

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
JULY 31, 2018**

THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JULY 31, 2018 at 10:00 a.m.

The offices of SoHo Capital
Located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Adam Harden Chas Bruck Frank Scalfaro Vacant I. Clay Thompson, III
District Manager	Meritus	Brian Lamb
District Attorney	Molloy & James	Daniel L. Molloy
District Engineer	Landmark Engineering & Surveying Corp.	Todd Amaden

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

The District Agenda is comprised of four different sections:

The Public Hearing and Regular Meeting will begin at **10:00 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 Continued accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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.

July 31, 2018

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of The Heights Community Development District will be held on **Tuesday, July 31, 2018 at 10:00 a.m.** at the offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602. The agenda is included below:

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

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS**
 - A. Open the Public Hearing on Imposing Special Assessments
 - B. Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Imposing Special Assessments
 - E. Consideration of Resolution 2018-08; Imposing Special Assessments.....Tab 01
- 4. BUSINESS ITEMS**
 - A. General Matters of the District
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2018-08

A RESOLUTION OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT IMPROVEMENTS; EQUALIZING, APPROVING, CERTIFYING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 and 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS SERIES 2018; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND OTHER EXEMPT ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, The Heights Community Development District (the "District") has previously indicated and hereby indicates its intention to acquire certain types of public improvements and community facilities and to finance such through the issuance of its bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such special assessments against the properties specially benefited by such improvements.

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

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

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

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

(b) The District is authorized under Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, and equip public improvements and community facilities necessitated by the development of, and serving lands within, the District.

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

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that:

(i) the District provide the “Improvements,” the nature and location of which was initially described in District Resolution 2007-03 and is shown in more detail in the Master Engineer’s Report of Landmark Engineering & Surveying Co., dated August 16, 2017, and revised June 22, 2018, attached as Exhibit A hereto, and presented on the date hereof and the plans and specifications on file in the offices of the District Manager located at 2005 Pan Am Circle, Suite 120, Tampa , FL 33607;

(ii) the cost of a portion of such Improvements be assessed against the lands specially benefited by such Improvements; and

(iii) the District issue bonds to provide funds for the acquisition and construction of a portion of the Improvements described in the Engineer’s Report pending the receipt of such special assessments.

(e) The provision of said Improvements or any portion thereof, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) As used herein, the term "Estimated Costs" is intended to only include those Costs (as that term is defined in Section 190.003, Florida Statutes) that constitute asset acquisition and reimbursement costs eligible to be funded by the District as described in the Master Engineer's Report attached hereto as Exhibit A.

(g) In order to provide funds with which to pay a portion of the Estimated Costs of the Improvements which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its Special Assessment Revenue Bonds, Series 2018 and Series 2017, in the total principal amount of up to \$30,000,000 (the “Bonds”) which Bonds will be secured by the Master Trust Indenture dated as of July, 2017 (the “Master Indenture”), as supplemented by a Supplemental Trust Indenture to be entered into (the “Supplemental Indenture” and collectively with the Master Indenture, the “Indenture”), each between the District and U.S. Bank National Association, as trustee.

(h) By its Resolution 2018-04 adopted on June 26, 2018, the Board determined to provide the Improvements and to defray the Estimated Costs of a portion thereof by making special assessments on benefited property. Resolution 2018-04 was adopted in compliance with

the requirements of Section 170.03, Florida Statutes, and prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes had been met.

(i) As directed by Resolution 2018-04, said Resolution 2018-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board. As directed by Resolution 2018-04, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, after completion of the preliminary assessment roll, the Board adopted Resolution 2018-05 on June 26, 2018, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the improvements, (2) the cost thereof, (3) the manner of payment therefor, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

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

(l) On July 31, 2018, being the date referenced in Resolution 2018-04 and at the time provided in the notice and at the place specified in said Resolution 2018-05, the Board met as an Equalization Board, conducted public hearings and heard and considered all complaints and testimony as to the matters described in paragraph (i) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the Estimated Costs of the Improvements, including estimates of financing costs, and all complaints and evidence presented at such public hearings, the Board of Supervisors of the District further finds and determines:

(i) that the Estimated Costs of the Improvements are as specified in Table 2 of the Master Engineer's Report dated August 16, 2017, revised June 22, 2018, attached as Exhibit A hereto and incorporated herein by this reference, which Engineer's Report is hereby adopted and approved, and that the amount of such Estimated Costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the Estimated Costs of such Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the Preliminary Second Supplemental Assessment Methodology Report, prepared by Meritus Districts, dated June 20, 2018, attached as Exhibit "B" hereto and incorporated herein by this reference, results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Improvements will constitute a special benefit to all assessable parcels of real property within the District listed on said final

assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in Exhibit “B”;

(iv) that the special assessments allocated as set forth in Exhibit “B” have been fairly and reasonably allocated; and

(v) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS. That certain Improvements initially described in Resolution 2018-04, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS . The total Estimated Costs of the Improvements to be paid by special assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION, LEVY AND CERTIFICATION OF SPECIAL ASSESSMENTS. The special assessments on the parcels specially benefited by the Improvements (the “Assessments”), all as specified in the final assessment roll attached hereto, are hereby equalized, approved, confirmed, levied and certified for collection. Immediately following the adoption of this resolution the Assessments shall be recorded by the District Manager in a special book, to be known as the “Improvement Lien Book”. The Assessments against each respective parcel shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. The District may make any other such acreage and boundary adjustments to parcels listed on the final Assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the Assessment roll shall be consistent with the requirements of law. In the event the issuance of the Bonds would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds or other specific financing mechanisms at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. The lien provided by this Resolution shall not attach to properties not included in the boundaries of the District.

SECTION 6. FINALIZATION OF ASSESSMENTS. When all of the Improvements have been acquired and/or constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual Estimated Costs thereof, as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of section 170.08, Florida Statutes, regarding completion of the Improvements funded by debt, the District shall credit to each Assessment the difference, if any, between the Assessment as

hereby made, approved and confirmed and the actual costs incurred in completing the Improvements. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the all Improvements has been determined, the term “special assessment” or “Assessment” shall, with respect to each parcel, mean the sum of the costs of the Improvements.

SECTION 7. PAYMENT OF ASSESSMENTS AND METHOD OF COLLECTION.

(a) Unless waived in writing, the Assessments securing the Bonds may be paid in not more than thirty (30) consecutive yearly installments of principal commencing at such time as set forth in Composite Exhibit B hereto. The Board hereby approves and adopts Exhibit “B” hereto and the provisions thereof are hereby incorporated by reference.

The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution by the District accepting the Improvements. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, or at any time prior in the event the right to prepay without interest has been waived, the Assessments may be prepaid in part or in full at any time, in either case including the interest due to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment. Any rights to prepay the Series 2018 Special Assessments require prepayment of them in full (at levels set in the final special assessment methodology) without any set off from the proceeds of Tax Increment Financing from the City’s Community Development Agency.

Exhibit “B” provides that the Assessments will be initially allocated to net assessable acres within the District in the manner set forth therein. Exhibit “B”, attached hereto and incorporated herein, addresses certain density reduction payments designed to insure that the debt per acre limitations set forth in Exhibit “B” are not exceeded. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit “B”, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the density reduction calculations described in Exhibit “B”. Upon submission of a plat which causes the Assessment levels as set forth in Exhibit “B” to be met or exceeded, the District will determine whether a density reduction payment is due and payable and, if it is, such density reduction payment shall become due and payable that tax year by the owner(s) of record of the remaining property, in addition to the regular Assessment installment payable with respect to the remaining developable acres. The District will take all necessary steps to ensure that density reduction payments are made in a timely fashion to ensure its debt service obligations in regard to the Bonds are met. The District shall record all density reduction payments in its Improvement Lien Book.

(b) The District Manager is directed and authorized to take all actions necessary to collect Assessments using any and all methods available to the District authorized by Florida

law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Assessments and present same to the Board as required by law. For Assessments on platted lots to which a distinct property tax identification number has been assigned, the District will use its best efforts to take as timely required all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes (the "Uniform Method"). Such Assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting special or non ad-valorem assessments is not available to the District in any year the Assessments may be collected as is otherwise permitted by law.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the Assessments. If at any time, any real property on which Assessments are imposed by this resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), or to a property owners association or a home owners association that is exempt from special assessments under Florida law (without the consent of such association to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general notice of assessments in the Official Records of Hillsborough County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

PASSED AND ADOPTED this 31st^t day of July, 2018.

**BOARD OF SUPERVISORS OF THE
HEIGHTS COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

By: _____
Chairman

Secretary

Exhibit A: Master Engineer's Report and Amendment

Exhibit B: Preliminary Second Supplemental Assessment Methodology Report

MASTER ENGINEER'S REPORT

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT**

Prepared For:

Board of Supervisors
The Heights Community Development District

Prepared By:

Landmark Engineering & Surveying Corporation

June 2017

November 2006 (Original – by Others)

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Table 2	Summary of Proposed District Facilities

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Exhibit 1	Location Map
Exhibit 2	District Boundary & Legal Description
Exhibit 3	CRA Boundary & Legal Description
Exhibit 4	Map of Net Developable Area
Exhibit 5	Proposed Development Plan

1. INTRODUCTION

1.1 Description of the Project

The Heights Community Development District (“District”) consists of approximately 49.1 acres which is located in Section 13, Township 29 South, Range 18 East, City of Tampa, Florida.

The Heights Redevelopment (“Heights”), a master planned community located on the Hillsborough River within southern Tampa Heights, is the fulfillment of the City of Tampa’s plan to revitalize the area adjacent to downtown. The Heights is located in the Community Redevelopment Area of the City of Tampa (“CRA”), which is bounded by Ross Avenue to the north, North Boulevard to the west, Tampa Street to the east and the Hillsborough River to the south.

The new community will serve a wide range of residential and commercial development, including apartments, retail space, offices and restaurants.

In keeping with many of the principles of the New Urbanism and of Traditional Neighborhood Development, the Heights has been designed as a bicycle-friendly and pedestrian-friendly environment with parks, squares, green spaces, brick-paved streets, tree-lined sidewalks, on-street parking, neighborhood storefronts and public transit connections. Demolition of existing roadway corridors and infrastructure are part of the development plan; followed by a complete redevelopment of infrastructure includes roadways, water and wastewater utilities, and stormwater management systems. Proposed electrical distribution lines will be underground. In addition, an existing overhead power transmission line that runs through the area will be relocated.

The proposed project includes a new seawall with a multi-use path adjacent to the Hillsborough County (“Riverwalk”). This will be the focal point of the neighborhood. The Heights will include the design and construction of the northernmost portion of the City’s Riverwalk include that includes connection to the existing infrastructure at Ulele Restaurant and extends south past the Performing Arts Center to Amelie Arena.

The historic Water Works Building, which once housed the City's drinking water supply system, was renovated into the Ulele Restaurant and integrated with the newly development Water Works Park. Development of the Heights will include the creation of public spaces along the westward extension of 7th Avenue in front of the Tampa Armature Works Building and along the Riverwalk.

The Heights also includes renovation of the historic Tampa Armature Works building ("TAW"). The TAW will be a true mixed-use project with restaurants, office spaces, retail areas, and an event center.

