



**NEWFIELD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MARTIN COUNTY**

**REGULAR BOARD MEETING  
& PUBLIC HEARING  
MARCH 29, 2023  
9:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.newfieldcdd.org](http://www.newfieldcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**NEWFIELD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
2400 SE Federal Highway, #203  
Stuart, Florida 34994  
Conference Call (877) 873-8017 Access # 9758310  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
March 29, 2023  
9:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public
- F. Approval of Minutes
  - 1. February 10, 2023 Regular Board Meeting Minutes.....Page 2
- G. **Public Hearing – Imposing Master Debt Service Special Assessments**
  - 1. Proof of Publication.....Page 8
  - 2. Consider Approval of Final Master Engineer’s Report.....Page 9
  - 3. Consider Approval of Final Master Assessment Methodology Report.....Page 30
  - 4. Receive Public Comment on Imposing Debt Service Special Assessments
  - 5. Consider Resolution No. 2023-06 – Imposing Master Debt Service Special Assessments.....Page 31
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2023-07 – Adopting Compensation for Board Members.....Page 40
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.0, FLORIDA STATUTES, BY THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4) (b), FLORIDA STATUTES, BY THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF REGULAR MEETING OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**

The Newfield Community Development District Board of Supervisors ("Board") will hold public hearings on **March 29, 2023, at 9:30 a.m. at 2400 SE Federal Highway, #203, 2nd Floor Conference Room, Stuart, Florida 34984**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Newfield Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Master Engineer's Report, dated January 2023 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapter 170, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 650-9022.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway and bridge improvements, stormwater management systems, water distribution systems, wastewater collection systems, reclaimed water distribution systems, common area landscaping, hardscaping and irrigation system improvements, recreational facilities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated February 10, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$325,625,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product	Number of Units By Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit
Apartments	700	0.317	221.76	\$ 1,424,492	\$ 2,226
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<b>Sub Total Residential</b>	<b>4,200</b>	<b>N/A</b>	<b>2,892.97</b>	<b>\$ 18,583,195</b>	<b>N/A</b>
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<b>Sub Total Mixed Use</b>	<b>2,290,000</b>	<b>N/A</b>	<b>1,024.83</b>	<b>\$ 6,583,083</b>	<b>N/A</b>
<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>3,917.80</b>	<b>\$ 25,166,279</b>	<b>N/A</b>

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Martin County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of the notice.

Also, on March 29, 2023 at 9:30 a.m. at 2400 SE Federal Highway, #203, 2nd Floor Conference Room, Stuart, Florida 34984, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**RESOLUTION 2023-04**

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

**WHEREAS**, the Board of Supervisors (the "Board") of the Newfield Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's preliminary Master Engineer's Report, dated January 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by master special assessments pursuant to Chapter 190, Florida Statutes (the "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 Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the preliminary Master Special Assessment Methodology Report, dated February 10, 2023, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Records Office"); and

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

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

- SECTION 1.** Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- SECTION 2.** Assessments shall be levied to defray a portion of the cost of the Improvements.
- SECTION 3.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- SECTION 4.** The total estimated cost of the Improvements is \$254,980,000 (the "Estimated Cost").
- SECTION 5.** The Assessments will defray approximately \$325,625,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
- SECTION 6.** The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- SECTION 7.** The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- SECTION 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 Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- SECTION 9.** Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- SECTION 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 assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- SECTION 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 assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
- SECTION 12.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Martin County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.
- SECTION 13.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 10th day of February, 2023.

ATTEST: **NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**

/s/ /s/

Secretary / Assistant Secretary Chairperson, Board of Supervisors

**Exhibit A:** Master Engineer's Report, dated January 2023.  
**Exhibit B:** Master Special Assessment Methodology Report, dated February 10, 2023.



**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 10, 2023**

**A. CALL TO ORDER**

The February 10, 2023, Regular Board Meeting of the Newfield Community Development District (the “District”) was called to order at 11:08 a.m. in Suite 203 of 2400 SE Federal Highway, Stuart, Florida 34994.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Stuart News* on February 2, 2023 as legally required.

**C. CONSIDER APPOINTMENT TO SEAT 5**

A **motion** was made by Mr. Covelli, seconded by Mr. Corp and passed unanimously to appoint Celine Walsh to Seat number 5.

**D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES**

Mr. Karmeris administered the Oath of Office and reviewed the new board member responsibilities packet with Ms. Walsh.

**E. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance: Chairman Frank Covelli, Vice Chairman Steven Dassa, Supervisor Jason Corp and Supervisor Celine Walsh.

Also in attendance were: District Manager Andrew Karmeris of Special District Services, Inc.; District Counsel Sarah Sandy of Kutak Rock LLP (via phone); District Engineer Bob Higgins of Higgins Engineering (via phone); Bond Counsels Misty Taylor and Sarah Warren of Bryant, Miller, Olive, P.A. (via phone); and James Fitzgerald of Mattamy Homes.

**F. ELECTION OF OFFICERS**

The following slate of officers was nominated:

Chairman:	Frank Covelli
Vice chairman:	Steven Dassa
Assistant Secretary:	Matt Berkis
Assistant Secretary:	Jason Corp
Assistant Secretary:	Celine Walsh
Secretary/Treasurer:	Andrew Karmeris

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A Motion was made by Mr. Covelli, seconded by Mr. Corp and passed unanimously approving the nominated of officers.

**G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**1. December 7, 2022 Regular Board Meeting**

The December 7, 2022, Regular Board Meeting minutes were presented for Board consideration.

A **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving the minutes of the December 7, 2022, Regular Board Meeting, as presented.

**J. OLD BUSINESS**

There were no Old Business items to come before the Board.

**K. NEW BUSINESS**

**1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2022/2023 Meeting Schedule**

Mr. Karmeris presented.

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL  
YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE.**

After discussion among the Board and staff, a **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving Resolution No. 2023-01 – Adopting a Fiscal Year 2022/2023 Meeting Schedule, as presented.

**2. Consider Resolution No. 2023-02 – Adopting a Revised Public Records Policy**

Mr. Karmeris presented.

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Dassa, seconded by Mr. Covelli and passed unanimously approving Resolution No. 2023-02 – Adopting a Revised Public Records Policy, as presented.

**3. Matters Relating to Issuance of Bonds**

**a) Consider Resolution No. 2023-03 – Bond Resolution**

Ms. Taylor presented.

**RESOLUTION 2023-03**

**A RESOLUTION OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$325,625,000 PRINCIPAL AMOUNT OF NEWFIELD COMMUNITY DEVELOPMENT DISTRICT BONDS IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES PERMITTED BY THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE CREATING THE DISTRICT; APPROVING A FORM OF A MASTER TRUST INDENTURE; APPROVING AND APPOINTING A TRUSTEE; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving Resolution No. 2023-03 – Bond Resolution, as presented.

**b) Consider Approval of Preliminary Master Engineer's Report**

Mr. Higgins presented. Ms. Sandy asked Mr. Higgins if the costs in the Capital Improvement Plan were reasonable and Mr. Higgins replied in the affirmative. Ms. Sandy then asked Mr. Higgins if he was aware of any reason the District could not carry out the Capital Improvement Plan and Mr. Higgins replied that he was not aware of any reason.

A **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving the Preliminary Master Engineer's Report, as presented.

**c) Consider Approval of Preliminary Master Assessment Report**

Mr. Karmeris presented. Ms. Sandy asked Mr. Karmeris if the assessments were fairly and reasonably allocated and Mr. Karmeris replied in the affirmative.

A **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving the Preliminary Master Assessment Report, as presented.

**d) Consider Resolution No. 2023-04 – Declaring Special Assessments**

Ms. Sandy presented.

**RESOLUTION 2023-04**

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

A **motion** was made by Mr. Covelli, seconded by Mr. Dassa and passed unanimously approving Resolution No. 2023-04 – Declaring Special Assessments, as presented.

**e) Consider Resolution No. 2023-05 – Setting Public Hearing on Special Assessments**

Mr. Karmeris presented.

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 29, 2023, AT 9:30 A.M. AT 2400 SE FEDERAL HIGHWAY, #203, 2ND FLOOR CONFERENCE ROOM, STUART, FLORIDA 34994, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING MASTER SPECIAL ASSESSMENTS ON CERTAIN**



**PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

A **motion** was made by Mr. Dassa, seconded by Mr. Covelli and passed unanimously approving Resolution No. 2023-05 – Setting Public Hearing on Special Assessments, as presented.

**L. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**M. BOARD MEMBER COMMENTS**

Mr. Covelli asked that the compensation for board members resolution be placed on the next agenda.

**N. ADJOURNMENT**

There being no further business to come before the Board, Mr. Covelli adjourned the meeting at 11:27 a.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.0, FLORIDA STATUTES, BY THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**  
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Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

**RESOLUTION 2023-04**

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

**WHEREAS**, the Board of Supervisors (the "Board") of the Newfield Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's preliminary Master Engineer's Report, dated January 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by master special assessments pursuant to Chapter 190, Florida Statutes (the "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 Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the preliminary Master Special Assessment Methodology Report, dated February 10, 2023, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Records Office"); and

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

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

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

**SECTION 2.** Assessments shall be levied to defray a portion of the cost of the Improvements.

**SECTION 3.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

**SECTION 4.** The total estimated cost of the Improvements is \$254,980,000 (the "Estimated Cost").

**SECTION 5.** The Assessments will defray approximately \$325,625,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

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

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

**SECTION 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 Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

**SECTION 9.** Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

**SECTION 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 assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**SECTION 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 assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.

**SECTION 12.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Martin County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

**SECTION 13.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 10th day of February, 2023.

ATTEST: NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
 /s/ /s/  
 Secretary / Assistant Secretary Chairperson, Board of Supervisors

**Exhibit A:** Master Engineer's Report, dated January 2023.  
**Exhibit B:** Master Special Assessment Methodology Report, dated February 10, 2023.





# NEWFIELD

COMMUNITY DEVELOPMENT DISTRICT

## Master Engineer's Report

Prepared by:



for:

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS**

January 2023

21-10.1

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# 1 INTRODUCTION

## 1.1 General

The Newfield Community Development District (the “District” or the “NCDD”) is currently planned to include approximately 4,200 residential units, 2,000,000 square feet of industrial uses and 290,000 square feet of commercial uses. The boundaries of the NCDD currently encompass 2,212-acres. The District is located in an unincorporated area of Martin County (the “County”). The proposed plan for NCDD is a neighborhood development with commercial, industrial, farm/agriculture, and natural areas. The project will consist of natural areas generally west and south of Citrus Boulevard, a neighborhood development consisting of predominantly single-family residential with commercial, office and civic uses. The majority of the density will be located north of Citrus Boulevard and west of Boat Ramp Road. Agricultural activities are planned to be located west of the neighborhood development. East of Boat Ramp Road will be an industrial park with some civic / park uses up to the project’s eastern limits at Florida’s Turnpike.

The property is also bounded to the north by the C-23 Canal. The land is split by Citrus Boulevard which was carved out of the property to serve as a western arterial linking Martin County and St. Lucie County. A location map and legal description of the District are provided as Exhibit 1 and 2.

The NCDD is divided into eleven (11) neighborhoods, as provided in Exhibit 3. The majority of the infrastructure improvements described within this Engineer’s Report will be maintained and operated by the District or County after completion. Roadways, bridges, potable water distribution and wastewater collections systems will be operated by the County, and the stormwater infrastructure, will be operated by the District. Community and neighborhood parks and trail facilities, along with any landscape, hardscaping, irrigation, neighborhood signage, associated improvements, reclaimed infrastructure, and public buildings shall be construction to County standards and will be owned, operated, and maintained by the District to the extent funded by the District, or the homeowner’s association if otherwise funded and conveyed to the same.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to County regulatory criteria, South Florida Water Management District (“SFWMD”), Florida Department of Environmental Protection (“FDEP”) and other applicable agencies with regulatory jurisdiction over the Development as defined below. Any public improvements or facilities

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT – MASTER ENGINEER’S REPORT

acquired by the District will be at the lesser of actual cost of construction or fair market value. A cost estimate of public improvements is provided in Table 3.

This “Report” reflects the present intentions of the District and provides a narrative description of the statutory responsibilities and power of the District, maps delineating the legal boundary of the district , narrative descriptions of land use within the District and all existing District facilities and their purpose and function and a map depicting their locations. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefit received by the developable land within the District. The District reserves the right to make reasonable adjustments to the report to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information which includes, but is not limited to, previous experience with similar projects. Actual costs could be different than the initial estimates due to actual field conditions, design parameters, permitting criteria and variations in construction costs.

**1.2 Master Infrastructure Improvements**

The District is expected to fund, finance, construct, acquire or otherwise provide “Master” public infrastructure improvements within the District including but not limited to the following: arterial roadways and bridges (including associated, sidewalks, signage, landscaping and lighting), potable water, wastewater and reclaimed facilities, stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), public buildings, and landscaping, hardscaping, irrigation and signage (decorative walls, signage and fences), together with technical and permitting fees.

**1.3 Neighborhood Infrastructure Improvements**

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT – MASTER ENGINEER’S REPORT

The District is expected to fund, finance, construct, acquire or otherwise provide “Neighborhood” infrastructure improvements within the District. Neighborhood infrastructure improvements will generally consist of local roads (including associated sidewalks, signage, landscaping and lighting), potable water, wastewater and reclaimed facilities, stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., neighborhood trails and parks), and landscaping, hardscaping, irrigation and signage (decorative walls, signage and fences), together with technical and permitting fees. NCDD is divided into eleven (11) neighborhoods containing a mix of land uses comprised of single-family detached and single-family attached residential, multi-family development, hotels, retail and office uses, and associated neighborhood infrastructure improvements. It is anticipated that the neighborhoods and infrastructure improvement within each neighborhood will be constructed in phases. Table 1 list anticipated operation and maintenance entities.

**Table 1. Proposed Operations and Maintenance Responsibilities**

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated
Roadways*	Martin County
Bridges	NCDD or Martin County
Potable Water / Wastewater / Reclaim	Martin County
Stormwater Management Facilities**	NCDD, Martin County or SFWMD
Recreation	NCDD or Homeowners’ association***
Civic Uses	NCDD or Martin County
Landscape, Hardscape, Irrigation, Signage****	NCDD

\*Roadway infrastructure, including roadway, curbing, sidewalks, stormwater conveyance systems and street trees lying within the limits of each of the right-of-way, shall be maintained to County standards.

\*\* The C-23 Stormwater Treatment Area may be owned, operated and maintained by either the District, County or SFWMD, but the remainder of the stormwater management facilities will be owned, operated and maintained by the District.

\*\*\* These facilities will be owned, operated, and maintained by the District to the extent funded by the District, or the homeowner’s association if otherwise funded and conveyed to the same.

\*\*\*\* Landscape, Hardscape, Irrigation, Signage for improvements that are NOT within the limits of the roadway right-of-way.



## 2 PURPOSE AND SCOPE

### 2.1 Scope

The purpose of this Report is to describe the “Master” and “Neighborhood” improvements within the District. The District is anticipated to finance and construct or acquire, all or a portion of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein.

The Engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

### 3 DEVELOPMENT PLAN

#### 3.1 Intent

The intent of the project is to develop a mix of land uses comprised of single-family detached and single-family attached residential, multi-family development, hotels, retail office uses, and associated infrastructure improvements (“Development”). It is anticipated that the Development will be completed in multiple phases, spanning an estimated twenty to forty years. The NCDD is proposing to construct infrastructure improvements within eleven (11) neighborhoods or sub-phases.

Within the District, all 2,212 acres is planned with a land use designation of Mixed-Use Village. The zoning district designation for the subject properties is Planned Mixed-Use Village (PMUV). On September 11, 2018, the County adopted Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code (LDR, MCC) which provided the standards of development and the review process for the Development.

#### 3.2 Land Use

The full development within the District boundaries is currently anticipated to include the following:

Table 2. Land Use

Neighborhood	Designation	Acreage (Approximate)	Units	Entitlements
1A / 1B	Crossroads Neighborhood	128	958	4,200 Units (1.23 du/acre) & 290,000 sf Commercial / Retail Use Offices
2	General Neighborhood	65	238	
3	General Neighborhood	85	351	
4	General Neighborhood	90	459	
5	General Neighborhood	99	368	
6	General Neighborhood	60	321	
7	Hamlet	29	263	
8	General Neighborhood	110	465	
9	General Neighborhood	82	327	
10	Industrial / SD-W	141	0	
11	Industrial / SD-W	190	450	

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On August 21, 2018, the County approved a text amendment to the Comprehensive Growth Management Plan (CGMP), Policy 4.13A.15, creating the Mixed-Use Village (MUV) future land use designation and the Planned Mixed-Use Village (PMUV) zoning district which apply to the entire +/- 2,212 acres of the NCDD. The Land Use Plan is shown in Exhibit 4.

**3.2.1 Open Spaces**

Open Spaces are comprised of Agriculture / Native Upland Preserves / Wetlands / Managed Natural Areas / Open Areas / Civic Spaces and Trails all will amount to 70% minimum of the total site acreage.

**3.2.1.1 Agriculture**

Agriculture will be a 5% the minimum of the total site acreage.

**3.2.1.2 Native Upland Preserve**

Native Upland Preserve (Subject to the Preserve Area Management Plan (PAMP)) will be a 25% minimum of total Native Upland Habitat and 25% of approximately 1,047 Acres will be +/- 261.75.

**3.2.1.3 Wetlands**

Wetlands & Wetland Buffers (Subject to the PAMP) will be 100% of all SFWMD jurisdictional wetlands and all wetland boundaries are approximate and shall be delineated in accordance with Florida Statutes as required by the County.

**3.2.1.4 Civic**

Civic within neighborhoods will be a 5% minimum of the total neighborhood acreage.

