

MINUTES OF MEETING  
RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Wednesday, February 20, 2019 at 1:30 p.m. at the Holiday Inn Express, 2102 N Park Road, Plant City, Florida.

Present and constituting a quorum were:

Andrew Rhinehart	Assistant Secretary
Patrick Marone	Assistant Secretary
John Mazuchowski	Assistant Secretary

Also present were:

Jill Burns	District Manager
Michelle Rigoni	District Counsel by phone
Roy Van Wyk	District Counsel
Heather Wertz	District Engineer by phone

*The following is a summary of the discussions and actions taken at the February 20, 2019 Rhodine Road North Community Development District's Regular Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and noted that a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

*(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Ms. Burns stated that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

The item was tabled.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-32 Re-setting Assessment Public Hearing**

Ms. Burns informed the Board that there was an issue with the Notice of Publication for February 6<sup>th</sup>. In consultation with the chairman and Counsel, the Public Hearing was re-scheduled to today’s date and publication was made. The purpose of this Resolution is to ratify the actions of staff.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, Resolution 2019-32 Re-setting Assessment Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Imposition of Special Assessments**

**i. Consideration of Resolution 2019-33 Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by the District’s Improvements**

On MOTION by Mr. Marone, seconded by Mr. Rhineheart, with all in favor, the Public Hearing was opened.

Ms. Burns noted there were no members of the public present. Ms. Burns presented Resolution 2019-33 that was included in the agenda package, with two exhibits the Engineer’s Report and the Assessment Methodology. Ms. Wertz gave an overview of the Engineer’s Report. The report states that the Rhodine Road North CDD includes approximately 102 acres of a residential subdivision including 307 units located in Hillsborough County, Florida. The total estimated infrastructure cost, including offsite improvements, stormwater management, utilities, roadway, entry featuring signage, parks, and amenities, is \$5.1 million dollars. All required permits to construct the infrastructure improvements have been obtained. Mr. Wertz asked for any questions from the Board.

Mr. Van Wyk asked Ms. Wertz a series of questions:

- Is it your professional opinion as an engineer that the cost estimate that you provided in your report are reasonable for this type of project? Ms. Wertz answered yes.
- Are you aware of any reason that the District would not be able to undertake and complete the project as you have outlined in your report? Ms. Wertz answered no.

Ms. Burns explained the Master Assessment Methodology to the Board. She noted the improvement cost per unit was \$16,612 and the par debt per unit was \$22,801 on each of the 307 unites. Mr. Van Wyk asked Ms. Burns as series of questions:

- Is it your opinion that the lands within the District receive a special benefit from capital improvements? Ms. Burns answered yes.
- Is it your opinion that special benefits to the lands as set forth in the assessment roll will be equal to or in excess of the burden placed on the land by the special assessments? Ms. Burns answered yes.
- Is it your opinion that the special assessments are reasonably and fairly apportioned across the products within the District? Ms. Burns answered yes.
- Is it just, right, and proper to assess the costs of the infrastructure improvements against the lands within the District? Ms. Burns answered yes, it is.
- Is it your opinion that it is in the best interest of the District for assessments to be paid and collected in accordance with the methodology that you outlined? Ms. Burns answered yes.

There were no members of the public present for comments.

On MOTION by Mr. Rhineheart, seconded by Mr. Marone, with all in favor, the Public Hearing was closed.

There were no further discussions of the Board.

Mr. Van Wyk briefly gave the following description of Resolution 2019-33:

- Section 1 sets forth the Board's authority to adopt the resolution.
- Section 2 makes certain findings based on the steps taken to date as well as the evidence presented at today's hearing.
- Section 3 authorizes the District's project for the construction and acquisition of infrastructure improvements as set forth in the Engineer's Report.
- Section 4 sets for the estimated cost of the project.
- Section 5 equalizes, approves, confirms and levies the special assessments.
- Section 6 addresses the finalization of the special assessments once the project has been completed.
- Section 7 provides for the payment and collection of the special assessments.
- Section 8 provides for the application of True-Up Payments in certain circumstances.

- Section 9 provides that certain property owned by HOAs, POAs and governments are exempt from the special assessments.
- Section 10 provides for the recording of an assessment notice in the public records of Hillsborough County.
- Sections 11, 12 and 13 are self-explanatory and administrative in nature.

Mr. Van Wyk asked if any of the Board Members had any questions.

On MOTION by Mr. Rhineheart, seconded by Mr. Marone, with all in favor, Resolution 2019-33 Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by the District's Improvements, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-34 Re-Designating Local Records Office**

Ms. Burns noted they were tabling this item until the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-35 Re-Designating Principal Headquarters**

Ms. Burns noted they were tabling this item until the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted bond validation is April 1<sup>st</sup>.

**B. Engineer**

Ms. Wertz had nothing additional for the Board.

**C. District Manager's Report**

Ms. Burns noted the next meeting was scheduled for March 6, 2019, and that will be the public hearing for the budget.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Burns asked for any requests or comments from the Board. The Board Members had no comments.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Rhineheart, seconded by Mr. Marone, with all in favor, the meeting was adjourned at 1:36 pm.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman