



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 1, 2025
10:00 A.M.**

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

**www.vistacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING
May 1, 2025
10:00 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 for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 13, 2024 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Registered Agent Change.....Page 6
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 8
 - 3. Accept and Review Engineer’s Report.....Page 15
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

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AFFIDAVIT OF PUBLICATION

Vista Cdd
Vista Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

11/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/04/2024

Legal Clerk

Nancy Heyrman
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$221.39

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NANCY HEYRMAN
Notary Public
State of Wisconsin

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District will hold Regular Meetings at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

November 13, 2024

December 5, 2024

January 2, 2025

February 6, 2025

March 6, 2025

April 3, 2025

May 1, 2025

June 5, 2025

July 3, 2025

August 7, 2025

September 4, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled without advertised notice.

VISTA COMMUNITY DEVELOPMENT DISTRICT

www.vistacdd.org

11/4/24 10720290

**VISTA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
NOVEMBER 13, 2024**

A. CALL TO ORDER

District Manager Jason Pierman called the November 13, 2024, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:04 a.m. at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on November 5, 2024, as legally required.

C. CONSIDER BOARD MEMBER RESIGNATION

D. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Kenneth R. Green and Supervisors Lesley Rey, Yves Corioland and Maxine Matses.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

G. APPROVAL OF MINUTES

1. April 4, 2024, Regular Board Meeting

Mr. Pierman presented the minutes of the April 4, 2024, Regular Board Meeting and asked if there were any changes.

There being none, a **motion** was made by Ms. Rey, seconded by Mr. Green and unanimously passed approving the minutes of the April 4, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2024-02– Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget

Mr. Pierman presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-02, as presented, resetting the Public Hearing to November 13, 2024.

2. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mr. Pierman presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Pierman explained that, in order to hold this meeting, and to save costs, staff had already published the meeting schedule provided in the meeting materials.

A motion was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-03, as presented.

3. Consider Resolution No. 2024-04 – Adopting Goals and Objectives

Resolution No. 2024-04 was presented, entitled:

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-04, as presented.

4. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-05 was presented, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-05, as presented.

5. Discussion Regarding Parcel 6

Mr. Green explained that the lakes were being expanded to hold additional capacity within the Vista Center, and that there were unused construction funds that could be used for the project, subject to a supplemental engineer’s report being prepared.

6. Consider Directing Engineer to Prepare a Supplemental Engineer’s Report

A **motion** was made by Ms. Matses, seconded by Mr. Corioland and passed unanimously directing the District Engineer to prepare a supplement engineer’s report, as presented.

7. Legislative Update

Mr. Cochran provided an update on legislation that had been approved over the past several months.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on October 29, 2024, and November 5, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

Mr. Pierman noted that there were no members of the public in attendance.

3. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Final Budget

Resolution No. 2024-06 was presented, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

Mr. Pierman noted that the District was late in adopting the final budget, due to the lack of quorum, and explained that, in order for the District to collect assessments, staff had provided the County with assessment amounts from the proposed budget, because the deadline for submitting the tax roll was in September.

A **motion** was made by Ms. Rey, seconded by Mr. Green and passed unanimously adopting Resolution No. 2024-06, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

K. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to complete their four hours of ethics training before the end of the year. He also noted that the next meeting would be held on February 6, 2025, provided the supplemental engineer's report had been completed.

L. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Rey, seconded by Mr. Green and unanimously passed adjourning the Regular Board Meeting at 10:33 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION 2025-01

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Vista Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF May, 2025.