**3.2.1.5 Schools**

School Sites will be a 4% maximum of total site acreage.

**3.2.2 Neighborhoods & Districts**

A percentage of this amount is mandatory in the Crossroads Neighborhood and T5 Transect Zone as defined in the Pineland Prairie form-based code. Neighborhoods & Districts will be a 30% maximum of total site acreage.

3.2.2.1 Residential Dwellings

Residential Dwellings will consist of 4,200 units (1.23 du/acre).

3.2.2.2 Commercial

Commercial / Retail Uses / Office will be 290,000 square feet maximum, and a percentage of this amount is mandatory in the Crossroads Neighborhood and T5 Transect Zone as defined in the form-based code.

3.2.2.3 Industrial

Industrial Uses will be 2,000,000 square feet / 300 acres maximum and limited to the industrial transect zone as defined in the Pineland Prairie form-based code.

## 4 CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan, (the “CIP”), consists of Master and Neighborhood district infrastructure improvements as described in Section 1. The CIP is anticipated to include:

- Roadways and bridges - arterial and local roadways, typically built to a typical "urban" section with curb and gutter. This category will also include the construction of bridges in neighborhoods 1A, 1B, 2,4, 5 and 8.
- Water Management facilities - Stormwater features designed to capture and treat local runoff and drainage within the NCDD.
- Water, wastewater and reclaimed facilities: including but not limited to installation of a water, wastewater, and reclaimed transmission mains along the major roadways and the installation of the water distribution, reclaimed distribution and wastewater collection systems within each neighborhood as needed to support the development.
- Recreation improvements - Community parks and trail systems generally consisting of various recreational facilities, open spaces, interconnected trails, paths, and associated improvements including wetland and upland restoration, remediation/mitigation/maintenance of preserved areas and associated improvements
- Public Buildings
- Landscape, hardscape and irrigation improvements, signage and associated improvements within Master or Neighborhood areas.

Below ground installation of telecommunications and cable will not be funded by the District. Costs for the installation of underground electrical service, needed to support the District infrastructure improvements (power for lift stations, irrigation facilities, community and neighborhood parks, traffic signals and similar improvements), are not included in the CIP. Electrical improvements will be designed and completed by Florida Power & Light (FPL).

### 4.1 Opinion of Probable Cost

Table 3 presents a summary of the District financed improvements, as described within this Report and serves as an Opinion of Probable Costs (OPC). In developing the estimates presented in the table, the Engineer estimated the cost to construct the project based on other projects of similar size and type. The following estimates are based upon sound engineering principles and judgment.

**Table 3. Probable Opinion of Public Improvement Construction Costs**

Public Improvement Construction Cost Estimate for Both Master and Neighborhood Newfield Community Development District	
Improvement	Cost Estimate
Roads and Paving	\$93,880,727
Bridges	\$8,120,942
Potable Water Utilities	\$12,474,099
Wastewater Utilities	\$27,628,163
Reclaimed Irrigation Utilities	\$3,927,476
Water Management System	\$24,237,851
Recreation	\$5,700,935
Civic Uses	\$23,338,106
Landscape, Hardscape, Irrigation and Signage Improvements	\$6,275,701
Contingency/Soft Costs (20%)	\$49,396,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$ 254,980,000</b>

**4.2 Capital Improvement Plan**

**4.2.1 Roads, Bridges and Paving**

The proposed public roadway sections for “Master” roadway improvements are to be 120-foot to 150-foot-wide rights-of-way capable of accommodating four lanes of traffic and turn lanes and sidewalks, lighting, landscaping, irrigation, and drainage improvements. These segments will typically include Type F or similar curbs and be constructed as “urban” street sections, with design speeds ranging from 35- 45 MPH.

The proposed public roadway sections for Neighborhood roadway improvements are to be 50-foot to 100-foot-wide rights-of-way, typically with two travel lanes, some with landscape medians and will include associated sidewalks, lighting, landscaping, irrigation, and drainage improvements.

These segments will also typically include Type F or valley curbs and be constructed as “urban” street sections, with design speeds ranging from 20 to 30 MPH. Both Master and Neighborhood roadway sections

## NEWFIELD COMMUNITY DEVELOPMENT DISTRICT – MASTER ENGINEER’S REPORT

will consist of stabilized subgrade, lime rock base and asphalt wearing surface. The proposed curbs will typically be 2-foot wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide runoff conveyance to the proposed drainage inlets.

The proposed roadways will also require pavement markings, as well as street signage to be utilized by the residents and public. As stated above, the District’s funding of roadway construction may occur for all public roadways within the Development. These facilities, once completed, will be owned, operated, and maintained by the County.

