

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
JUNE 26, 2018**

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT AGENDA

JUNE 26, 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 meeting will begin at **10:00a.m.** with the third section called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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.

June 26, 2018

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Special Meeting of The Heights Community Development District will be held on **Tuesday, June 26, 2018 at 10:00 a.m.** at the offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602. Following is the Agenda for the Public Hearing and Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Supplemental Methodology Assessment Report *Under Separate Cover*
- B. Consideration of District Engineer's Report Tab 01
- C. Consideration of Resolution 2018-04; Declaring Special Assessments Tab 02
- D. Consideration of Resolution 2018-05; Setting Public Hearing for Special Assessments Tab 03
- E. Consideration of Resolution 2018-06; Appointing Bond Counsel &
Disclosure Counsel Contract Tab 04
- F. General Matters of the District

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

5. CONTINUATION TO JULY 16, 2018 AT 10:00AM

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

June 22, 2018

Mr. Brian Lamb, District Manager
The Heights Community Development District
2005 Pan Am Circle Drive, Suite 120
Tampa, Florida 33607

Re: **MASTER ENGINEER'S REPORT**
JN: 2140039

Mr. Lamb:

Referencing the adopted Master Engineer's Report, last revised August 16, 2017, Table 1 (Summary of Opinion of Probable Costs) estimated the total costs to be \$23,500,000. Due to unanticipated utility relocations and cost cover-runs, this has been increased to \$25,500,000. The revised Table 1 is attached.

If you have any questions or comments, please do not hesitate to contact our office.

Respectfully,
LANDMARK ENGINEERING &
SURVEYING CORPORATION



Todd C. Amaden, P.E.
Vice President

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	\$ 2,900,000
Stormwater Management ⁽³⁾	\$ 4,900,000
Recreational Facilities ⁽⁶⁾	\$ 4,900,000
Landscaping & Hardscaping ⁽⁶⁾	\$ 4,800,000
Electrical Distribution ⁽⁴⁾	\$ 750,000
Utility Relocations ⁽⁵⁾	\$ 1,600,000
TOTAL	\$ 25,500,000

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

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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TABLES

Table 1	Summary of Opinion of Probable Costs
Table 2	Summary of Proposed District Facilities

EXHIBITS

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

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Electrical Distribution ⁽⁴⁾	\$ 750,000
Utility Relocations ⁽⁵⁾	\$ 1,600,000
TOTAL	\$ 23,500,000

Notes:

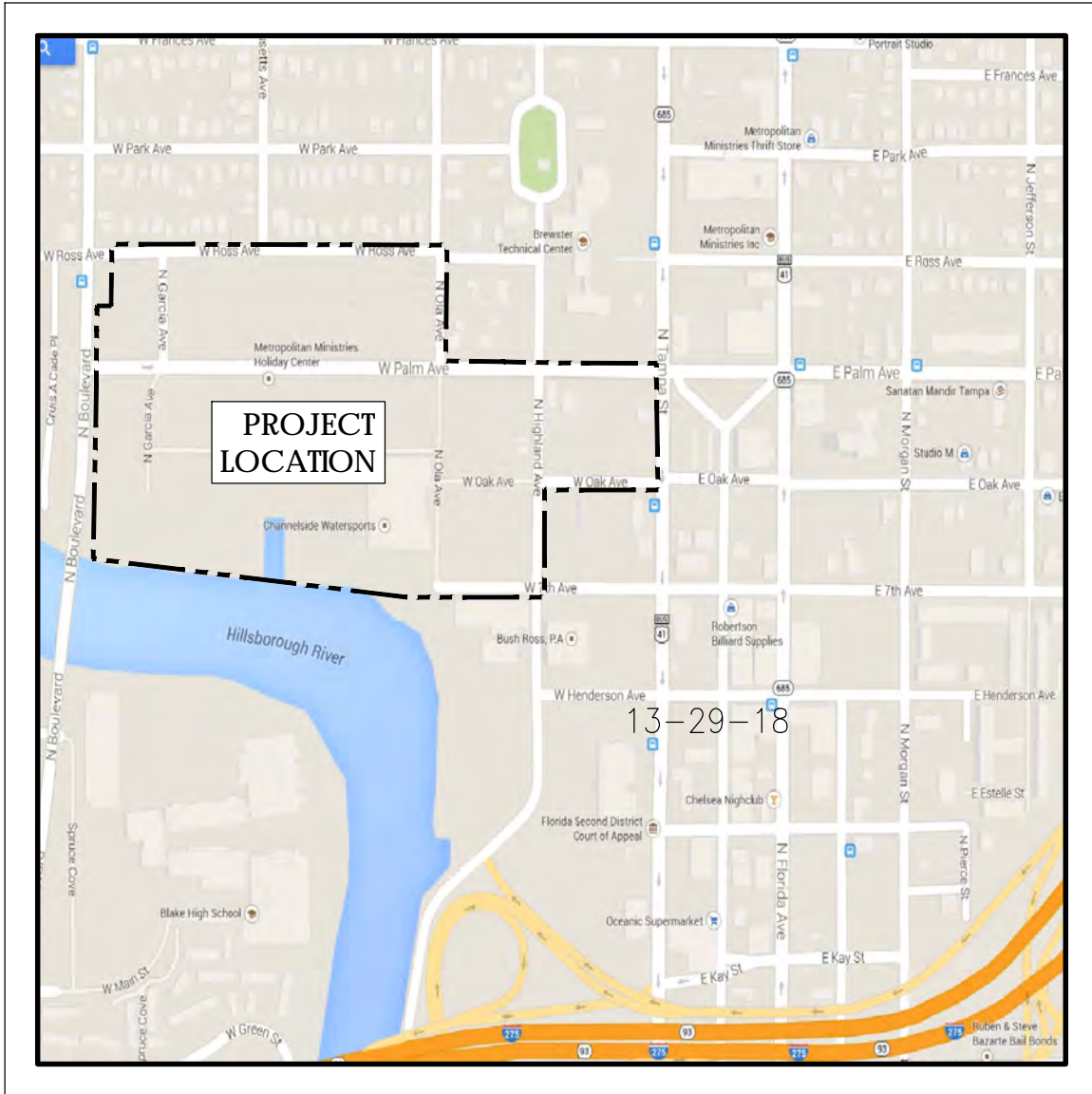
1. Estimate includes 15% cost contingency and 10% allowance for Professional Fees
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4. Underground electrical distribution will be provided pursuant to the Development Agreement as required to achieve vertical development density and intensity in accordance 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