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Vista Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 5, 2025 at 10:00 a.m. in the 2100 Emerald Dunes Drive, West Palm Beach, FL 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 1st day of May, 2025.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	56,173
Debt Assessments	365,754
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 423,127
EXPENDITURES	
Engineering/Inspections	2,500
Management	23,028
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,900
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	1,250
Miscellaneous	550
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 60,953
REVENUES LESS EXPENDITURES	\$ 362,174
Bond Payments	(343,809)
BALANCE	\$ 18,365
County Appraiser & Tax Collector Fee	(8,438)
Discounts For Early Payments	(16,877)
EXCESS/ (SHORTFALL)	\$ (6,950)
Carryover Balance From Prior Year	6,950
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	52,062	56,186	56,173	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,353	365,754	365,754	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,389	540	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 429,804	\$ 422,480	\$ 423,127	
EXPENDITURES				
Engineering/Inspections	5,125	2,500	2,500	No Change From 2024/2025 Budget
Management	21,732	22,380	23,028	CPI Adjustment
Legal	8,327	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,200	7,300	FY 2024/2025 Expenditure Was \$6,858
Legal Advertisements	604	1,275	1,250	\$25 Decrease From 2024/2025 Budget
Miscellaneous	97	575	550	\$25 Decrease From 2024/2025 Budget
Postage	67	225	225	No Change From 2024/2025 Budget
Office Supplies	197	350	350	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 60,291	\$ 60,155	\$ 60,953	
REVENUES LESS EXPENDITURES	\$ 369,513	\$ 362,325	\$ 362,174	
Bond Payments	(352,467)	(343,809)	(343,809)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 17,046	\$ 18,516	\$ 18,365	
County Appraiser & Tax Collector Fee	(2,446)	(8,438)	(8,438)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,337)	(16,878)	(16,877)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (1,737)	\$ (6,800)	\$ (6,950)	
Carryover Balance From Prior Year	0	6,800	6,950	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (1,737)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,306	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	352,467	343,809	343,809	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 373,773	\$ 344,309	\$ 345,009	
EXPENDITURES				
Principal Payments	170,000	175,000	185,000	Principal Payment Due In 2026
Interest Payments	182,750	168,909	159,234	Interest Payments Due In 2026
Transfer To Construction Fund	11,373	400	775	
Total Expenditures	\$ 364,123	\$ 344,309	\$ 345,009	
Excess/ (Shortfall)	\$ 9,650	\$ -	\$ -	

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2006		
Maturity Date =	May 2037		
Par Amount As Of 1/1/25 =	\$3,230,000		

Vista Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
O & M	\$ 110.14	\$ 106.05	\$ 103.77	\$ 112.83	\$ 112.80
<u>Debt</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>	<u>\$ 734.45</u>	<u>\$ 734.45</u>
Total	\$ 847.44	\$ 847.37	\$ 847.35	\$ 847.28	\$ 847.25

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
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Vista Community Development District

First Supplement to Engineer's Report

May 1, 2025

Prepared By:



**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406**

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Exhibit D	Re-Plat Vista Center – Parcel 6 (Plat Book 132, Pages 23 through 25)
Exhibit E	Palm Beach County Resolution No. R-2022-0528
Exhibit F	Emerald Dunes – Parcel 6 (Plat Book 107, Pages 68 and 69)
Exhibit G	Vista CDD Proposed Improvements Exhibit (Mock-Roos)
Exhibit H	Engineer's Opinion of Probable Construction Cost (Mock-Roos)

INTRODUCTION

For the purpose of this supplement report, the Engineering Report dated October 13, 2006 and approved by the Vista Community Development District (VCDD) Board of Supervisors will be referred to as the Engineer Report.

This First Supplement to the Engineer Report (together the "Report") was prepared by Michael B. Schorah & Associates, Inc. (the "District Engineer") in its capacity as the District Engineer for Vista Community Development District a local unit of special-purpose government of the State of Florida, established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as VCDD).

1. AUTHORIZATION

This Report was authorized by the District Manager per the request of the VCDD Board for Parcel 6 of the VCDD shown on Exhibit A.

2. DEFINITIONS

The following terms have the following meanings:

- A. "Assessable Real Property" means that real property located within the VCDD which receives direct special benefits from implementation of the Plan of Improvements, as amended from time to time, and may be subject to the levy of non-ad valorem assessments.
- B. "Exempt Acres" means that real property located within the VCDD which is not subject to the levy of non-ad valorem assessments, including, by way of example but not limitation: (i) real property owned by VCDD, the Board of Trustees of the Internal Improvement Trust Fund, other local governments and (ii) public road right-of-way.
- C. "Plan of Improvements" means the "Water Management Plan – Parcel 6 Vista Center", as revised by current South Florida Water Management Permit Modification, copies of which are on file in the administrative offices of VCDD and incorporated herein by this reference.