Roadways will be designed and constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with County standards and specifications. NCDD shall construct improvements to the portion of SW Citrus Boulevard from approximately the intersection of Citrus and Pioneer to approximately the intersection of Citrus and Maryland, including the roundabouts at Pioneer and Maryland in conjunction with the site plan accessing the north side of Citrus west of SW Boat Ramp Ave. In addition, NCDD shall design, permit and construct SW 84<sup>th</sup> Avenue from SW Busch Street to SW Citrus Boulevard, all of which is within NCDD. A diagram of Proposed Roads is provided in Exhibit 5.

Bridge construction will occur in neighborhoods 1A, 1B, 2,4, 5 and 8 and shall be construction to Florida Department Of Transportation (“FDOT”) and Martin County Standards.

### **4.2.2 Water Management System**

Master and Neighborhood water management facilities will be constructed in association with infrastructure improvements and will consist of stormwater collection and conveyance systems, water management lakes, control structures and discharge pipes which serve multiple neighborhoods, convey stormwater from offsite areas or primarily serve specific infrastructure improvements (refer to Exhibit 6). Stormwater will be conveyed via roadway curb and gutter to drainage inlets. Storm culverts convey the runoff to the proposed water management lakes for water quality treatment and attenuation. A proposed water management lake system has yet to be developed and will likely utilize wet detention treatment for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s water management system are regulated by the County and the SFWMD. These facilities, once completed, will be owned, operated, and maintained by the District.

NCDD shall additionally design, obtain all necessary permits for, and construct a stormwater treatment area utilizing the +/- 125 acres depicted in Exhibit 6 as the C-23 Stormwater Treatment Area (STA). The STA shall be designed to minimize or reduce nutrient pollution in the C-23 Canal by the redirecting the water

from upstream of SFWMD Structure S-97 through the STA prior to discharge back into the C-23 Canal downstream of S-97. The STA shall be utilized solely for the treatment of canal water and shall not be utilized to satisfy the stormwater treatment requirements of the NCDD but can be utilized for recreation. The STA will be operated and maintained by either the SFMWD, the County, or the District.

#### **4.2.3 Potable Water Utilities, Wastewater Facilities and Reclaimed Irrigation Distribution Facilities**

Master and Neighborhood potable water systems, inclusive of water mains, gate valves, fire hydrants and appurtenances, are expected to be financed and constructed or acquired by the District for the Development. Master infrastructure generally consists of mains that are 8-inch in diameter or larger and Neighborhood infrastructure generally consists of 6-inch diameter pipes or smaller. The water service provider will be Martin County Utility (“MCU”). To the greatest extent practical, the water system may be a “looped” system so as to improve system pressures. These facilities will be installed within the proposed public rights-of-way within the District. These facilities, once completed, will be owned, operated and maintained by MCU.

The Master wastewater collection will consist of a series of mains 6-inch diameter or larger, lift stations and force main facilities, with some gravity sewer lines. Master lift stations will transport wastewater flow from the lift stations, via a series of force mains. The Neighborhood wastewater collection system will consist of gravity sanitary sewer mains and sewer laterals serving individual lots or development parcels. The Neighborhood gravity sanitary sewer mains will typically be 6-inch or 8-inch diameter PVC pipes. Both the Master and Neighborhood wastewater systems will be placed inside of the proposed public rights-of-way, generally under the proposed paved roadways. These facilities, once completed, will be owned, operated and maintained by MCU.

Master and Neighborhood reclaimed water distribution systems, inclusive of mains, gate valves, and appurtenances, may be installed for the project. Master infrastructure generally consists of mains that are 8-inch in diameter or larger and Neighborhood infrastructure generally consists of 6-inch in diameter pipes or smaller. The reclaimed water service provider will be MCU. To the greatest extent practical, the reclaimed system will be a “looped” system so as to improve system pressures. These facilities will be installed within the proposed public rights-of-way within the District. This reclaimed water will provide the landscape irrigation water for the lands within the District. These facilities, once completed, will be owned, operated and maintained by MCU.

MCU is a regional water and wastewater utility that provides service to unincorporated Martin County, the



Town of Sewall's Point, and Ocean Breeze. MCU also provides irrigation quality reclaimed water to local golf courses, parks, and residential subdivisions within the County. The North Plant is an 8.8 million gallon per day (MGD) facility that consists of 5.5 MGD of reverse osmosis (RO) treated brackish groundwater and 3.3 MGD of surficial water blend. The second plant is the South Plant/Tropical Farms Plant which is a 10 MGD facility that consists of 8 MGD of RO treated brackish groundwater and 2 MGD of surficial groundwater that has been treated through an iron treatment facility (ITF). The County water system is interconnected between the Tropical Farms and the North County water treatment plants. The treatment process for both water, wastewater, and irrigation quality (reclaimed) water meets all of the requirements established by the federal, state, and local regulatory agencies.

