

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
LANDOWNER ELECTION, AUDIT COMMITTEE  
& REGULAR MEETING  
NOVEMBER 15, 2022**

**TWO RIVERS EAST**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**TUESDAY, NOVEMBER 15, 2022 AT 11:00 A.M.**  
**SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY**  
**LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638**

<b>District Board of Supervisors</b>	Supervisor	Jeffery Hills
	Supervisor	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Thomas Spence
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec, Inc	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The landowner election & meetings will begin at **11:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

November 15, 2022  
Board of Supervisors  
**Two Rivers East Community Development District**

**Dear Board Members:**

The Landowner Election, Audit Committee & Regular Meeting of the Two Rivers East Community Development District will be held on **November 15, 2022 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**LANDOWNERS MEETING/ELECTION**

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

**PUBLIC HEARINGS, AUDIT COMMITTEE AND REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. OATH OF OFFICE**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. RECESS TO AUDIT COMMITTEE MEETING**
- 5. AUDIT COMMITTEE MEETING**
  - A. Call to Order/Roll Call
  - B. Appoint Chairman
  - C. Selection of Criteria for Evaluation of Proposals
  - D. Determine Date, Time and Location RFP Required
    - i. Consider Notice of Request for Proposals for Audit Services
  - E. Consider Sending RFP to Interested Firms
  - F. Determine Date of Next Committee Meeting
    - i. Audit Committee Evaluation Criteria.....Tab 01
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. VENDOR AND STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 8. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-24; Canvassing and Certifying the Results of the Landowners Election.....Tab 02
  - B. Consideration of Resolution 2023-25; Designating Officers.....Tab 03
  - C. Consideration of District Engineers Bond Validation Report.....Tab 04
  - D. Consideration of District Engineers Report.....Tab 05
  - E. Consideration of Master Assessment Methodology Report.....Tab 06

- F. Consideration of Resolution 2023-26; Declaring Special Assessments.....Tab 07
- G. Consideration of Resolution 2023-27; Setting Public Hearing to Levy Special Assessments.....Tab 08
- H. Consideration of Resolution 2023-28; District Expansion.....Tab 09
- I. General Matters of the District

**9. STAFF REPORTS**

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

**10. BOARD MEMBERS COMMENTS**

**11. PUBLIC COMMENTS**

**12. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



# **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICTS**

District Office •2005 Pan Am Circle •Suite 300 •Tampa, Florida 33607 •(813) 873-7300•Fax (813) 873-7070

November 15, 2022

To: Two Rivers East CDD – Audit Committee  
**Audit Committee Selection Process**

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman.

Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.
2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

1. Specify the services to be provided and fees, or other compensation for such services;
2. Require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
3. Specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you must do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which must include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

**AUDITOR SELECTION**  
**EVALUTION CRITERIA (PRICE FACTORED IN)**

**1. Ability of Personnel** **(20 points)**

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

**2. Proposer's Experience** **(20 points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent; etc.)

**3. Timeline** **(20 points)**

Points will be awarded based upon the proposers timeline of the completion of the services requested.

**4. Ability to Furnish the Required Services** **(20 points)**

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

**5. Price** **(20 points)**

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

## **RESOLUTION 2023-24**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

**WHEREAS**, following proper publication and notice thereof, on November 15, 2022 the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

**WHEREAS**, at the November 15, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes: _____
Seat 2	_____	Votes: _____
Seat 3	_____	Votes: _____
Seat 4	_____	Votes: _____
Seat 5	_____	Votes: _____

**SECTION 3.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	Years: _____
Seat 2	Years: _____
Seat 3	Years: _____
Seat 4	Years: _____
Seat 5	Years: _____

**SECTION 4.** Said terms of office commenced on November 15, 2022.

**SECTION 5.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

**PASSED AND ADOPTED THIS 15TH DAY OF NOVEMBER, 2022.**

ATTEST:

**TWO RIVERS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

## **RESOLUTION 2023-25**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Two Rivers East Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Pasco; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF NOVEMBER, 2022.**

**ATTEST:**

**TWO RIVERS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

**Two Rivers East Community  
Development District**

**Bond Validation  
Report of the District Engineer**



Prepared for:  
Board of Supervisors  
Two Rivers East Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

November 9, 2022



## 1.0 INTRODUCTION

The Two Rivers East Community Development District ("the District") encompasses approximately 645.185 acres in Pasco County, Florida. The District is located within Sections 28, 29 and 33, Township 26 South, Range 21 East and is vacant land located at the northwest corner of US Highway 301 and the Hillsborough/Pasco County line and adjacent to Two Rivers West Community Development District and south of the SR56 extension.

See Appendix A for a Vicinity Map and Legal Description of the District.

## 2.0 PURPOSE

The District was established by Pasco County Ordinance 22-52 effective on September 23, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Bond Validation Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

## 3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG-Two Rivers, LLC currently plans to build 1,280 single-family residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## 4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berthing, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



## Two Rivers East CDD

Bond Validation Report of the District Engineer  
November 9, 2022  
Page 3 of 5

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities. Storm sewer systems within collector roads rights-of-way are anticipated to be owned and maintained by Pasco County and storm sewer systems within the subdivision street rights-of-way are anticipated to be owned and maintained by the District.

## 4.2 WATER SUPPLY

The District is located within the Pasco County Utilities Services Department's service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County Utilities Standards for Design and Construction. It is anticipated that Pasco County Utilities Department will own and maintain these facilities.

## 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities Services Department's service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County Utilities Standards for Design and Construction. It is anticipated that Pasco County Utilities Services Department will own and maintain these facilities.

## **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Collector roads will be designed in accordance with the Pasco County Engineering Services' Project Management/Design Division technical standards and are anticipated to be owned and maintained by the Pasco County. Subdivision streets will be designed in accordance with the Pasco County Engineering Services' Project Management/Design Division technical standards and are anticipated to be owned by the District.

## **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

## **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

## **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

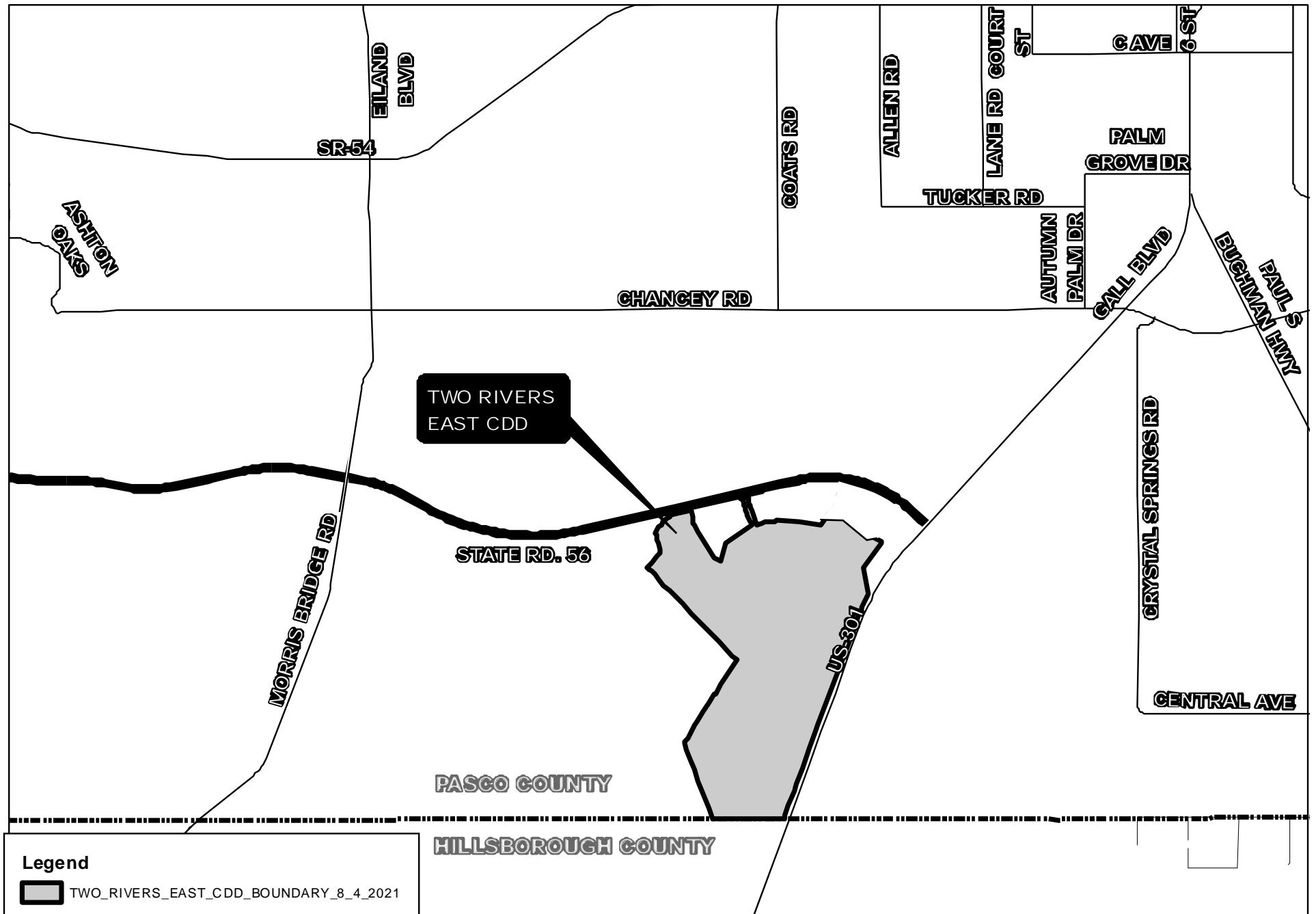
Tonja L. Stewart, P.E.  
Florida License No. 47704



**Two Rivers East CDD**  
Bond Validation Report of the District Engineer  
November 9, 2022

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**

# TWO RIVERS EAST CDD LOCATION MAP



0 0.5 1 2 3 4 5 6 Miles <sup>17</sup>

**TWO RIVERS  
EAST COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency;

**LEGAL DESCRIPTION CONTINUES ON SHEET 2**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21	Dwg: TWO RIVERS EAST-CDD-DS.dwg
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File Path: P:\Two Rivers\Master Plan\Description\West-East_Parcels\CDD\EAST CDD
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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.
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No.	Date	Description	Dwn.
2 1	12/21/21 07/01/21	Revised Bdry & Legal Revised Bdry & Legal	VBR VBR
REVISIONS			

SHEET NO. 1 OF 13 SHEETS

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

**CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1**

thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

**TWO RIVERS  
EAST CDD**Prepared For: **EPG-TWO RIVERS, LLC****DESCRIPTION SKETCH**  
(Not a Survey)**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR

No. Date Description Dwn.