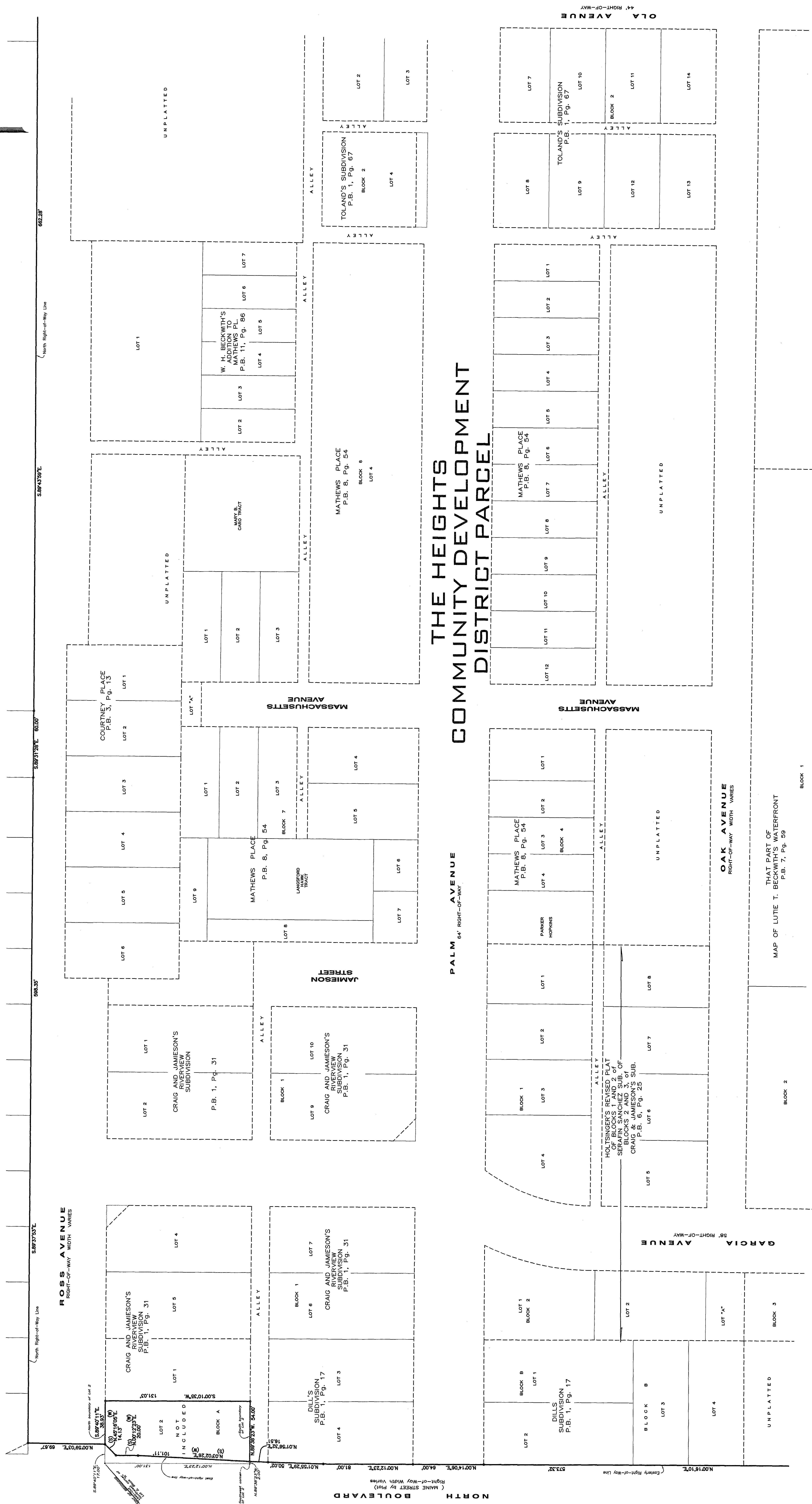
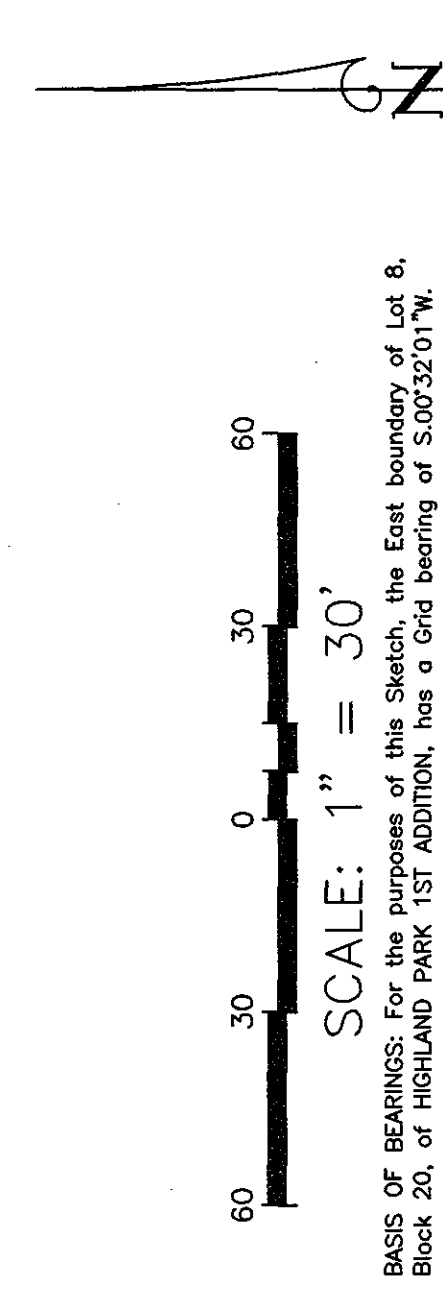
Location Map

NOT TO SCALE



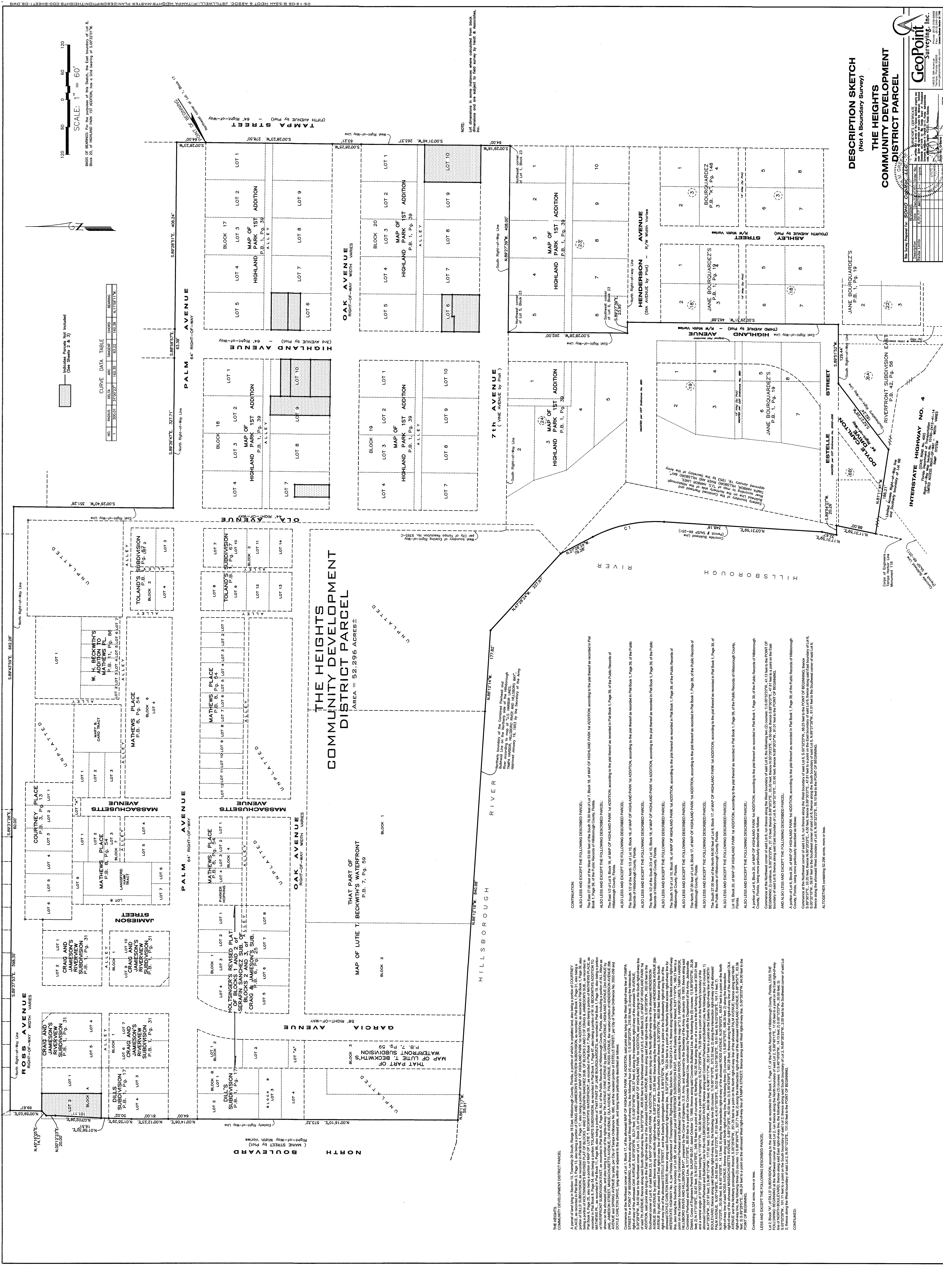


This Survey Prepared For: SOHO Capital, LLC				
REVISIONS				
Description	Date	Drawn	Checked	Order No.
Revision 1	6/9/17	DM	SGC	



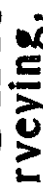
DESCRIPTION SKETCH
(Not A Boundary Survey)

**THE HEIGHTS
COMMUNITY DEVELOPMENT
DISTRICT PARCEL**



DISTRICT PARCEL

W. GREEN



GeoPoint
Surveying, Inc.

440 E. 1st Avenue
P.O. Box 32-0400
Tulsa, Oklahoma 74112-0400
www.geo-pointusa.com
Phone: 918-584-8888
Fax: 918-584-8889

THIS SURVEY PREPARED FOR: **SCHO CAPITAL, LLC**

REVISION: **REVISION**

DATE: **5/27/14**

BY: **MS**

REVISION: **5/27/14**

DATE: **5/27/14**

BY: **MS**

REVIEWER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my files, and that the same was prepared by me or under my direct supervision and in accordance with the provisions of the Oklahoma Engineering Code of Ethics.