In order to serve the residents of the District, which constitutes 49 acres of the 82 acre CRA, the District is developing a Master Capital Improvement Plan. This plan will allow the District finance and construct these certain roadway, utility, recreation and other public infrastructure facilities within and adjacent to the District. The improvements herein are required by or are consistent with the applicable Developer's Agreement adopted by the City of Tampa, and entered into by the City, CDD, CRA, and all landowners within the District boundaries. This report addresses the estimated construction costs for the proposed improvements. A description for each improvement is included in the body of this report.

The Master Capital Improvement Plan contained in this report reflects the present intentions of the District. The implementation of any improvement outlined within the plan requires approval by the Heights Community Development District Board of Supervisors.

Cost estimates contained in this report have been prepared based on best available information, including engineering plans and regulatory requirements as well as CDD expenditures to date. Actual costs will vary based on final engineering, planning and approvals from local, state and federal regulatory authorities.

The following permits were / are required prior to the starter of infrastructure construction for the Heights:

1. City of Tampa Site Approval (PLN 15-00000003 / Z13-61)
2. SWFWMD ERP (43034702.004)
3. City of Tampa Wastewater Approval (PLN 15-03)
4. DEP Wastewater Permit (0354167-001-DWC)
5. City of Tampa Water Permit (WO 8143)
6. DEP Water Permit (0168017-1318-DSGP-DEP)
7. ACOE Permit for Seawall & Riverwalk (SAJ-2006-02891)

8. City of Tampa Seawall (16-010)
9. Port Tampa Bay Seawall (16-010)
10. EPC Permit for Seawall (16-010)
11. FDEP Notice of Intent (FLR 10Q035-001)

All permits required for the proposed infrastructure project have been received; there are no outstanding permits required for the Heights.

1.2 Purpose of Report

The purpose of this report is to provide a description of the public infrastructure improvements required by the District. These improvements are required to serve the Community within the District, and are provided in Table 1.

2. PROPOSED IMPROVEMENTS

2.1 Roadway System

The District presently intends to finance, design and construct certain transportation facilities within and adjacent to the District boundaries including the demolition of portion of the existing roadway network. These proposed transportation improvements are presently contemplated in the approved Development Agreement with the City of Tampa. The Heights will contain a hierarchy of streets to create an urban neighborhood. “Boulevard” and “Avenue” streets are intended to serve the most active elements of the community. These will be the widest streets and will be paved with asphalt or bricks. “Local” streets will serve as secondary roadways, will be slightly narrower than Main streets but will also be paved with either asphalt or bricks. “Alleys” function as purely utilitarian roadways and will be paved with asphalt.

Roadway cross-sections utilized for this estimate of development costs are based on the approved construction drawings. They may be altered by the transportation or design civil engineer during construction.

Boulevard streets will have 64’ wide rights-of-way (“ROW”) with 11’ wide travel lanes, 5’ wide bicycle lanes and 8’ wide parallel parking spaces. The remaining ROW will be green space with lighting. A 10’ wide strip adjacent and contiguous to the ROW serves as building setback, utility accommodation area and sidewalks.

Avenue streets will have 50’ wide ROW 10.5’ wide travel lanes, 5’ wide bicycle lanes or 8’ wide parallel parking spaces. The remaining ROW will be green space with lighting. A 10’ wide strip adjacent and contiguous to the ROW serves as building setback, utility accommodation area and sidewalks.

Local streets will have 50’ wide ROW 10’ wide travel lanes and 8’ wide parallel parking spaces. The remaining ROW will be green space with lighting. A 10’ wide strip adjacent and contiguous to the ROW serves as building setback, utility accommodation area and sidewalks.

Both one-way and two-way alleys have been considered, each providing 26’ of ROW. One-way alleys will have 15’ wide travel lanes and two-way will have 10’ wide travel lanes. Both will have ribbon curbs to define the edge of the travel lanes.

2.2 Water & Wastewater Utilities

The District presently intends to finance, design and construct supporting infrastructure for the development plan within the District including demolition of portions of the existing water and wastewater utility infrastructure. Generally, the new facilities will supply water, provide fire protection, and remove and transfer wastewater to the City collection system.

Cost estimates are based on these facilities being designed, constructed and inspected to current City of Tampa design standards, and includes a new wastewater pump station.

2.3 Stormwater Management

The District presently intends to finance, design and construct supporting stormwater management infrastructure required for the development plan within the District. This includes demolition of portions of the existing stormwater systems. The new facilities include an off-site pond that will provide compensatory water quality treatment. Generally, the proposed stormwater management system includes facilities necessary to support the community.

The cost estimate for stormwater includes dewatering, excavation, transportation and placement of fill to construct the system. Erosion protection will be provided in accordance with NPDES requirements.

2.4 Recreational Facilities

The District presently intends to finance, design and construct recreational facilities within the District boundaries. These facilities include proposed passive parks, public docks on the Hillsborough River, and a portion of the Riverwalk.

The existing Riverwalk runs south from Water Works Park along the east bank of the Hillsborough River to the Performing Arts Center, continues to Curtis Hixon Park, MacDill Park, USF Park, and the Convention Center, then continues east along the north bank of Garrison Channel through Fort Brooke Park to its terminus at Channelside Drive east of Amalie Arena. The District will continue the Riverwalk west along the bank of the Hillsborough River within its boundaries.

2.5 Landscaping & Hardscaping

The District presently intends to finance, design and construct certain landscape and hardscape amenities and facilities. These improvements include preservation and/or relocation of certain existing grandfather oak trees, street landscaping and street hardscaping such as benches, trash cans and hardscape associated with the Riverwalk. This includes demolition and replacement of the existing bulkhead and marginal wharf with a new seawall.

The District plans to have a successful urban tree canopy. To achieve this goal, a considerable amount of research has been performed to develop programs to address reasons why street trees typically fail, and to implement corrective measures in this community. A street tree plan has been developed and will be implemented with the restrictive programs. Additionally, the District has worked extensively with the City to characterize and identify grandfather oak trees for preservation.

The District plans to demolish and replace the existing bulkhead associated with the northern bank of the Hillsborough River within its boundaries. A concrete bulkhead is anticipated, and will be integrated with the new Riverwalk.

3. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 1 provides a Summary of Opinion of Probable Costs associated with the proposed improvements within the District. The summary includes roadways, water & wastewater utilities, stormwater management facilities, recreational facilities, and landscaping & hardscaping improvements. Other costs, such as (but not limited to) legal, administrative, financing, operation, and maintenance costs are not included in the estimate.

4. SUMMARY & CONCLUSION

The infrastructure outlined in this report is necessary for the functional development of the District as required by the applicable independent units of local government. The planning and design of the infrastructure is proposed to be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the proposed design and necessary permits.

Quantities used to prepare the Summary of Opinion of Probable Costs provided in this report were based on any approved construction plans available and any concept plans for improvements not yet approved by the applicable entities.. Quantities may vary upon completion of detailed construction drawings.

The estimate of infrastructure construction cost is an estimate only and not a guaranteed maximum price. The estimated construction cost is based on unit prices experienced for ongoing similar items of work in the area and developer's own cost database. Because labor market, cost of equipment and materials, and construction processes necessary to complete the work are beyond control and fluctuations in cost are expected, the final construction cost may be higher or lower than the estimate provided in this report.

THE HEIGHTS
Community Development District

Table 1 – Summary of Opinion of Probable Costs

Infrastructure ⁽¹⁾	TOTAL
Roadway System ⁽²⁾	\$ 5,650,000
Water & Wastewater Utilities	\$ 2,400,000
Stormwater Management ⁽³⁾	\$ 4,500,000
Recreational Facilities ⁽⁶⁾	\$ 4,400,000
Landscaping & Hardscaping ⁽⁶⁾	\$ 4,200,000
Electrical Distribution ⁽⁴⁾	\$ 750,000
Utility Relocations ⁽⁵⁾	\$ 1,600,000
TOTAL	\$ 23,500,000

Notes:

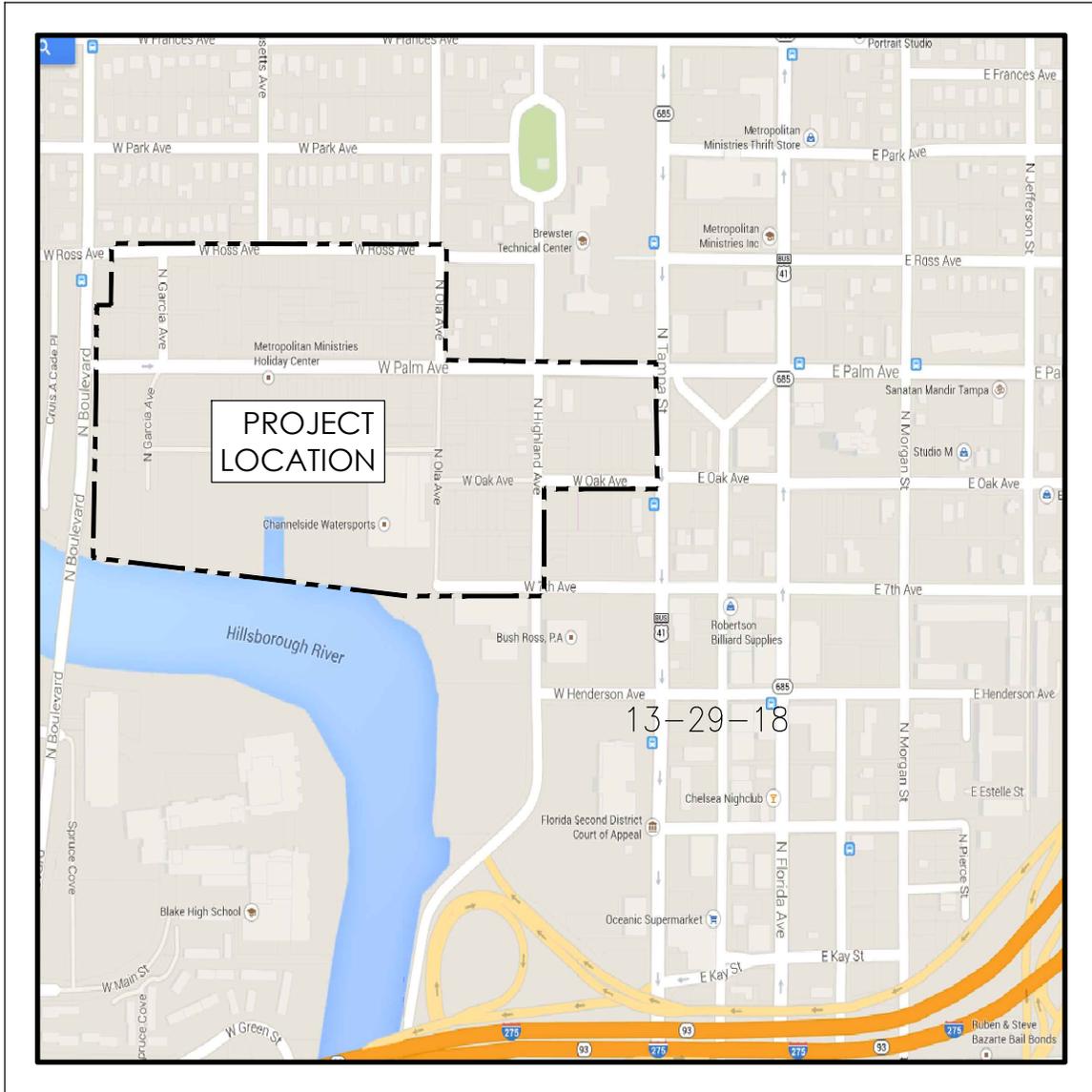
1. Estimate includes 15% cost contingency and 10% allowance for Professional Fees
2. Includes asphalt pavement, bricks and pavers, and base / stabilization for paved areas
3. Includes Rome Avenue treatment pond and associated improvements
4. Underground electrical distribution will be provided pursuant to the Development Agreement as required to achieve vertical development density and intensity in accordance with the planned development zoning, development agreement and adopted comprehensive plan. Any lighting purchased as part of the public project will be owned and maintained by the District or the City
5. Includes relocation of existing overhead power transmission lines that run through the area and moving electrical distribution underground
6. Includes costs of a public parking garage

**THE HEIGHTS
Community Development District**

Table 2 – Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing	Operation and Maintenance
Roadway System	District	District / City of Tampa	District Bonds *	District / City of Tampa
Water & Wastewater Utilities	District	City of Tampa	District Bonds *	City of Tampa
Stormwater Management	District	District	District Bonds *	District
Recreational Facilities	District	District / City of Tampa	District Bonds *	District / City of Tampa
Electrical Distribution	District	TECO	District Bonds *	TECO
Landscaping & Hardscaping	District	District	District Bonds *	District

* Infrastructure costs in excess of District bond funds will be funded by the developer

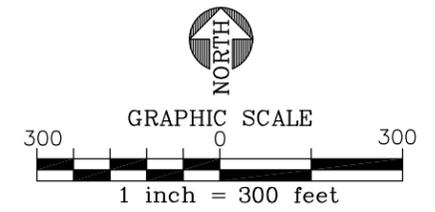
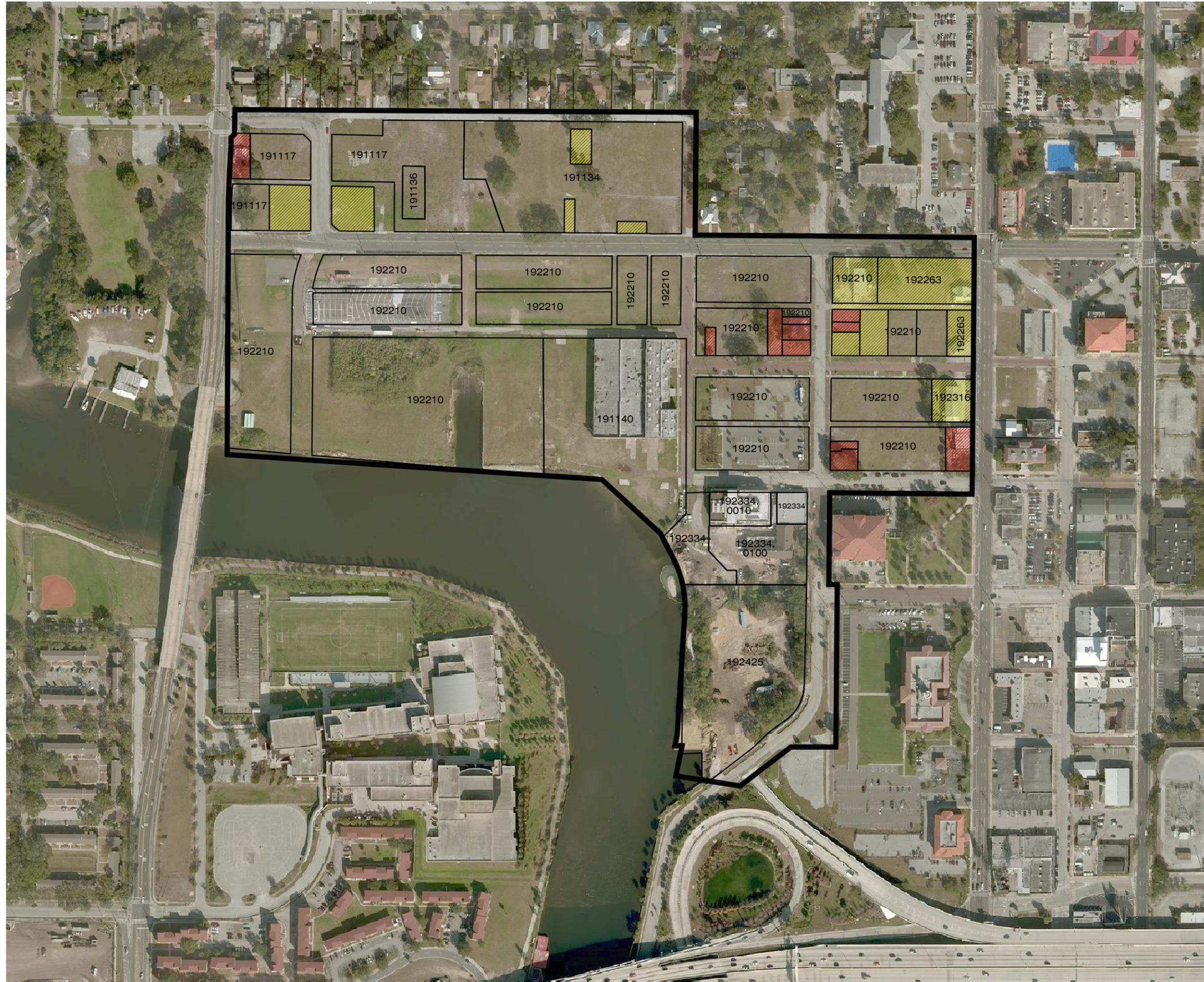


Location Map

NOT TO SCALE



THE HEIGHTS CDD District Boundary Map 06/23/17



-  Parcels Not Included
-  Parcels To be Added

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
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www.lesc.com | L.B. # 3913

THE HEIGHTS
LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT PARCEL

A parcel of land lying in Section 13, Township 29 South, Range 18 East, Hillsborough County, Florida, a portion of which is unplatted land, also being a portion of COURTNEY PLACE, as recorded in Plat Book 3, Page 13, also being a portion of CRAIG AND JAMIESON'S RIVERVIEW SUBDIVISION, as recorded in Plat Book 1, Page 31, also being a portion of DILLS' SUBDIVISION, as recorded in Plat Book 1, Page 17, also being a portion of MAP OF HIGHLAND PARK 1st ADDITION, as recorded in Plat Book 1, Page 39, also being a portion of HOLTSINGER'S REVISED PLAT OF BLOCKS 1 AND 2 OF SERAFIN SANCHEZ SUB. OF BLOCKS 2 AND 3 OF CRAIG & JAMIESON'S SUB., as recorded in Plat Book 6, Page 25, also being a portion of MAP OF LUTIE T. BECKWITH'S WATERFRONT, as recorded in Plat Book 7, Page 59, also being a portion of MATHEWS PLACE, as recorded in Plat Book 8, Page 54, also being a portion TOLAND'S SUBDIVISION, as recorded in Plat Book 1, Page 67, also being a portion of W. H. BECKWITH'S ADDITION TO MATHEWS PL., as recorded in Plat Book 11, Page 86, also being a portion of THAT PART OF JANE BOURQUARDEZ'S, as recorded in Plat Book 1, Page 19, also being a portion of RIVERFRONT SUBDIVISION EAST, as recorded in Plat Book 42, Page 56, ALL of the Public Records of Hillsborough County, Florida, also including a portion of ALL Alleys as shown on the aforesaid plats, and also being a portion of the rights-of-way for 7th AVENUE (VINE AVENUE by plat), GARCIA AVENUE, HIGHLAND AVENUE (3rd AVENUE by plat), JAMIESON STREET, MASSACHUSETTS AVENUE, OAK AVENUE, OLA AVENUE, PALM AVENUE, ROSS AVENUE, the vacated portion of HENDERSON AVENUE (6th AVENUE and SPRING AVENUE by plat), per City of Tampa Ordinance No. 680, and the vacated portion of ESTELLE STREET, per City of Tampa Ordinance No. 2002-258 and DOYLE CARLTON DRIVE, lying within or adjacent to the aforesaid plats, and being more particularly described as follows:

Commence at the Northeast corner of Lot 1, Block 17, of the aforesaid MAP OF HIGHLAND PARK 1st ADDITION, said point also lying on the West right-of-way line of TAMPA STREET for a **POINT OF BEGINNING**, run thence along said West right-of-way line, the following four (4) courses: 1) S.00°28'23"W., 278.50 feet; 2) along the intersection right-of-way of the aforesaid OAK AVENUE, S.00°28'25"W., 63.21 feet; 3) S.00°31'46"W., 263.37 feet; 4) along the intersection right-of-way of the aforesaid 7th AVENUE, S.00°29'18"W., 64.00 feet to the Northeast corner of Lot 1, Block 23, of the aforesaid MAP OF HIGHLAND PARK 1st ADDITION, said point also lying on the South right-of-way line of said 7th

AVENUE; thence along said South right-of-way line, N.89°27'39"W., 408.00 feet to the Northwest corner of Lot 5, of said Block 23, of MAP OF HIGHLAND PARK 1st ADDITION, said point also lying on the East right-of-way line of the aforesaid HIGHLAND AVENUE; thence along said East right-of-way line, S.00°28'28"W., 262.00 feet to the Southwest corner of Lot 6, of said Block 23, of MAP OF HIGHLAND PARK 1st ADDITION, said point also lying on the North right-of-way line of the aforesaid HENDERSON AVENUE (5th AVENUE by plat); thence along said North right-of-way line, S.89°27'39"E., 23.95 feet; thence along the intersection right-of-way of said HENDERSON AVENUE (5th AVENUE by plat) and the aforesaid East right-of-way line of HIGHLAND AVENUE and the Southerly prolongation thereof, S.00°29'31"W., 463.88 feet; thence along the South right-of-way line of the aforesaid ESTELLE STREET, and the Easterly prolongation thereof, S.89°51'52"W., 129.44 feet to a point on the Southeasterly right-of-way line of the aforesaid DOYLE CARLTON DRIVE; thence along said Southeasterly right-of-way line, S.52°27'28"W., 182.24 feet to a point on the Northerly limited access right-of-way line for INTERSTATE HIGHWAY No. 4, per Florida Department of Transportation Right-of-way Map Section No. 10190-2412-41-14; thence along said Northerly limited access right-of-way line, also being the Southerly boundary of Lot 6B, of the aforesaid plat of RIVERFRONT SUBDIVISION EAST, and the Easterly extension thereof, N.81°11'41"W., 186.21 feet to a point on the Easterly boundary of the Combined Pierhead and Bulkhead Line for the HILLSBOROUGH RIVER, according to the map of "U.S. HARBOR LINES, TAMPA HARBOR, HILLSBORO RIVER AND HILLSBORO BAY", prepared by the Corps of Engineers, U.S. Army, and approved by the Secretary of the Army on January 19, 1953; thence along said Combined Pierhead and Bulkhead Line, N.11°31'59"E., 88.00 feet to a point on the Concrete Bulkhead Line, constructed by Permit with the Department of the Army, Jacksonville District, Corps of Engineers Permit No. SAJSP 66-251, dated October 12, 1966; thence along said Concrete Bulkhead Line, the following five (5) courses:

1) S.89°54'07"W., 20.26 feet; 2) N.11°31'59"E., 32.67 feet; 3) N.03°31'59"E., 348.18 feet to a point of curvature;

4) Northerly, 162.35 feet along the arc of a curve to the left having a radius of 300.01 feet and a central angle of 31°00'23" (chord bearing N.11°58'11"W., 160.38 feet) to a point of tangency; 5)

