



**REAGAN LANDING  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MANATEE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 10, 2025  
9:00 A.M.**

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

**[www.reaganlandingcdd.org](http://www.reaganlandingcdd.org)**

**561.630.4922 Telephone**

**877.SDS.4922 Toll Free**

**561.630.4923 Facsimile**

**AGENDA**  
**REAGAN LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Del Webb Catalina Sales Center  
4844 Starlight Beach Lane  
Lakewood Ranch, Florida 34211  
**REGULAR BOARD MEETING**  
December 10, 2025  
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to the Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. November 12, 2025 Organizational Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Acceptance of Rose Wallace’s Resignation.....Page 14
  - 2. Discussion Regarding Vacancy in Seat 1 Expiring in Nov. 2029
  - 3. Consider Resolution 2025-25 – Designating Officers.....Page 15
  - 4. Consider Resolution 2025-26 – Authorizing Check Signers.....Page 16
  - 5. Presentation of the Master Engineer’s Report.....Page 17
  - 6. Consider Adoption of the Preliminary Phase 1 Master Special Assessment Methodology Report.....Page 36
  - 7. Consider Resolution 2025-27 – Declaring Assessments.....Page 52
  - 8. Consider Resolution 2025-28 – Setting Public Hearing on Assessments.....Page 57
  - 9. Discussion of Anticipated Acquisition Items.....Page 59
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-12-02

Subcategory  
Miscellaneous Notices

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Reagan Landing Community Development District will hold Regular Meetings in the offices of Del Webb Catalina Sales Center located at 4844 Starlight Beach Lane, Lakewood Ranch, Florida 34211 at 9:00 a.m. on the following dates:

December 10, 2025

January 14, 2026

February 11, 2026

March 11, 2026

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 2026

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 Districts 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 (941) 223-2475 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 from time to time without advertised notice.

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT  
[www.reaganlandingcdd.org](http://www.reaganlandingcdd.org)

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT  
ORGANIZATIONAL MEETING  
NOVEMBER 12, 2025**

**A. CALL TO ORDER**

The November 12, 2025, Organizational Meeting of the Reagan Landing Community Development District (the “District”) was called to order at 2:49 p.m. in the Del Webb Catalina Sales Center located at 4844 Starlight Beach Lane, Lakewood Ranch, Florida 34211.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Organizational Meeting had been published in the *Fort Myers News-Press* on October 22, 2025, and October 29, 2025, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM LANDOWNERS’ ELECTION)**

**D. ADMINISTER OATHS OF OFFICE**

**E. REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES**

Ms. Willson went over the Board Member responsibilities and duties.

**F. DISCUSSION REGARDING REQUIRED ETHICS TRAINING**

Ms. Willson explained that 4 hours of ethics training was an annual requirement for Board Members, beginning with the 2026 calendar year.

**G. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance:

Rose Wallace, Christopher Pereira, Phyllis Wilson, Daniel Gomez and Steve Platke.

Also in attendance were District Manager Michelle Krizen, Todd Wodraska, and James Candela (via phone), of Special District Services, Inc.; District Counsel Alyssa Willson of Kutak Rock; District Engineer Strickland Smith of Heidt Design, LLC (via phone); and Bond Counsel Steve Sanford of Greenberg Traurig (via phone).

Also present were Scott Brooks and Naomi Robertson (via phone).

**H. ELECTION OF OFFICERS**

**1. Consider Resolution No. 2025-01 – Canvassing and Certifying Results of Landowners’ Election**

Resolution No. 2025-1 was presented, entitled:



## **RESOLUTION 2025-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2025-01, as presented.

#### **2. Consider Resolution No. 2025-02 - Designating Officers of the District**

Resolution No. 2025-02 was presented, entitled:

## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2025-02 electing the slate of officers indicated below.

Chairperson:	Rose Wallace
Vice Chair:	Christopher Pereira
Secretary:	Michelle Krizen
Treasurer/Assistant Treasurer:	Michelle Krizen/Todd Wodraska
Assistant Secretaries:	Daniel Gomez, Phyllis Wilson and Steve Platke

#### **I. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

#### **J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public.

#### **K. HIRING OF CONSULTANTS/PROFESSIONALS**

##### **1. Consider Appointment of District Manager**

Special District Services, Inc.

##### **2. Consider Appointment of District General Counsel**

Kutak Rock LLP

**3. Consider Appointing Interim District Engineer**

Heidt Design, LLC

**4. Consider Appointment of Investment Banker**

FMS Bonds

**5. Consider Appointment of Trustee**

US Bank

**6. Consider Appointment of Bond Counsel**

Steve Sanford of Greenberg Traurig

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously appointing all the above K-1 through K-6 professionals/consultants, as presented.