DATE: **5/27/14**

BY: **MS**

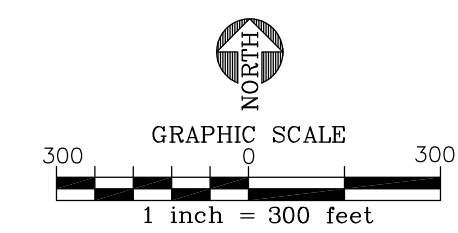
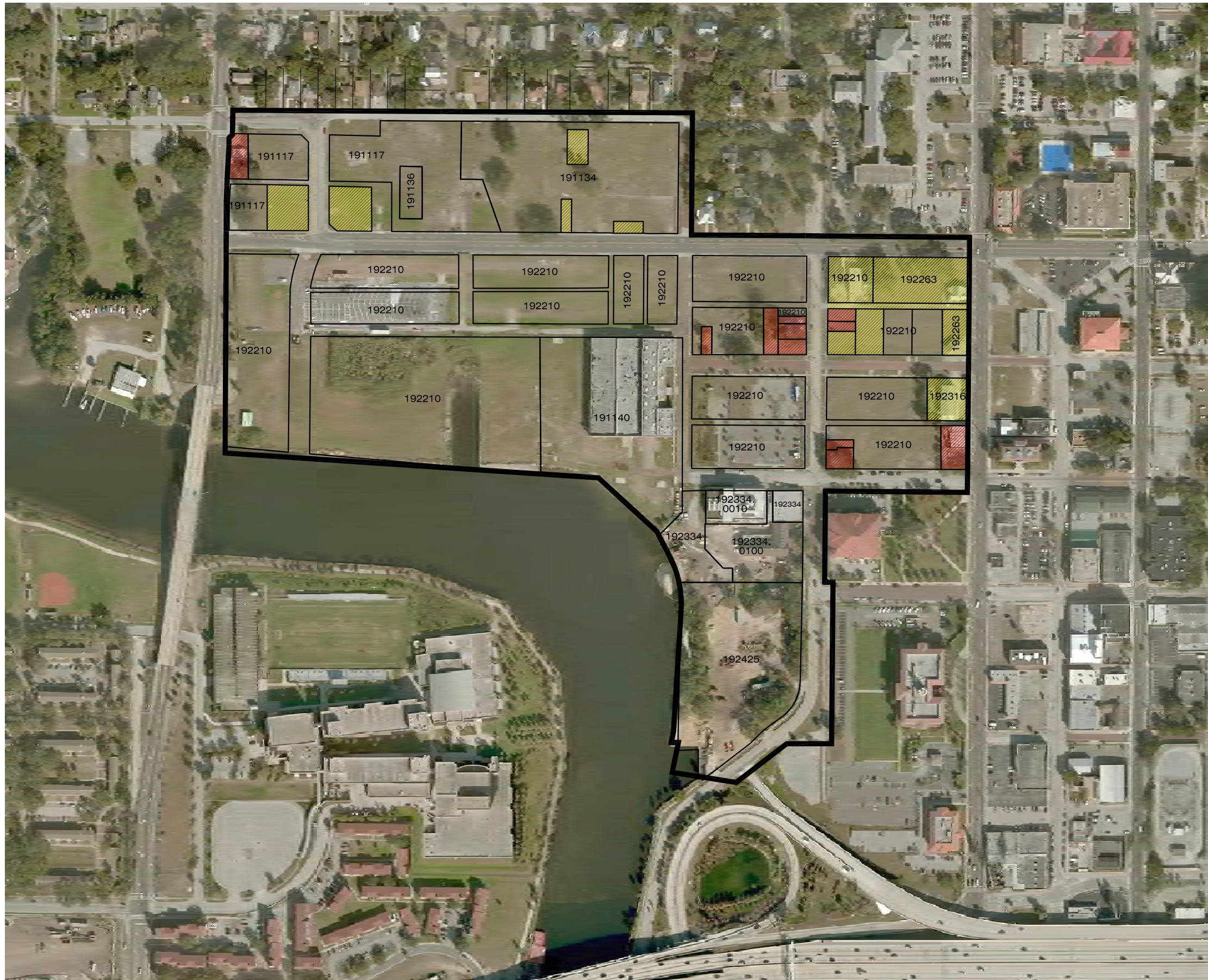
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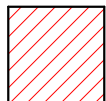
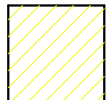
DATE: **5/27/14**

BY: **MS**

[illegible]

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
(813) 621-7841 | (813) 664-1832 (fax)
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:

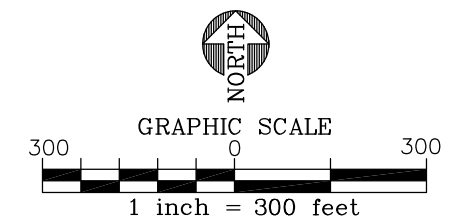
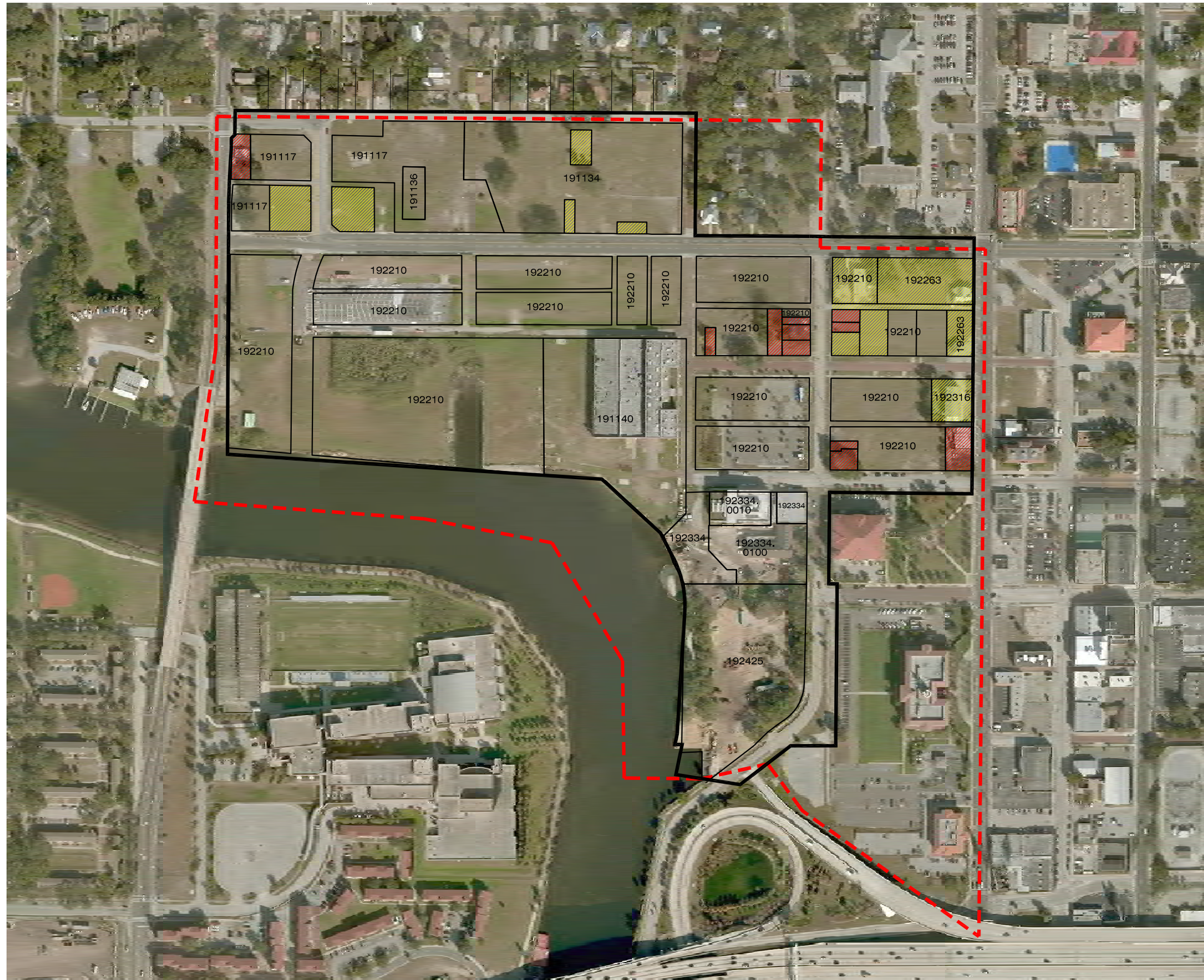
Commence at the Northwest corner of said Lot 6, run thence along the West boundary of said Lot 6, the following two (2) courses: 1) S.00°32'23"W., 41.13 feet to the **POINT OF BEGINNING**; 2) continue, S.00°32'23"W., 27.10 feet; thence S.89°30'37"E., 33.20 feet; thence N.00°29'23"E., 4.50 feet; thence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

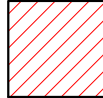
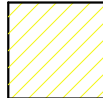

AND ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
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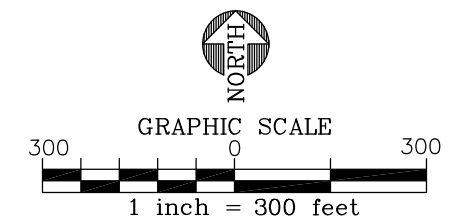
THE HEIGHTS
LEGAL DESCRIPTION
Community Redevelopment Area

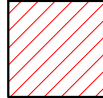
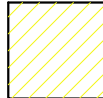
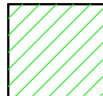
Begin at the center point of the intersection of the Right-Of-Way Lines of Tampa Street and Palm Avenue, run thence West, along the center line of the Palm Avenue Right-Of-Way line to the center point of the intersection of the Right-Of-Way Lines of Palm Avenue and Highland Avenue; thence run North along 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.

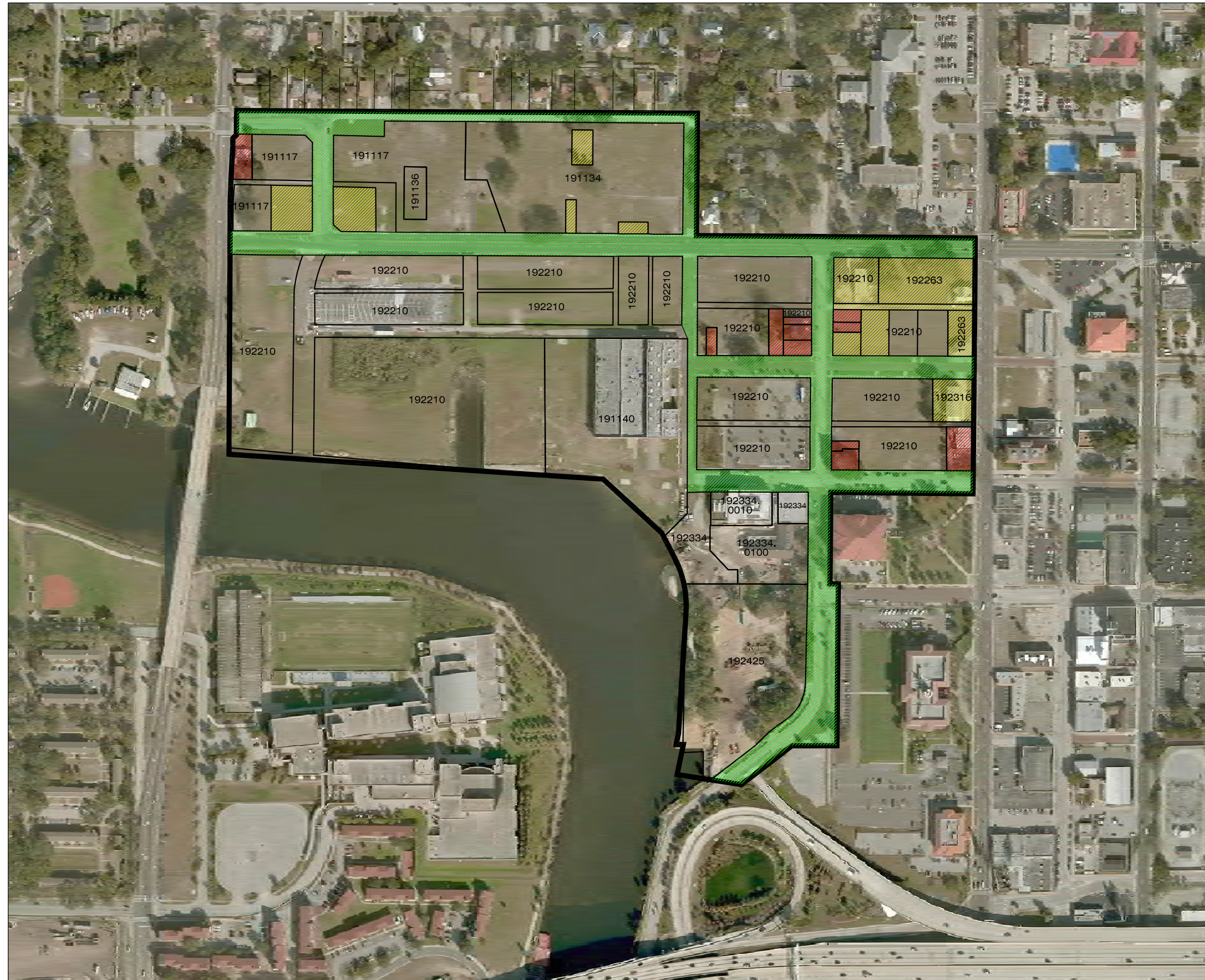
THE HEIGHTS CDD

Net Developable Area

06/23/17

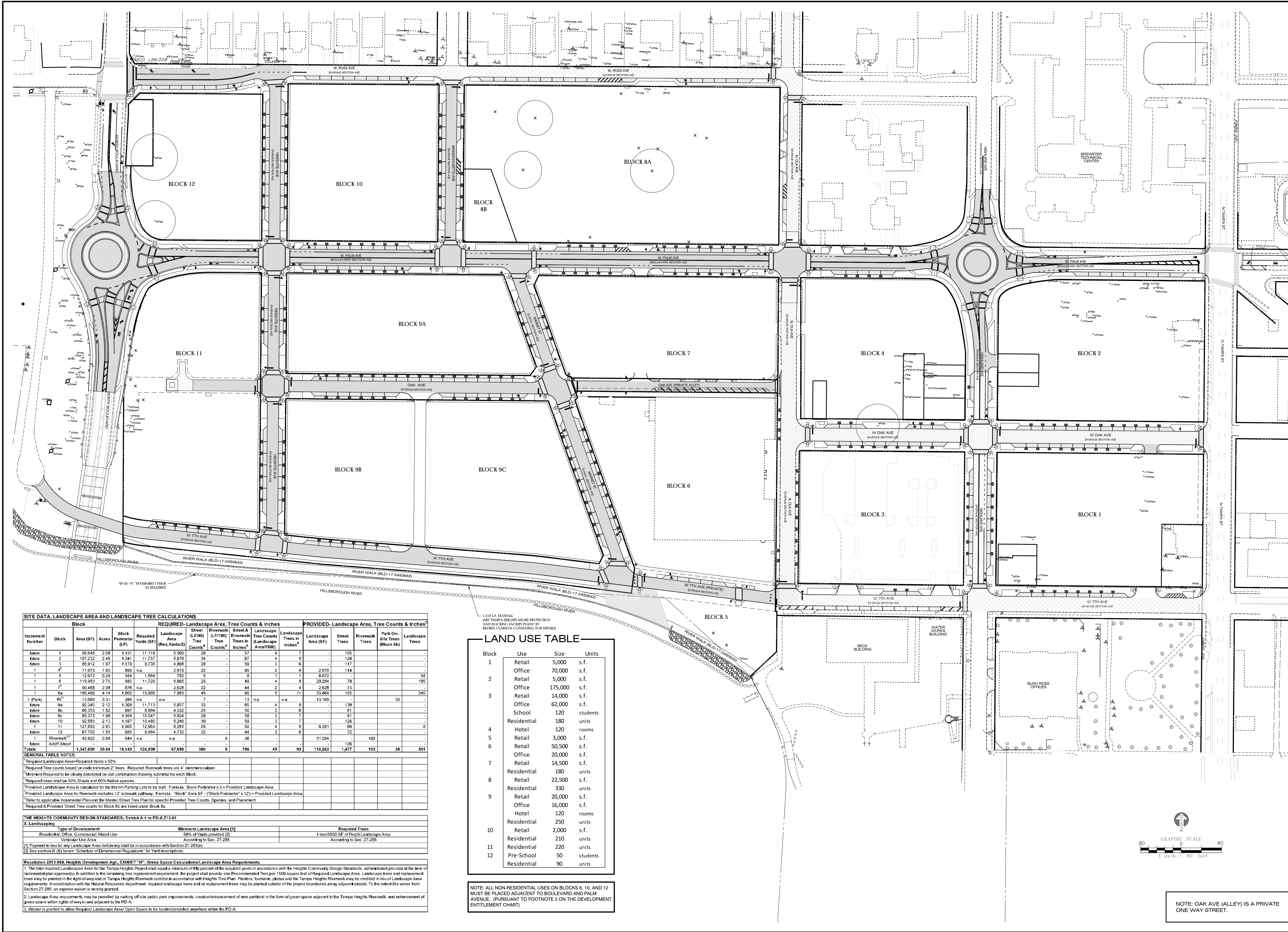


-  Parcels Not Included
-  Parcels To be Added
-  Land Not Developable



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SITE DATA, LANDSCAPE AREA AND LANDSCAPE TREE CALCULATIONS																
Block				REQUIRED- Landscape Area, Tree Counts & Inches							PROVIDED- Landscape Area, Tree Counts & Inches					
Increment Number	Block	Area (SF)	Acres	Block Perimeter (LF)	Required yards (SF)	Landscape Area (Req.Yards/2)	Street (LF/40) Tree Counts ^a	Riverwalk (LF/100) Tree Counts ^a	Street & Riverwalk Trees in Inches ^a	Landscape Tree Counts (Area/1500)	Landscape Trees in Inches ^a	Landscape Area (SF)	Street Trees	Riverwalk Trees	Park On-Site Trees (Block 8b)	Landscape Trees
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	1,173	9,736	4,868	29	-	59	3	6	-	117	-	-	-
1	4 ^e	71,873	1.65	890	n/a	2,670	22	-	45	2	4	2,670	114	-	-	-
1	5	12,672	0.29	184	1,564	782	5	-	9	1	1	8,672	-	-	-	58
1	6	119,933	2.75	985	11,729	5,865	25	-	49	4	8	20,284	79	-	-	195
1	7 ^f	99,468	2.08	876	n/a	2,628	22	-	44	2	4	2,628	73	-	-	-
1	8a	180,469	4.14	1,960	15,998	7,993	45	-	90	5	11	33,664	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	66,353	1.52	997	8,694	4,332	25	-	50	3	6	-	81	-	-	-
future	9c	85,373	1.96	1,164	10,047	5,024	29	-	58	3	7	-	91	-	-	-
future	10	92,583	2.13	1,187	10,480	5,240	30	-	59	3	7	-	128	-	-	-
1	11	127,503	2.93	1,005	12,561	6,281	25	-	50	4	8	6,281	89	-	-	8
future	12	67,702	1.55	885	9,494	4,732	22	-	44	3	6	-	72	-	-	-
1	Riverwalk ¹	42,622	0.98	944	n/a	n/a	-	9	36	-	-	31,294	-	192	-	-
future	Add'l Street	-	-	-	-	-	-	-	-	-	-	-	-	138	-	-
Totals		1,347,600	30.94	16,142	124,806	67,688	380	9	796	45	90	116,862	1,477	152	38	501

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 submitted 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 excludes 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 8b are listed under Block 8a.			
THE HEIGHTS COMMUNITY DESIGN STANDARDS; EXHIBIT A-1 to PD-A 213-61			
A. Landscaping		Required Trees	
Type of Development	Minimum Landscape Area [1]	1 tree/1500 SF of Req'd Landscape Area	
Residential, Office, Commercial, Mixed Use	50% of Yards provided [2]	According to Sec. 27-285	
Vehicle Use Area	-	According to Sec. 27-285	
[1] Payment in lieu of any Landscape Area deficiency shall be in accordance with Section 27-285(g).			
[2] See section IX (B) herein "Schedule of Dimensional Regulations" for Yard descriptions.			
Resolution 2013-669, Heights Development App., EXHIBIT "H", Green Space Calculations, Landscape Area Requirements			
1. The total required Landscape Area for the Tampa Heights Project shall equal a minimum of 8% 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 may be planted 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.
4	School	120	students
	Residential	180	units
5	Hotel	120	rooms
	Retail	3,000	s.f.
6	Retail	50,500	s.f.
	Office	20,000	s.f.
7	Retail	14,500	s.f.
	Residential	180	units
8	Retail	22,500	s.f.
	Residential	330	units
9	Retail	20,000	s.f.
	Office	16,000	s.f.
10	Hotel	120	rooms
	Residential	250	units
11	Retail	2,000	s.f.
	Residential	210	units
12	Pre-School	220	units
	Residential	50	students
		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:
DATE: 1/25/16
DRAWN BY: RMS
CHECKED BY: TCA
JOB NO.: 2130089

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
www.lssc.com
E.B. # 28014

4

Elevations based on NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD88)

TODD C. AMADEN No. 5967
PROFESSIONAL ENGINEER

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

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Heights Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, pursuant to Ordinance No. 2006-161 enacted by the City of Tampa, Florida, on July 13, 2006; and

WHEREAS, the Board of Supervisors ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public infrastructure improvements and related interests in land for development (the "Assessment Improvements") as described in the District's *Master Engineer's Report*, dated June 12, 2017, and Supplement dated June 22, 2018, and as may be supplemented and amended, and attached hereto as **Exhibit A** and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, it is in the best interest of the District to pay the cost of the Assessment Improvements by imposing, levying and collecting special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (the "Special Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Assessment Improvements and to impose, levy and collect the Special Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the improved property within the District, which is described in the Engineer's Report, which

is attached hereto as **Exhibit A**, and the amount of the Special Assessments related thereto will be imposed and levied in proportion to the benefits received as set forth in the *Master Assessment Methodology Report*, dated June 13, 2017, supplemented August 13, 2017, and further supplemented _____, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607 ("District Records Office"); and

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

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

1. The foregoing WHEREAS clauses are hereby incorporated herein as part of this Resolution.

2. Special Assessments shall be levied to defray the cost of the Assessment Improvements.

3. The nature and general location of, and plans and specifications for, the Assessment Improvements are described in **Exhibit A**, which is on file at the District Records Office.