REVISIONS

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 &amp; 33, TWP. 26 S., RNG. 21 E.

**SHEET NO. 2 OF 13 SHEETS**

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	25.00	90°00'00"	39.27	35.36	N.57°59'27"W.
3	25.00	90°00'00"	39.27	35.36	S.32°00'33"W.
4	2029.00	07°06'55"	251.97	251.81	S.16°32'54"E.
5	2040.00	04°23'38"	156.45	156.41	S.22°18'11"E.
10	2050.00	01°12'26"	43.19	43.19	N.30°25'41"W.
11	1000.00	03°56'07"	68.68	68.67	N.29°03'51"W.
12	2171.00	14°06'21"	534.49	533.14	N.20°02'37"W.
13	6052.15	06°59'35"	738.68	738.22	S.23°44'56"W.

### BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

### **LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

## TWO RIVERS EAST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

### **DESCRIPTION SKETCH** (Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS   Checked: AWM   Order No.: AMI-EPG-TR-002

Date: 5-4-21   Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2 12/21/21      Revised Bdry & Legal  
1 07/01/21      Revised Bdry & Legal

VBR  
VBR

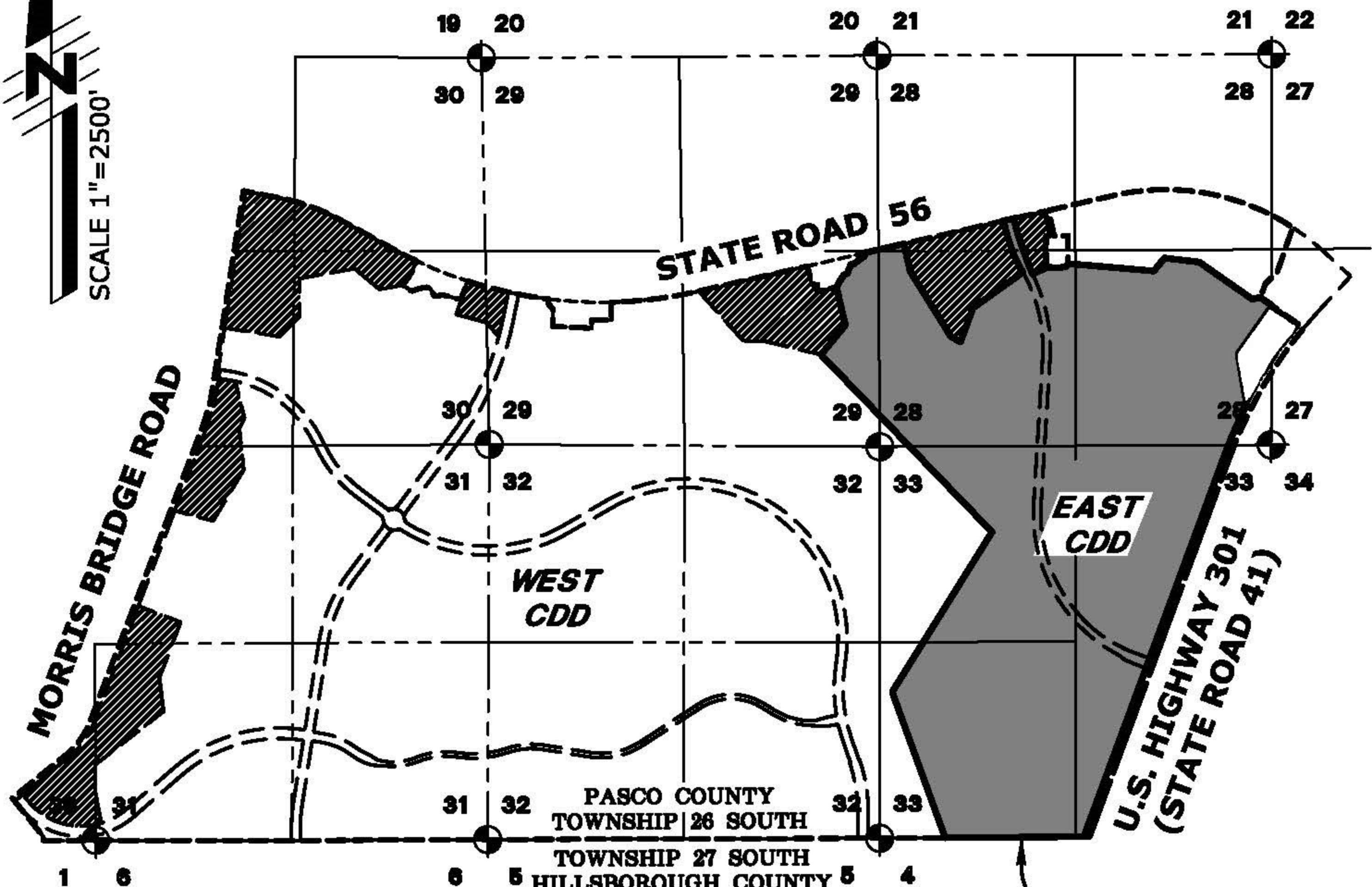
No. Date Description Dwn.

REVISIONS

**SHEET NO. 3 OF 13 SHEETS**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
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## LOCATION MAP

## TWO RIVERS EAST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

### DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

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1	07/01/21	Revised Bdry & Legal	VBR

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 4 OF 13 SHEETS

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**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

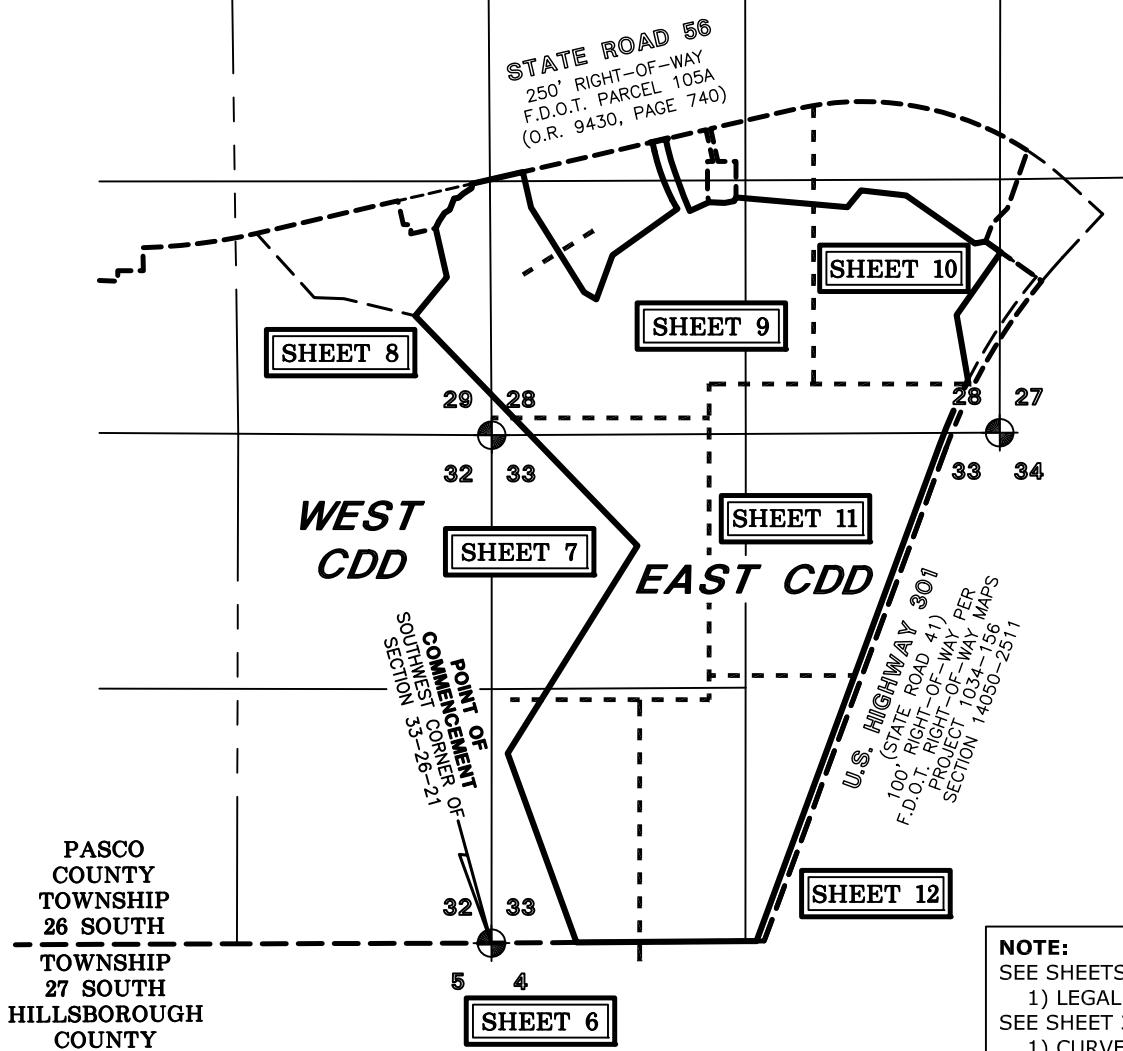
Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: F:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

SCALE 1"=2000'



## KEY MAP

## TWO RIVERS EAST CDD

Prepared For: EPG-TWO RIVERS, LLC

### DESCRIPTION SKETCH (Not a Survey)

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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

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2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR

No.	Date	Description	Dwn.
REVISIONS			

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD  
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

SHEET NO. 5 OF 13 SHEETS

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

SEE SHEET 7

PASCO COUNTY  
TOWNSHIP 26 SOUTH  
TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY

32 33  
5 4

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

N.89°33'33"E. 885.01'

POINT OF  
COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 33-26-21

S.89°33'33"W. 1759.94'

## TWO RIVERS EAST CDD

SEE SHEET 12

Prepared For: EPG-TWO RIVERS, LLC

### DESCRIPTION SKETCH (Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

No. Date Description Dwn.

REVISIONS

SHEET NO. 6 OF 13 SHEETS

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Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

SEE SHEET 8

29 28

32 33



WEST CDD

EAST CDD

N.44°00'00" W. 3331.08'

**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

N.32°00'00"E. 2550.00'

EAST CDD

NORTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHWEST 1/4 OF  
SECTION 33-26-21

SEE SHEET 6

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 7 OF 13 SHEETS			

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE DETAIL "A"  
ON SHEET 13

NORTHEAST 1/4 OF  
SECTION 29-26-21

SOUTHEAST 1/4 OF  
SECTION 29-26-21

STATE ROAD 56  
250' RIGHT-OF-WAY  
F.D.O.T. PARCEL 105A  
(O.R. 9430, PAGE 740)

SOUTHERLY BOUNDARY OF  
THE RIGHT-OF-WAY FOR  
STATE ROAD No. 56  
(F.D.O.T. PARCEL 105A)

NORTHWEST 1/4 OF  
SECTION 28-26-21  
SOUTHWEST 1/4 OF  
SECTION 28-26-21

F.D.O.T.  
PARCEL 105D  
(O.R. 9430,  
PAGE 740)

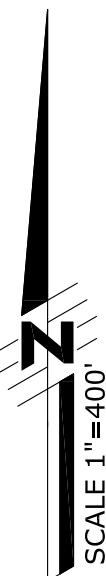
EASTERLY BOUNDARY  
OF F.D.O.T.  
PARCEL 105D  
90.94

N.49°01'21"E.  
62.13  
N.79°03'59"E.  
48.49  
N.26°33'27"E.  
79.74  
N.13°00'00"W.  
524.84  
N.39°30'00"E.  
51.938  
N.33°18'43"E.  
104.24  
N.33°18'43"E.  
125.75  
N.58°42'07"E.  
62.96  
N.21°09'24"E.  
125.75  
N.55°57'43"E.  
90.94  
N.77°00'33"E.  
547.57  
S.12°59'27"E.  
380.00  
S.32°00'00"E.  
1040.00

SEE SHEET 9

EAST CDD

WEST CDD



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

SEE SHEET 7

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

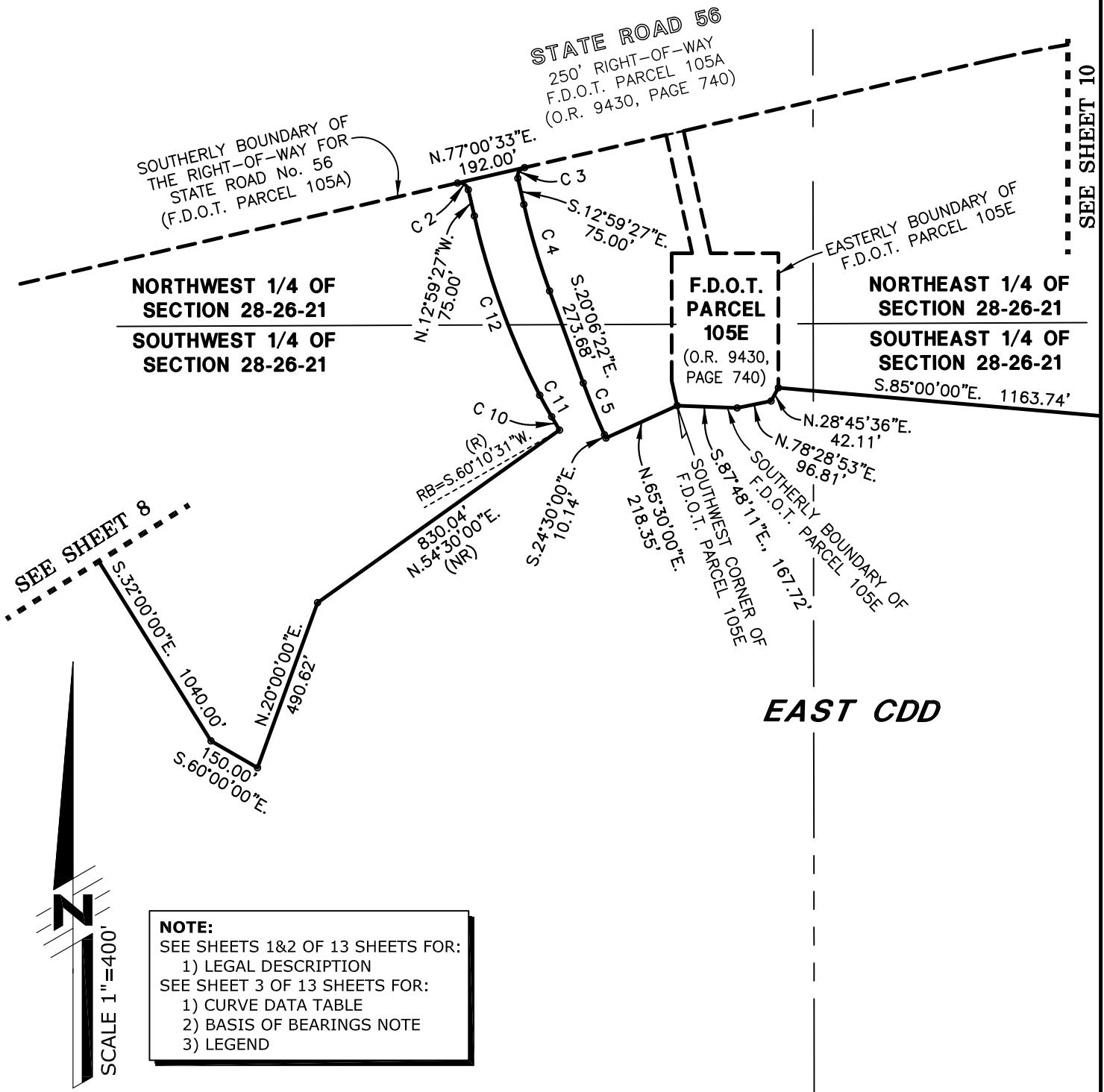
Dwn.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

REVISIONS

SHEET NO. 8 OF 13 SHEETS

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**SEE SHEET 11**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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VBR

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD  
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

**REVISIONS**

**SHEET NO. 9 OF 13 SHEETS**

SEE SHEET 9

1163.74' S.85°00'00"E.  
226.78' N.39°00'00"E.  
S.83°30'00"E. 473.37'

NORTHEAST 1/4 OF  
SECTION 28-26-21  
SOUTHEAST 1/4 OF  
SECTION 28-26-21

S.55°00'00"E.  
872.74'

N.  
1.16  
1.44  
1.32  
1.00  
0.00  
E.

SOUTHERLY BOUNDARY OF  
F.D.O.T. PARCEL 105G

S.35°0'7"49"W.  
800.00'

691.58'  
S.09°52'11"E.  
C.13

SECTION 28-26-21  
SECTION 27-26-21

STATE ROAD 56  
250' RIGHT-OF-WAY  
(F.D.O.T. PARCEL 105A  
(O.R. 9430, PAGE 740)

NORTHWEST 1/4 OF  
SECTION 27-26-21  
SOUTHWEST 1/4 OF  
SECTION 27-26-21

F.D.O.T.  
PARCEL 105G  
(O.R. 9430,  
PAGE 740)

WESTERLY BOUNDARY OF  
THE U.S. HIGHWAY 301  
(STATE ROAD 41)

U.S. HIGHWAY 301  
(STATE ROAD 41)  
(100' RIGHT-OF-WAY)  
PER F.D.O.T. RIGHT-OF-WAY  
MAPS PROJECT 1034-156  
SECTION 14050-251156

SCALE 1"=400'

**EAST CDD**

**TWO RIVERS  
EAST CDD**

**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

SEE SHEET 11

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

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VBR

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD  
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