N.27°28'24"W., 79.28 feet to a point on the Northerly boundary of the aforesaid Combined Pierhead and Bulkhead Line for the HILLSBOROUGH RIVER; thence along said Combined Pierhead and Bulkhead Line, the following four (4) courses: 1) N.47°28'24"W., 227.97 feet; 2) N.86°12'14"W., 177.82 feet; 3)

N.86°12'18"W., 840.98 feet; 4) N.86°11'17"W., 55.91 feet to a point on the Easterly right-of-way line of NORTH BOULEVARD; thence along said Easterly right-of-way line, the following nine (9) courses: 1) N.00°16'10"E., 573.32 feet; 2) along the intersection right-of-way of the aforesaid PALM AVENUE, N.00°14'06"E., 64.00 feet; 3) N.00°12'23"E., 81.00 feet;

4) N.01°55'29"E., 50.02 feet; 5) N.01°56'32"E., 16.51 feet; 6) N.03°02'26"E., 101.11 feet; 7) N.00°12'23"E., 20.00 feet; 8) N.45°16'05"E., 14.13 feet; 9) along the intersection right-of-way of the aforesaid ROSS AVENUE, N.00°59'03"E., 69.67 feet to a point on the North right-of-way line of said ROSS AVENUE; thence along said North right-of-way line, the following three (3) courses: 1) S.89°37'53"E., 598.35 feet; 2) along the intersection right-of-way of the aforesaid MASSACHUSETTS AVENUE, S.89°31'28"E., 60.00 feet; 3) S.89°43'59"E., 662.28 feet; thence along the East right-of-way line of the aforesaid OLA AVENUE and the Northerly prolongation thereof, S.00°26'40"W., 351.26 feet to a point on the North right-of-way line of the aforesaid PALM AVENUE; thence along said North right-of-way line, the following three (3) courses: 1) S.89°39'47"E., 327.71 feet; 2) along the intersection right-of-way of the aforesaid HIGHLAND AVENUE, S.88°58'57"E., 63.38 feet; 3) S.89°28'51"E., 408.24 feet to a point on the aforesaid West right-of-way line of TAMPA STREET; thence along said West right-of-way line, S.00°28'23"W., 64.00 feet to the **POINT OF BEGINNING**.

Containing 53.324 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 2, Block "A", of DILLS' SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 17, of the Public Records of Hillsborough County, Florida, **LESS THE FOLLOWING:** **BEGINNING** at the Northwest corner of said Lot 2, run thence along the North boundary of said Lot 2, S.89°40'11"E., 17.00 feet to a point on the East right-of-way line of NORTH BOULEVARD; thence along said East right-of-way line, the following three (3) courses: 1) S.45°16'05"W., 14.13 feet; 2) S.00°12'23"W., 20.00 feet; 3) S.03°02'26"W., 101.11 feet to a point on the South boundary of said Lot 2; thence along said South boundary of Lot 2, N.89°38'23"W., 2.00 feet to the Southwest corner of said Lot 2; thence along the West boundary of said Lot 2, N.00°12'23"E., 131.00 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 6, Block 1, of CRAIG AND JAMIESON'S RIVERVIEW SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 7, Block 1, of CRAIG AND JAMIESON'S RIVERVIEW SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lots 9 and 10, Block 1, of CRAIG AND JAMIESON'S RIVERVIEW SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 31, of the Public Records of Hillsborough County, Florida, LESS THE FOLLOWING: **BEGINNING** at the Southwest corner of said Lot 9, run thence along the West boundary of said Lot 9, N.00°24'44"E., 20.00 feet; thence S.44°35'55"E., 28.28 feet to a point on the South boundary of said Lot 9; thence along said South boundary of Lot 9, N.89°36'35"W., 20.00 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The East 35.00 feet of the West 288.00 feet of Lot 4, Block 6, of MATHEWS PLACE, according to the plat thereof as recorded in Plat Book 8, Page 54, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The East 60.00 feet of the West 120.00 feet of Lot 1, of W. H. BECKWITH'S ADDITION TO MATHEWS PL., according to the plat thereof as recorded in Plat Book 11, Page 86, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 4, Block 2, LESS the South 10.1 feet for road right-of-way, of TOLAND'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 67, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The East 27.00 feet of the West 53.50 feet of the South 76.00 feet of Lot 7, Block 18, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The East 1/2 of Lot 9, Block 18, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The South 1/2 of the North 1/3 of Lot 10, Block 18, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The North 1/2 of the South 2/3 of Lot 10, Block 18, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The South 1/3 of Lot 10, Block 18, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The West 61.00 feet of Lot 5, Block 17, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The West 48.00 feet of Lot 4 AND the East 20.00 feet of Lot 5, Block 17, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lots 1, 2, 3 and 10 AND the East 34.00 feet of Lot 4, Block 17, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The North 37.00 feet of Lot 6, Block 17, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The South 27.00 feet of the North 64.00 feet of Lot 6, Block 17, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The South 67.00 feet of Lot 6, Block 17, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 7, Block 17, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

The East 1/2 of Lot 2, Block 20, of MAP OF HIGHLAND PARK 1st ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 1, Block 20, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Lot 10, Block 20, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A portion of Lot 6, Block 20, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

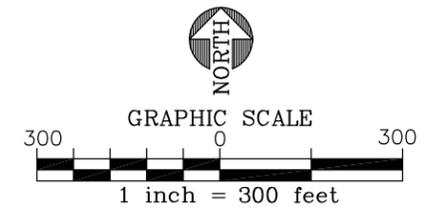
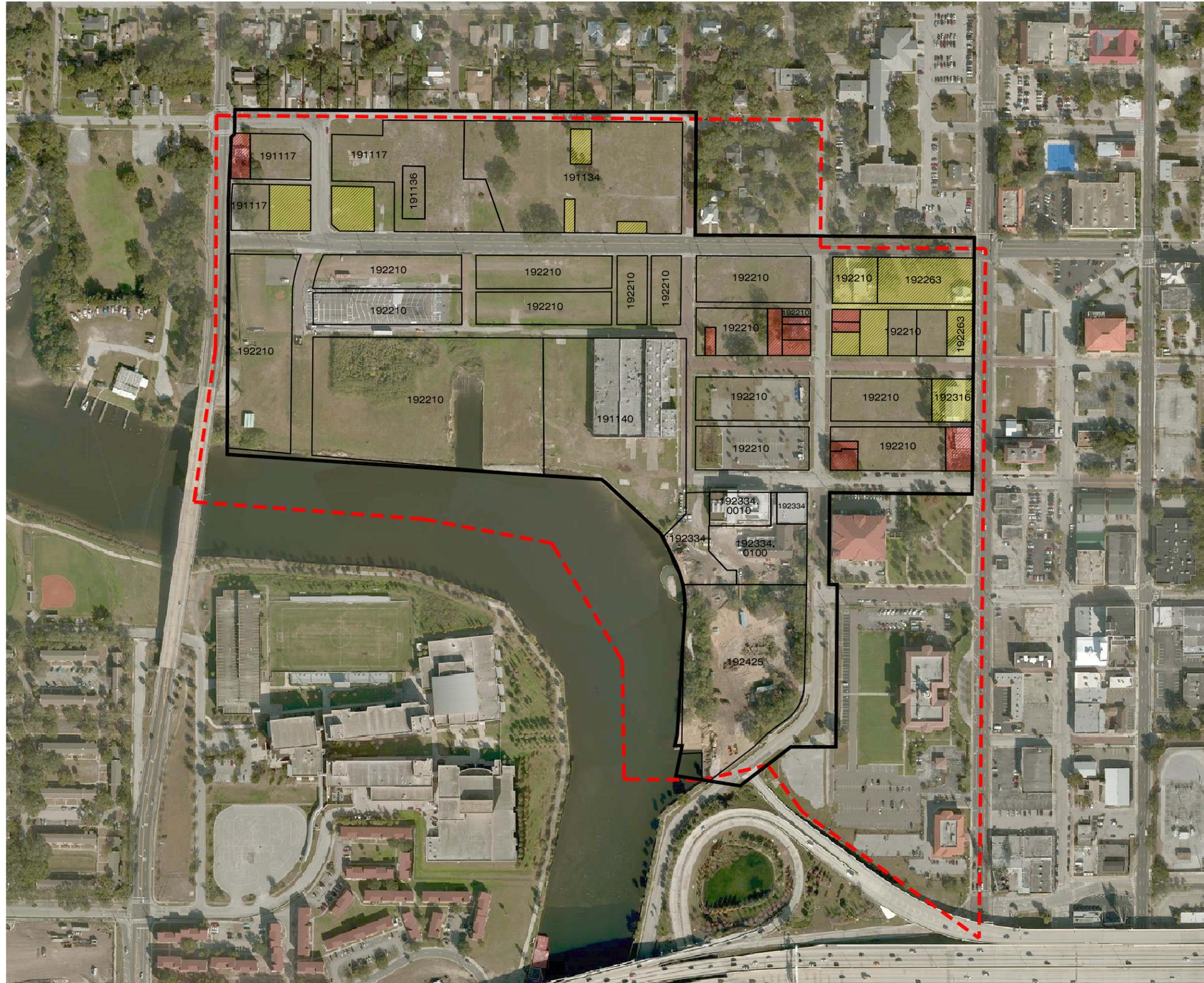
Commence at the Northwest corner of said Lot 6, run thence along the West boundary of said Lot 6, the following two (2) courses: 1) S.00°32'23"W., 41.13 feet to the **POINT OF BEGINNING**; 2) continue, S.00°32'23"W., 27.10 feet; thence S.89°30'37"E., 33.20 feet; thence N.00°29'23"E., 4.50 feet; thence S.89°30'37"E., 47.81 feet to a point on the East boundary of said Lot 6; thence along said East boundary of Lot 6, N.00°32'15"E., 22.60 feet; thence N.89°30'37"W., 81.01 feet to the **POINT OF BEGINNING**.

AND ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A portion of Lot 6, Block 20, of MAP OF HIGHLAND PARK 1ST ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 39, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 6, run thence along the West boundary of said Lot 6, S.00°32'23"W., 68.23 feet to the **POINT OF BEGINNING**; thence S.89°30'37"E., 33.20 feet; thence N.00°29'23"E., 4.50 feet; thence S.89°30'37"E., 47.81 feet to a point on the East boundary of said Lot 6; thence along said East boundary of Lot 6, S.00°32'15"W., 59.67 feet to the Southeast corner of said Lot 6; thence along the South boundary of said Lot 6, N.89°27'39"W., 81.01 feet to the Southwest corner of said Lot 6; thence along the aforesaid West boundary of Lot 6, N.00°32'23"E., 55.10 feet to the **POINT OF BEGINNING**.

THE HEIGHTS CDD CRA Boundary Map 06/23/17



-  Parcels Not Included
-  Parcels To be Added
-  CRA Boundary

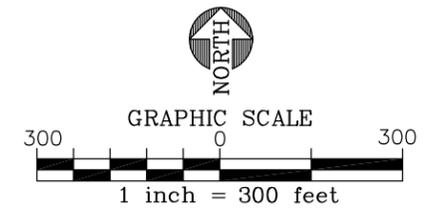
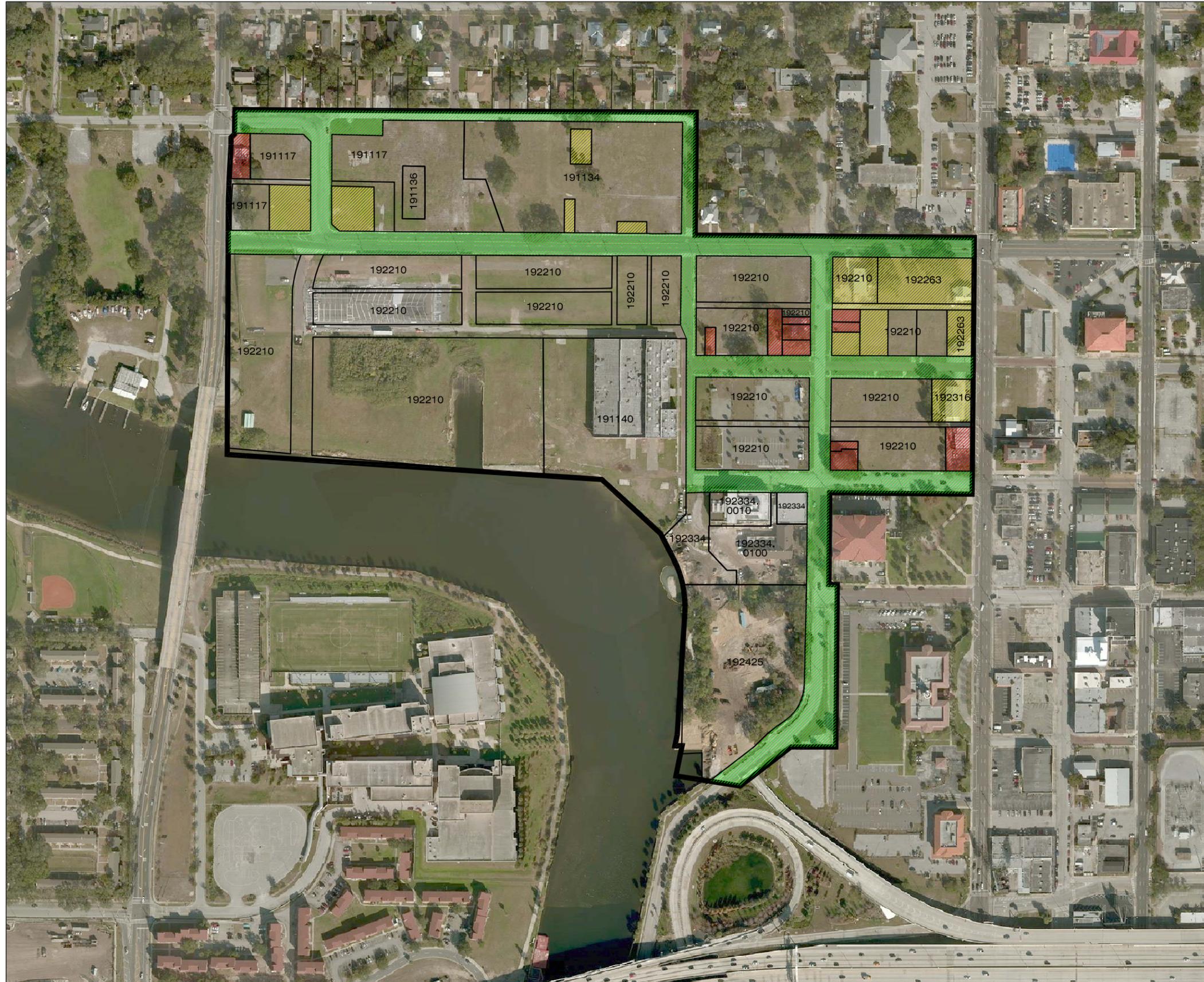
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THE HEIGHTS
LEGAL DESCRIPTION
Community Redevelopment Area

Begin at the center point of the intersection of the Right-Of-Way Lines of Tampa Street and Palm Avenue, run thence West, along the center line of the Palm Avenue Right-Of-Way line to the center point of the intersection of the Right-Of-Way Lines of Palm Avenue and Highland Avenue; thence run North along the center line of Highland Avenue to the center point of the intersection of the Centerlines of Ross Avenue and Highland Avenue; thence run West along the Centerline of the Ross Avenue Right-of-Way to the center point of the intersection of Ross Avenue and North Boulevard; thence run South along the center line of the North Boulevard Right-of-Way to the intersection of the North Boulevard Right-of-Way and the Centerline of the Hillsborough River (said centerline being equidistant from opposing mean high water lines as established by the U.S. Army Corps of Engineers); thence run East/Southeast along said centerline of the Hillsborough River to the intersection of the centerline of the Hillsborough River and the Northern Limited Access Right-of-Way line of Interstate-275; thence run East along the Northern Right-of-Way line of Interstate-275, to the Center point of the intersection of Interstate-275 and Tampa Street; and Tampa Street; thence run North along the center line of Tampa Street to the intersection of the Right-Of-Way lines of Tampa Street and Palm Avenue and the Point of Beginning; all of the area previously described is located within Section 13, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida; containing 77.04 acres, more or less.

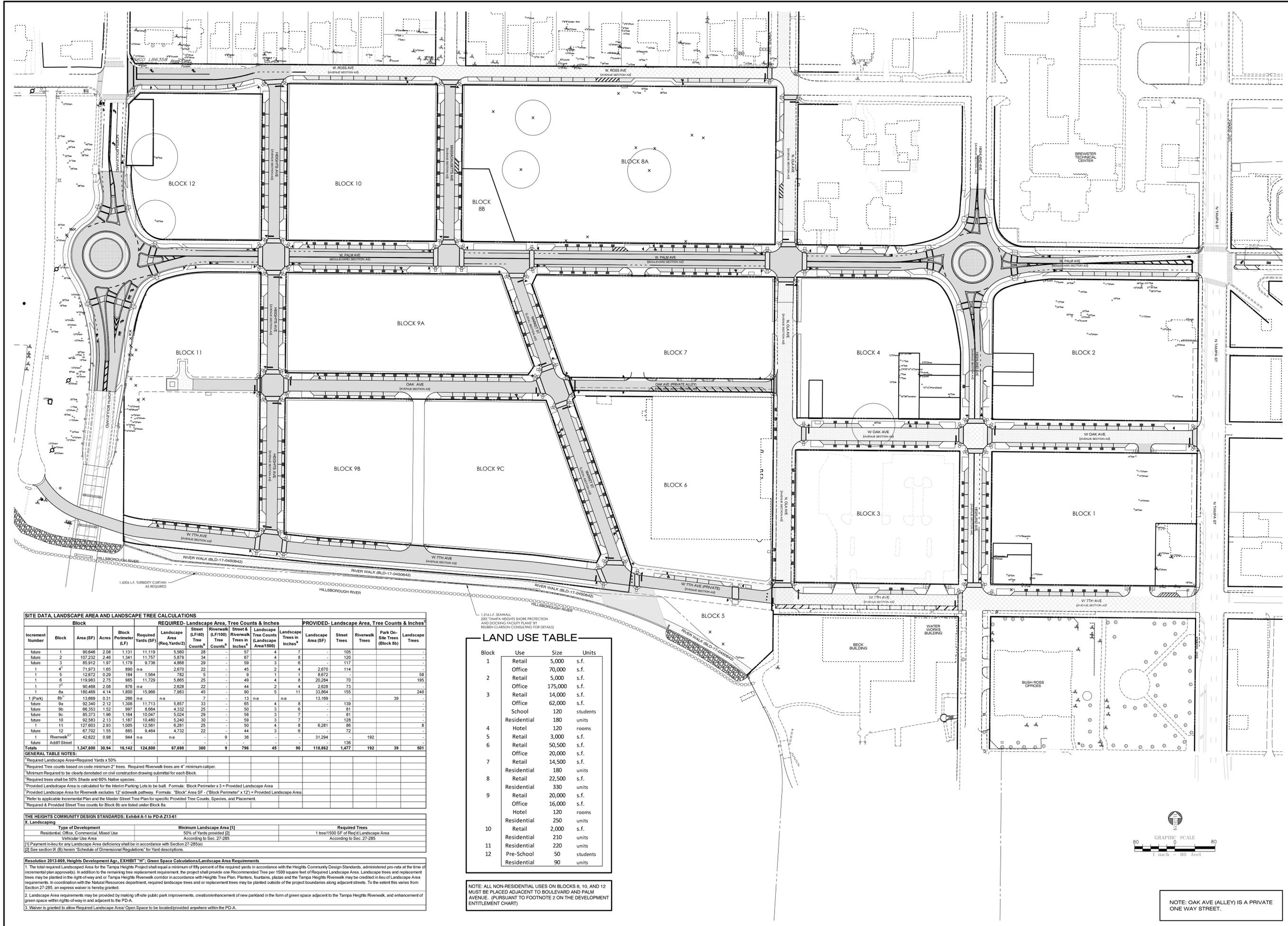
THE HEIGHTS CDD Net Developable Area 06/23/17



-  Parcels Not Included
-  Parcels To be Added
-  Land Not Developable



8515 Palm River Road | Tampa, Florida 33619
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SITE DATA, LANDSCAPE AREA AND LANDSCAPE TREE CALCULATIONS

Increment Number	Block	REQUIRED - Landscape Area, Tree Counts & Inches				PROVIDED - Landscape Area, Tree Counts & Inches							
		Area (SF)	Acres	Block Perimeter (LF)	Required Yards (SF)	Street (LF/100)	Riverwalk (LF/100)	Street Tree Counts ^a	Riverwalk Tree Counts ^a	Landscape Area (SF)	Street Trees	Riverwalk Trees	Park On-Site Trees (Block 8b)
future	1	90,648	2.08	1,131	11,119	5,560	28	57	4	7	-	105	-
future	2	107,232	2.46	1,341	11,757	5,879	34	67	4	8	-	120	-
future	3	85,912	1.97	1,178	9,736	4,868	29	59	3	6	-	117	-
1	4	71,873	1.65	890	n/a	2,870	22	45	2	4	2,870	114	-
1	5	12,672	0.29	184	1,564	782	5	9	1	1	8,672	-	58
1	6	119,983	2.75	985	11,729	5,865	25	49	4	8	20,284	70	195
1	7	96,488	2.08	876	n/a	2,628	22	44	2	4	2,628	73	-
1	8a	180,489	4.14	1,909	15,996	7,993	45	90	5	11	33,994	155	240
1 (Park)	8b ¹	13,669	0.31	296	n/a	n/a	7	13	n/a	n/a	13,169	-	39
future	9a	92,340	2.12	1,308	11,713	5,857	33	65	4	8	-	139	-
future	9b	86,353	1.92	997	8,664	4,332	25	50	3	6	-	81	-
future	9c	85,373	1.93	1,164	10,047	5,024	29	58	3	7	-	81	-
future	10	92,583	2.13	1,187	10,480	5,240	30	59	3	7	-	128	-
1	11	127,603	2.93	1,005	12,561	6,281	25	50	4	8	6,281	86	8
future	12	67,702	1.55	865	9,464	4,732	22	44	3	6	-	72	-
1	Riverwalk ²	42,822	0.98	944	n/a	n/a	-	9	36	-	31,294	-	192
future	Add'l Street	-	-	-	-	-	-	-	-	-	-	-	-
Totals		1,347,600	30.94	16,142	124,800	67,698	380	796	45	90	118,862	1,477	39

GENERAL TABLE NOTES:
 *Required Landscape Area=Required Yards x 50%
 *Required Tree counts based on code minimum 2" trees. Required Riverwalk trees are 4" minimum caliper.
 *Minimum Required to be clearly denoted on civil construction drawing submittal for each Block.
 *Required trees shall be 50% Shade and 60% Native species.
 *Provided Landscape Area is calculated for the Interim Parking Lots to be built. Formula: Block Perimeter x 3 = Provided Landscape Area
 *Provided Landscape Area for Riverwalk includes 12' sidewalk pathway. Formula: "Block" Area SF - ("Block Perimeter" x 12) = Provided Landscape Area
 *Refer to applicable Incremental Plan and the Master Street Tree Plan for specific Provided Tree Counts, Species, and Placement.
 *Required & Provided Street Tree counts for Block 8a are listed under Block 8a.