**4.2.4 Recreation**

The NCDD is anticipated to provide funding for agricultural amenity/recreation facilities, as well as a minimum of two or more community parks and three trailsystems (including wetland and upland restoration, remediation/mitigation/maintenance of preserved areas and associated improvements) which together comprise Master improvements. The Master parks may include such amenities as parking/trailhead area, pavilion(s) with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails. Neighborhood parks will likely contain similar amenities, but generally at a smaller scale and may include passive parks containing benches and walking trails and interconnections with the community trail system and roadway sidewalk system. All paths, parks, etc. described in this paragraph will be available to the general public. These facilities, once completed, will be owned, operated, and maintained by the District to the extent funded by the District, or a homeowner’s association if otherwise funded and conveyed to the same.

**4.2.5 Civic Uses**

Library - A library shall be constructed and shall consist of a minimum of six thousand (6,000) square feet of gross floor area plus the associated infrastructure, including but not limited to parking and access.

Schools – Schools may be constructed within the District to provide education opportunities for the community.

Wellness Centers – Wellness Centers may consist of, but not be limited to, these facilities and may include, community gyms, health assessment offices, nutritional assistances, and overall wellness assistance facilities.

Other- NCDD may propose provide additional public spaces or public facilities, such as indoor recreation facilities, community meeting rooms, public service offices, etc.

These facilities, once completed, will be owned, operated, and maintained by either the County or NCDD. All buildings constructed or acquired by the District will be open to members of the general public for use.

**4.2.6 Signage, Landscaping, and Irrigation**

Landscaping, irrigation, and signage for the Development is anticipated to be provided, all or in part, by the District. The irrigation system for common landscape areas will use an irrigation well or withdrawal from the onsite water management lakes, reclaimed water system, or a combination of both. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Decorative fencing may be provided at the site entrances and perimeters as part of the hardscape improvements. These items will be owned, operated, and maintained by the District to the extent funded by the District or a homeowner’s association if otherwise funded and conveyed to the same.

The Master and Neighborhood infrastructure improvements, along with certain permits, permit fees, professional fees as described in this Report are being financed by the District and specifically benefit the developable property located within the District.

## 5 PERMITTING

### 5.1 Agencies

Construction permits for all the described infrastructure improvements are required and generally include approvals from the County, SFWMD (Environmental Resource Permit), and Florida Department of Environmental Protection. Depending upon the specific Infrastructure improvement, an analysis of required permits will need to be completed for each specific project.

The following is a summary of permits typically required for infrastructure improvement projects within the District:

### 5.2 South Florida Water Management District

- A SFWMD Conceptual Environmental Resource Permit (ERP) has been applied for with the SouthFlorida Water Management District on September 14, 2020 (Application No. 200914-4259. Once the conceptual ERP is issued then each phase of development will require an ERP construction approval.
- Water Use Permit
- Dewatering Permit

### 5.3 Martin County

- Subdivision Plan and Preliminary Plat Approval
- Site Plan Approval
- Final Plat Approval
- Potable Water Distribution System Approval
- Wastewater Collection system Approval
- Land Development
- Construction Plan Review and Approval

## 5.4 Florida Department of Environmental Protection

- Wastewater Collection System Permit
- Potable Water Distribution Permit
- National Pollutant Discharge Elimination System Permit (NPDES)

Depending upon the specifics of each project, additional permits, permit modifications or consultations may be needed from any of the agencies stated above including the FDOT.

## 6 RECOMMENDATIONS

The Master and Neighborhood public infrastructure as described within this Report is necessary for the development and functional operation of the Development as required by the County and other applicable regulatory agencies. The site planning, engineering design and construction plans for the infrastructure shall be in accordance with the applicable requirements of the County, FDEP and the SFWMD. The proposed infrastructure improvements described within the Capital Improvement Plan will provide for its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs (OPC) for this report are based upon estimated design, permitting and construction costs for similar, large scale infrastructure improvement projects within South Florida, but may be subject to change as detailed design and permitting is completed.

## 7 REPORT MODIFICATION

### 7.1 Modifications

During development and implementation of the public Master and Neighborhood infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences are not expected to materially affect the proposed cost estimates.

## 8 CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the Master and Neighborhood public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements (specifically developed as set forth herein).