**L. POLICIES/PROCEDURES**

**1. Consider Resolution No. 2025-03 - Designating a Registered Agent and Primary Administrative Office**

Resolution 2025-03 was presented, entitled:

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

Alyssa Willson of Kutak Rock LLP

**2. Consider Resolution 2025-04 - Ratifying, Confirming and Approving the Recording of the Notice of Establishment**

Resolution No. 2025-04 was presented, entitled:

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE RECORDING OF THE NOTICE OF ESTABLISHMENT FOR THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT.**

**3. Consider Resolution No. 2025-05 - Designating Local Record Office**

Resolution 2025-05, was presented entitled:

**RESOLUTION 2025-05**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

Del Webb Catalina Sales Center, 4844 Starlight Beach Lane, Lakewood Ranch, Florida 34211

**4. Consider Resolution No. 2025-06 - Adopting Records Retention Policy**

Resolution 2025-06 was presented, entitled:

**RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Option 2

**5. Consider Resolution No. 2025-07 - Designating a Public Comment Period**

Resolution 2025-07 was presented, entitled:

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**6. Consider Resolution No. 2025-08 – Adopting a Legal Defense Policy**

Resolution 2025-08 was presented, entitled:

**RESOLUTION 2025-08**

**A RESOLUTION SETTING FORTH THE POLICY OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, DISTRICT OFFICERS, AND RETAINED STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.**

**7. Consider Resolution No. 2025-09 - Authorizing Chairman to Execute Plats, Permits and Conveyances**

Resolution 2025-09 was presented, entitled:

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON, OR IF CHAIRPERSON IS UNAVAILABLE, THE VICE CHAIRPERSON, THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Croghan, seconded by Mr. Sands adopting Resolution 2025-08 Authorizing Chairman to Execute Plats, Permits, and Conveyances, as presented. The **motion** passed unanimously.

**8. Consider Resolution No. 2025-10 - Adopting Alternative Investment Guidelines**

Resolution No. 2025-10 was presented, entitled:

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; PROVIDING AUTHORIZATION FOR INVESTMENT DECISIONS; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**9. Consider Resolution No. 2025-11 - Adopting Prompt Policy Payment**

Resolution No. 2025-11 was presented, entitled:

**RESOLUTION 2026-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**10. Consider Resolution No. 2025-12 Approving Statewide Mutual Aid Agreement**

Resolution No. 2025-12 was presented, entitled:

**RESOLUTION 2026-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, MANATEE COUNTY, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**11. Consider Resolution No. 2025-13 - Adopting Travel Reimbursement Policy**

Resolution No. 2025-13 was presented, entitled:

**RESOLUTION 2026-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

A motion was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting the above agenda items L-1 through L-11, as presented.

**M. DISTRICT BUSINESS**

**1. Authorization to Issue RFQ for Engineering Services**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously authorizing District management to issue an RFQ for engineering services.

**2. Authorization to Issue RFQ for Auditing Services**

**3. Designation of Board of Supervisors as Audit Committee**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously designating the Board of Supervisors of the District as the Audit Committee and authorizing staff to issue a RFQ

**4. Consider Authorization to Obtain General Liability and Public Officers Insurance**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously authorizing District management to obtain general liability and public officers insurance.

**5. Consider Resolution No. 2025-14 - Setting the FY 2025/2026 Regular Meeting Schedule and Location**

Resolution No. 2025-14 was presented, entitled:

**RESOLUTION 2025-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-1, as presented.

**6. Consider Resolution No. 2025-15 - Setting Public Hearing on the Rules of Procedure**

Resolution No. 2025-15 was presented, entitled:

**RESOLUTION 2025-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-15 setting a Public Hearing on the Rules of Procedure for January 14, 2026, at 9:00 a.m.

**7. Consider Resolution No. 2025-16 - Designating a Qualified Public Depository**

Resolution No. 2025-16 was presented, entitled:

**RESOLUTION 2025-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-16 designating Seacoast Bank as the qualified public depository.

**8. Consider Resolution No. 2025-17 - Establishing CDD Checking Account Signers**

Resolution No. 2025-17 was presented, entitled:

**RESOLUTION NO. 2025-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira adopting Resolution 2025-17, as presented, designating the following as the District's checking account signers: Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen, and Rose Wallace.

**9. Consider Resolution No. 2025-18 - Adopting Internal Control Policy**

Resolution No. 2024-18 was presented, entitled:

**RESOLUTION 2025-18**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-18, as presented.

**10. Consider Resolution No. 2025-19 - Adopting Goals and Procedures**

Resolution No. 2025-19 was presented, entitled:

**RESOLUTION 2025-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING 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. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-19, as presented.

**11. Consider Resolution No. 2025-20 - Authorizing the Disbursement of Funds**

Resolution No. 2025-20 was presented, entitled:

**RESOLUTION 2025-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-20, as presented.

**12. Memorandum to District Manager Regarding E-Verify Requirements**

Ms. Willson went over the Memorandum with the Board Members.

**13. Consider Resolution No. 2025-21 - Authorizing Direct Purchase of Materials**

Resolution No. 2025-21 was presented, entitled:

**RESOLUTION 2025-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025/2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-21, setting the Public Hearing for January 14, 2026.



#### **14. Consider Budget Funding Agreement for Fiscal Year 2025/2026**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously approving the Budget Funding Agreement for Fiscal Year 2025/2026, as presented.

#### **15. Consider Resolution No. 2025-22 - Setting Public Hearing for Intent to Use Uniform Method of Collection**

Resolution No. 2025-22 was presented, entitled:

##### **RESOLUTION 2025-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution No. 2025-22 setting the Public Hearing regarding the District's Intent to Use Uniform Method of Collection for January 14, 2026.

#### **16. Consider Resolution No. 2025-23 - Adopting Compensation for Board Members**

Resolution No. 2025-23 was presented, entitled:

##### **RESOLUTION 2025-23**

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

All Members of the Board waived compensation.

#### **N. BOND RELATED PROCEEDINGS**

##### **1. Consider Bond Financing Team Funding Agreement**

A **motion** was made by Mr. Sands, seconded by Mr. Cordero approving the Bond Financing Team Funding Agreement, as presented. The **motion** passed unanimously.

##### **2. Consider Acquisition Agreement**

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously approving the Acquisition Agreement, as presented.

### **3. Consider Preliminary Engineer's Report**

Mr. Smith presented the report for Phase 1. Phases 2 and 3 are future expansion parcels.

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously approving the Preliminary Engineer's Report, in substantial final form.

### **4. Consider Validation Report**

Mr. Candela presented the report.

A **motion** was made by Ms. Wallace, seconded by Mr. Periera and passed unanimously approving the Validation Report, as presented.

### **5. Consider Resolution No. 2025-24 - Authorizing the Issuance of Bonds**

Mr. Sanford presented Resolution No. 2025-24, entitled:

#### **RESOLUTION NO. 2025-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$24,500,000 AGGREGATE PRINCIPAL AMOUNT OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ROADWAY IMPROVEMENTS; STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; CERTAIN OFF-SITE IMPROVEMENTS; WATER, WASTEWATER AND RECLAIMED WATER FACILITIES INCLUDING ANY APPLICABLE CONNECTION FEES; UNDERGROUNDING DIFFERENTIAL COST OF ELECTRIC UTILITIES; LANDSCAPE AND HARDSCAPE IMPROVEMENTS IN PUBLIC AREAS; AND ALL RELATED SOFT AND INCIDENTAL COSTS (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE OR INDENTURES IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MANATEE COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM**

**SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY  
WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT  
TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF  
SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

Mr. Sanford noted that this resolution begins the bond process, allowing District Counsel to file for validation with the State.

A **motion** was made by Ms. Wallace, seconded by Mr. Pereira and passed unanimously adopting Resolution 2025-24, as presented.

**O. ADMINISTRATIVE MATTERS**

It was noted that the next meeting was scheduled for December 10, 2025.

**P. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**Q. ADJOURNMENT**

There being no further business to come before the Board, Ms. Wallace made a **motion**, seconded by Mr. Pereira and passed unanimously adjourning the meeting at 3:26 p.m.

---

Chairperson

---

Secretary

**From:** [Rose Wallace](#)  
**To:** [Michelle Krizen](#)  
**Subject:** Reagan Landing CDD Position  
**Date:** Wednesday, December 3, 2025 12:07:43 PM

---

Michelle,

Good afternoon! I would like to resign my position from the Reagan Landing CDD board effective immediately.

It was a pleasure working with you!

Thank you,

*Rose Wallace*

**Director DRE/HOA Operations  
Southwest Florida Division  
24311 Walden Center Drive, Suite 300  
Bonita Springs, Florida 34134  
office 239.495.4800 | mobile 941.306.7481  
fax 239.495.4898  
[Rose.Wallace@Pulte.com](mailto:Rose.Wallace@Pulte.com)**



---

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

**RESOLUTION 2025-25**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Reagan Landing Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) desires to designate certain Officers of the District.

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

**SECTION 1.** The following persons are appointed to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

**SECTION 2.** This Resolution supersedes any prior appointments made by the Board. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of November, 2025.

ATTEST:

**REAGAN LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**RESOLUTION NO. 2025-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Reagan Landing Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and \_\_\_\_\_ to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signatures of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and becomes EFFECTIVE** this 12<sup>th</sup> day of November, 2025.

**ATTEST:**

**REAGAN LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Reagan Landing  
Community Development District

Master Report of District Engineer

Prepared for:  
Board of Supervisors of the  
Reagan Landing Community Development District

Prepared by:

Heidt Design, LLC

October 2025

---

Strickland T. Smith, PE      Date  
District Engineer  
Florida Registration #50652

## 1.0 Introduction

Reagan Landing (the “Development”) is a master planned community located in Manatee County near the intersection of Upper Manatee River Road and Rye Road. See Exhibit A - Location Map. There are two main access points to the community, one from Upper Manatee River Road on the north side and one on the south side on Rye Road. The Development is 223.29 acres in size and is zoned Planned Development Residential (PDR). The Development will consist of single-family residential units, an amenity center, and various open spaces for resident use. The PDR approval allows for a maximum of 500 units. The current approved Final Site Plan includes 430 units (Phase 1 – 148 Units).

The Reagan Landing Community Development District (“District”), a local unit of special purpose government, was established by Manatee County Ordinance 25-53 effective on November 7, 2025, for the purpose of constructing and/or acquiring, maintaining and operating all or a portion of the public improvements and community facilities within the District. The District boundary encompasses Phase 1 of the Development and includes 98.30 ac. See Exhibit B – Phase I Legal Description. Phases II and III of the Development are anticipated as a potential future expansion parcel within the boundaries of the District that includes 124.63 ac. See Exhibit C – Future Expansion Legal Description.