3. PURPOSE

The Report has been prepared to assist the VCDD Board of Supervisors in its consideration of a re-allocation of benefits for Parcel 6 based on revised Conditions of Approval approved by the Palm Beach County Board of County Commissioners on May 26, 2022 pursuant to Resolution R-2022-0528 and DOA-2021-02048 and revisions to the Plan of Improvement.

The proposed uses in the VCDD Parcel 6 site were revised by action of the Palm Beach County Board of County Commissioners with the adoption of Resolution Number R-2017-1643 on October 26, 2017 (copy attached). That change, which resulted in the site being approved for a Type III Congregate Living Facility (CLF) was done at the request of the Parcel 6 Property Owner. As part of this zoning action and site planning approval the Parcel 6 property was re-platted (Plat Book 132, Pages 23 through 25 – copy attached). That re-plat affected the District's Assessable Acreage with the changes to the Water Management Tracts, dedicated to Northern Palm Beach County Improvement District (NPBCID), and the associated easements. None of the Water Management Improvements proposed as part of that project were constructed.

The land use and zoning actions noted above have created a new land use category within the VCDD. That land use is industrial and will require a new assessment determination allocated to Parcel 6 only. In the original Engineering Report and the Special Assessment Methodology Report that was prepared for the VCDD by Special District Services, Inc., dated October 20, 2006, the Parcel 6 area accounted for 243 of the 498 units within the VCDD. This will result in the new industrial land use having an assessment of 243/498 of the annual maximum debt services.

4. STATUS OF IMPROVEMENTS

Improvements and maintenance responsibilities identified in the original Plan of Improvements included the surface water management system, landscape/hardscape improvement in the perimeter, potable water and sewer collection system improvements, as well as plan review and inspection fees.

At the time of this Amendment all of the improvements included in the original report in Parcels 4 and 5 of the VCDD have been installed, accepted and are in service. The

Plan Improvements in Parcel 6 were installed but site work, including unit construction, had not proceeded and the site improvements were not accepted by the VCDD or the permitting agencies except for the NPBCID related facilities. The NPBCID Improvements were constructed, accepted and turned over to NPBCID. These improvements included the Water Management Tract, identified as Tract W on the Recorded Plat (Emerald Dunes – Parcel 6, Plat Book 107, Pages 68 and 69 – copy attached), the pipe and structures linking the lake to the existing NPBCID system in the Vista Center and the associated easements.

Based on a site review and information provided by the Parcel 6 Property Owner's Consultant (Mock-Roos Consulting Engineers) the previously installed site improvements have been removed or modified to serve the industrial (golf course) use. As noted above the Water Management Tracts and other modification to the Surface Water Management System proposed with the CLF use were not constructed. The industrial/golf course plan, as proposed by the Property Owner, will utilize the original Tract W area with modifications. Those modifications are shown on the Mock-Roos Plan titled "Vista CDD Proposed Improvements Exhibit" attached (Exhibit G of this report). That plan reconfigures Tract W and utilizes the piped connection to the NPBCID system originally proposed and accepted by NPBCID. A new lake boundary of Tract W will be required and the new tract limits will be dedicated to NPBCID by the Parcel 6 Property Owner. Also required will be the abandonment or release by NPBCID of Tract W-1, W-2 and the associated easement shown on the re-plat of Vista Center Parcel 6 noted above.

A new South Florida Water Management District Surface Water Management Permit for the Parcel 6 modifications was obtained by the Parcel 6 Property Owner (SFWMD Permit No. 50-109845-P). Based on the information received from the Property Owner's Consultant, NPBCID has reviewed and approved the proposed changes pending dedication and approval of the revised lake boundaries and easements.

Re-construction of Tract W has occurred. A cost estimate, prepared by Mock-Roos, for the lake earthwork (copy attached) identifies Probable Costs associated with that work. Based on the Water Management Tract (Tract W redefined) and the associated water management system being owned/operated and maintained by NPBCID, it is our opinion that a portion of the costs for that construction would be eligible for reimbursement from

available proceeds from the Series 2006A Bonds issued by the VCDD ("Remaining Proceeds"). That reimbursement would be limited to the Remaining Proceeds available in the Acquisition and Construction Account for the Series 2006A Bonds, which will not be sufficient to cover the construction cost. The Parcel 6 Property Owner will be responsible for any such costs that exceed the Remaining Proceeds. Any requested reimbursement will be required to provide evidence of actual costs. It will be necessary for the developer to enter into an Acquisition Agreement with the District, prior to requesting any reimbursement for this work.

5. CONDITIONS

The findings and opinions of the District Engineer as expressed in this Amendment are subject to the following understandings and conditions:

- A. In rendering the findings and opinions set forth herein, the District Engineer has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included; public officials, public entities, individuals or entities having an interest in some or all of the real property which comprises the VCDD, engineering professionals, property appraisers, surveyors, VCDD staff and consultants.
- B. The factual information contained herein relating to the: (i) quantity of acreage, and (ii) description of the real property located within the VCDD was acquired through Palm Beach County Public Records and online information.
- C. At this time, a significant number of the improvements described in the Plan of Improvements and subsequent First Amendment thereto, have been completed and the remaining portions are being designed and permitted. The estimate of the probable cost of construction for the Plan of Improvements is included as Exhibit H and was based, in part, upon engineering cost estimates submitted by Mock-Roos Consulting Engineers.

6. FINDINGS

Subject to and conditioned upon the above, the District Engineer reports as follows:

- A. The District Engineer has visited and viewed the Parcel 6 Site.
- B. The First Supplement to the Engineer Report does not increase the assessment of benefits that were previously determined.

- C. All Assessable Real Property located within the VCDD is improved and benefited from the implementation of the Plan of Improvements as amended.
- D. There are no Determined Damages as a result of this First Amendment.

7. RECOMMENDATIONS

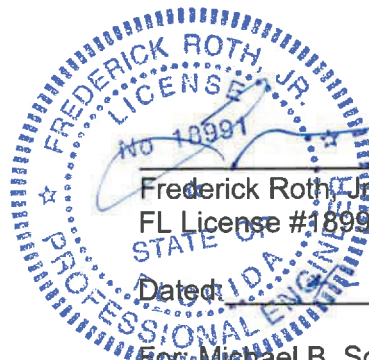
With the implementation of this First Supplement the facilities originally included in the Engineer Report within Parcel 6 of the VCDD will be altered to eliminate the VCDD infrastructure within that area. Future operation and maintenance of the Parcel 6 Improvements will be done by either NPBCID or the Property Owner.

VCDD will need funding in order to: (A) maintain and preserve the work of the Plan of Improvements as revised by the current South Florida Water Management Permit Modification there to (including their subsequent repair, upgrade, relocation, restoration and/or replacement when needed), and (B) pay its expenses as they relate to administration and management of the VCDD.

The Maintenance Assessment for the VCDD should be determined, assessed, apportioned and levied upon the Assessable Real Property within the Unit of Development pursuant to the Act and in accordance with the Allocation and Apportionment of Benefits as determined by the District Manager and approved by the VCDD Board.

8. ALTERNATE ASSESSMENT OPTIONS

This supplement, including the recommendations and findings contained herein, is not intended nor should it be construed as limiting or restricting the VCDD authority to exercise alternative or additional procedures for the levy and assessment of special assessments, including the power to determine, order, levy, impose, collect and enforce special assessments pursuant to Chapter 190, Florida Statutes.