THE HEIGHTS COMMUNITY DESIGN STANDARDS: Exhibit A-1 to PD-A 213-61

X. Landscaping	Type of Development	Minimum Landscape Area [1]	Required Trees
Residential, Office, Commercial, Mixed Use	50% of Yards provided [2]	1 tree/1500 SF of Req'd Landscape Area	
Vehicle Use Area	According to Sec. 27-285	According to Sec. 27-285	

[1] Payment in-lieu for any Landscape Area deficiency shall be in accordance with Section 27-285(e)
 [2] See section IX (b) herein "Schedule of Dimensional Regulations" for Yard descriptions.

Resolution 2013-869, Heights Development App., EXHIBIT "H": Green Space Calculations, Landscape Area Requirements
 1. The total required Landscaped Area for the Tampa Heights Project shall equal a minimum of 80 percent of the required yards in accordance with the Heights Community Design Standards, administered pro-rata at the time of incremental plan approval(s). In addition to the remaining tree replacement requirement, the project shall provide one Recommended Tree per 1500 square feet of Required Landscape Area. Landscape trees and replacement trees may be planted in the right-of-way and/or Tampa Heights Riverwalk corridor in accordance with Heights Tree Plan. Planters, fountains, plazas and the Tampa Heights Riverwalk may be credited in lieu of Landscape Area requirements. In coordination with the Natural Resources department, required landscape trees and/or replacement trees located outside of the project boundaries along adjacent streets. To the extent this varies from Section 27-285, an express waiver is hereby granted.
 2. Landscape Area requirements may be provided by making off-site public park improvements, creation/enhancement of new parkland in the form of green space adjacent to the Tampa Heights Riverwalk, and enhancement of green space within rights-of-way in and adjacent to the PD-A.
 3. Waiver is granted to allow Required Landscape Area Open Space to be located/provided anywhere within the PD-A.

LAND USE TABLE

Block	Use	Size	Units
1	Retail	5,000 s.f.	
	Office	70,000 s.f.	
2	Retail	5,000 s.f.	
	Office	175,000 s.f.	
3	Retail	14,000 s.f.	
	Office	62,000 s.f.	
	School	120	students
4	Residential	180	units
	Hotel	120	rooms
5	Retail	3,000 s.f.	
	Office	50,500 s.f.	
6	Office	20,000 s.f.	
	Retail	14,500 s.f.	
7	Residential	180	units
	Retail	22,500 s.f.	
8	Residential	330	units
	Retail	20,000 s.f.	
9	Office	16,000 s.f.	
	Hotel	120	rooms
10	Residential	250	units
	Retail	2,000 s.f.	
11	Residential	210	units
	Residential	220	units
12	Pre-School	50	students
	Residential	90	units

NOTE: ALL NON-RESIDENTIAL USES ON BLOCKS 8, 10, AND 12 MUST BE PLACED ADJACENT TO BOULEVARD AND PALM AVENUE. (PURSUANT TO FOOTNOTE 2 ON THE DEVELOPMENT ENTITLEMENT CHART)

REVISIONS:
 7/16/16 REVISIONS PER CITY OF TAMPA COMMENTS
 10/19/16 REVISIONS PER CITY OF TAMPA COMMENTS
 1/10/17 REVISIONS PER CITY OF TAMPA COMMENTS
 2/21/17 SHOW TURBIDITY CURTAIN
 9/7/17 REVISIONS PER APPROVAL COMMENTS

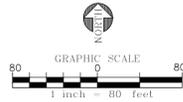
DATE: 1/25/16
 DRAWN BY: RMS
 CHECKED BY: TCA
 JOB NO.: 2130089

TODD C. AMADEN No. 5967
 PROFESSIONAL ENGINEER

THE HEIGHTS REDEVELOPMENT
 CITY OF TAMPA, FLORIDA
PROPOSED LAYOUT

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
 2330 W Horatio St.
 Tampa, FL 33609
 (813) 253-3484

LANDMARK
 Engineering & Surveying Corporation
 8515 Palm River Road | Tampa, Florida 33619
 (813) 821-7841 | (813) 864-1832 (fax)
 www.lssc.com | E.B. # 28014



NOTE: OAK AVE (ALLEY) IS A PRIVATE ONE WAY STREET.

THE HEIGHTS
COMMUNITY
DEVELOPMENT
DISTRICT

PRELIMINARY SECOND
SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:

June 20, 2018

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I. PURPOSE

The purpose of the Second Supplemental Assessment Methodology Report (“Second Supplemental Report”) is to adjust the maximum amount of par debt based on the estimated sizing for the Series 2017 Bonds and the Series 2018 Bonds applied under the adopted methodology and algorithms set forth within the 2017 Master Assessment Methodology Report (“Master Report”) for The Heights Community Development District (the “District”). The Master Report assigned a maximum par debt in the amount of \$29,115,000, which included the total construction cost estimate in the sum of \$23,500,000, however, due to unanticipated utility relocations and cost over-runs, this supplemental report is provided to increase the maximum par debt to \$30,000,000 to cover the revised total construction cost estimate in the sum of \$25,500,000. Debt is allocated in this Second Supplemental Report on both a per developable acreage basis until parcels are vertical and once parcels are vertical, debt is allocated on an Equivalent Assessment Unit (“EAU”) basis as set forth in **Table 1**. EAUs were based on a development plan of 1,520 dwelling units, 212,000 square feet of commercial/retail space and 278,000 square feet of office space.

The Series 2017 Bonds and the Series 2018 Bonds, when issued, (collectively, the "Bonds") will finance the construction and/or acquisition of the CIP (as defined in the Master Report) which will provide special benefit to assessable property within the District. The Series 2017 Bonds and the Series 2018 Bonds will be repaid primarily from: (i) the CIP Special Assessments levied by the District and (ii) the receipt by the District of annual Redevelopment Trust Fund contributions as defined in the Interlocal Agreement dated May 1, 2015 (the "Interlocal Agreement") by and among the City of Tampa (the “City”), the Community Redevelopment Agency of the City of Tampa (the "CRA"), and the District. Annually, the amount received from the Redevelopment Trust Fund (the "Committed Tax Increment Revenues") will be applied towards the Series 2017 Bond and the Series 2018 Bond obligations as outlined and exemplified in this Report in **Table 5**. Any shortage between such amount and the required debt service for the Bonds will be paid from the CIP Special Assessments levied on all benefiting real property according to the methodology determined within this Report. This includes the annual obligations to pay debt service on the Bonds beyond the expiration of the Interlocal Agreement with the CRA and the District on September 30, 2043. Each benefiting property will secure the debt by an assessment lien based on the amount of benefit received and allocation stated within this Report. The non-ad valorem CIP Special Assessments will be collected each year to provide funds necessary for: the payment of any remaining Debt Service on the Bonds which are not covered by the Committed Tax Increment Revenues. In addition to the debt service assessments, the District expects to levy and collect additional non-ad valorem assessments for the administration, operation and maintenance of the capital improvements of the District.

In summary, this Report was created in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, which stipulate the requirements necessary for the levying and collecting of Special Assessments based on benefits received from the CIP and is consistent with our understanding and experience with case law on this subject.



II. THE DISTRICT

The District is a local unit of special-purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, by Ordinance No. 2006-161 enacted by the City Council of the City of Tampa, Florida, on and effective as of July 13, 2006. The District was established for the purpose of financing the acquisition and construction of and managing the maintenance and operation of certain community development services and facilities within and without its boundaries. The Act authorizes the District to issue bonds for purposes, among others, of financing the cost of acquisition and construction of certain district facilities, including, without limitation, a storm water management system, water and wastewater (on and off site) facilities, roadways (on and off site) and landscaping and recreational facilities.

The District encompasses 49.188 gross acres of land of which approximately 31.30 acres are assessable and benefit from the District's proposed CIP. Of these 31.30 acres, 4.66 acres have completed vertical infrastructure, consisting of the Beck Building and the Armature Works Building, and with vertical buildings construction underway on 4.26 acres associated with The Pearl mixed use project. There are an additional 5.58 acres of various non-assessable improved parcels (parks/leased buildings/common areas) belonging to the City of Tampa. The balance of the District acreage relates to City owned road rights of ways, alleys, etc.

The District is located entirely within the larger CRA, which encompasses approximately 77 gross acres of land, and both are located entirely within the incorporated area of the City. See **Exhibit 1** of this report for a depiction of land areas as described above.

III. PROPOSED IMPROVEMENTS

The total cost to fund the CIP is \$25,500,000 and consists of infrastructure improvements to the District including a roadway system, water & wastewater/utilities, stormwater management, recreational facilities, landscape & hardscape, electrical distribution and utility relocations. Each infrastructure facility works as a system to provide special benefits to the lands within the District. As an example of application of benefit received by a system, the roadway system benefits each residential unit and all commercial/retail space within the development program, as all private landowners within the District benefit the same from the first few feet of pavement as they do from the last few feet. This same application can also be demonstrated by the water and utilities improvements as it is a system that is designed to protect the entire development program, thereby creating benefit for all landowners within the District. The same logic can be applied to all infrastructure improvements contained within the CIP.

The CIP infrastructure improvement categories and cost allocation, segmented by category, are detailed within **Table 2**. The Series 2018 Bonds will fund the remaining portion of the CIP as part of a completion agreement between the Developer, the Majority Landowners and the District to finish the program. Additional information relative to the scope



of development improvements comprising the CIP is contained within The Heights Community Development District Engineers Report, dated June 2017 as supplemented by the June 22, 2018 Engineer's Report Supplement (collectively the "2017 Engineer's Report").

IV. FINANCING

The District will finance the total CIP estimated cost through the issuance of the tax-exempt Series 2017 Bonds and the Series 2018 Bonds. The Series 2018 Bonds create funding for a portion of the CIP, establish a capitalized interest and debt service reserve fund and cover the cost of issuance and other bond administration costs. Table 3 provides information relative to the costs comprising the Series 2018 Bonds.

V. DETERMINATION OF SPECIAL ASSESSMENT ELIGIBILITY

There are three main requirements for valid Special Assessments; first, improvements to Benefited Properties that the Special Assessments encompass must be for an approved and assessable purpose (F.S. 170.01). Secondly, Special Assessments can only be levied on those properties benefiting/receiving a special benefit from the improvements (F.S. 170.01), and lastly Special Assessments allocated to each Benefited Property cannot exceed the proportional special benefit to each property. (F.S. 170.02)

The District's CIP contains "Systems of Improvements" including the construction of a roadway system, water & wastewater/utilities, stormwater management, recreational facilities, landscape & hardscape, electrical distribution and utility relocations; 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 above. Additionally, the improvements will result in certain properties in 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 properties is equal to or exceeds the cost of the Special Assessments levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

While the first requirement for a valid Special Assessment is easily satisfied by ensuring that the improvements are allowed in the list provided in F.S. 170.01, the second and third requirements for a valid Special Assessment require a more analytical approach, as required by F.S. 170.02. This involves identifying specific benefits to the various benefiting properties and assigning value to these benefits, to ensure the value of the benefits exceed the cost of providing the improvements. Satisfying the second and third requirements are key necessities for a valid Special Assessment. A reasonable estimate of the proportion of special benefits received from the improvements is expressed in terms of an Equivalent Assessment Unit "EAU" Factor.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably



apportioned because the special benefits to the property deriving from the construction of the District's CIP (and the responsibility for the payment of the allocated debt) have been apportioned to the property according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no assessable property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Property within the District that will not be subject to the Special Assessments includes publicly owned (State/County/City/CDD) tax-exempt property such as: lift stations, road rights-of-way, waterway management systems, common areas, etc.

VI. ALLOCATION METHODOLOGY

The total cost and benefit of the improvements constructed or acquired by the District is allocated to each property based on the estimated special benefit received. The method of benefit allocation is based on the relative special benefit in relation to the property use and of the relative fair share of the infrastructure, as envisioned by the CIP. According to F.S. 170.02, the methodology by which valid Special Assessments are allocated to specifically benefited property must be determined and prorated according to foot frontage of said property, or by such other method as the governing body of the District may prescribe (F.S. 170.02).

This alone gives the District latitude in determining how Special Assessments will be allocated to specifically benefited properties. The CIP benefit and special assessment allocation logic is detailed below and provides a mechanism consistent with the Master Methodology by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the assessable lands within the District for levy and collection. These special benefits are real and ascertainable, but are not yet capable of being calculated as to value with certainty. For the District, the EAU allocation and assigned factors is the recommended approach.

VII. EQUAL ASSESSMENT UNIT (“EAU”) ALLOCATION

Once buildings are constructed and receive certificate of completion/occupancy, debt will be assigned to those parcels/units based on the EAU factor set forth on Table 1. This methodology is consistent with the Master Report and provides for the most reasonable allocation of assessments. Private property owners of residential, commercial/retail, office and hotel space will benefit from the public infrastructure improvements as described within the 2017 Engineer's Report. Apartment units will be assessed at a rate of 1.00 EAU per unit; condominiums will be assessed at 1.25 EAU per unit; commercial/retail and hotel space will be assessed at 1.25 EAU per 1,000 square feet; office space will be assessed at 2.00 EAU per 1,000 square feet of use. The EAU factors are based on the anticipated average daily and peak hour demand of each use on the public infrastructure of the District including but not limited to a roadway system, water & wastewater/utilities, stormwater management, recreational facilities, landscape & hardscape, electrical distribution and utility relocations. It is for this reason that office space is generally assessed higher than hotel/retail/commercial. The



costs associated with these infrastructure improvements are outlined within Table 2, with the benefit and assessment allocation for the remaining portion of the CIP from the proceeds of the Series 2018 Bonds is within Table 4. CIP Special Assessments will be collected in an amount to pay the anticipated shortfall annually and within its entirety after the expiration of the Interlocal Agreement in 2043 through the final maturity of the Bonds in January 1, 2050. The estimated amounts of TIF contributions and required assessments for the period of the agreement and contributions are outlined in the Projection of Tax Increment Revenues and Special Assessments report. An example of assessment collection coverage relating to projected Committed Tax Increment Revenues received to ensure sufficient debt service coverage is shown on Table 5.

VIII. ASSIGNMENT OF ASSESSMENTS

This section details how Bonds and assessments are assigned to private benefiting properties, land and vertical development within the District. In general, assessments are assigned on a per acre basis and once parcels are improved to contain structures that have received certificates of completion/occupancy, assessments are then allocated to the parcels based on the type of vertical development use and EAUs assigned to that use within the parcel as outlined in Table 1. All remaining assessments and EAUs needed to meet principal and annual debt service coverage not allocated to vertical development are then allocated to the remaining land on a per developable acre basis as demonstrated in the preliminary assessment roll in Table 6 to this report.

The District is assigning assessments to support coverage for the Series 2018 Bonds with parcels containing both completed vertical development and developable acreage. As components of the vertical development program receive certificates of completion/occupancy within the parcels, they are assigned specific assessments in relation to the EAU factor set forth on Table 1. The remaining unassigned assessments to support sufficient coverage for debt service (on property which is not constructed) is assigned on an equal developable acreage basis, based upon the remaining net developable acreage divided by remaining CIP Special Assessments, subject to the true up provisions set forth below as verified annually prior to June 15th.

IX. ANNUAL APPLICATION OF TIF REVENUE AND ASSESSMENT COLLECTION

The District annual debt coverage collection schedule, as outlined below, will ensure sufficient coverage of annual debt service repayments for the Series 2018 Bonds. This schedule is based on the steps to ensure sufficient coverage is met with the first payment and will initiate the cycle to evaluate through the duration of the Interlocal Agreement supporting the TIF funding eligibility (i.e. the receipt of the Committed Tax Increment Revenues). It is important to note that the last invoice for Committed Tax Increment Revenues will be sent on/prior to September 30, 2043, with receipt of funds prior to end of year 2043 for contribution towards the annual debt service associated with July 1st 2044 and January 1st



2045 payments. The shortfall assessment placed on the tax-roll for November 2044 will be in the full amount of annual debt service due, as no future Committed Tax Increment Revenues will be pledged for the remaining term of the Bonds which mature on January 1, 2050. As set forth below, references to TIF Funds, Invoices and Payment mean the Committed Tax Increment Revenues under the Interlocal Agreement.

June 1 st 2019	Receipt of Updated County Valuation of CRA Values.
June 15 th 2019	Determine Assessed Value, TIF Fund Receipt, based on formula in CRA Agreement.
Aug 31 st 2019	Administration, Operations Budget Approval. Debt Reviewed for Assessment Roll needs.
Sept 15 th 2019	Submittal of Assessment Roll to County with Debt.
Oct 1 st 2019	TIF Invoice sent to CRA
Jan 1 st 2020	TIF Payment from CRA
Mar 1 st 2020	Tax Payments Due/On-Roll Assessments Received
May 15 th 2020	Off Roll Annual Assessment Bill Sent
June 15 th 2020	Off Roll Biannual Assessments Due
July 1 st 2020	Series 2018 Bond Semi-Annual Interest Due
Dec 15 th 2020	Off Roll Biannual Assessments Due
Jan 1 st 2021	Series 2018 Bond Annual Principal/Semi-Annual Interest Due

An example of the coverage verification model and assignment of assessments collected for sufficient coverage is shown in **Table 5** for the initial coverage needs for the July 2020/Jan 2021 assessment needs as projected within the Projected Tax Increment Revenue and Special Assessment Report.

X. PREPAYMENT CALCULATIONS

Owners of parcels/units with completed/vertical development and for which certificates of completion/occupancy have been issued and the assignment of EAUs have been recorded by the District, may pay off the entire or partial remaining principal amounts assessed at the next available call date along with interest due through such date. These amounts may be subject to early redemption fees and other associated collection costs. The principal payoff calculation in whole/or partial will not utilize projected or future Committed Tax Increment Revenues into consideration for the pay off or pay down calculation.



XI. ANNEXATION

The District is in the process of annexing approximately 1.6 acres into the District. Such lands are not included in this Assessment Methodology. However, once annexed into the District, such lands will be assessed pursuant to the True Up provisions set forth in this Second Supplemental Report.

XII. TRUE UP MECHANISM

It is possible that changes can occur impacting the initial assessment allocations. These changes typically relate to, but are not limited to: 1) amendments to the District Boundaries as contemplated and shown within Exhibit 1; 2) net developable acreage changes; 3) non-assessable public/city owned parcels conveyed to private entities or vice versa; 4) a change of the planned units or square footage of various uses as contemplated to more closely reflect actual market conditions during Vertical Development Program; or 5) additional Product Types/Uses.

This will cause the need for a necessary review for adjustment to the assignment of assessments on parcels for coverage of principal and annual debt service. In order to ensure sufficient revenue from such CIP Special Assessments is received from the progression of the Vertical Development Program, the District will be required to perform a “true-up” analysis annually prior to June 15th until such time sufficient EAUs are assigned for full assessment coverage to fully constructed units with certificates of occupancy/completion and without reduction for any Committed Tax Incremental Revenues. This will require a two-part test as outlined below. If the first test is not sufficient, then the second test will be applied to determine the necessary true-up payment to reduce the outstanding principal prior to the next call date. The initial Assessment Factors below will need to be updated annually with the true up requirement.

Assessment Factors

A.	\$30,000,000	Total Par Debt (adjusted based on actual bonds issued/amortization schedule)
B.	\$2,064,162	Total Annual Max Annual Debt Service (net of collection fees, fixed thru term(s))
C.	2,496	Total EAUs Required for Coverage
D.	\$12,019.23	Par Debt Assessment Per EAU (Adjusted in conjunction with Par Debt shown above)
E.	\$826.99	Annual Assessment per EAU (net of collection fees - fixed)
F.	145.932	Assigned EAUs to completed Vertical Development Parcels (7/17)
G.	\$120,683.80	Total Assigned Annual Assessment to Completed EAUs
H.	\$1,943,478.20	Remaining Annual Assessment
I.	26.64	Remaining Net Developable Acreage (7/17)
J.	\$1,060,285.76	Par Debt, Per Net Developable Acre



K. \$72,953.39 Annual Assessment Per Net Developable Acre

Test 1.

Total Assigned EAU Annual Assessments (G.) plus the Remaining Annual Assessments on Net Developable Acreage (H.) must be equal to or greater than the (B.) Total Annual Assessments, However the Annual Assessment per Net Developable Acre in (K.) **must** not be exceeded. If this test is deficient in coverage of annual assessment or exceeding assessment per net developable acre, Test 2 will be needed to demonstrate sufficient coverage and/or assessment per net developable acre under original capacity.

Test 2.

Total Assigned EAU Annual Assessments (G.) plus the EAUs as planned within the Vertical Development Plan with sufficient entitlement/use allowances supported with documentation as certified by the District Engineer within the net Developable Acreage will be equal to or greater than the total planned project EAUs (C.) The amount of Remaining Principal to pay down will be a proportional percentage of the Remaining Par Principal in relation to the percentage of the shortage of Annual Assessment projected for under collection of the deficient EAUs.

If both Test 1 and Test 2 require a payment to meet True Up provisions, then the amount of Remaining Principal to pay down will be a proportional percentage of Remaining Par Principal in relation to the percentage of the shortage of Annual Assessment projected and/or a proportional amount to reduce the amount of principal per net developable acre to a level at or below the amount set in the original lien.

If it is determined that property types not currently contemplated in this report are later added, then this Assessment Methodology will need to be applied to include the new land use. Perhaps more importantly, the actual assessments will be adjusted accordingly, as long as the new, revised assessments do not surpass the initial level assessments as originally adopted in this report. If the land added to the District, as contemplated in the annexation section above, that is not currently subject to assessments and receives specific benefits from this CIP, then the Assessment Methodology described in this Second Supplemental Report and the 2017 Master Report shall be applied by the associated benefit lien process required. Future lands added beyond the contemplated 1.68 acres that do not have vertical development with certificates of occupancy/completion and benefit from the program will not be assessed a lien. As a result, the benefitting land and associated equivalent assessment units assigned will be allocated its share of assessments based on the benefits received, which will also result in any currently assessed land receiving a proportionate reduction in its assessments.

All assessments levied run with the land. A determination of a true up payment will be at the sole discretion of the District subject to the provisions of the True-Up Agreement. It is the responsibility of the landowner of record to make 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.



TABLE 1
THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

PROJECT STATISTICS			
<u>PRODUCT</u>	<u>PER UNIT</u> <u>EAU⁽¹⁾</u>	<u>TOTAL</u> <u>UNITS</u>	<u>TOTAL</u> <u>EAUs</u>
Apartments	1.00	900	900
Condominiums	1.25	620	775
Retail/Commercial (per 1,000 sq. ft.)	1.25	(2) 212	265
Office (per 1,000 sq. ft.)	2.00	(2) 278	556
TOTAL:		2,010	2,496

Notations:

(1) Equivalent Assessment Unit

(2) Unit application is based on 1,000 square feet of leasable space.



TABLE 2
THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

TOTAL DEVELOPMENT INFRASTRUCTURE COST DETAIL - SERIES 2018 BONDS		
<u>CAPITAL IMPROVEMENT PLAN</u>	<u>TOTAL PROJECT COSTS</u>	<u>SERIES 2018 COSTS</u>
Roadway System	\$5,650,000	\$1,682,979
Water and Wastewater Utilities	\$2,900,000	\$714,894
Stormwater Management	\$4,900,000	\$1,340,426
Recreational Facilities	\$4,900,000	\$1,310,638
Landscaping & Hardscaping	\$4,800,000	\$1,251,064
Electrical Distribution	\$750,000	\$223,404
Utility Relocations	\$1,600,000	\$476,595
Total Costs	\$25,500,000	\$7,000,000
	Net Construction	Par Bonds
Series 2017 Bonds	18,000,000	21,745,000
Series 2018 Bonds	7,024,583	8,255,000
	25,024,583	30,000,000

1) Items are described in further detail within the Engineers Report .



TABLE 3

**THE HEIGHTS
 COMMUNITY DEVELOPMENT DISTRICT
 SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT**

LONG-TERM FINANCING INFORMATION - SERIES 2018 BONDS		
Coupon Rate		5.50% ⁽¹⁾
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		\$8,255,000
Construction Fund		\$7,024,583
Capitalized Interest (Months) ⁽³⁾	16	\$605,367
Debt Service Reserve Fund	50.00%	\$283,994
Underwriter's Discount	2.00%	\$165,100
+ Premium / - Discount		\$0
Cost of Issuance		\$175,000
Rounding		\$956
<u>ANNUAL ASSESSMENT</u>		
Max Annual Debt Service (Principal & Interest)		\$567,988
Collection Costs and Discounts, 6%		\$36,255 ⁽²⁾
TOTAL ANNUAL ASSESSMENT		\$604,243

Notations:

⁽¹⁾ Based on estimated interest terms, average coupon, subject to change based on final negotiated rate.

⁽²⁾ Collection costs and discounts are included as a component of the total annual assessment levy.

⁽³⁾ Capitalized thru Jan 1st 2020.



TABLE 3A

**THE HEIGHTS
 COMMUNITY DEVELOPMENT DISTRICT
 SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT**

LONG-TERM FINANCING INFORMATION - TOTAL BONDS		
Coupon Rate		5.50% ⁽¹⁾
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$30,000,000
Construction Fund		\$24,539,140
Capitalized Interest (Months) ⁽³⁾	26	\$3,575,000
Debt Service Reserve Fund	50.00%	\$1,032,081
Underwriter's Discount	2.00%	\$600,000
+ Premium / - Discount		\$0
Cost of Issuance		\$250,000
Rounding		\$3,779
<u>ANNUAL ASSESSMENT</u>		
Max Annual Debt Service (Principal & Interest)		\$2,064,162
Collection Costs and Discounts, 6%		\$131,755 ⁽²⁾
TOTAL ANNUAL ASSESSMENT		<u><u>\$2,195,917</u></u>

Notations:

- ⁽¹⁾ Based on estimated interest terms, average coupon, subject to change based on final negotiated rate.
- ⁽²⁾ Collection costs and discounts are included as a component of the total annual assessment levy.
- ⁽³⁾ Capitalized thru Jan 1st 2020.



TABLE 4
THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

ALLOCATION METHODOLOGY - SERIES 2018 BONDS								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT ⁽¹⁾	TOTAL PRINCIPAL	ANNUAL ASSMT ⁽¹⁾
Apartments	1.00	900.00	36.06%	900	\$2,976,563	\$217,877	\$3,307	\$242
Condominiums	1.25	775.00	31.05%	620	\$2,563,151	\$187,615	\$4,134	\$303
Retail/Commercial (per 1,000 sq. ft.)	1.25	265.00	10.62%	212	\$876,432	\$64,152	\$4,134	\$303
Office (per 1,000 sq. ft.)	2.00	556.00	22.28%	278	\$1,838,854	\$134,599	\$6,615	\$484
TOTAL		2,496.00	100%	2,010	8,255,000	604,243		

Notations:

⁽¹⁾ Annual Assessments are based on the MADS, with administration fees and early payment discounts totaling 6%.

TABLE 5

ASSESSMENT COVERAGE VERIFICATION MODEL July 2020/Jan 2021 Debt Service Coverage	
ANNUAL LONG TERM ASSESSMENT (SERIES 2017 & SERIES 2018 BONDS):	\$2,064,162
PROJECTED TIF FUNDING DEC 31st 2019: \$	381,193.29
ASSESSMENT COLLECTION SHORTFALL: \$	1,682,968.71
TOTAL PLANNED EAUs:	2,496
ASSESSMENT TO COLLECT SHORTFALL PER EAU: \$	674.27
TOTAL EAUS COMPLETE:	145.932
ASSESSMENT TO COLLECT SHORTFALL PER EAU: \$	98,396.86
ASSESSMENT ON DEVELOPABLE ACREAGE: \$	1,584,571.85
REMAINING DEVELOPABLE ACREAGE:	26.64
ASSESSMENT PER DEVELOPABLE ACRE: \$	59,480.93



TABLE 5 (CONTINUED)

ASSIGNMENT OF ASSESSMENTS TO PARCELS RELATED TO PROJECTED TIF FUNDING SHORTAGE ON DEVELOPED & UNDEVELOPED PARCELS				
Developed Parcels				
FOLIO/OWNER	USE	UNITS	EAUs	TOTAL ANNUAL
1923340010 Beck Building RHH 200 7TH AVE LLC	Office	26.233	52.466	\$ 35,376.06
1911400000 Armature Building RIVERSIDE HEIGHTS HOLDINGS II LLC	Office Retail Retail	12.161 31.075 24.24	24.322 38.844 93.466	\$ 16,399.51 \$ 26,191.03 \$ 20,430.27 \$ 63,020.81
SUBTOTAL DEVELOPED EAUs:			145.932	\$ 98,396.86
Undeveloped Assessable Parcels			ACREAGE	
1911340000 FUTURE PEARL PROJECT RIVERSIDE HEIGHTS PEARL LLC	Undeveloped		4.26	\$ 253,388.74
1911170000 1911360000 FUTURE DEVELOPMENT RIVERSIDE HEIGHTS HOLDINGS I LLC	Undeveloped Undeveloped		3.67 0.22 3.89	\$ 218,295.00 \$ 13,085.80 \$ 231,380.80
1922100000 FUTURE DEVELOPMENT RIVERSIDE HEIGHTS HOLDINGS III LLC	Undeveloped		18.49	\$ 1,099,802.31
SUBTOTAL UNDEVELOPED ACRES:			26.64	\$ 1,584,571.85

Total Assessment Assigned: \$ 1,682,968.71

* Estimated assessments are net of collection fees and early payment discounts

** Estimated TIF Funding and coverage need based from PROJECTION OF TAX INCREMENT REVENUES AND SPECIAL ASSESSMENT REPORT dated July 13th 2017.



TABLE 6

Preliminary Assessment Plat

The District consist of 49.188 gross acres, with 31.30 assessable. The initial assessments will be levied on assessable private property within The Heights Community Development District initially based on EAUs assigned on current developed parcels with the remaining assessments levied across remaining assessable acreage within parcels on a prorated basis across net developable acreage as outlined below. Annual Long Term Assessments are net of collection fees and the addition of pre-payment discounts.

PRELIMINARY ASSESSMENT ROLL	
TOTAL LONG TERM ASSESSMENT:	\$30,000,000
ANNUAL LONG TERM ASSESSMENT:	\$2,064,162
TOTAL PLANNED EAUs:	2,496
TOTAL LONG TERM ASSESSMENT PER EAU:	\$ 12,019.23
ANNUAL LONG TERM ASSESSMENT PER EAU:	\$ 826.99
COMPLETED EAUs:	145.932
REMAINING LONG TERM ASSESSMENT NOT ASSIGNED TO COMPLETED EAUs	\$ 28,246,012.62
REMAINING ANNUAL ASSESSMENT NOT ASSIGNED TO COMPLETED EAUs	\$ 1,943,478.20
TOTAL REMAINING NET DEVELOPABLE ACRES:	26.64
TOTAL LONG TERM ASSESSMENT PER NET DEVELOPABLE ACRE:	\$ 1,060,285.76
ANNUAL LONG TERM ASSESSMENT PER NET DEVELOPABLE ACRE:	\$ 72,953.39

Developed Parcels						
FOLIO/OWNER	USE	UNITS	EAUs	Assessable Acreage	TOTAL	TOTAL
					PRINCIPAL	ANNUAL
1923340010 RHH 200 7TH AVE LLC 701 S. Howard Avenue, Suite 106-322 Tampa	Office	26.233	52.466	0.39	\$630,600.96	\$ 43,388.75
1911400000 RIVERSIDE HEIGHTS HOLDINGS II LLC 701 S. Howard Avenue, Suite 106-322 Tampa	Office	12.161	24.322	4.27	\$292,331.73	\$ 20,114.00
	Retail	31.075	38.844		\$466,872.00	\$ 32,123.31
	Commercial/Retail	24.240	30.300	\$364,182.69	\$ 25,057.74	
		67.476		\$1,123,386.42	\$ 77,295.05	
SUBTOTAL DEVELOPED:			145.932	4.66	\$1,753,987.38	\$ 120,683.80

Undeveloped Assessable Parcels						
1911340000 RIVERSIDE HEIGHTS PEARL LLC 701 S. Howard Avenue, Suite 106-322 Tampa	Assessable Acreage			4.26	\$4,516,817.33	\$ 310,781.42
1911170000	Assessable Acreage			3.67	\$3,891,248.74	\$ 267,738.93
1911360000	Assessable Acreage			0.22	\$233,262.87	\$ 16,049.74
1911360000 RIVERSIDE HEIGHTS HOLDINGS III LLC 701 S. Howard Avenue, Suite 106-322 Tampa	Assessable Acreage			18.49	\$19,604,683.68	\$ 1,348,908.10
SUBTOTAL UNDEVELOPED:				26.64	\$28,246,012.62	\$ 1,943,478.20
Total CDD Assessable Acres:				31.30		

Total Assessment Assigned	\$30,000,000.00	\$ 2,064,162.00
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