The Opinion of Probable Costs, as provided in Table 3, of the infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor markets, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes in the construction costs (upward or downward), the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

**CONSIDER APPROVAL OF FINAL  
MASTER ASSESSMENT  
METHODOLOGY REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**



**RESOLUTION 2023-06**

**A RESOLUTION OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS 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 SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Newfield Community Development District (the “District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of 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”) 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 assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWFIELD 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 by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadway and bridge improvements, stormwater management systems, water distribution systems, wastewater collection systems, reclaimed water distribution systems, common area landscaping, hardscaping and irrigation system improvements, recreational facilities, and other infrastructure projects and services 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 infrastructure projects and services and to issue capital improvement revenue 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 Project (the “Project”), the nature and location of which was initially described in Resolution 2023-04 and is shown in the *Master Engineer’s Report* dated January 2023 (the “Engineer’s Report”), and which Project’s plans and specifications are on file in the District’s records office at 2501A Burns Road, Palm Beach Gardens, Florida 33410 or at the Local Records Office located at 2400 SE Federal Highway, #203, Stuart, Florida 34994; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) 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) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Revenue Bonds, in one or more series (the “Bonds”).

(g) By Resolution 2023-04, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2023-04 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.

(h) As directed by Resolution 2023-04, said Resolution 2023-04 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.

(i) As directed by Resolution 2023-04, 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*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-05 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: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) 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 March 29, 2023 at the time and place specified in Resolution 2023-05, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) 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 Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (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 costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated March 29, 2023 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property 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**; and

(iv) 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 PROJECT.** That certain Project for

construction of infrastructure improvements initially described in Resolution 2023-04, 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.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs 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 AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs 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. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. 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 bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds 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.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing 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 a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. 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 Special Assessments for the entire Project has been determined, the term “Special Assessment” shall, with respect to each parcel, mean the sum of the costs of the Project.

## **SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts 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. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special 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 its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Martin County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) The Special Assessments will initially be allocated on undeveloped property on an equal assessment per acre basis. Upon 1) platting or site plan approval, 2) the sale of unplatted property to an unaffiliated third party purchaser with land development rights transferred, or 3) upon issuance of a certificate(s) of occupancy to a developed residential/commercial unit (hereinafter, an "Assessment

Allocation Trigger Event”), the Special Assessments shall be allocated to such parcel(s) on an ERU basis in accordance with **Exhibit B**. The determination as to which Assessment Allocation Trigger Event to be utilized for a particular bond issuance shall be as determined by the Board of Supervisors of the District in its sole and absolute discretion. Any unassigned amount of the Special Assessments encumbering the remaining unplatted parcels will continue to be calculated and levied on an equal assessment per acre basis.

(b) In furtherance thereof, it shall be an express condition of the lien established by this Resolution that upon the occurrence of an Assessment Allocation Trigger Event for any portion of the lands within the District, as the District’s boundaries may be amended from time to time, the appropriate documentation evidencing such occurrence shall be presented to the District Manager for review, approval, and calculation of the percentage of acres and numbers of units which will be developed and remain to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated on an ERU basis relative to such property in accordance with the Assessment Report and applicable supplemental assessment methodology report(s), cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(c) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(d) The foregoing is based on the District’s understanding with the developer that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District’s total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District’s review of the final plat or site plan for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District’s approval of that plat or site plan.

(e) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such

subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES.** Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special 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 Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Martin County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS 29<sup>th</sup> DAY OF MARCH, 2023.**

**NEWFIELD COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** *Master Engineer’s Report*, dated January 2023

**Exhibit B:** *Master Special Assessment Methodology Report*, dated March 29, 2023

**Exhibit A**  
**Engineer's Report**



**Exhibit B**

**Master Assessment Methodology**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT PROVIDING A POLICY FOR COMPENSATION OF BOARD MEMBERS.**

**WHEREAS**, the Newfield 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 in Martin County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 190.006(8), *Florida Statutes*, provides the ability for compensation for each member of the Board of Supervisors (“Board”); and

**WHEREAS**, the Board finds it is in the best interests of the District to approve compensation for members of the Board for their preparation for and attendance at meetings.

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

**SECTION 1. DESIGNATING BOARD COMPENSATION.** The Board does hereby approve compensation for members of the Board for their preparation for and attendance at meetings. Such compensation shall be paid in accordance with section 190.006(8), *Florida Statutes*.

**SECTION 2. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption by the Board.

**PASSED AND ADOPTED** the 29<sup>th</sup> day of March, 2023.

**ATTEST:**

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman