

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
DECEMBER 19, 2013**

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AGENDA DECEMBER 19, 2013 at 10:00 A.M.

To be held at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

District Board of Supervisors	Don Porter Bill Porter Colby Chandler Mike Gramling Quinn Miller	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	Mark Straley	Straley & Robin
District Engineer	Scott Sheridan	King Engineering, Inc.

All Cellular phones and pagers must be turned off while in the clubhouse.

The District Agenda is comprised of four different sections:

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544

December 11, 2013

Board of Supervisors
**Wiregrass Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Thursday, December 19, 2013 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting
Held on October 24, 2013..... Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for
October and November..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Preliminary Special Assessment Allocation
Methodology Report (under separate cover)
 - B. Consideration of Resolution 2014-01, Declaring Special
Assessments.....Tab 3
 - C. Consideration of Resolution 2014-02, Setting the Public Hearing
on Special Assessments.....Tab 4
 - D. Consideration of Resolution 2014-03, Amending Fiscal Year
2012/2013 Budget..... Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. AUDIENCE COMMENTS ON OTHER ITEMS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Very truly yours,


Scott Brizendine
District Manager

Cc: Mark Straley, Straley & Robin
Scott Sheridan, King Engineering, Inc.

TAB 1

MINUTES OF MEETING

WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT

Each person who decides to appeal any decision made by The Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of Supervisors of Wiregrass Community Development District was held on **Thursday, October 24, 2013 at 10:15 a.m.** at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Don Porter	Board Supervisor, Chairman
Bill Porter	Board Supervisor, Vice Chairman
Mike Gramling	Board Supervisor, Assistant Secretary
Colby Chandler	Board Supervisor, Assistant Secretary
Quinn Miller	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Larry Kistler	District Engineer, King Engineering, Inc.
Bill Merrill	Developer's Counsel, Icard, Merrill, Cullis, Timm, Furn, & Ginsburg, P.A.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and read roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Brizendine stated that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on September 26, 2013

On a Motion by Mr. Chandler, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the Minutes from the Board of Supervisors Meeting held on September 26, 2013 as presented for Wiregrass Community Development District.

43 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for September**

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There were no questions regarding any of the expenditures.

On a Motion by Mr. Don Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September (\$5,151.70) for Wiregrass Community Development District.

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49 **FIFTH ORDER OF BUSINESS**

Discussion on Bond Related Matters

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Mr. Straley stated that the Developer has constructed some roadway and utility improvements that it desires to convey to the District. With this in mind an Acquisition Agreement has been prepared to address the Wiregrass Ranch Boulevard Right of Way, the Wiregrass Ranch Roadway Improvements, Wiregrass Ranch Utility Improvements, and the Wiregrass Ranch Pond. He stated that the Agreement, Promissory Note, and Bill of Sale are all in the same form as was used with the S.R. 56 conveyance. He explained that the sale price would be based on the fair market value as determined by an appraisal for the real estate and by certification of the District Engineer for non-real estate. Mr. Straley asked the Board to approve the Acquisition Agreement, Promissory Notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC) in substantial form, direct Staff to finalize the amounts, and authorize the Chairman to execute once finalized.

On a Motion by Mr. Bill Porter, seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Acquisition Agreement, Promissory notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC), and Bill of Sales in substantial form for the Wiregrass Ranch Boulevard Right of Way, the Wiregrass Ranch Roadway Improvements, Wiregrass Ranch Utility Improvements, and the Wiregrass Ranch Pond directed Staff to finalize the amounts, and authorized the Chairman to execute once finalized for Wiregrass Community Development District.

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64 Mr. Straley stated that the S.R. 56 sanitary and reclaimed water lines need to be conveyed to
65 Pasco County and he will need Board authorization for the Chairman to execute those documents.
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On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors authorized the Chairman to execute the documents associated with conveying the S.R. 56 sanitary and reclaimed water lines to the county for Wiregrass Community Development District.

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68 A brief discussion ensued regarding the need to ratify action taken to construct a force main
69 on behalf of the District at a cost of \$42,000.
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On a Motion by Mr. Bill Porter, seconded by Ms. Miller, with all in favor, the Board of Supervisors ratified the Chairman's action in approving the expenditure of \$42,000 to construct a force main for Wiregrass Community Development District.

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Mr. Straley stated that while acquisition agreements have not been drafted relative to the M 11 ponds, Legacy Road Right-of Way and improvements, Chancey Rd improvements in phase 1 and 2 and the North Right of Way, they will be in the near future. He stated that given the fact that the associated documents and payment procedures would be in the same form as the ones just approved it might be prudent to go ahead and authorize the Chairman to execute the documents at this time.

On a Motion by Mr. Gramling, seconded by Mr. Chandler, with all in favor, the Board of Supervisors authorized Staff to prepare the Acquisition Agreement, Promissory notes (payable to Wiregrass Ranch, Inc., Locust Branch, LLC, Solly Branch Holdings, LLC, and Fly Catcher Enterprises, LLC), and Bill of Sales for the M11 Ponds, Legacy Road Right of Way, Chancey Rd improvements in phase 1 and 2 and the North ROW and authorized the Chairman to execute once finalized for Wiregrass Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

Mr. Straley stated that the Bond Validation Hearing has been set for November 12th at 2:00 pm before Judge Babb. A brief discussion ensued regarding who needs to attend the hearing and the procedure that will be followed. It was noted that the earliest the Board could issue bonds would be 30 days after the hearing, but there is no specific time frame in which the District must issue them.

B. District Engineer

No report

C. District Manager

Mr. Brizendine reminded the Board that the next meeting will be held on November 21st. He noted that the workshop was continued to that date as well and will commence at 9:00 a.m.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

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There were no Supervisor requests.

107 **EIGHTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Gramling, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:50 a.m. for Wiregrass Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

TAB 2

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures October 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2013 through October 31, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$1,500.00**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenses

October 1, 2013 Through October 31, 2013

10101 - Cash--Operating Account

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	094	15706	District Management Fees 10/13	\$ 1,500.00
Report Total				<u>\$ 1,500.00</u>

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/1/2013	15706

BILL TO
WIREGRASS COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	970 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period October 1, 2013 - October 31, 2013</p>		1,500.00	1,500.00

RECEIVED
SEP 26 2013

Rizzetta & Co., Inc.
 Date: OCT - 1 2013
 GL 51300 OC 3101

Total	\$1,500.00
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WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures November 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2013 through November 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,052.98**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenses

November 1, 2013 Through November 30, 2013

10101 - Cash--Operating Account

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Department of Economic Opportunity	097	30581	Special District Fee FY 2013/2014	\$ 175.00
Rizzetta & Company, Inc.	095	15862	District Management Fees 11/13	\$ 1,500.00
The Tampa Tribune	098	10003327702-1016	Acct #1311880 Legal Advertising 10/13	\$ 122.90
The Tampa Tribune	096	11004042779-1016	Acct #1311880 Legal Advertising 10/13	\$ 255.08
Report Total				<u>\$ 2,052.98</u>

Instructions: In accordance with Sections 189.412 and 189.427, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2013: \$175.00

District's Name, Registered Agent & Office*:

Wiregrass Community Development District
 Mr. William Rizzetta
 3434 Colwell Ave., Suite 200
 Tampa, FL 33614

Telephone: (813) 933-5571
 Fax: (813) 935-6212
 Status*: Independent
 Creation Document: On File
 Map: On File
 Last Update: 11/21/2012

Website:
 E-mail: brizzetta@rizzetta.com

County(ies): Pasco
 Local Governing Authority*: Pasco County
 Function(s)*: Community Development
 Date Established: 06/24/2009
 Creation Documents*: Chapter 42MMM-1, Florida Administrative Code
 Statutory Authority*: Chapter 190, Florida Statutes
 Board Selection*: Elected
 Authority to Issue Bonds*: Yes
 Revenue Source*: Assessments

Date Rec'd District Office: NOV - 6 2013
 DM Approval: Date:
 Date Entered: NOV 1 2 2013
 Fund: 001 651300 00 4902
 Check #:

*Explanations
 Registered Agent: The person designated by the special district to accept due process on behalf of the special district
 Status: Independent or Dependent - see Section 189.403, F.S.
 Local Governing Authority: The governing body of a unit of local general-purpose government
 Functions: The function/purpose of the special district
 Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
 Statutory Authority: The Florida Statute governing the function of the special district
 Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
 Authority to Issue Bonds: Yes or No
 Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does ___ or does not ___ need to be changed.

Registered Agent's Signature: William Rizzetta Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2011/2012 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2013 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: ___ Verified and Approved ___ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDIP-001 Effective 10/01/2011

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

Wiregrass Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
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RIZZETTA & COMPANY, INC.

Tampa, FL 33624

5020 W Linebaugh Avenue

Invoice

DATE	INVOICE NO.
11/1/2013	15862

BILL TO
WIREGRASS COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	970 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period November 1, 2013 - November 30, 2013</p> <p><i>[Handwritten signature]</i></p> <p><i>[Handwritten date]</i> NOV - 4 2013</p> <p><i>[Handwritten numbers]</i> 001 51300 003101</p>		1,500.00	1,500.00
			Total	\$1,500.00

THE TAMPA TRIBUNE

HIGHLANDS TODAY - HERNANDO TODAY - ST. PETERSBURG TRIBUNE
 SUNBELT NEWSPAPERS - THE SUNCOAST NEWS - CENTRO - TBO.com - THE CLEARWATER GAZETTE

Billing Inquiries:
 BillingInquiries@tampatrib.com
 1-800-527-2744
 813-259-7339
 Fax 813-259-8041

Fed ID# 46-2419106

10	11	12	13	14	15	16	17	18	19	20
START	STOP	AD NUMBER	DESCRIPTION	PRODUCT	PAGE	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
			Balance Forward							0.00
10/16	10/16	I0003327702-1016	2724/NOTICE OF PUBLIC MEETING D/ Affidavit	Advertising	7	1.00 x 58 LI	58	1	122.90	118.90
										4.00
			PREVIOUS AMOUNT OWED:							0.00
			NEW CHARGES THIS PERIOD:							122.90
			CASH THIS PERIOD:							0.00
			DEBIT ADJUSTMENTS THIS PERIOD:							0.00
			CREDIT ADJUSTMENTS THIS PERIOD:							0.00

We appreciate your business.
 Please send the remittance stub in with your payment. This will allow us to apply your payment more accurately and timely. Thank you!

NOV 12 2013

Date Rec'd Dictation: *[Signature]*
 DM Approval: *[Signature]*
 Date Entered: NOV 15 2013
 Fund: 001 51300 00 4801
 Check #:

STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	Over 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$122.90		\$0.00	\$0.00	\$0.00	\$0.00		\$122.90

24	SALES REP/PHONE #	1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	Stephanie Quintero 813-259-7433		09/30/2013 - 11/03/2013		1311880		1311880		WIREGRASS RANCH CDD

MAKE CHECKS PAYABLE TO

The Tampa Tribune
 P.O. Box 85000
 Richmond VA 23285-5000

Payment is due on the 20th of each month. Past due accounts will be assessed a finance charge of 1 1/2 % per month (18% APR). If you are a governmental entity placing an advertisement that requires multiple notice and the notice is not prepaid by a private party or allowed to be recouped from a private party, you qualify for a 15% discount for the second and successive notice pursuant to section 50.061 of the Florida Statutes. If applicable, please deduct this discount from the amount billed for the second and successive notices and remit the net amount.

THE TAMPA TRIBUNE TBO.com CENTRO

The Tampa Tribune
 P.O. BOX 85000
 RICHMOND, VA 23285-5000

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME	
	09/30/2013 - 11/03/2013		WIREGRASS RANCH CDD	
23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
	\$122.90	\$0.00		Due by the 20th of the Month

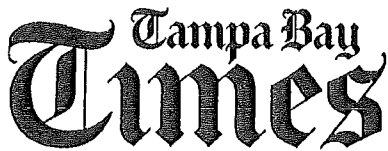
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$122.90		\$0.00	\$0.00	\$0.00

ADVERTISING INVOICE and STATEMENT

4	PAGE #	5	BILLING DATE	8	BILLING ACCOUNT NAME AND ADDRESS	9	REMITTANCE ADDRESS
	1 of 1		11/03/2013		*01547		
		6	BILLED ACCOUNT NUMBER		WIREGRASS RANCH CDD 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614		
			1311880				
		7	ADVERTISER/CLIENT NUMBER				
			1311880				

The Tampa Tribune
 P.O. BOX 85000
 RICHMOND, VA 23285-5000

130300010 0001311880 0001311880 0000000000 0000000000000000 000012290 1



tampabay.com
 P.O. Box 175
 St. Petersburg, FL 33731-0175
 Toll Free Phone (877) 321-7355

AD SALES HOURS

M-TH 7:30-6:30
 FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00-5:00

NON-CONTRACT INVOICE

<i>Advertising Run Dates</i>	<i>Advertiser / Client Name</i>
10/16/2013-10/23/2013	Wiregrass Community Devel. District
<i>Billing Date</i>	<i>Customer Account</i>
10/24/2013	1000460292
Total Amount Due	<i>Invoice Number</i>
255.08	I1004042779-1016

21

PAYMENT DUE UPON RECEIPT

Start	Stop	Invoice Number	Class	Description	P.O.	Inserts	Size	Amount
10/16	10/23	I1004042779-1016		LEG101- In The Circuit Court of T Pasco	00039021	2	57 Li	253.08
				Pasco CIs Internet MaterialItem				2.00

Date Rec'd Dist Office NOV - 5 2013
 DM Approval _____ Date _____
 Date Entered NOV 1 2 2013
 Fund 001 0151300 00 4901
 Check # _____



tampabay.com
 P.O. Box 175
 St. Petersburg, FL 33731-0175
 Toll Free Phone: (877) 321-7355

NON-CONTRACT INVOICE

<i>Advertising Run Dates</i>	<i>Advertiser / Client Name</i>	
10/16/2013-10/23/2013	wiregrass Community Devel. District	
<i>Billing Date</i>	<i>Sales Rep Name or Number</i>	<i>Customer Account</i>
10/24/2013	Amy	1000460292
Total Amount Due	<i>Customer Type</i>	<i>Invoice Number</i>
255.08	Non-Contract	I1004042779-1016

Thank you for your business.

DO NOT SEND CASH BY MAIL
 PLEASE MAKE CHECK PAYABLE TO:
 TIMES PUBLISHING COMPANY

PLEASE SEE REVERSE SIDE OF FORM
 FOR CREDIT CARD INFORMATION

Amount Due: 255.08

Wiregrass Community Devel. District
 C/O Straley & Robin
 1510 W. Cleveland Street
 Tampa FL 33606

Tab 3

RESOLUTION NO. 2014-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Wiregrass Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications available for review at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; and

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

WHEREAS, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Project, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project 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 the Assessments will be made in proportion to the benefits received as set forth in the District's Special Assessment Methodology Report dated November ____, 2013 (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; and

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

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of master improvements consisting of roadway improvements, stormwater management ponds, entry landscaping/irrigation/monuments, environmental mitigation, pedestrian trails and community amenities, all as described more particularly in the plans and specifications on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the Project is approximately \$ _____ (hereinafter referred to as the “**Estimated Cost**”).
6. The Assessments will defray approximately \$ _____ of the expenses, which includes a portion of the Project, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District’s proposed 2014 special assessment bond issue (the “**2014 Bonds**”).
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increase the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

9. There is on file in the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

10. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, 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 is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Manager's office.

11. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.

12. Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so specially benefitted by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on _____, 2013/2014, at _____ A.M., of the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.

13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Pasco County, Florida.

PASSED AND ADOPTED this 19TH day of December, 2013.

ATTEST:

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

Secretary/ Assistant Secretary

Print Name: _____

Chair/ Vice Chair

Print Name: _____

Attachments:

Assessment Methodology Report dated November ____, 2013

Engineer's Report dated _____, 2013

Tab 4

RESOLUTION NO. 2014-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON ___ DAY, _____, 2013/2014 AT _____ A.M. AT THE OFFICES OF RIZZETTA & COMPANY, INC., 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS WIREGRASS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Wiregrass Community Development District, ("Board") has previously adopted Resolution No. 2014-01, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2014-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Records Office").

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

1. There is hereby declared a public hearing to be held on ___day, _____, 2013/2014 at _____ A.M., at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comment and objection to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Management Company at the address listed above.

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

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19TH day of December, 2013

ATTEST:

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

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Tab 5

RESOLUTION 2014-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2012/2013 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Wiregrass Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board"), adopted a General Fund Budget for Fiscal Year 2012/2013; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect re-appropriated Revenues and Expenses approved during the Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.418, the amended budget shall be posted on the District's official website within five (5) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER 2013.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

**Amended Budget
Wiregrass Community Development District
General Fund
Fiscal Year 2012/2013**

	Chart of Accounts Classification	Actual YTD through 09/30/13	Budget for 2012/2013	Budget Variance for 2012/2013	Amended Budget for 2012/2013
1					
2	REVENUES				
3					
4	Contributions from Private Sources				
5	Miscellaneous	35,502	26,000	9,502	35,502
6					
7	TOTAL REVENUES	35,502	26,000	9,502	35,502
8					
9	EXPENDITURES				
10	Administrative				
11	Financial & Administrative				
12	District Management	18,000	18,000	0	18,000
13	Public Officials Liability Insurance	1,382	1,350	(32)	1,382
14	Legal Advertising	553	1,200	647	553
15	Dues, Licenses and Fees	175	175	0	175
16	Legal Counsel				
17	District Counsel	15,146	5,000	(10,146)	15,146
18	Administrative Subtotal	35,256	25,725	(9,531)	35,256
19					
20	Field Operations				
21	Other Physical Environment				
22	General Liability Insurance	246	275	29	246
23	Field Operations Subtotal	246	275	29	246
24					
25	TOTAL EXPENDITURES	35,502	26,000	(9,502)	35,502
26					
27					
28	EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0