**SHEET NO. 10 OF 13 SHEETS**

SEE SHEET 9

SEE SHEET 7

SEE SHEET 9

SEE SHEET 10

**NORTHWEST 1/4 OF  
SECTION 33-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**SOUTHEAST 1/4 OF  
SECTION 28-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**EAST CDD**

**U.S. HIGHWAY 301  
(STATE ROAD 41)**  
(100' RIGHT-OF-WAY)  
PER F.D.O.T. RIGHT-OF-WAY  
MAPS PROJECT 1034-156  
SECTION 14050-2511



SEE SHEET 12

S.20°15'09"W. 5504.94'

WESTERLY BOUNDARY OF  
THE RIGHT-OF-WAY OF  
U.S. HIGHWAY 301  
(STATE ROAD 41)

75.00'

**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

No.	Date	Description	Dwn.
2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR

REVISIONS

**SHEET NO. 11 OF 13 SHEETS**

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 11

NORTHEAST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

SEE SHEET 7

SEE SHEET 6

EAST CDD

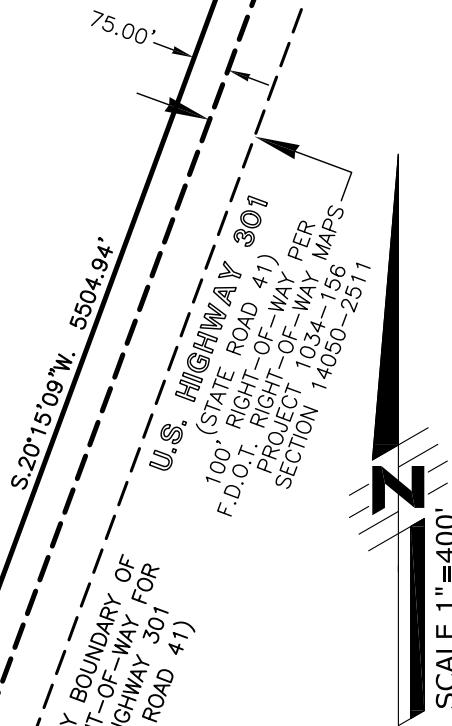
SOUTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

S.89°33'33"W. 1759.94'

S.89°38'19"W.  
116.15'

SOUTH BOUNDARY OF  
THE SOUTHEAST 1/4 OF  
SECTION 33-26-21



**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

PASCO COUNTY  
TOWNSHIP 26 SOUTH

TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

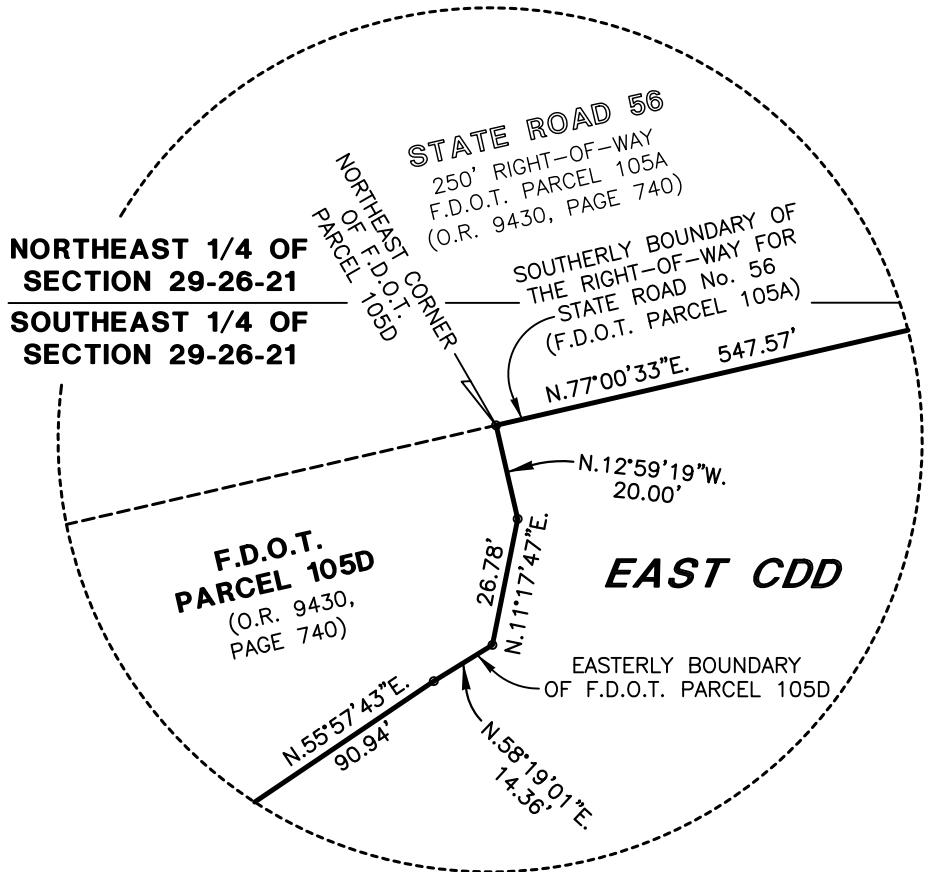
2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.

REVISIONS

**SHEET NO. 12 OF 13 SHEETS**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

- 1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

- 1) CURVE DATA TABLE
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

**DETAIL "A"**

NOT TO SCALE  
(SEE SHEET 8)



**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

Arthur W. Merritt  
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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

REVISIONS

**SHEET NO. 13 OF 13 SHEETS**



## **Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Two Rivers East  
Community Development District  
Proposed Infrastructure Costs**

<u>Description</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>District Estimated Cost</u>
Amenities	\$ 1,542,857	\$ 4,628,571	\$ 4,628,571	\$ 4,628,571	\$ 15,428,570
Roads	\$ 1,028,571	\$ 3,085,714	\$ 3,085,714	\$ 3,085,714	\$ 10,285,713
Stormwater Management	\$ 1,800,000	\$ 5,400,000	\$ 5,400,000	\$ 5,400,000	\$ 18,000,000
Utilities, Sewer & Water	\$ 617,143	\$ 1,851,429	\$ 1,851,429	\$ 1,851,429	\$ 6,171,430
Hardscape/Landscape/Irrigation	\$ 617,143	\$ 1,851,429	\$ 1,851,429	\$ 1,851,429	\$ 6,171,430
Professional Services/Contingency	\$ 154,286	\$ 462,857	\$ 462,857	\$ 462,857	\$ 1,542,857
Offsite Improvements	\$ 1,310,000	\$ 3,930,000	\$ 3,930,000	\$ 3,930,000	\$ 13,100,000
<b>TOTAL</b>	<b>\$ 7,070,000</b>	<b>\$ 21,210,000</b>	<b>\$ 21,210,000</b>	<b>\$ 21,210,000</b>	<b>\$ 70,700,000</b>

**Two Rivers East Community  
Development District**

Report of the District Engineer



Prepared for:  
Board of Supervisors  
Two Rivers East Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

November 9, 2022



## 1.0 INTRODUCTION

The Two Rivers East Community Development District ("the District") encompasses approximately 645.185 acres in Pasco County, Florida. The District is located within Sections 28, 29 and 33, Township 26 South, Range 21 East and is vacant land located at the northwest corner of US Highway 301 and the Hillsborough/Pasco County line and bound by the SR 56 extension to the north and Two Rivers West Community Development District to the west.

See Appendix A for a Vicinity Map and Legal Description of the District.

## 2.0 PURPOSE

The District was established by Pasco County Ordinance 22-52 effective on September 23, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

## 3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG-Two Rivers, LLC currently plans to build 1,280 single-family residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## 4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berthing, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities. The storm sewer systems within collector road rights-of-way are anticipated to be owned and maintained by Pasco County. The storm sewer systems within the subdivision street rights-of-way will be owned and maintained by the District.

## **4.2 WATER SUPPLY**

The District is located within the Pasco County Utilities Services Department's service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include a series of looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County Utilities Standard for Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Utilities Services Department service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County Utilities Standards of Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.

## **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Collector roads will be designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and are anticipated to be owned and maintained by the Pasco County. The subdivision streets will be designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and are anticipated to be owned and maintained by the District.

## **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

## **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

## **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

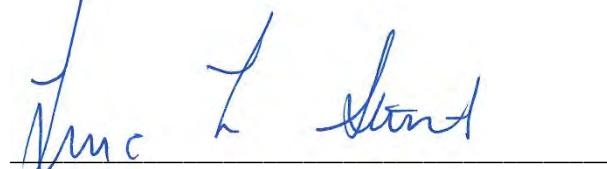
## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



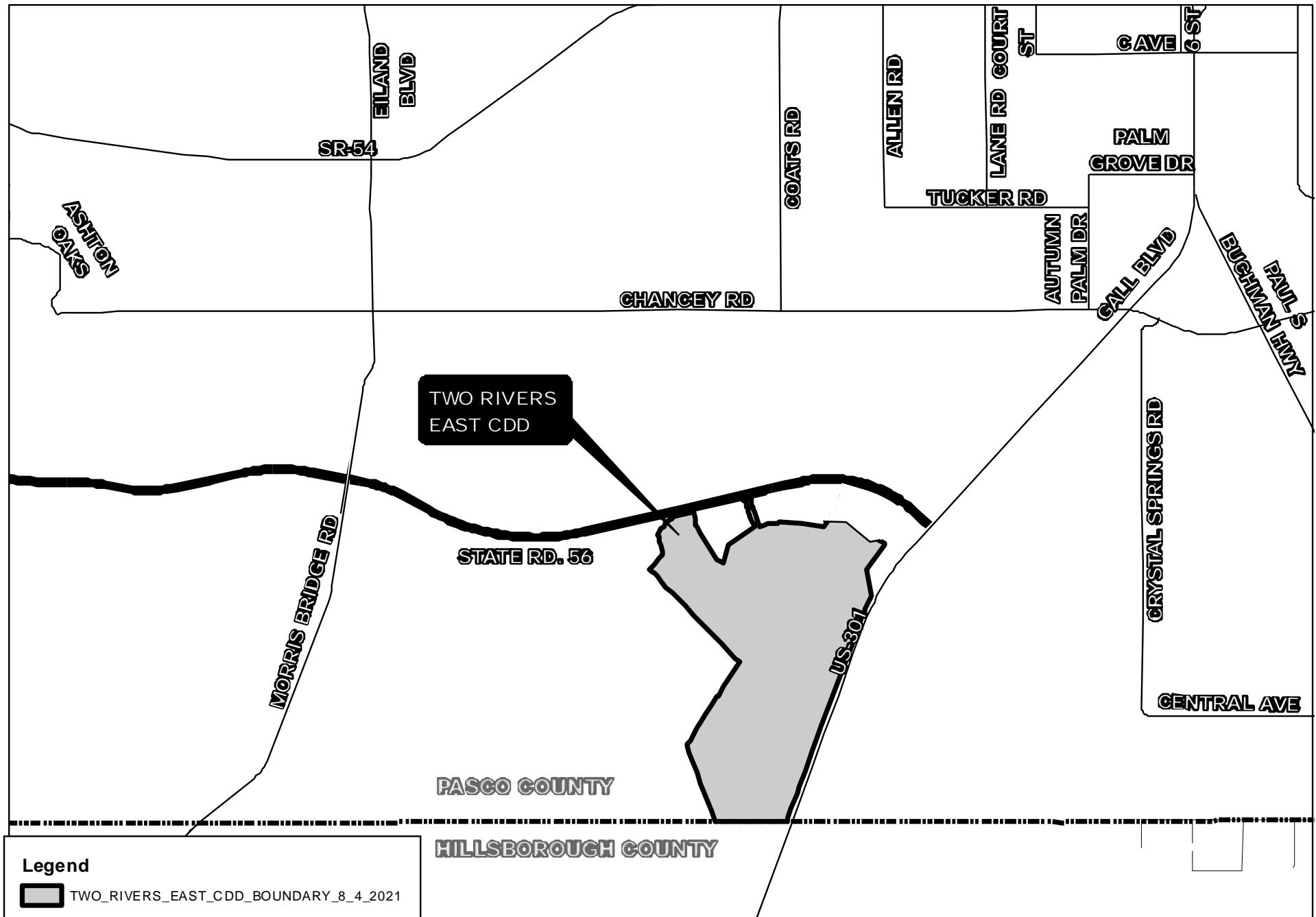
Tonja L. Stewart, P.E.  
Florida License No. 47704



**Two Rivers East CDD**  
Report of the District Engineer  
November 9, 2022

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**

# TWO RIVERS EAST CDD LOCATION MAP



0 0.5 1 2 3 4 5 6 Miles

39'

**TWO RIVERS  
EAST COMMUNITY DEVELOPMENT DISTRICT**

**DESCRIPTION:** A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency;

**LEGAL DESCRIPTION CONTINUES ON SHEET 2**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21	Dwg: TWO RIVERS EAST-CDD-DS.dwg
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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD
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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.
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No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 1 OF 13 SHEETS

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**CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1**

thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

**TWO RIVERS  
EAST CDD**Prepared For: **EPG-TWO RIVERS, LLC****DESCRIPTION SKETCH**  
(Not a Survey)**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

2	12/21/21	Revised Bdry & Legal	VBR
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No.	Date	Description	Dwn.
REVISIONS			

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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD  
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	25.00	90°00'00"	39.27	35.36	N.57°59'27"W.
3	25.00	90°00'00"	39.27	35.36	S.32°00'33"W.
4	2029.00	07°06'55"	251.97	251.81	S.16°32'54"E.
5	2040.00	04°23'38"	156.45	156.41	S.22°18'11"E.
10	2050.00	01°12'26"	43.19	43.19	N.30°25'41"W.
11	1000.00	03°56'07"	68.68	68.67	N.29°03'51"W.
12	2171.00	14°06'21"	534.49	533.14	N.20°02'37"W.
13	6052.15	06°59'35"	738.68	738.22	S.23°44'56"W.

### BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

### **LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

## TWO RIVERS EAST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

### **DESCRIPTION SKETCH** (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

2 12/21/21      Revised Bdry & Legal  
1 07/01/21      Revised Bdry & Legal

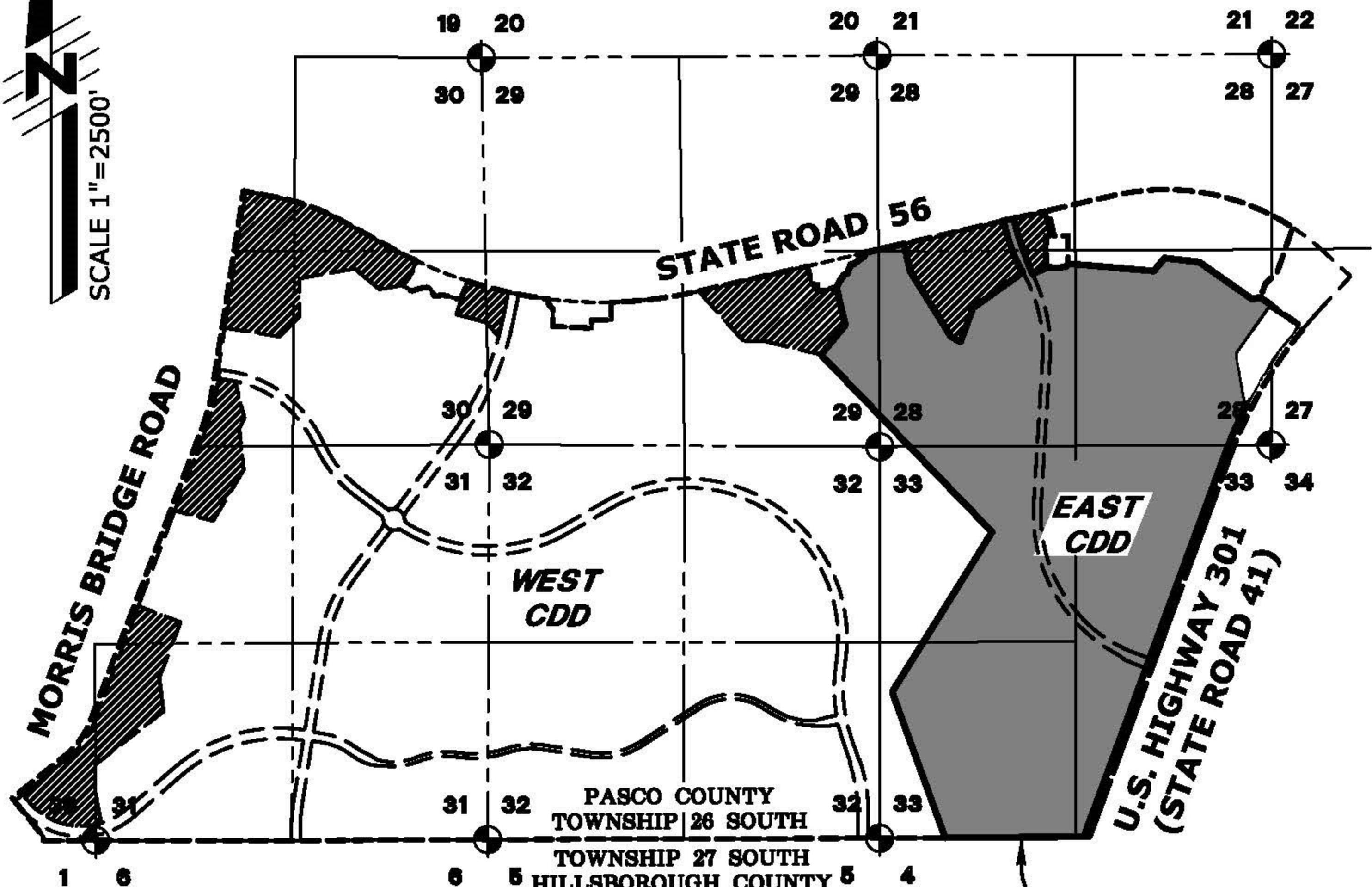
VBR  
VBR

No. Date Description Dwn.

REVISIONS

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**SHEET NO. 3 OF 13 SHEETS**



## LOCATION MAP

## **TWO RIVERS EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

### **DESCRIPTION SKETCH** (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

2	12/21/21	Revised Bdry & Legal	VBR
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No.	Date	Description	Dwn.
<b>REVISIONS</b>			

**SHEET NO. 4 OF 13 SHEETS**

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**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

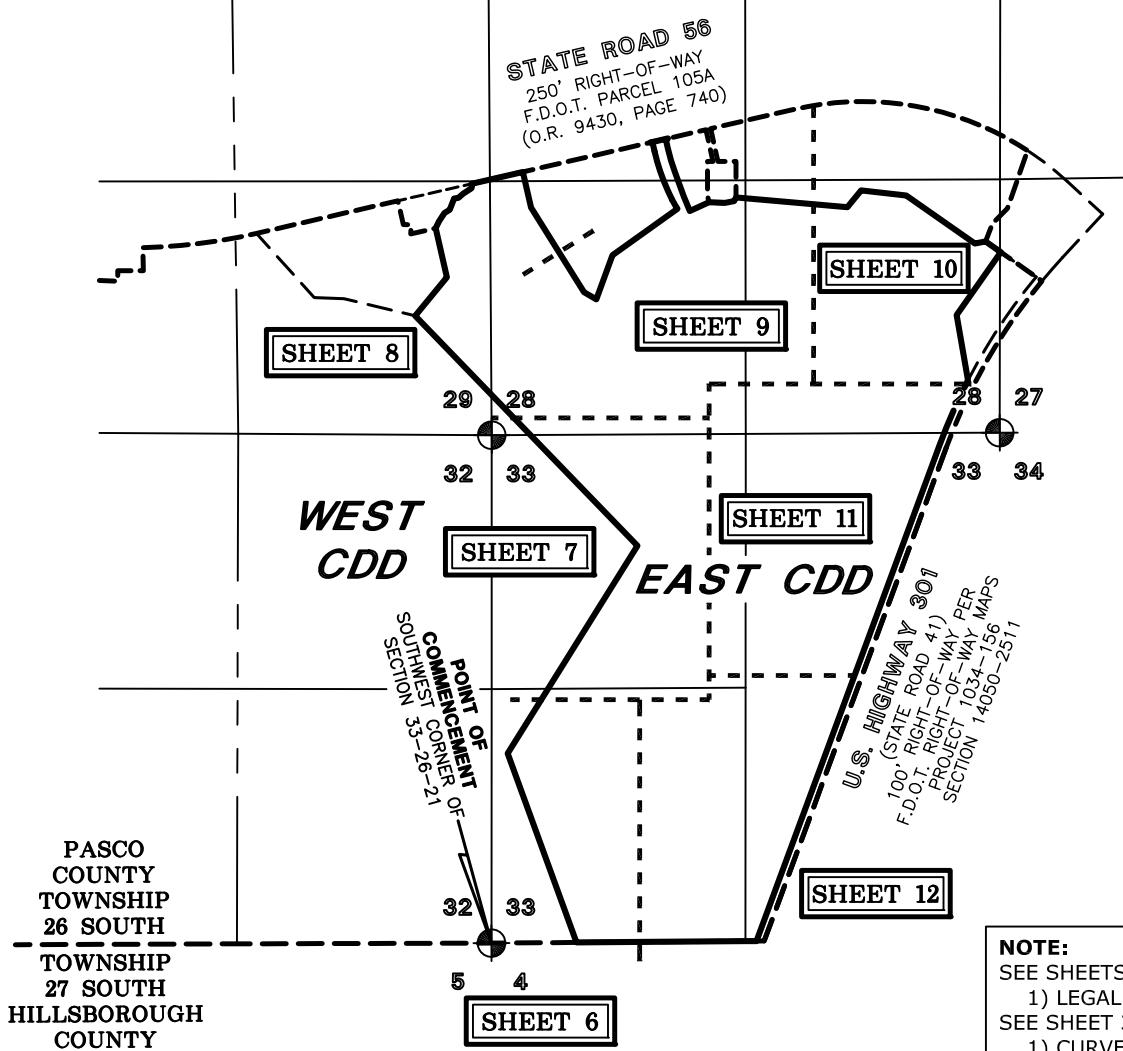
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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: F:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

SCALE 1"=2000'



## KEY MAP

## TWO RIVERS EAST CDD

Prepared For: EPG-TWO RIVERS, LLC

### DESCRIPTION SKETCH (Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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No. Date Description Dwn.

REVISIONS

SHEET NO. 5 OF 13 SHEETS

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.



SCALE 1"=400'

**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

SEE SHEET 7

PASCO COUNTY  
TOWNSHIP 26 SOUTH  
TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

32 33 N.89°33'33"E. 885.01'

5 4 POINT OF  
COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 33-26-21

S.89°33'33"W. 1759.94'

SEE SHEET 12

**EAST CDD**

**WEST CDD**

2550.00'  
N.32°00'00"E.

N.20°00'00"N.  
2095.31

POINT OF  
COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 33-26-21

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

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Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

No.	Date	Description	Dwn.
2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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REVISIONS

**SHEET NO. 6 OF 13 SHEETS**

SEE SHEET 8

29 28

32 33



N.44°00'00"W. 3331.08'

**EAST CDD**

**WEST CDD**

**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

N.32°00'00"E. 2550.00'

**EAST CDD**

**NORTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHWEST 1/4 OF  
SECTION 33-26-21**

SEE SHEET 6

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
		REVISIONS	

**SHEET NO. 7 OF 13 SHEETS**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

SEE DETAIL "A"  
ON SHEET 13

NORTHEAST 1/4 OF  
SECTION 29-26-21

SOUTHEAST 1/4 OF  
SECTION 29-26-21

STATE ROAD 56  
250' RIGHT-OF-WAY  
F.D.O.T. PARCEL 105A  
(O.R. 9430, PAGE 740)

SOUTHERLY BOUNDARY OF  
THE RIGHT-OF-WAY FOR  
STATE ROAD No. 56  
(F.D.O.T. PARCEL 105A)

NORTHWEST 1/4 OF  
SECTION 28-26-21  
SOUTHWEST 1/4 OF  
SECTION 28-26-21

F.D.O.T.  
PARCEL 105D  
(O.R. 9430,  
PAGE 740)

EASTERLY BOUNDARY  
OF F.D.O.T.  
PARCEL 105D

N.49°01'21"E.  
62.13

547.57'  
N.77°00'33"E.

S.12°59'27"E.

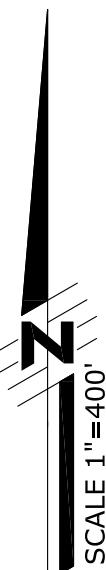
380.00'

S.32°00'00"E.

1040.00'  
SEE SHEET 9

EAST CDD

WEST CDD



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

SEE SHEET 7

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

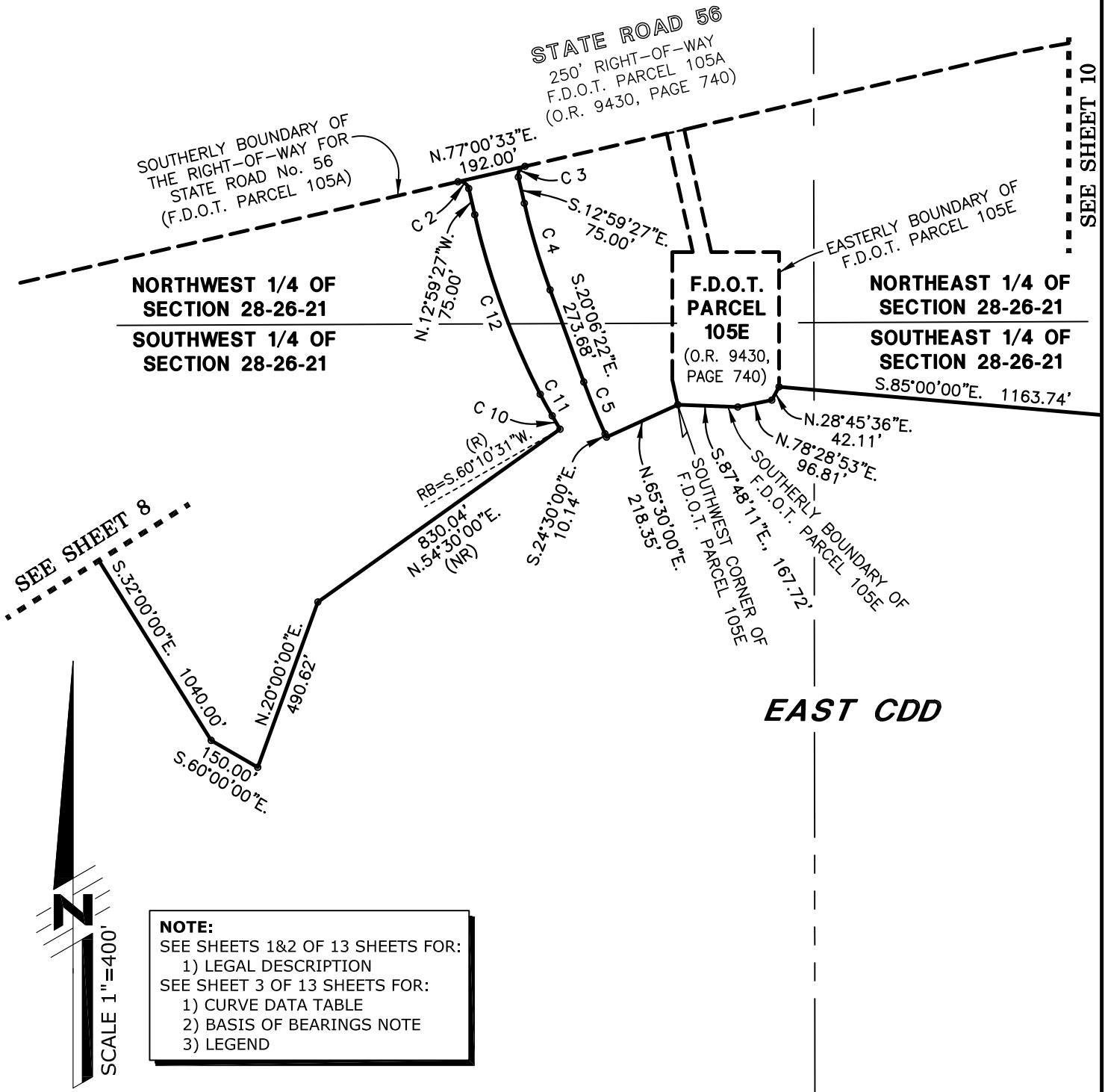
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
		REVISIONS	
SHEET NO. 8 OF 13 SHEETS			

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

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FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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**SEE SHEET 11**

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

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Tampa, FL 33609

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2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD  
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

**REVISIONS**

**SHEET NO. 9 OF 13 SHEETS**

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SEE SHEET 9

1163.74' S.85°00'00"E.  
226.78' N.39°00'00"E.  
S.83°30'00"E. 473.37'

NORTHEAST 1/4 OF  
SECTION 28-26-21  
SOUTHEAST 1/4 OF  
SECTION 28-26-21

S.55°00'00"E.  
872.74'

N.  
1163.74' S.85°00'00"E.  
193.90' S.54°52'11"E.

F.D.O.T.  
PARCEL 105G  
(O.R. 9430,  
PAGE 740)

NORTHWEST 1/4 OF  
SECTION 27-26-21  
SOUTHWEST 1/4 OF  
SECTION 27-26-21

SOUTHERLY BOUNDARY OF  
F.D.O.T. PARCEL 105G

S.35°07'49"W.  
800.00'

WESTERLY BOUNDARY OF  
THE U.S. HIGHWAY 301  
(STATE ROAD 41)  
PER F.D.O.T. RIGHT-OF-WAY  
MAPS PROJECT 1034-156  
SECTION 14050-2511

**EAST CDD**

SCALE 1"=400'

**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
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3) LEGEND

691.58' S.09°52'11"E.

**TWO RIVERS  
EAST CDD**

SEE SHEET 9

SEE SHEET 11

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

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LAND SURVEYING AND MAPPING

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3010 W. Azeele Street, Suite 150

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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.

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REVISIONS

SHEET NO. 10 OF 13 SHEETS

SEE SHEET 9

SEE SHEET 7

SEE SHEET 9

SEE SHEET 10

**NORTHWEST 1/4 OF  
SECTION 33-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**SOUTHEAST 1/4 OF  
SECTION 28-26-21**  
**NORTHEAST 1/4 OF  
SECTION 33-26-21**

**EAST CDD**

**U.S. HIGHWAY 301  
(STATE ROAD 41)**  
(100' RIGHT-OF-WAY)  
PER F.D.O.T. RIGHT-OF-WAY  
MAPS PROJECT 1034-156  
SECTION 14050-2511

75.00'  
C 13

S.20°15'09"W. 5504.94'  
WESTERLY BOUNDARY OF  
THE RIGHT-OF-WAY OF  
U.S. HIGHWAY 301  
(STATE ROAD 41)



SEE SHEET 12

**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

2 12/21/21 Revised Bdry & Legal  
1 07/01/21 Revised Bdry & Legal

VBR  
VBR

Arthur W. Merritt  
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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

**REVISIONS**

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**SHEET NO. 11 OF 13 SHEETS**

SEE SHEET 11

NORTHEAST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

SEE SHEET 7

SEE SHEET 6

EAST CDD

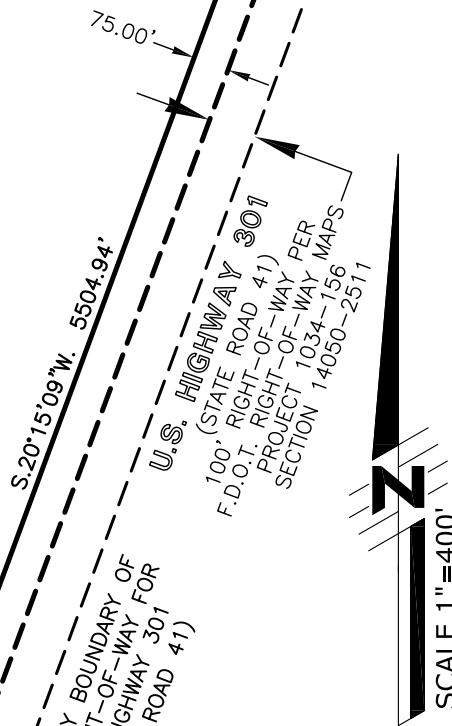
SOUTHWEST 1/4 OF  
SECTION 33-26-21  
SOUTHEAST 1/4 OF  
SECTION 33-26-21

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 33-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

S.89°33'33"W. 1759.94'

S.89°38'19"W.  
116.15'

SOUTH BOUNDARY OF  
THE SOUTHEAST 1/4 OF  
SECTION 33-26-21



**NOTE:**  
SEE SHEETS 1&2 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
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3) LEGEND

PASCO COUNTY  
TOWNSHIP 26 SOUTH  
TOWNSHIP 27 SOUTH  
HILLSBOROUGH COUNTY

**TWO RIVERS  
EAST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

**DESCRIPTION SKETCH**  
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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

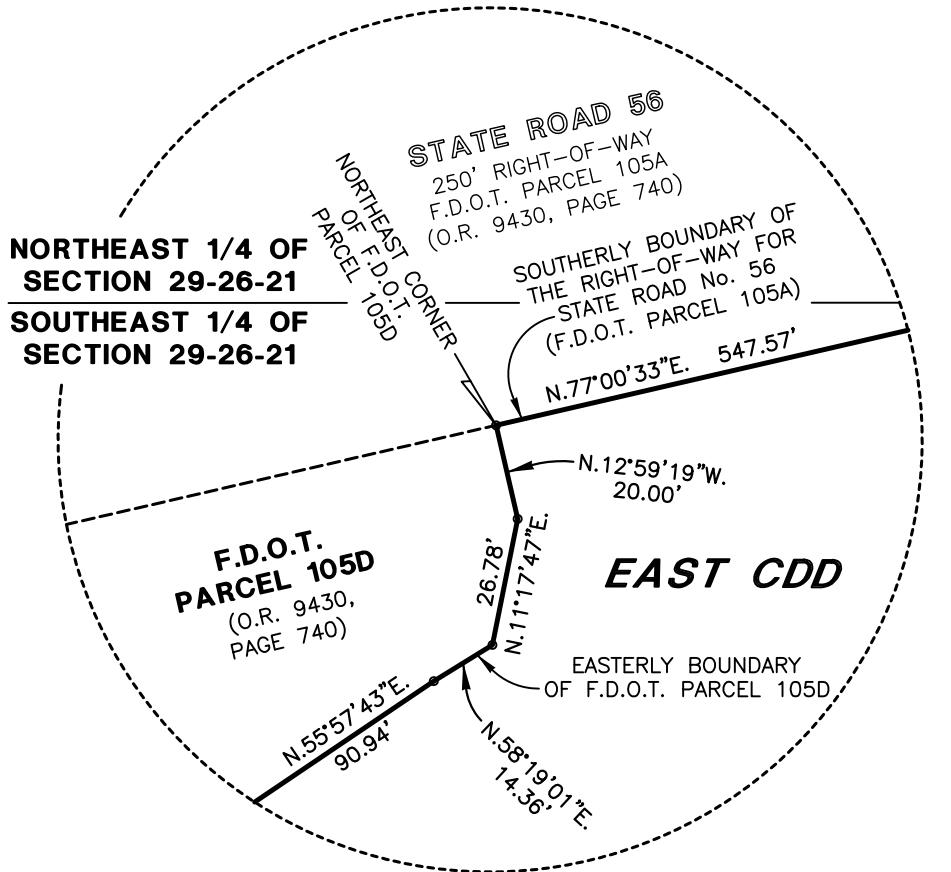
2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.

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REVISIONS

SHEET NO. 12 OF 13 SHEETS



**DETAIL "A"**

NOT TO SCALE  
(SEE SHEET 8)



**NOTE:**

SEE SHEETS 1&2 OF 13 SHEETS FOR:

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File Path: P:\Two Rivers\Master Plan\Description\West-East\_Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

2	12/21/21	Revised Bdry & Legal	VBR
1	07/01/21	Revised Bdry & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 13 OF 13 SHEETS			

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**Two Rivers East CDD**  
Report of the District Engineer  
November 9, 2022

## **Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Two Rivers East  
Community Development District  
Proposed Infrastructure Costs**

<u>Description</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>District Estimated Cost</u>
Amenities	\$ 1,542,857	\$ 4,628,571	\$ 4,628,571	\$ 4,628,571	\$ 15,428,570
Roads	\$ 1,028,571	\$ 3,085,714	\$ 3,085,714	\$ 3,085,714	\$ 10,285,713
Stormwater Management	\$ 1,800,000	\$ 5,400,000	\$ 5,400,000	\$ 5,400,000	\$ 18,000,000
Utilities, Sewer & Water	\$ 617,143	\$ 1,851,429	\$ 1,851,429	\$ 1,851,429	\$ 6,171,430
Hardscape/Landscape/Irrigation	\$ 617,143	\$ 1,851,429	\$ 1,851,429	\$ 1,851,429	\$ 6,171,430
Professional Services/Contingency	\$ 154,286	\$ 462,857	\$ 462,857	\$ 462,857	\$ 1,542,857
Offsite Improvements	\$ 1,310,000	\$ 3,930,000	\$ 3,930,000	\$ 3,930,000	\$ 13,100,000
<b>TOTAL</b>	<b>\$ 7,070,000</b>	<b>\$ 21,210,000</b>	<b>\$ 21,210,000</b>	<b>\$ 21,210,000</b>	<b>\$ 70,700,000</b>

# TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

## MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

November 15, 2022

## TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	2
III.	District Overview	3
IV.	Capital Improvement Program	3
V.	Determination of Special Assessment	3
VI.	Allocation Methodology	4
VII.	Assignment of Maximum Assessments	5
VIII.	Financing Information	6
IX.	True-Up Modifications	6
X.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Capital Improvement Program/ Offsite Cost Share Summary	8
2	Development Program & EAU Factor Assignment Detail	9
3	Capital Improvement Program per EAU Net Benefit	9
4	Development Plan Benefit Detail	9
5	Finance Information - Maximum Bonds	10
6	Assessment Allocation Detail – Maximum Assessments	11

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat	12
B	Legal Description	13/14

## I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Two Rivers East Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated November 9, 2022 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## II. DEFINED TERMS

**“Assessable Property:”** – All private property within the District that receives a special benefit from the CIP.

**“Capital Improvement Program” (CIP)** – The public infrastructure development program as outlined by the Master Engineer Report dated 11/9/2022.

**“Developer”** – EPG Two Rivers, LLC.

**“Development Plan”** – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

**“District”** – Two Rivers East Community Development District, encompasses 645.185 +/- acres, Pasco County Florida.

**“Engineer Report”** – Master Engineer’s Report, dated November 9, 2022.

**“Equivalent Assessment Unit” (EAU)** – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

**“Maximum Assessments”** – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

**“Platted Units”** – Private property subdivided as a portion of gross acreage by virtue of the platting process.

**“Product Type”** – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

**“Unplatted Parcels”** – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

### III. DISTRICT OVERVIEW

The District area encompasses 645.185 +/- acres and is generally located between Morris Bridge Road and US 301, south of Chancey Road, & north of the Hillsborough County Line Road in Wesley Chapel, Pasco County, Florida. The primary developer of the Assessable Properties is EPG Two Rivers, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of approximately 1,461 residential units. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways, amenities and landscape/hardscape.

### IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

### V. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

## VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), roadways and landscape/hardscape benefit all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 40' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. It is contemplated that the Developer will be constructing a private clubhouse within the District for ownership and operation. This clubhouse will be exempt from non-ad valorem assessments as a common element benefiting all residents within the District.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 & 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

## VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

## **VIII. ASSIGNMENT OF ASSESSMENTS**

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase which have development rights, but will be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

## IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatte land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatte land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District

would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. 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.

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. 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. Inframark 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.

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

TABLE 1

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT	
INFRASTRUCTURE CIP COST SUMMARY	
DESCRIPTION	CIP PROJECT COSTS
Stormwater Management	\$18,000,000
Utilities (Water & Sewer)	\$6,171,430
Roadways	\$10,285,713
Landscape/Hardscape	\$6,171,430
Amenities	\$15,428,570
Offsite Improvements	\$13,100,000
Professional Services/Contingency	\$1,542,857
	<hr/>
	TOTAL \$70,700,000

TABLE 2

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT	LOT COUNT	PER UNIT	TOTAL EAUS
Townhome	256	0.75	192.0
Single Family 40	558	1.00	558.0
Single Family 50	443	1.25	553.8
Single Family 60	204	1.50	306.0
	<hr/>		
TOTAL	1,461		1,609.8

Notations:

(<sup>1</sup>) Product Type  
(<sup>2</sup>) Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
INFRASTRUCTURE CIP COSTS	\$70,700,000
EAUS	1609.75
TOTAL CIP COST/BENEFIT PER EAU	\$43,919.86
<b>Notations:</b>	
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.	

TABLE 4

PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Townhome	0.75	256	192.00	\$8,432,614	\$32,939.90
Single Family 40	1.00	558	558.00	\$24,507,284	\$43,919.86
Single Family 50	1.25	443	553.75	\$24,320,624	\$54,899.83
Single Family 60	1.50	204	306.00	\$13,439,478	\$65,879.79
		1,461	1,609.75	\$70,700,000	

**Notations:**

1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.

TABLE 5

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT		
FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS		
Coupon Rate <sup>(1)</sup>		7.75%
Term (Years)		33
Principal Amortization Installments		30
<b><u>ISSUE SIZE</u></b>		<b>\$107,685,000.00</b>
Construction Fund		\$70,700,000.00
Capitalized Interest (Months) <sup>(2)</sup>	36	\$25,036,762.50
Debt Service Reserve Fund	100%	\$9,340,671.48
Underwriter's Discount	2.00%	\$2,153,700.00
Cost of Issuance		\$450,000.00
Rounding		\$3,866.02
<b><u>ANNUAL ASSESSMENT</u></b>		
Annual Debt Service (Principal plus Interest)		\$9,340,671.48
Collection Costs and Discounts @ 6.00%		\$596,213.07
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$9,936,884.55</b>
<b>Notations:</b>		
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on maximum capitalized interest, 36 months.		

TABLE 6

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Townhome	0.75	192.00	11.93%	256	\$12,843,932	\$1,114,092	\$50,172	\$4,352
Single Family 40	1.00	558.00	34.66%	558	\$37,327,678	\$3,237,829	\$66,895	\$5,803
Single Family 50	1.25	553.75	34.40%	443	\$37,043,372	\$3,213,168	\$83,619	\$7,253
Single Family 60	1.50	<u>306.00</u>	<u>19.01%</u>	<u>204</u>	<u>\$20,470,017</u>	<u>\$1,775,583</u>	\$100,343	\$8,704
Totals		1,609.75	100.00%	1,461	\$107,685,000	\$9,340,671		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

## EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$107,685,000.00 payable in 30 annual installments of principal of \$14,477.51 per gross acre. The maximum par debt is \$166,905.62 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT			
TOTAL ASSESSMENT: <u>\$107,685,000.00</u>			
ANNUAL ASSESSMENT: <u>\$9,340,671.48</u> - (30 Installments)			
TOTAL GROSS ASSESSABLE ACRES +/-: <u>645.185</u>			
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: <u>\$166,905.62</u>			
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: <u>\$14,477.51</u> (30 Installments)			
PER PARCEL ASSESSMENTS			
Gross Unplatted Assessable Acres			
(1) EPG-Two Rivers, LLC		645.185	\$107,685,000.00
28-26-21-0000-00100-0010			\$9,340,671.48
29-26-21-0000-00100-0010			
33-26-21-0000-00100-0000			
See Exhibit B, Legal Description			
111 S. Armenia Ave, Suite 201			
Tampa, FL 33609			
Totals:			
		<u>645.185</u>	<u>\$107,685,000.00</u>
			<u>\$9,340,671.48</u>
Notation:			
Assessments shown are net of collection cost			

## EXHIBIT B - LEGAL DESCRIPTION - SHEET 1

### TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

**DESCRIPTION:** A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency;

**LEGAL DESCRIPTION CONTINUES ON SHEET 2**

## EXHIBIT B - LEGAL DESCRIPTION - SHEET 2

### **CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1**

thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

**RESOLUTION NO. 2023-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the **"Board"**) of the Two Rivers East Community Development District (the **"District"**) has determined to construct and/or acquire certain public improvements (the **"Project"**) set forth in the plans and specifications described in Report of the District Engineer dated November 9, 2022 (the **"Engineer's Report"**), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the **"District Office"**); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the **"Debt Assessments"**); and

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

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated November 15, 2022 (the **"Assessment Report"**), incorporated by reference as part of this Resolution and on file in the District Office; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution,

sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$70,700,000.00 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$107,685,000.00 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatte lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes;

provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

**Passed and Adopted** on November 15, 2022.

**Attest:**

**Two Rivers East  
Community Development District**

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Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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Printed Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**RESOLUTION NO. 2023-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON DECEMBER 20, 2022, AT 11:00 A.M. AT THE MARRIOTT TAMPA SUNCOAST PARKWAY, 16615 BEXLEY VILLAGE DRIVE, LAND O'LAKES, FLORIDA 34638, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "Board") of the Two Rivers East Community Development District (the "District") has previously adopted Resolution No. 2023-26 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2023-26, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on December 20, 2022, at 11:00 a.m. at the Marriott Tampa Suncoast Parkway, 16615 Bexley Village Drive, Land O'Lakes, Florida 34638, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of

general circulation within Pasco County (by 2 publications 1 week apart with the first publication at least 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 30 days written notice by first class United States 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 Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**Passed and Adopted** on November 15, 2022.

**Attest:**

**Two Rivers East  
Community Development District**

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Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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Printed Name: \_\_\_\_\_  
Chair of the Board of Supervisors

## **RESOLUTION NO. 2023-28**

### **A RESOLUTION AUTHORIZING THE EXPANSION OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.**

**WHEREAS**, the Two Rivers East Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Expand the Boundaries of the Two Rivers East Community Development District (the "**Petition**") for the area described in **Exhibit A** attached hereto;

#### **NOW THEREFORE, BE IT RESOLVED** that:

1. The Board hereby authorizes and approves the expansion of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Pasco County, Florida.

2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, the District Manager and the District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Pasco County, Florida.

3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON THE 15<sup>th</sup> DAY OF NOVEMBER 2022.**

**Attest:**

**Two Rivers East Community  
Development District**

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Brian Lamb  
Secretary

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Jeffery Hills  
Chair of the Board of Supervisors