The purpose of this Engineers Report (the “Report”) is to provide a description of the improvements that may be financed by the District (“the Capital Improvement Plan” or “CIP”). Public infrastructure and land improvements needed to serve the District include construction of offsite turn lanes on Upper Manatee River Road and Rye Road, mass grading (excluding private lots), surface water management, gravity sewer system including one (1) sewage pump station and associated force main, and potable water distribution system.

This Report reflects the District’s present intentions. The implementation and completion of any improvement outlined in this Report requires final approval by the District’s Board of Supervisors, including the awarding of contracts for the construction of the improvements when the District is performing the work. Cost estimates contained in this Report have been prepared based on the best available information. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the CIP described and the contingency costs included are reasonable.

## 2.0 Infrastructure Improvements

The CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. The required improvements included in the CIP are more specifically described below.

### 2.1 Offsite Roadways

The District presently intends to provide funding for the offsite roadway improvements required to support the District. Left and right turn lanes are required to be constructed on Upper Manatee River Road and Rye Road at the project entrances. These improvements will be owned and maintained by Manatee County. Local roadways within the development are private and will be owned and maintained



by the Reagan Landing Homeowners Association. Any impact fees for offsite can be financed by the District.

## 2.2 Sanitary Sewer Collection System

The District will finance the sanitary sewer collection system for the District. The sanitary sewer system consists of one (1) lift station and the associated gravity sewer needed to serve the District. An 8" force main will run from the onsite lift station to the existing force main on Rye Road. Upon completion of the sanitary sewer construction, the system will be owned and maintained by Manatee County Utilities. See Appendix D, Master Utility Exhibit, for a graphic representation of the master sewer system.

## 2.3 Water Distribution System

The District will finance the water distribution system for the Development. The system will consist of a series of water distribution mains to serve the residential units with potable water. The onsite water mains will connect to existing water mains within Upper Manatee River Road and Rye Road. The water distribution system will be owned and maintained by Manatee County Utilities. See Appendix D, Master Utility Exhibit, for a graphic representation of the master water system.

## 2.4 Stormwater Management System

A comprehensive system of surface water management ponds, consisting primarily of wet detention ponds, are proposed to manage the water quality and quantity impacts associated with the District. These ponds will provide water quality treatment and stormwater runoff attenuation, designed in accordance with the Southwest Florida Water Management District's (SWFWMD) Basis of Review and the Manatee County Land Development Code and Stormwater Technical Manual. Additionally, these ponds will provide 100-year flood control, conveyance of stormwater through and around the District and for the ongoing function of the onsite natural wetland systems.

Material excavated from surface water management ponds and/or floodplain management ponds is anticipated to remain within the Development for use in road subbase, perimeter berms, and site grading. However, any grading in connection with the preparation of pads for private home sites or on other private property within the Development will not be funded by the District. Any material excavated from ponds or mitigation areas constructed on lands owned by the District shall only be used for improvements within the CIP. Upon completion of the stormwater management system, it will be owned and maintained by the District.

## 2.8 Professional Services

Professional Fees include civil engineering costs for site design, permitting, inspection, and master planning, survey costs for construction staking and as-built drawings (for CIP related improvements only) as well as preparation of preliminary and final plats, geotechnical costs for pre-design soil borings, underdrain analyses and construction inspection, and architectural costs for landscape and recreation design. Also included in this category are fees associated with environmental consultation and permitting, and any other miscellaneous professional fees.

### 3.0 Ownership and Maintenance

Ownership and maintenance of the improvements is generally anticipated as set forth in Exhibit E.

It is anticipated that, in addition to the annual non-ad valorem assessments to be levied and collected by the District to pay debt service on its bonds, the District should levy and collect an annual "Maintenance Assessment" to be determined, assessed, and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

### 4.0 Permit Status

The required infrastructure improvements for the construction of the District are contained in the Preliminary Site Plan/Final Site Plan/Preliminary Plat and Construction Plans for the project. These plans have been approved by Manatee County and the Southwest Florida Water Management District (SWFWMD) and Manatee County. Additionally, water and sewer permits from the Florida Department of Environmental Protection have been obtained. The status of all required permits can be found in Exhibit F.

### 5.0 Estimated Capital Improvement Costs

The Engineers Estimate of Probable Cost of the CIP is set forth in Exhibit G at the end of this report.

### 6.0 Engineer's Opinion

It is my professional opinion that the summary of costs listed in Exhibit G is enough to complete the construction of the items intended.

It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District equal to or in excess of the costs thereof. All infrastructure costs are public improvements or community facilities as set forth in Sections 190.012(1) and (2) of the Florida Statutes.

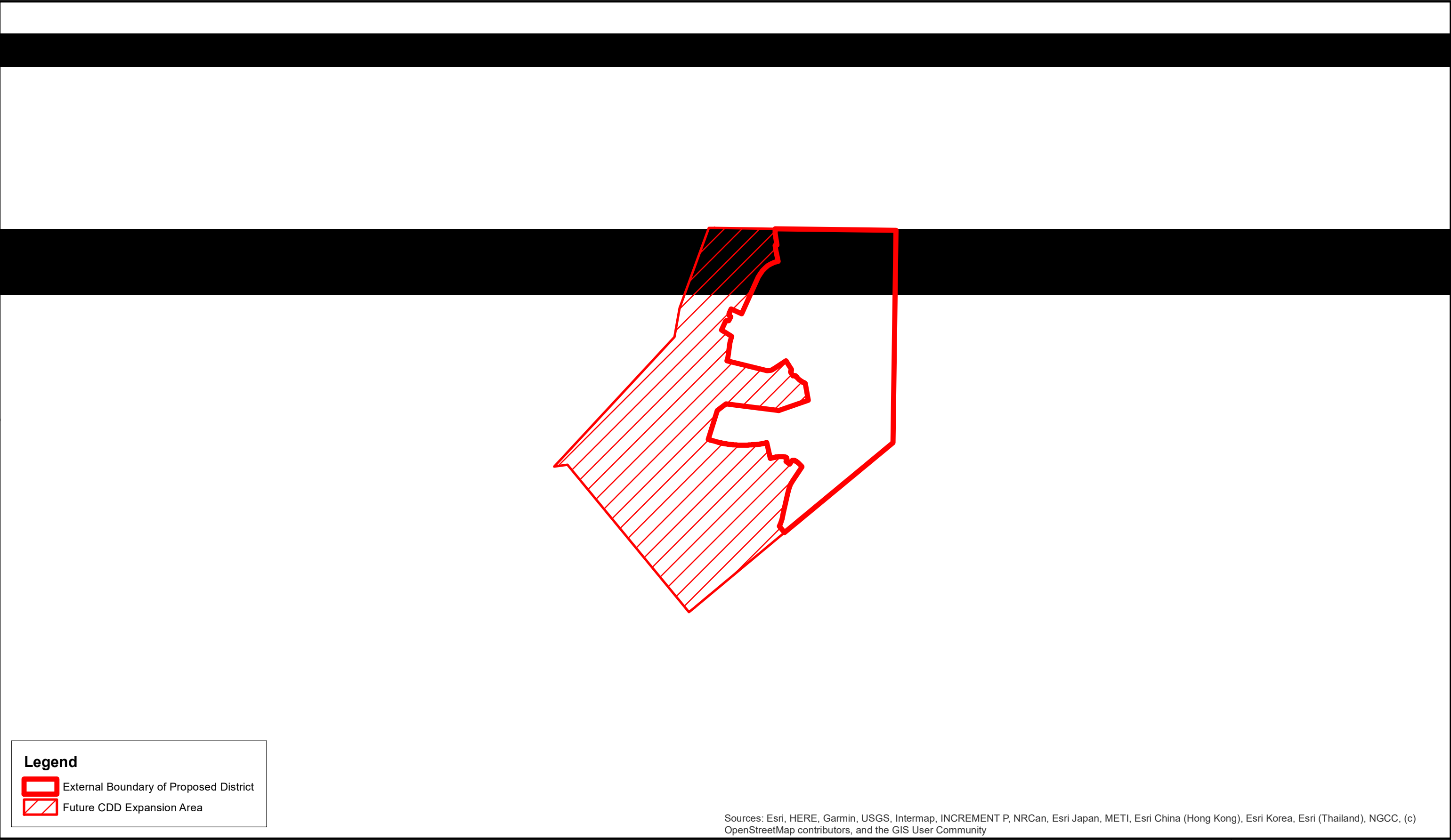
The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and comparable items of work in Manatee County and quantities as represented on construction plans.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meet their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed to providing the cost data

included in this report are reputable entities in the Manatee County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be addressed at the expense of the developer. The District will pay the lesser of the cost of the components of the CIP or the fair market value.



# Reagan Landing CDD

Location Map - Exhibit A

Manatee County

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 1,000 2,000  
Feet

Source: Heidt Design, GeoPoint  
Imagery: Esri 2025  
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

# Exhibit B

(Not A Survey)

## DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W., a distance of 1311.93 feet; thence departing said North boundary, S.00°27'35"W., a distance of 53.62 feet to a point on the Southerly Maintained Right of Way of Upper Manatee River Road for a POINT OF BEGINNING; thence continue S.00°51'06"W., a distance of 2348.20 feet to the Northwesterly Maintained Right of Way of Rye Road NE; thence along said Northwesterly Maintained Right of Way, S.50°15'27"W., a distance of 1557.19 feet; thence departing said Northwesterly Maintained Right of Way, N.39°44'33"W., a distance of 90.58 feet; thence N.24°53'50"E., a distance of 33.96 feet; thence N.15°46'36"E., a distance of 54.02 feet; thence N.12°08'24"E., a distance of 65.40 feet; thence N.12°28'21"E., a distance of 226.00 feet; thence N.15°18'52"E., a distance of 51.36 feet; thence N.22°29'18"E., a distance of 51.39 feet; thence N.29°41'25"E., a distance of 51.34 feet; thence N.33°47'52"E., a distance of 179.11 feet; thence N.39°30'17"W., a distance of 4.93 feet; thence Northwesterly, 102.80 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing N.49°19'18"W., 102.30 feet); thence Westerly, 37.99 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing S.77°19'46"W., 34.44 feet); thence S.33°47'52"W., a distance of 38.30 feet; thence N.56°12'08"W., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 22.96 feet; thence Northerly, 47.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing N.21°05'27"W., 40.90 feet); thence Westerly, 93.10 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing S.88°46'44"W., 92.01 feet); thence Westerly, 81.11 feet along the arc of a reverse curve to the right having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing S.75°15'31"W., 81.10 feet); thence N.13°01'12"W., a distance of 179.99 feet; thence S.78°29'36"W., a distance of 61.73 feet; thence S.81°30'54"W., a distance of 61.73 feet; thence S.84°32'18"W., a distance of 61.73 feet; thence S.87°33'43"W., a distance of 61.73 feet; thence N.89°24'53"W., a distance of 61.73 feet; thence N.86°23'29"W., a distance of 61.73 feet; thence N.83°05'00"W., a distance of 70.69 feet; thence N.79°45'05"W., a distance of 70.69 feet; thence N.76°26'35"W., a distance of 61.73 feet; thence N.73°31'17"W., a distance of 61.80 feet; thence N.72°42'50"W., a distance of 19.00 feet; thence N.17°17'10"E., a distance of 337.00 feet; thence N.53°12'52"E., a distance of 121.01 feet; thence S.82°50'12"E., a distance of 587.25 feet; thence N.70°33'35"E., a distance of 346.30 feet; thence N.10°54'56"W., a distance of 188.26 feet; thence Northwesterly, 130.01 feet along the arc of a non-tangent curve to the right having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing N.52°14'47"W., 128.55 feet); thence Westerly, 37.15 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing N.79°54'48"W., 33.82 feet); thence N.33°36'57"W., a distance of 50.00 feet; thence Northerly, 39.28 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing N.12°30'34"E., 35.36 feet); thence N.32°28'44"W., a distance of 105.00 feet; thence S.57°31'16"W., a distance of 137.71 feet; thence S.58°02'27"W., a distance of 54.29 feet; thence S.83°58'09"W., a distance of 47.07 feet; thence N.76°23'02"W., a distance of 456.73 feet; thence N.13°36'58"E., a distance of 31.56 feet; thence N.08°28'52"E., a distance of 173.97 feet; thence N.13°25'54"E., a distance of 51.15 feet; thence N.19°50'35"E., a distance of 20.41 feet; thence N.58°41'39"W., a distance of 131.32 feet; thence N.24°10'20"E., a distance of 102.69 feet; thence Easterly, 42.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing N.72°44'21"E., 37.49 feet); thence N.31°18'21"E., a distance of 50.00 feet; thence N.58°41'39"W., a distance of 12.52 feet; thence Northerly, 36.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing N.17°15'39"W., 33.09 feet); thence N.24°10'20"E., a distance of 52.00 feet; thence S.65°49'40"E., a distance of 130.00 feet; thence N.24°10'20"E., a distance of 438.85 feet; thence N.25°04'03"E., a distance of 10.00 feet; thence N.29°39'54"E., a distance of 41.33 feet; thence N.37°04'10"E., a distance of 41.33 feet; thence N.44°28'26"E., a distance of 41.33 feet; thence N.51°52'42"E., a distance of 41.33 feet; thence N.59°16'58"E., a distance of 41.33 feet; thence N.66°41'15"E., a distance of 41.33 feet; thence N.74°05'31"E., a distance of 41.33 feet; thence N.12°12'21"W., a distance of 130.00 feet; thence N.09°03'55"W., a distance of 50.07 feet;

(See Sheet 2 for continued description)

**Jack M. Greene**  
Digitally signed by Jack M. Greene  
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com  
Date: 2025.08.06 10:54:54 -0400

**Jack M. Greene** **LS6506**

JOB: Reagan Landing Phase I CDD		
DRAWN: NMV	DATE: 07/28/25	CHECKED: MC
Prepared For: Pulte Home Company LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

www.GeoPoint.org Licensed Business No.: LB 7768

**GeoPoint**  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit **B**

(Not A Survey)

## CONTINUED DESCRIPTION:


thence Easterly, 21.70 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing N.79°21'06"E., 21.69 feet); thence N.09°24'19"W., a distance of 131.00 feet; thence N.01°05'28"E., a distance of 50.08 feet to aforesaid Southerly Maintained Right of Way of Upper Manatee River Road; thence along said Southerly Maintained Right of Way, S.89°12'54"E., a distance of 1337.01 feet to the POINT OF BEGINNING.

Containing 98.303 acres, more or less.

## SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheet 3 for Sketch.
- 5) See Sheet 4 for line and curve tables.

[www.GeoPoint.org](http://www.GeoPoint.org)Licensed Business  
No.: LB 7768



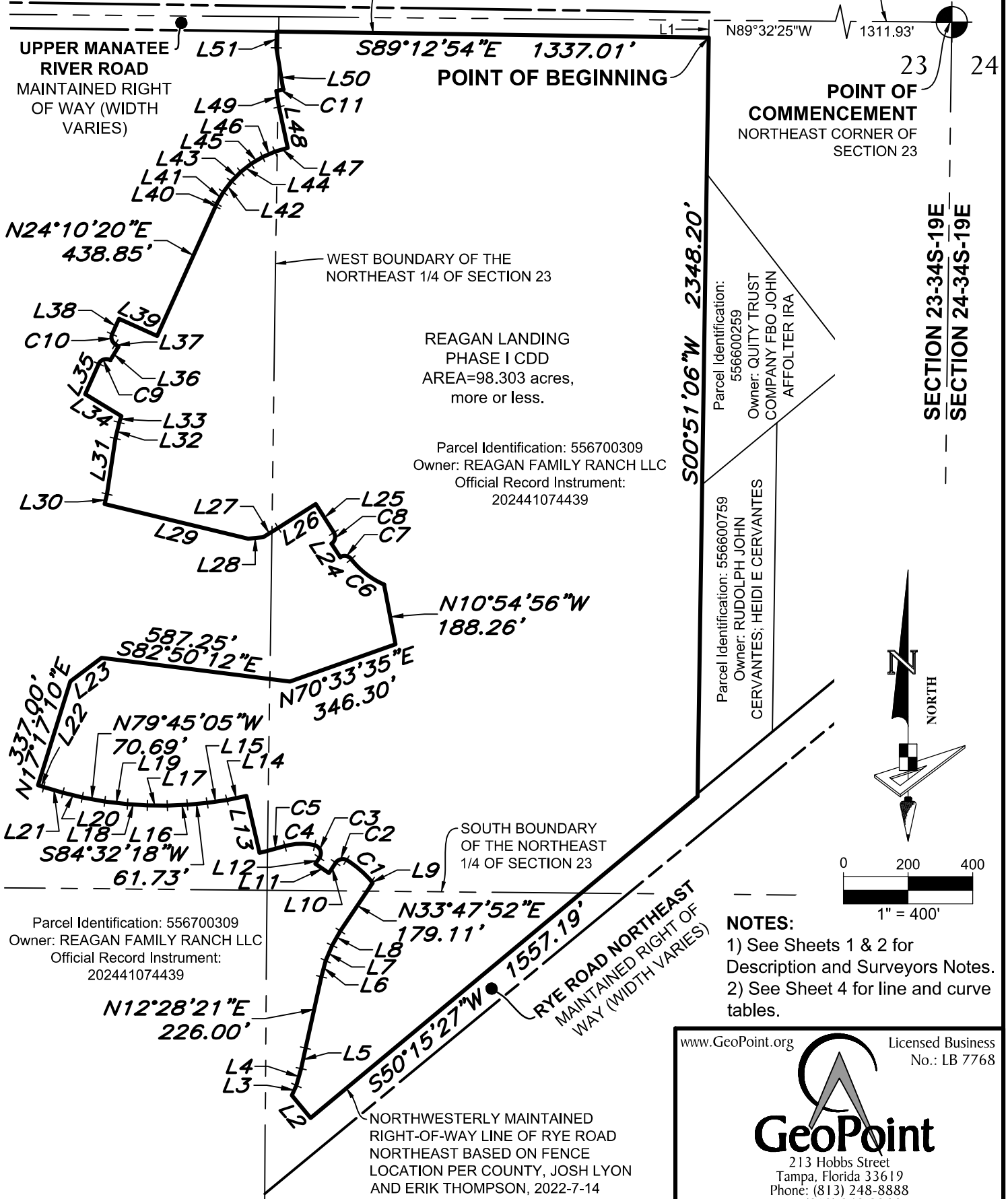
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit B

(Not A Survey)

SOUTHERLY MAINTAINED RIGHT OF WAY LINE  
OF UPPER MANATEE RIVER ROAD BASED ON  
FENCE LOCATION PER COUNTY, JOSH LYON  
AND ERIK THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE  
NORTHEAST 1/4 OF SECTION 23  
(BASIS OF BEARINGS)



# Exhibit B

## (Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°27'35"W	53.62'
L2	N39°44'33"W	90.58'
L3	N24°53'50"E	33.96'
L4	N15°46'36"E	54.02'
L5	N12°08'24"E	65.40'
L6	N15°18'52"E	51.36'
L7	N22°29'18"E	51.39'
L8	N29°41'25"E	51.34'
L9	N39°30'17"W	4.93'
L10	S33°47'52"W	38.30'
L11	N56°12'08"W	50.00'
L12	N33°47'52"E	22.96'
L13	N13°01'12"W	179.99'
L14	S78°29'36"W	61.73'
L15	S81°30'54"W	61.73'
L16	S87°33'43"W	61.73'
L17	N89°24'53"W	61.73'

Line Data Table		
No.	Bearing	Length
L18	N86°23'29"W	61.73'
L19	N83°05'00"W	70.69'
L20	N76°26'35"W	61.73'
L21	N73°31'17"W	61.80'
L22	N72°42'50"W	19.00'
L23	N53°12'52"E	121.01'
L24	N33°36'57"W	50.00'
L25	N32°28'44"W	105.00'
L26	S57°31'16"W	137.71'
L27	S58°02'27"W	54.29'
L28	S83°58'09"W	47.07'
L29	N76°23'02"W	456.73'
L30	N13°36'58"E	31.56'
L31	N08°28'52"E	173.97'
L32	N13°25'54"E	51.15'
L33	N19°50'35"E	20.41'
L34	N58°41'39"W	131.32'