4. The total estimated cost of the Assessment Improvements is \$25,500,000.00 (the "Estimated Costs").

5. The Special Assessments will defray approximately \$30,000,000.00 of District costs, which includes the Estimated Costs plus estimated financing-related costs, including capitalized interest, debt service reserve and contingency related to bonds which may be issued by the District to finance the Assessment Improvements (the "Estimated Total Costs").

6. The manner in which the Special Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Special Assessments shall be levied within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Assessment Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an "Assessment Plat" showing the area to be assessed, with certain plans and specifications describing the Assessment Improvements and the Estimated Costs of the Assessment Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Special Assessments are certified for collection and subsequent to the capitalized interest period for any series of bonds issued by the District to finance all or a portion of the Estimated Total Costs, the Special Assessments shall be paid in not more than (33) thirty-three annual installments. The Special Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Special Assessments is not available to the District in any year, or if determined by the Board to be in the District's best interests, the Special Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the Special Assessment against each lot or parcel of land and the number of annual installments into which the Special Assessments may be divided, which assessment roll is hereby adopted and approved as the "District's Preliminary Assessment Roll."

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Special Assessments or the making of the Assessment Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Hillsborough County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of June, 2018.

ATTEST:

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Adam Harden,
Chairman, Board of Supervisors

Exhibit A
Engineer's Report

Exhibit B

Assessment Methodology Report

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON **AUGUST 13, 2018, AT 10:00 A.M. AT THE OFFICES OF SOHO CAPITAL, INC., LOCATED AT 220 WEST 7th AVENUE, Suite 100, TAMPA, FLORIDA 33602**, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the HEIGHTS Community Development District ("District") Board of Supervisors (the "Board") previously adopted Resolution 2018-04, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2018-04 , a preliminary assessment roll has been prepared and all other conditions precedent, as set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2005 Pan Am Circle, Suite 120, Tampa , FL 33607 ("District Records Office");

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

1. There is hereby declared a public hearing to be held at **10:00 A.M., August 13, 2018 at the offices of Soho Capital, Inc., located at 220 West 7th Avenue, Suite 100, Tampa, Florida 33602**, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager at 2005 Pan Am Circle, Suite 120, Tampa , FL 33607.

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

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26h day of June, 2018.

ATTEST:

THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Adam Harden,
Chairman, Board of Supervisors

Print Name

RESOLUTION 2018-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE HEIGHTS COMMUNITY DEVELOPMENT
DISTRICT APPOINTING BOND COUNSEL &
DISCLOSURE COUNSEL FOR THE DISTRICT,
AUTHORIZING ITS COMPENSATION AND PROVIDING
FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors (“Board”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint a Bond Counsel and Disclosure Counsel and to provide compensation for their services.

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

1. Gray-Robinson, is appointed as Bond Counsel and Disclosure Counsel and shall be compensated for their services in such capacity in the manner prescribed in **Exhibit A**.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF JUNE, 2018.

ATTEST:

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman



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FORT MYERS
GAINESVILLE
JACKSONVILLE
KEY WEST
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MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA
WEST PALM BEACH

813-273-5070

BRIAN.FENDER@GRAY-ROBINSON.COM

June 19, 2018

VIA E-MAIL

Board of Supervisors of
The Heights Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607
Attn: Brian Lamb

Re: The Heights Community Development District Special Assessment Bonds, Series 2018

Dear Board of Supervisors:

GrayRobinson, P.A. would be pleased to serve as Bond and Disclosure Counsel to The Heights Community Development District (the "District") in connection with the above-referenced proposed special assessment bond issues (the "Bonds") to be issued to finance certain public infrastructure improvements within the District and the costs of issuance of the Bonds.

We would propose to perform all of the services customarily performed by bond and disclosure counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under a trust indenture (which we shall prepare), the preparation of all bond resolutions, the drafting of all closing papers, the delivery of our tax opinion to the investors and the preparation of a preliminary and final limited offering memorandum. For our services, we would propose a legal fee of \$85,000. We would like to point out that our firm will provide an unqualified tax opinion subject to additional tax diligence in light of the Villages TAM. In addition, we would review all required assessment proceedings prepared by District Counsel.

We will also seek reimbursement of our reasonable documented expenses; such fees and expenses payable at, and contingent upon, the closing of the Bond issue (other than our expenses which are not contingent on the closing of the Bonds). Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Bonds, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

If for any reason the District is unable to complete its financing or shall abandon issuing the Bonds utilizing special assessment bonds to finance the costs of the proposed public infrastructure, our proposed bond and disclosure counsel fee would be payable in the amount described below on or before the close of calendar year 2018. Such amount due would be equal to our normal hourly rates, discounted by 10%, plus our reasonable documented out-of-pocket expenses. In all cases, if we were to be paid under such formula, our total fee for services provided as bond and disclosure counsel would not exceed

June 19, 2018
Page 2

\$85,000. We presume that under that scenario, where there are no bond proceeds available to pay our fees, payment would be made from general fund moneys of the District or moneys provided by the primary landowner/developer.

If our fee quote is acceptable to you, please indicate by signing below on the extra copy of this letter enclosed and return the same to me.

If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Sincerely,

Brian J. Fender, Esq.

THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____