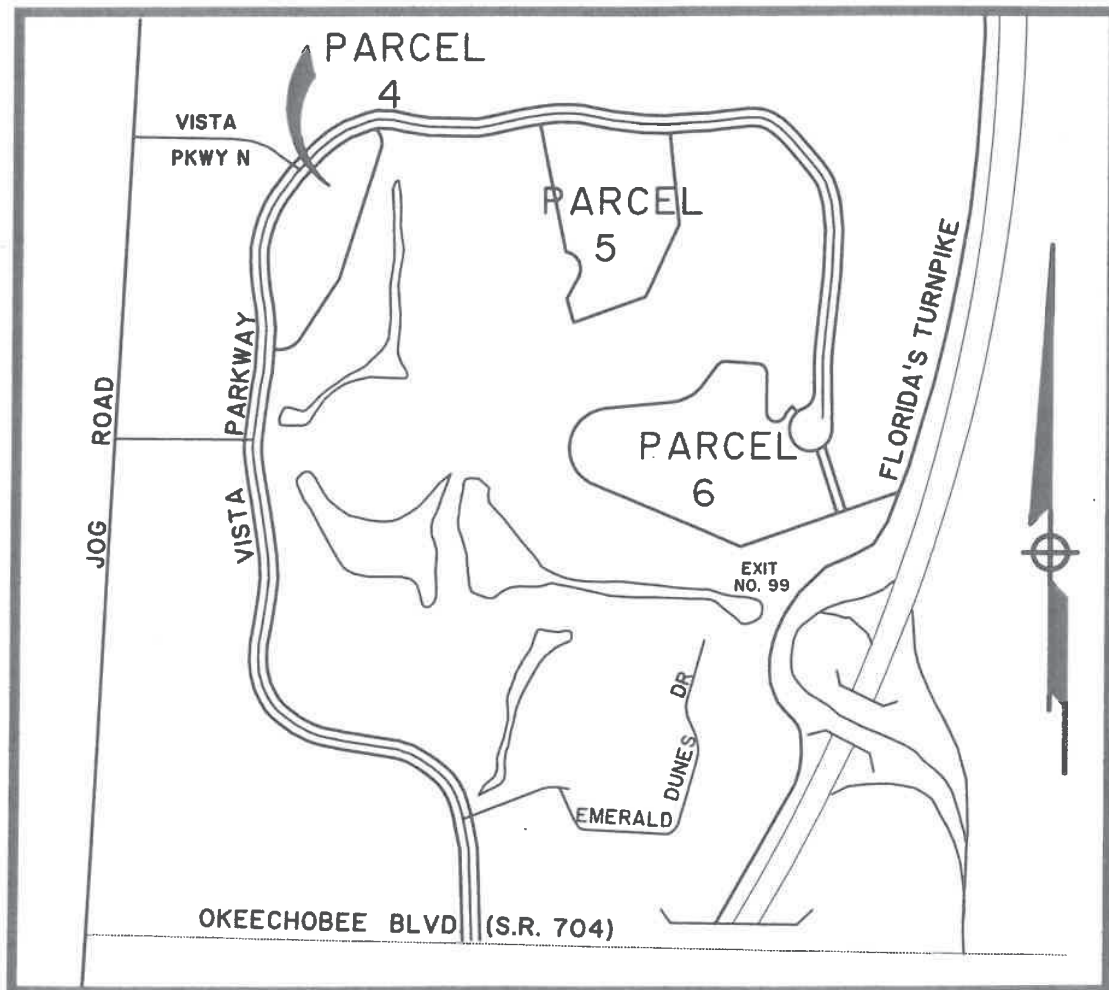


Frederick Roth, Jr., P.E., President
FL License #18991
Dated: 28-25

For: Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Ste. 206
West Palm Beach, Florida 33406
Phone: (561) 968-0080
Fax: (561) 642-9726

NOTE: Reproductions of this report are not valid unless signed, dated and embossed with an Engineer's seal.

VISTA COMMUNITY DEVELOPMENT DISTRICT



BOUNDARY MAP

EXHIBIT A

EXHIBIT "B"

LEGAL DESCRIPTION

PARCEL 4 OF VISTA CENTER OF PALM BEACH PLAT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGES 118 TO 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.857 ACRES, MORE OR LESS.

BEING ALL OF PARCEL 5 OF VISTA CENTER OF PALM BEACH PLAT 3 AS RECORDED IN PLAT BOOK 68, PAGES 128-134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 15.306 ACRES, MORE OR LESS.

BEING ALL OF EMERALD DUNES – PARCEL 6 AS RECORDED IN PLAT BOOK 107, PAGES 68-69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 22.10 ACRES, MORE OR LESS.

LESS AND EXCEPT TRACT "W" AS SHOWN ON THE PLAT OF EMERALD DUNES – PARCEL 6 AS RECORDED IN PLAT BOOK 107 PAGES 68-69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.64 ACRES, MORE OR LESS.

RESOLUTION NO. R-2022- 0528

RESOLUTION REVOKING A REQUESTED USE
ADOPTED BY RESOLUTION R-2017-1643
(CONTROL NUMBER 1984-00130)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications related to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA/R-2016-02204, an application of Northern Palm Beach County Improvement District and Vista Center Parcel 6, LLC for a Requested use to allow a Type III Congregate Living Facility (CLF) in the Planned Industrial Development (PIPD) Zoning District and subject to Conditions of Approval, was presented to and adopted by the Board of County Commissioners at a public hearing on October 26, 2017 by R-2017-1643;

WHEREAS, Zoning Application ZV/ABN/DOA-2021-02048 was submitted on behalf of VC6 Acquisition LLC by Gentile Glas Holloway O'Mahoney and Assoc. Inc. agent for a Type 2 Variance, a Development Order Amendment; and a Development Order Abandonment to abandon the Congregate Living Facility previously granted by R-2017-1643;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, and the recommendations of the various County Review Agencies;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Abandonment;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Resolution R-2017-1643, which approved a Requested Use to allow a Type III Congregate Living Facility on a parcel of land generally described as shown on the legal description in EXHIBIT A, is hereby revoked.

Commissioner Kerner moved for the approval of the Resolution.

The motion was seconded by Commissioner Weiss and, upon being put to a vote, the vote was as follows:

Commissioner Robert S. Weinroth, Mayor	-	Aye
Commissioner Gregg K. Weiss, Vice Mayor	-	Aye

Application ZV/ABN/DOA-2021-02048
Control No. 1984-00130
Project No. 00473-000

Page 1

Commissioner Maria G. Marino	-	Aye
Commissioner Dave Kerner	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Melissa McKinlay	-	Aye
Commissioner Mack Bernard	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on May 26, 2022.

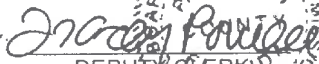
Filed with the Clerk of the Board of County Commissioners on June 2, 2022

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

JOSEPH ABRUZZO
CLERK & COMPTROLLER
BY: 
DEPUTY CLERK

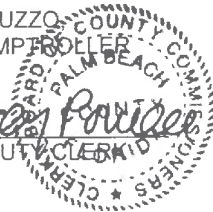


EXHIBIT A

LEGAL DESCRIPTION

TRACTS "A", "B", "C" "D" AND "W" OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 962,674 SQUARE FEET OR 22.10 ACRES, MORE OR LESS.

RESOLUTION NO. R-2022- 0528

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ADOPTED BY RESOLUTION R-2017-1643
(CONTROL NUMBER 1984-00130)

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WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, and the recommendations of the various County Review Agencies;

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WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

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Application ZV/ABN/DOA-2021-02048
Control No. 1984-00130
Project No. 00473-000

Page 1

Commissioner Maria G. Marino	-	Aye
Commissioner Dave Kerner	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Melissa McKinlay	-	Aye
Commissioner Mack Bernard	-	Aye

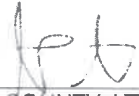
The Mayor thereupon declared that the resolution was duly passed and adopted on May 26, 2022.

Filed with the Clerk of the Board of County Commissioners on June 2, 2022.

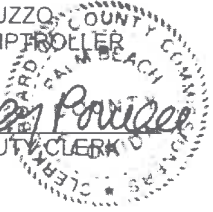
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

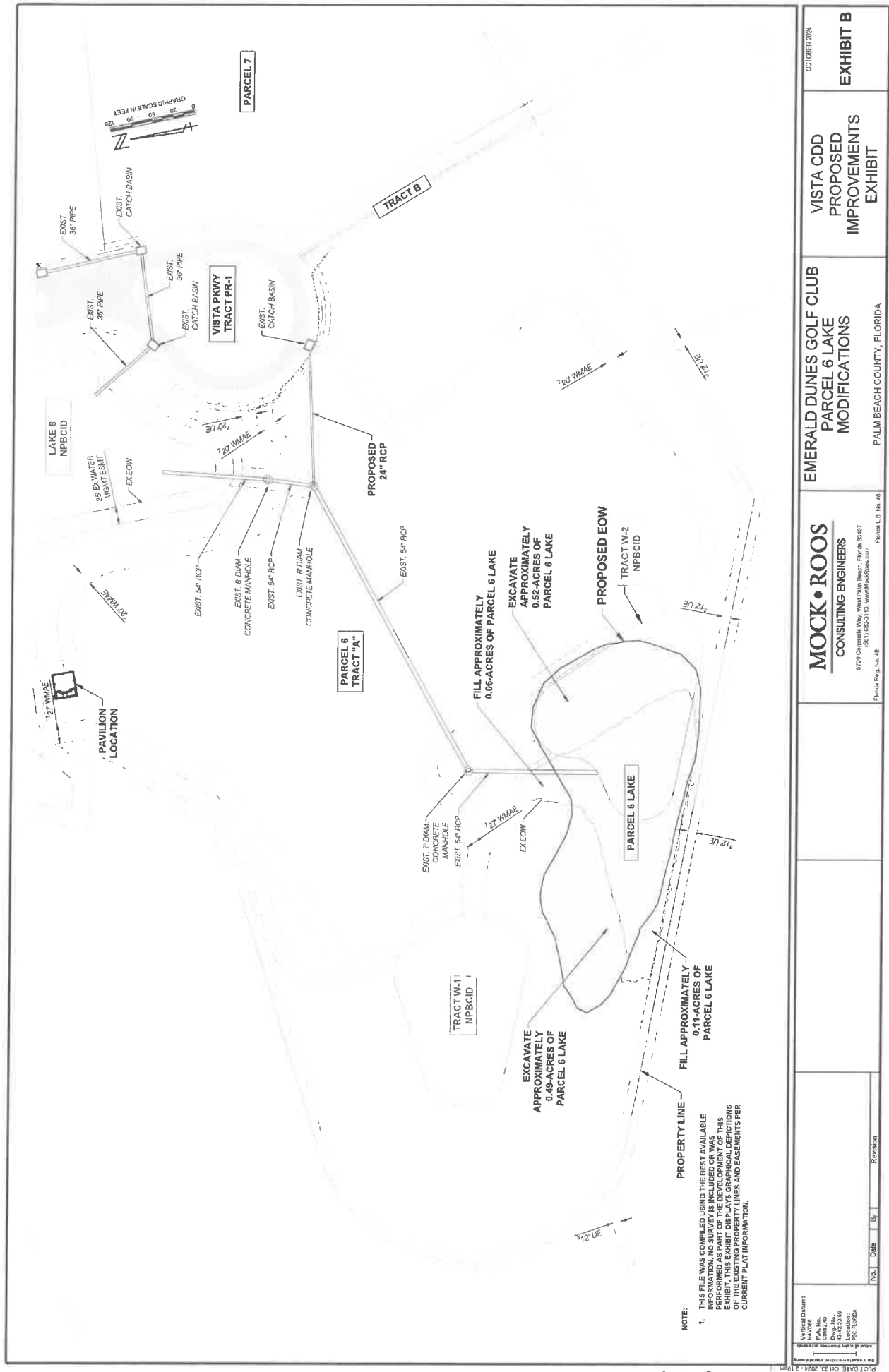
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

JOSEPH ABRUZZO, COUNTY CLERK & COMPTROLLER
BY: 
DEPUTY CLERK





ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**ENGINEER'S PROJECT NUMBER: C0082.40****PROJECT TITLE: EMERALD DUNES GOLF COURSE MODIFICATONS**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
<u>SITE CONSTRUCTION:</u>					
1	LAKE CUT AND FILL	CY	25,000	\$ 8.50	\$ 212,500
2	BANK STABILIZATION/SOD	SF	10,500	\$ 1.15	\$ 12,075
SITE CONSTRUCTION TOTAL					224,575.00

**The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding, market conditions, unidentified field conditions, hyper-inflationary or deflationary price cycles or any other factors that may affect the Opinion of cost, project budget or negotiating conditions at the time of project execution. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable cost.*

MOCK•ROOS