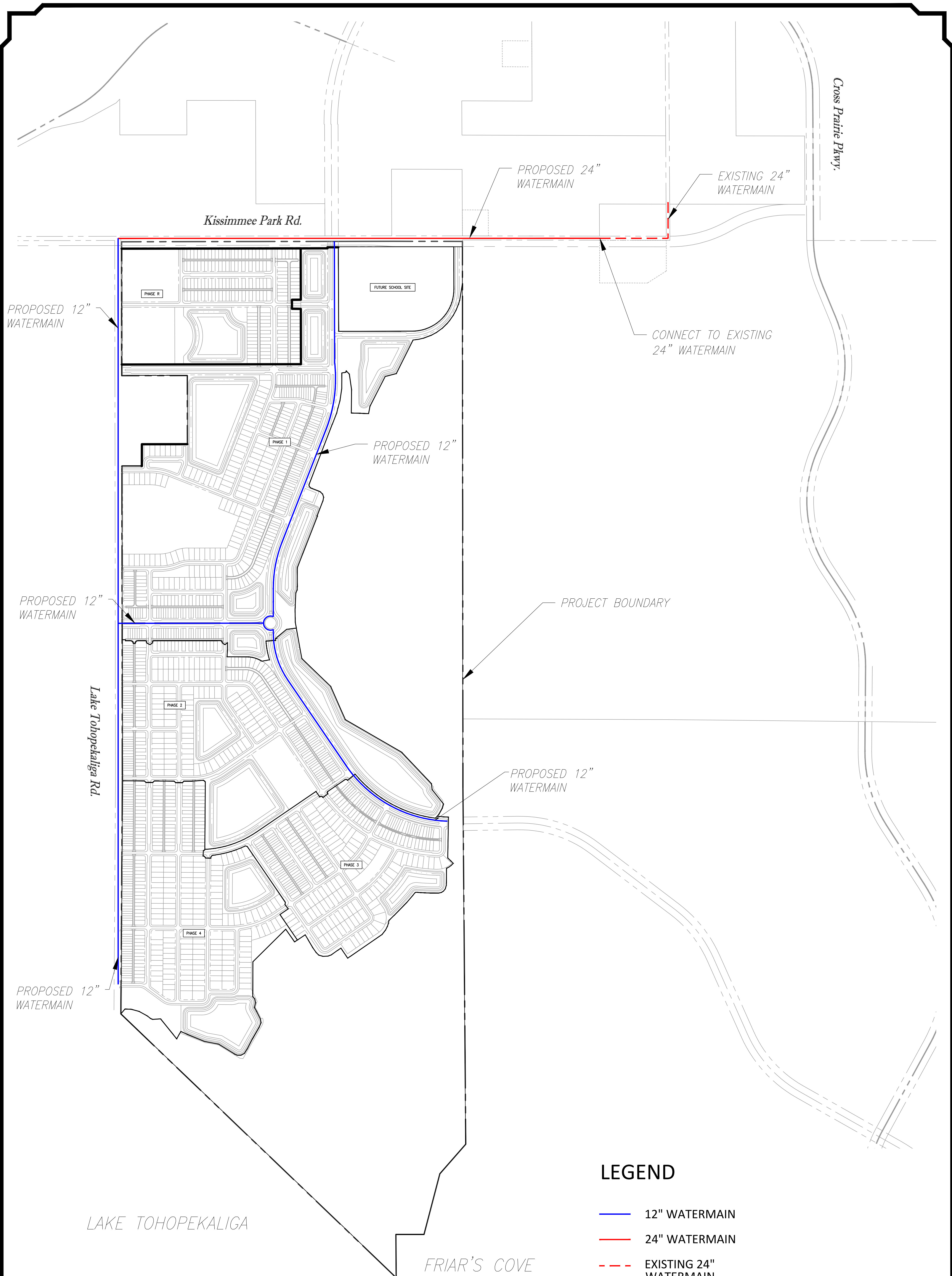


Floodplain	
ZONE A	No Base Flood Elevations Determined
ZONE AE	Base Flood Elevations Determined
MAP PANEL ID:	
12097C0255G - JUNE 18, 2013 - PANEL 255 OF 900	
12097C0265G - JUNE 18, 2013 - PANEL 265 OF 900	
UPDATED TOPOGRAPHIC DATA:	
CASE No: 16-04-3250P DATE: MARCH 31, 2017	
CASE No: 21-04-4047P DATE: SEPTEMBER 2, 2022	

FEMA Floodplain Map

Whaley Farms LLC - Bellatara





LEGEND

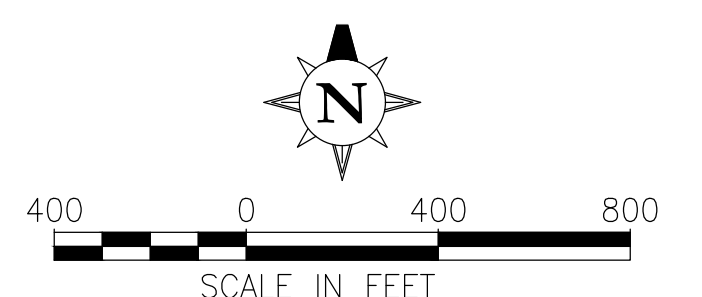
- 12" WATERMAIN
- 24" WATERMAIN
- - - EXISTING 24" WATERMAIN

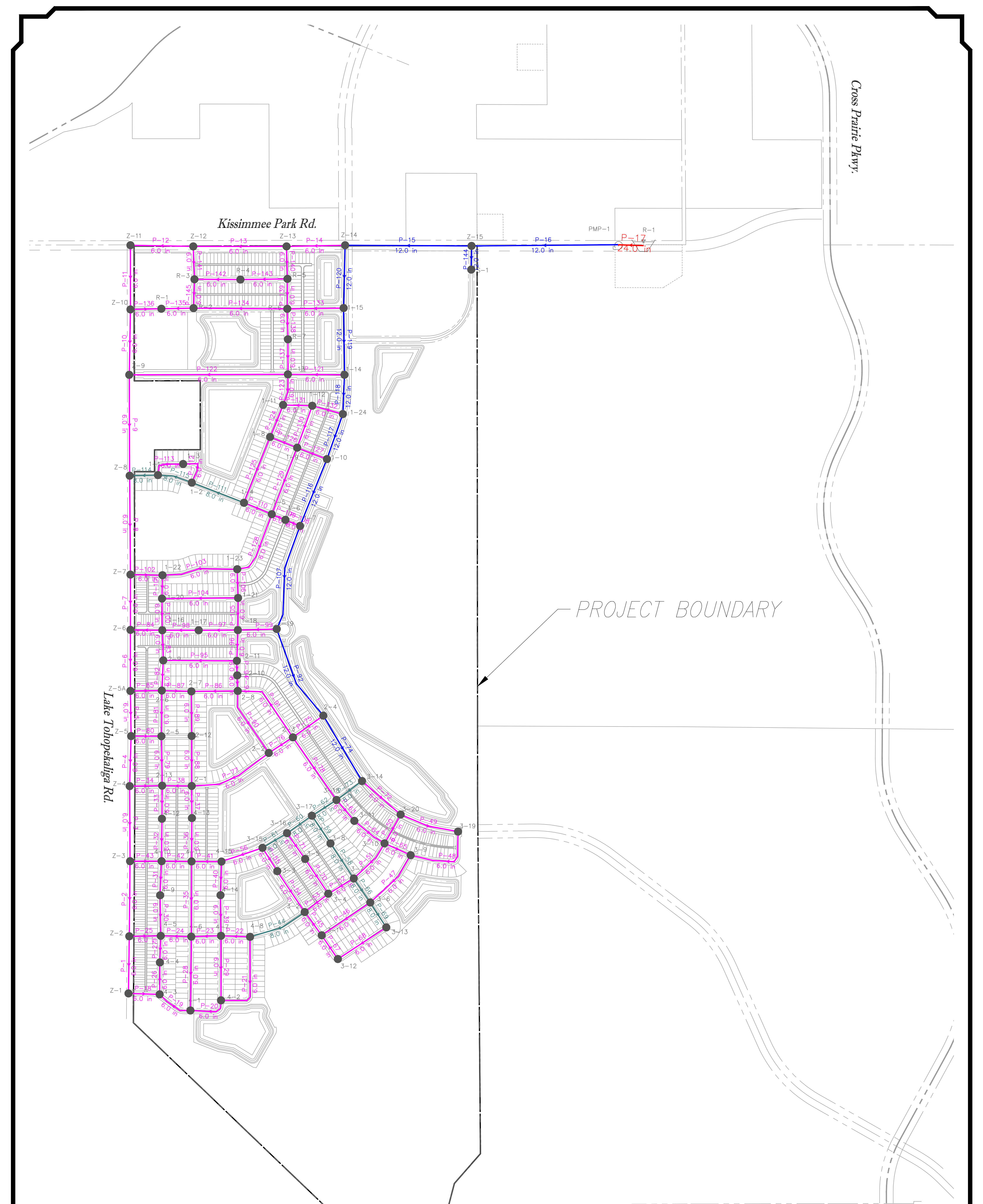
NOTE: UPSIZED UTILITIES TO BE CONSTRUCTED PER OVERSIZE AGREEMENT WITH TOHOPEKALIGA WATER AUTHORITY. THE MINIMUM SIZES REQUIRED TO SERVE THIS DEVELOPMENT ARE SHOWN ON THE POTABLE WATER EXHIBIT.

Potable Water Upsize Exhibit

Bella Tara

POULOS & BENNETT





Cross Prairie Pkwy.

Kissimmee Park Rd.

Lake Tohopekaliga Rd.

PROJECT BOUNDARY

LAKE TOHOPEKALIGA

FRIAR'S COVE

LEGEND

	Z-15	JUNCTION ID
		RESERVOIR ID
		PUMP ID
	P-1 6 in	PIPE SIZE AND ID
		6" WATERMAIN
		8" WATERMAIN
		12" WATERMAIN
		24" WATERMAIN

NOTE: BELLA TARA MASTER UTILITY PLAN REVISED AND RESUBMITTED TO TOHO WATER AUTHORITY ON MAY 26, 2023

Potable Water Distribution System

Bella Tara

POULOS & BENNETT

May 17, 2023
P & B Job No.: 22-087

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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Certificate of Authorization No. 28567

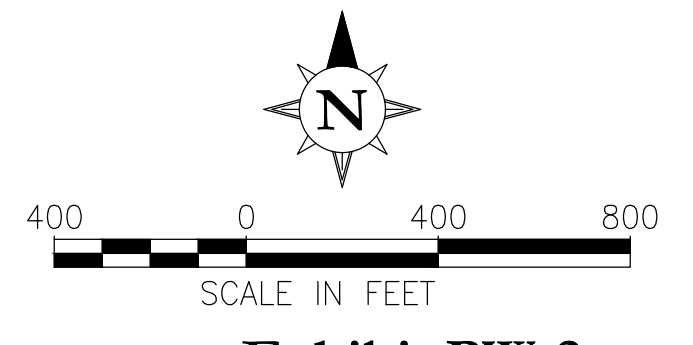
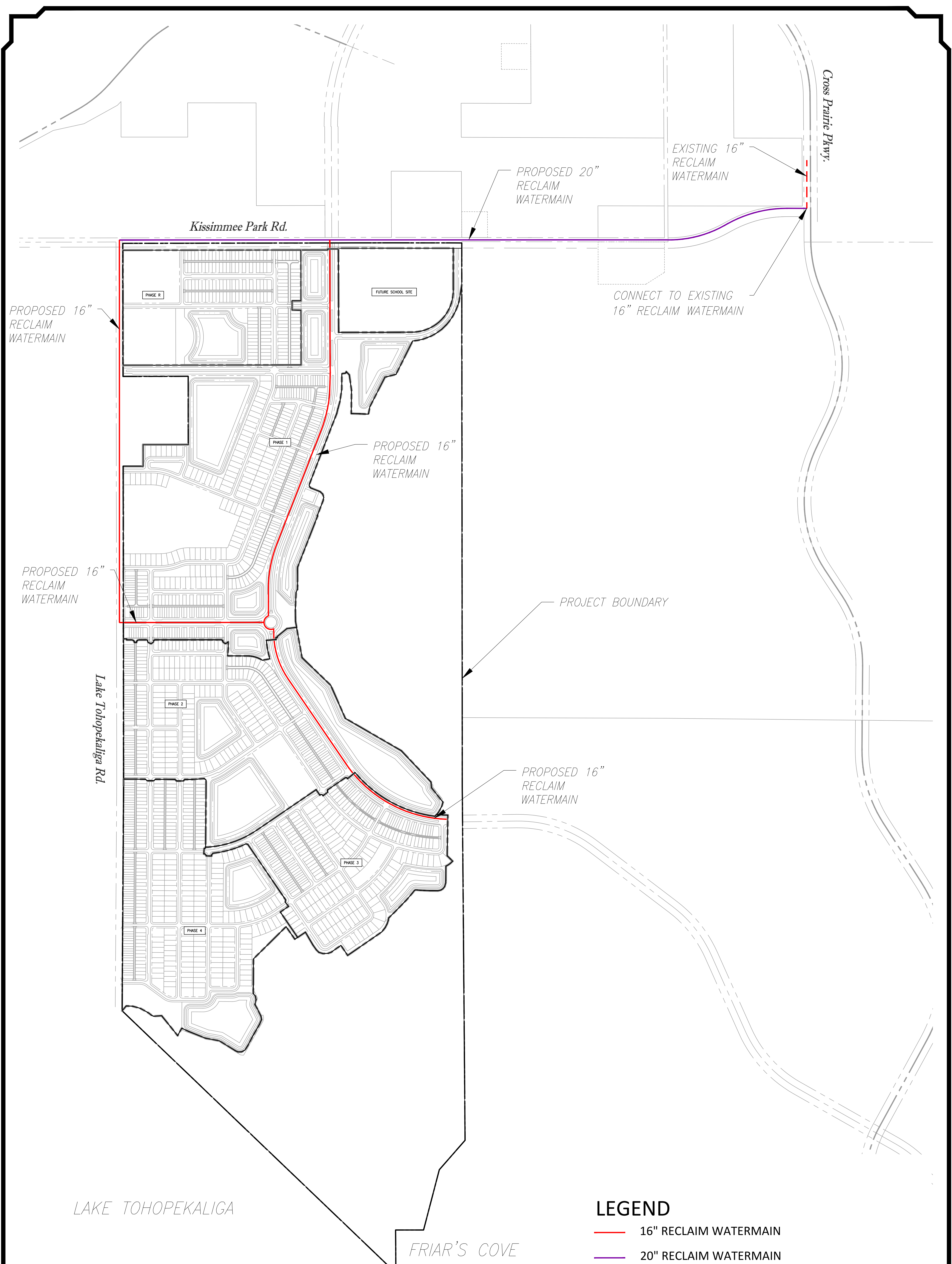


Exhibit PW-2



LEGEND

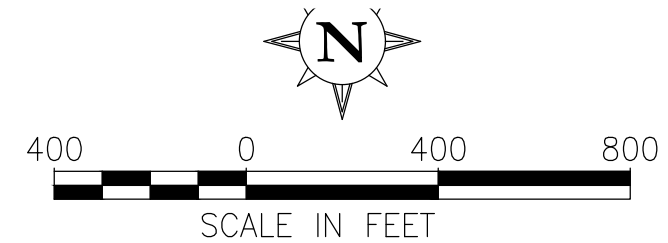
- 16" RECLAIM WATERMAIN
- 20" RECLAIM WATERMAIN
- - - EXISTING 16" RECLAIM WATERMAIN

NOTE: UPSIZED UTILITIES TO BE CONSTRUCTED PER OVERSIZE AGREEMENT WITH TOHOPEKALIGA WATER AUTHORITY. THE MINIMUM SIZES REQUIRED TO SERVE THIS DEVELOPMENT ARE SHOWN ON THE RECLAIMED WATER EXHIBIT.

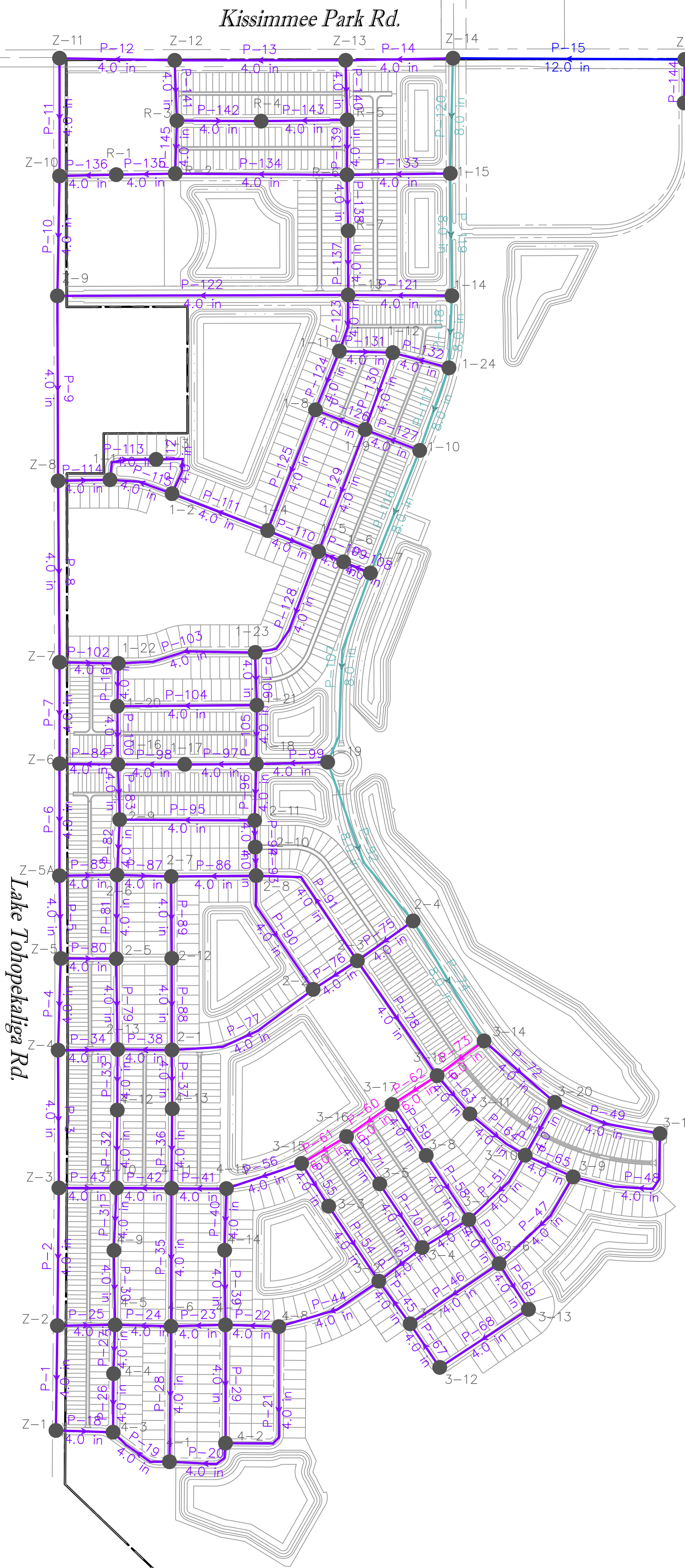
Reclaimed Water Upsize Exhibit

Bella Tara

POULOS & BENNETT



\\PNB501\PROJECTS\2022\22-087 WHALEY FARMS LLC - BELLATARA\MASTER ENG\UTILITIES\EXHIBITS\UPSIZED RECLAIMED WATER EXHIBIT



PROJECT BOUNDARY

LAKE TOHOPEKALIGA

FRIAR'S COVE

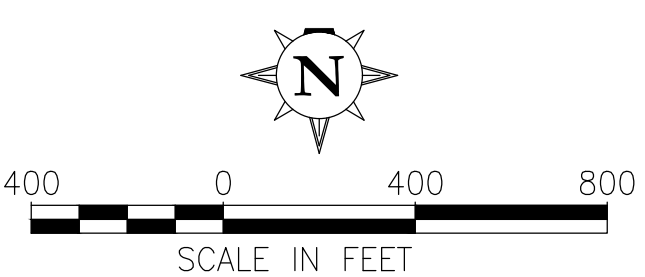
LEGEND

- Z-15 JUNCTION ID
- RESERVOIR ID
- PUMP ID
- PIPE SIZE AND ID
- 4" RECLAIM WATERMAIN
- 6" RECLAIM WATERMAIN
- 8" RECLAIM WATERMAIN
- 12" RECLAIM WATERMAIN

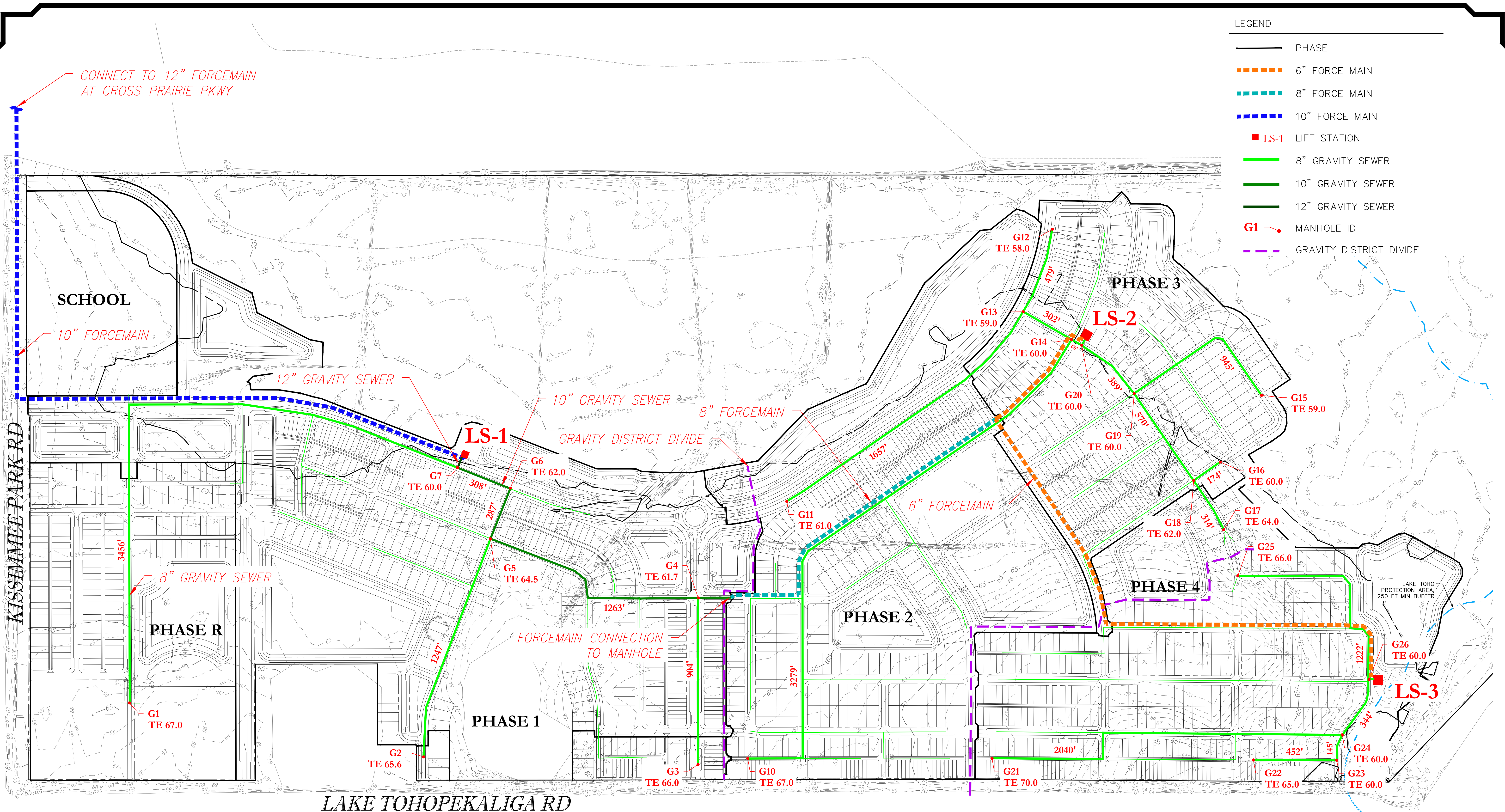
NOTE: BELLA TARA MASTER UTILITY PLAN REVISED AND RESUBMITTED TO TOHO WATER AUTHORITY ON MAY 26, 2023

Reclaimed Water Distribution System

Bella Tara



- LEGEND
- PHASE
 - 6" FORCE MAIN
 - 8" FORCE MAIN
 - 10" FORCE MAIN
 - LS-1 LIFT STATION
 - 8" GRAVITY SEWER
 - 10" GRAVITY SEWER
 - 12" GRAVITY SEWER
 - G1 MANHOLE ID
 - - - GRAVITY DISTRICT DIVIDE



LAKE TOHOPEKALIGA RD

KISSIMMEE PARK RD

April 26, 2023
P & B Job No.: 22-087

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

Wastewater System
Bella Tara
POULOS & BENNETT

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NOTE: BELLA TARA MASTER UTILITY
PLAN REVISED AND RESUBMITTED TO
TOHO WATER AUTHORITY ON MAY 26,
2023

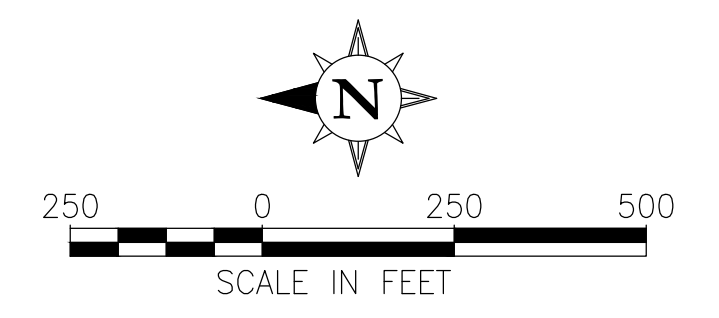


Exhibit WW-1

\\PNB01\PROJECTS\2022\22-087 WHALEY FARMS LLC - BELLATARA\MASTER ENG\UTILITIES\EXHIBITS\GRAVITY SEWER



Offsite Roadway Improvements

Whaley Farms LLC - Bellatara

POULOS & BENNETT



SCALE IN FEET
Exhibit 10

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

4

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment
Methodology Report

June 27, 2023



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 Bella Tara Community Development District (the “District”), located entirely within Osceola County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan” or “CIP”) as described in the Engineer’s Report of Poulos & Bennett, LLC (the “District Engineer”) dated April 12, 2023 (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 CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP 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 CIP enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The CIP will provide infrastructure and 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 CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is without doubt greater than the costs associated with providing 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 CIP as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Bella Tara development (the “Development” or “Bella Tara”), a master planned, residential development located entirely within Osceola County, Florida. The land within the District currently consists of approximately 656.86 +/- acres and is generally located north of Lake Tohopekaliga, south of Kissimmee Park Road and west of Ronald Reagan Turnpike.

2.2 The Development Program

The development of Bella Tara is anticipated to be conducted by Whaley Farms, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions 431 Townhome 22’ units, 581 Single-family 34’ units, 500 Single-family 50’ units, and 327 Multifamily units for a total of 1,839 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The CIP

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 The Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District. The CIP needed to serve the Development is projected to consist of stormwater improvements, earthwork in support of roads and stormwater, onsite roadways and sidewalks, onsite water, reuse water and sewer utilities, lift station, traffic signalization (if required), hardscape, landscape & irrigation, amenities, offsite roadways, offsite utilities, conservation areas and undergrounding of electrical utility lines as well as soft costs and contingency all as set forth in more detail in the Engineer's Report.

The infrastructure included in the CIP will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the CIP are estimated at \$94,995,000. Of the aforementioned costs, \$8,103,010 in costs are directly attributable to the Multifamily units in Phase R. Table 2 in the *Appendix A* illustrates the specific components of the CIP and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded 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 CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$130,265,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. 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 principal amount of \$130,265,000 to finance CIP costs at \$94,995,000. The Bonds as projected under this master 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 every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$130,265,000. The difference is comprised of funding debt service reserves, funding capitalized interest, and paying costs of issuance, including the underwriter's discount.

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 it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part

of the CIP 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 properties within the boundaries of the District. General benefits accrue to areas outside the District, and being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance the CIP.

5.2 Benefit Allocation

The current development plan for the District envisions 431 Townhome 22' units, 581 Single-family 34' units, 500 Single-family 50' units, and 327 Multifamily units for a total of 1,839 residential units, although land use types and unit numbers may change throughout the development period.

The public infrastructure included in the CIP 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 CIP 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 (herein the "Bond Assessments"). 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.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the 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 unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as townhomes, will use and benefit from the District's improvements less than larger units, such as single-family units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the CIP. 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 by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the Bond Assessments in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessments per unit.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, the Bond Assessments will initially be levied on all lands within the District. In particular, the Bond Assessments – corresponding to the total bonded debt in the amount of \$130,265,000 – will be preliminarily levied on approximately 656.86 +/- acres at a rate of \$198,314.71 per acre on an equal pro-rata gross acre basis.

When the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments from unplatted

gross acres to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights 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.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure 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 infrastructure 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 include, but are not limited to:

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

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, 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 from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond 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 CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the

Proposed Plat (plus applicable interest, collection costs, penalties, etc.).¹

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the Development, b) the overall development plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessments installment payable for such lands, and shall constitute part of the Bond Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made.

¹ For example, if the first platting includes 431 Townhome 22' units, 581 Single-family 34' units, 480 Single-family 50' units, and 327 Multifamily units, which equates to a total allocation of 128,068,055.49 in Bond Assessments, then the remaining unplatted land would be required to absorb 20 Single-family 50' units, which equates to \$2,196,944.51 in Bond Assessments. If the remaining unplatted land would only be able to absorb 10 instead of 20 Single-family 50' units or \$1,098,472.26 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,098,472.26 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the true-up agreement(s) and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$130,265,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that

any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

Amenities - No Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the development. If owned by a homeowner’s association, the amenities and common areas would be considered a common element for the exclusive benefit of certain property owners, and would not be subject to Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies.

Government Property - Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, 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.

New Unit Types - As noted herein, this report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single-family 50’ unit has an ERU of 1.00, and a Single-family 34’ unit has an ERU of 0.68, then a new Single-family 60’ product type would have an ERU of 1.20.

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

Bella Tara

Community Development District

Development Plan

Unit Type	Phase 1 Number of Units	Phase 2 Number of Units	Phase 3 Number of Units	Phase 4 Number of Units	Phase R Number of Units	Total Number of Units
Townhome 22'	166	98	93	74	-	431
Single-family 34'	110	96	69	128	178	581
Single-family 50'	118	107	112	163	-	500
Multifamily	-	-	-	-	327	327
Total	394	301	274	365	505	1,839

Table 2

Bella Tara

Community Development District

Capital Improvement Plan

Improvement	Phase R - MF Costs	All Remaining Phases - Costs	Total CIP Costs
Stormwater Improvements	\$337,389	\$9,302,291	\$9,639,680
Earthwork in support of Roads and Stormwater	\$357,235	\$9,849,485	\$10,206,720
Onsite Roadways and Sidewalks	\$198,464	\$13,977,536	\$14,176,000
Onsite Water, Reuse Water and Sewer Utilities	\$317,542	\$22,364,058	\$22,681,600
Lift Station	\$351,000	\$1,599,000	\$1,950,000
Traffic Signalization (If required)	\$81,000	\$369,000	\$450,000
Hardscape, Landscape & Irrigation	\$640,800	\$2,919,200	\$3,560,000
Amenities	\$720,000	\$3,280,000	\$4,000,000
Offsite Roadways	\$842,040	\$3,835,960	\$4,678,000
Offsite Utilities	\$799,200	\$3,640,800	\$4,440,000
Conservation Areas	\$270,000	\$1,230,000	\$1,500,000
Undergrounding of Electrical Utility Lines	\$415,980	\$1,895,020	\$2,311,000
Soft Costs (8.5%)	\$1,217,880	\$5,548,120	\$6,766,000
Contingency (10%)	\$1,554,480	\$7,081,520	\$8,636,000
Total	\$8,103,010	\$86,891,990	\$94,995,000

Table 3

Bella Tara

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$130,265,000.00
Total Sources	\$130,265,000.00

Uses

Project Fund Deposits:	
Project Fund	\$94,995,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$11,571,105.61
Capitalized Interest Fund	\$20,842,400.00
Delivery Date Expenses:	
Costs of Issuance	\$2,855,300.00
Rounding	\$1,194.39
Total Uses	\$130,265,000.00

Table 4

Bella Tara

Community Development District

Benefit Allocation

Unit Type	Phase R - MF Number of Units	Phase R - MF ERU per Unit	Total Phase R - MF ERU	Remaining Phases Number of Units	Remaining Phases ERU per Unit	Total Remainin g Phases ERU
Townhome 22'	-	-	-	431	0.44	189.64
Single-family 34'	-	-	-	581	0.68	395.08
Single-family 50'	-	-	-	500	1.00	500.00
Multifamily	327	0.40	130.80	-	-	-
Total	327		130.80	1,512		1,084.72
						Total ERU
						1,215.52

Table 5

Bella Tara

Community Development District

Bond Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March*
Townhome 22'	431	\$ 15,191,198.64	\$20,831,427.87	\$48,332.78	\$4,616.43
Single-family 34'	581	\$ 31,648,063.47	\$43,398,441.90	\$74,696.11	\$7,134.48
Single-family 50'	500	\$ 40,052,727.89	\$54,923,612.81	\$109,847.23	\$10,491.88
Multifamily	327	\$ 8,103,010.00	\$11,111,517.42	\$33,980.18	\$3,245.56
Total	1,839	\$ 94,995,000.00	\$130,265,000.00		

* Includes costs of collection estimated at 3% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “A”

Bond Assessments in the amount of \$130,265,000 are proposed to be levied over the area as described below designating the boundary of the District:

Legal Description

PARCEL 1:

LOTS 8, 9, 24, 25, 40, 41, 56, 57, 72, 73, 88, 89, 104, 105, 120 AND 121, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 15, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST.

PARCEL 2:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 , LESS THE ROAD RIGHT OF WAY, LOTS 1, 2, 15 TO 18, INCLUSIVE, 31 THROUGH 35, INCLUSIVE, 46 THROUGH 52, LESS THE WEST 208.71 FEET OF THE NORTH 208.71 FEET OF SAID LOT 52, INCLUSIVE, 61 THROUGH 66, INCLUSIVE, 79 THROUGH 82, INCLUSIVE, 95 THROUGH 98, INCLUSIVE, 111 THROUGH 114, INCLUSIVE, 127 AND 128, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST.

PARCEL 3:

LOTS 1, 2, 15 THROUGH 18, 31, 32, 33, 34, 47, 48, 49, 50, 63, 64, 65, 66, 79, 80, 81, 82, 95, 96 AND THAT PORTION OF OF LOTS 97 AND 112 SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION LYING LANDWARD OF THE ORDINARY HIGH WATER MARK OF LAKE TOHOPEKALIGA, AS PER PLAT THEROF RECORDED IN PLAT BOOK B, PAGE 57, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING LOCATED IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 30 EAST;

PARCEL 4:

LOTS 6, 7, 18, 19, 30, 31, 42, 43, 56, 57 AND THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF LOT 72, RUN SOUTH ALONG THE WEST LINE 990 FEET TO THE SOUTHWEST CORNER OF LOT 84, THENCE RUN EAST ALONG THE SOUTH LINE 231 FEET, THENCE NORTH 15°30' EAST, RUN 603.65 FEET, THENCE NORTH 40°52' EAST, RUN 378.46 FEET TO A POINT ON THE EAST LINE OF LOT 72, THENCE NORTH 122.2 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, THENCE WEST 640 FEET TO THE POINT OF BEGINNING, SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 17, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 30 EAST;

PARCEL 5 (HOMESTEAD):

GOVERNMENT LOT 3, LYING IN SETION 32, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT OF WAY IN FAVOR OF THE STATE OF FLORIDA SET FORTH IN OFFICIAL RECORDS BOOK 7, PAGE 293, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 6 (HUFFMAN GROVE):

THE SOUTH HALF (S1/2) OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY (30) EAST AND THE NORHTWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER

(NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY (30) EAST, ALL IN OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD S525A, CONVEYED TO THE STATE OF FLORIDA IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 297, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7 (IVEY GROVE):

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 26, RANGE 30, LYING IN OSCEOLA COUNTY, FLORIDA;

LESS ROAD RIGHT-OF-WAY FOR S.R. S-525-A, A/K/A LAKE TOHOPEKALIGA ROAD, SET FORTH IN SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 299, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

THAT PART OF THE N 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LYING EAST OF AND WITHIN 33 FEET OF THE CENTERLINE OF STATE ROAD S-525-A, SECTION 9255, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST AT A POINT 2640 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE RUN DUE SOUTH 5282.45 FEET TO THE SOUTH LINE OF SAID SECTION 29 TO A POINT 2673 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

PARCEL 8

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LESS RIGHT OF WAY FOR KISSIMMEE PARK ROAD AND LAKE TOHOPELALIGA ROAD.

LESS RIGHT OF WAY AND PONDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3829, PAGE 1131 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

FOR A TOTAL OF APPROXIMATELY 656.86 ACRES, MORE OR LESS.

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-25

[RESOLUTION DECLARING DEBT ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bella Tara Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the *Engineer's Report*, dated June 27, 2023 ("**Project**"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated June 27, 2023, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Project is \$90,544,000 (“Estimated Cost”).
- B. The Assessments will defray approximately \$ _____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$ _____ per year, again as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any

given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	
TIME:	
LOCATION:	

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Hernando County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice

that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Hernando County and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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.

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

PASSED AND ADOPTED this 27th day of June, 2023.

ATTEST:

BELLA TARA
COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report, dated June 27, 2023*

Exhibit B: *Master Special Assessment Methodology Report, dated June 27, 2023*

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Bella Tara 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 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 additionally 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT:

1. PRIMARY ADMINISTRATIVE OFFICE. 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.

2. PRINCIPAL HEADQUARTERS. The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of _____ and within Osceola County, Florida.

3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of June, 2023.

ATTEST:

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Bella Tara Community Development District held Multiple Public Hearings and a Regular Meeting on May 30, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Ernesto Mitsumasu (via telephone)	Chair
Craig Perry	Vice Chair
Tom Pagnotta (via telephone)	Assistant Secretary
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Christina Baxter	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:13 p.m. Supervisors, Craig Perry, Dean Perry and Walsh, were present. Supervisors Mitsumasu and Pagnotta addended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

40 **Setting Forth the Legal Description of the**
41 **Real Property Within the District’s**
42 **Jurisdictional Boundaries that May or Shall**
43 **Be Subject to the Levy of District Non-Ad**
44 **Valorem Assessments; Providing for**
45 **Severability; Providing for Conflict and**
46 **Providing for an Effective Date**

- 47
- 48 **A. Affidavit/Proof of Publication**
- 49 **B. Consideration of Resolution 2023-27, Expressing its Intent to Utilize the Uniform**
50 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
51 **May Be Levied by the Bella Tara Community Development District in Accordance with**
52 **Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an**
53 **Effective Date**

54 Mr. Torres presented Resolution 2023-27. This authorizes the CDD to utilize the services
55 of the Tax Collector and Property Appraiser.

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57 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
58 **favor, the Public Hearing was opened.**

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61 No members of the public spoke.

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63 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
64 **favor, the Public Hearing was closed.**

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66 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
67 **favor, Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method**
68 **of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May**
69 **Be Levied by the Bella Tara Community Development District in Accordance**
70 **with Section 197.3632, Florida Statutes; Providing a Severability Clause; and**
71 **Providing an Effective Date, was adopted.**

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74 **FOURTH ORDER OF BUSINESS**

Public Hearing to Hear Public Comments
and Objections to the Adoption of the

75

76 Rules of Procedure, Pursuant to Sections
77 120.54 and 190.035, Florida Statutes

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79 **A. Affidavit of Publication**

80 **B. Consideration of Resolution 2023-28, Adopting Rules of Procedure; Providing a**
81 **Severability Clause; and Providing an Effective Date**

82 Mr. Torres presented Resolution 2023-28. Mr. Earlywine explained the purpose of the
83 Rules of Procedure.

84

85 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
86 **favor, the Public Hearing was opened.**

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89 No members of the public spoke.

90

91 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
92 **favor, the Public Hearing was closed.**

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94 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
95 **favor, Resolution 2023-28, Adopting Rules of Procedure; Providing a**
96 **Severability Clause; and Providing an Effective Date, was adopted.**

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99 **FIFTH ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year
2022/2023 Budget

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102 **A. Affidavit of Publication**

103 **B. Consideration of Resolution 2023-29, Relating to the Annual Appropriations and**
104 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
105 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
106 **Date**

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108 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
109 **favor, the Public Hearing was opened.**

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112 No members of the public spoke.

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114 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
115 **favor, the Public Hearing was closed.**

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118 Mr. Torres presented Resolution 2023-29. He reviewed the proposed Fiscal Year 2023

119 budget, which will be a Landowner-funded budget, with expenses paid as they are incurred.

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121 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
122 **favor, Resolution 2023-29, Relating to the Annual Appropriations and Adopting**
123 **the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
124 **September 30, 2023; Authorizing Budget Amendments; and Providing an**
125 **Effective Date, was adopted.**

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128 **SIXTH ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year
2023/2024 Budget

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131 **A. Affidavit of Publication**

132 **B. Consideration of Resolution 2023-30, Relating to the Annual Appropriations and**
133 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending**
134 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
135 **Date**

136 Mr. Torres presented Resolution 2023-30. He reviewed the proposed Fiscal Year 2024
137 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2023
138 budget. Mr. Wrathell stated that the Fiscal Year 2024 budget anticipates bond issuance. This
139 will be a Landowner-funded budget, with expenses paid as they are incurred.

140 Discussion ensued regarding Operation & Maintenance (O&M) expenses.

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142 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
143 **favor, the Public Hearing was opened.**

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146 No members of the public spoke.

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On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was closed.

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On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

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Consideration of Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

175

Mr. Earlywine discussed the bond issuance process, including bond validation, assessment process, Engineer’s and Methodology Reports, etc. The goal is to start the assessment process in June and finish it in early August, have the bond validation hearing in late August or early September and then issue bonds in September or October.

179

Regarding construction progress, Mr. Craig Perry stated that the hope is to start in October or November; the permitting process is underway. The CDD will be annexed into the City of St. Cloud.

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This item was deferred to the next meeting.

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184 **EIGHTH ORDER OF BUSINESS** **Consideration of Construction Related**
185 **Items**

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- 187 **A. Acquisition of Work Product**
- 188 **B. Assignment of Site Work Contract**

189 Mr. Earlywine stated these items are related to acquiring work product and site work
190 contracts. There is no action to be taken today but these items should remain on the agenda.

191 This item was deferred.

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193 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-07,**
194 **Designating the Primary Administrative**
195 **Office and Principal Headquarters of the**
196 **District and Providing an Effective Date**

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198 This item was deferred.

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200 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
201 **Statements as of April 30, 2023**

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203 Mr. Torres presented the Unaudited Financial Statements as of April 30, 2023

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205 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
206 **favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.**

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209 **ELEVENTH ORDER OF BUSINESS** **Approval of Minutes**

210

211 Mr. Torres presented the following:

- 212 **A. March 6, 2023 Landowners’ Meeting**
- 213 **B. March 6, 2023 Organizational Meeting**

214

215 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
216 **favor, the March 6, 2023 Landowners’ Meeting and March 6, 2023**
217 **Organizational Meeting Minutes, as presented, were approved.**

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220 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

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222 **A. District Counsel: Kutak Rock LLP**

223 **B. District Engineer (Interim): Poulos & Bennett, LLC**

224 There were no reports from District Counsel or the District Engineer.

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

226 • **NEXT MEETING Date: June 27, 2023 at 1:00 PM**

227 ○ **QUORUM CHECK**

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229 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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231 There were no Board Members' comments or requests.

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233 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

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235 No members of the public spoke.

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237 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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240 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**
241 **favor, the meeting adjourned at 1:44 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

BELLA TARA

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

*Hampton Inn & Suites Orlando South Lake Buena Vista
4971 Calypso Cay Way, Kissimmee, Florida, 34746*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 30, 2023	Regular Meeting	1:00 PM
June 27, 2023	Regular Meeting	1:00 PM
July 25, 2023	Regular Meeting	1:00 PM
August 22, 2023	Regular Meeting	1:00 PM
September 26, 2023	Regular Meeting	1:00 PM