Line Data Table		
No.	Bearing	Length
L35	N24°10'20"E	102.69'
L36	N31°18'21"E	50.00'
L37	N58°41'39"W	12.52'
L38	N24°10'20"E	52.00'
L39	S65°49'40"E	130.00'
L40	N25°04'03"E	10.00'
L41	N29°39'54"E	41.33'
L42	N37°04'10"E	41.33'
L43	N44°28'26"E	41.33'
L44	N51°52'42"E	41.33'
L45	N59°16'58"E	41.33'
L46	N66°41'15"E	41.33'
L47	N74°05'31"E	41.33'
L48	N12°12'21"W	130.00'
L49	N09°03'55"W	50.07'
L50	N09°24'19"W	131.00'
L51	N01°05'28"E	50.08'

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	300.00'	102.80'	19°38'01"	N49°19'18"W	102.30'
C2	25.00'	37.99'	87°03'50"	S77°19'46"W	34.44'
C3	25.00'	47.90'	109°46'38"	N21°05'27"W	40.90'
C4	175.00'	93.10'	30°28'58"	S88°46'44"W	92.01'
C5	1350.00'	81.11'	3°26'33"	S75°15'31"W	81.10'
C6	250.00'	130.01'	29°47'50"	N52°14'47"W	128.55'
C7	25.00'	37.15'	85°07'52"	N79°54'48"W	33.82'
C8	25.00'	39.28'	90°01'20"	N12°30'34"E	35.36'
C9	25.00'	42.38'	97°08'01"	N72°44'21"E	37.49'
C10	25.00'	36.16'	82°51'59"	N17°15'39"W	33.09'
C11	500.00'	21.70'	2°29'10"	N79°21'06"E	21.69'

### NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for sketch.

www.GeoPoint.org
Licensed Business  
No.: LB 7768



## GeoPoint

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266



# Exhibit C

(Not A Survey)

## DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W, a distance of 2642.13 feet to the Northwest corner of said Northeast 1/4 of Section 23; thence along the North boundary of the Northwest 1/4 of said Section 23, N.89°30'28"W., a distance of 6.76 feet; thence S.00°29'32"W., a distance of 46.03 feet to a point on the Southerly Maintained Right-of-way of Upper Manatee River Road, said point also being the **POINT OF BEGINNING**; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 131.00 feet; thence Westerly, 21.70 feet along the arc of a non-tangent curve to the left having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing S.79°21'06"W., 21.69 feet); thence S.09°03'55"E., a distance of 50.07 feet; thence S.12°12'21"E., a distance of 130.00 feet; thence S.74°05'31"W., a distance of 41.33 feet; thence S.66°41'15"W., a distance of 41.33 feet; thence S.59°16'58"W., a distance of 41.33 feet; thence S.51°52'42"W., a distance of 41.33 feet; thence S.44°28'26"W., a distance of 41.33 feet; thence S.37°04'10"W., a distance of 41.33 feet; thence S.29°39'54"W., a distance of 41.33 feet; thence S.25°04'03"W., a distance of 10.00 feet; thence S.24°10'20"W., a distance of 438.85 feet; thence N.65°49'40"W., a distance of 130.00 feet; thence S.24°10'20"W., a distance of 52.00 feet; thence Southerly, 36.16 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing S.17°15'39"E., 33.09 feet); thence S.58°41'39"E., a distance of 12.52 feet; thence S.31°18'21"W., a distance of 50.00 feet; thence Westerly, 42.38 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing S.72°44'21"W., 37.49 feet); thence S.24°10'20"W., a distance of 102.69 feet; thence S.58°41'39"E., a distance of 131.32 feet; thence S.19°50'35"W., a distance of 20.41 feet; thence S.13°25'54"W., a distance of 51.15 feet; thence S.08°28'52"W., a distance of 173.97 feet; thence S.13°36'58"W., a distance of 31.56 feet; thence S.76°23'02"E., a distance of 456.73 feet; thence N.83°58'09"E., a distance of 47.07 feet; thence N.58°02'27"E., a distance of 54.29 feet; thence N.57°31'16"E., a distance of 137.71 feet; thence S.32°28'44"E., a distance of 105.00 feet; thence Southerly, 39.28 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing S.12°30'34"W., 35.36 feet); thence S.33°36'57"E., a distance of 50.00 feet; thence Easterly, 37.15 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing S.79°54'48"E., 33.82 feet); thence Southeasterly, 130.01 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing S.52°14'47"E., 128.55 feet); thence S.10°54'56"E., a distance of 188.26 feet; thence S.70°33'35"W., a distance of 346.30 feet; thence N.82°50'12"W., a distance of 587.25 feet; thence S.53°12'52"W., a distance of 121.01 feet; thence S.17°17'10"W., a distance of 337.00 feet; thence S.72°42'50"E., a distance of 19.00 feet; thence S.73°31'17"E., a distance of 61.80 feet; thence S.76°26'35"E., a distance of 61.73 feet; thence S.79°45'05"E., a distance of 70.69 feet; thence S.83°05'00"E., a distance of 70.69 feet; thence S.86°23'29"E., a distance of 61.73 feet; thence S.89°24'53"E., a distance of 61.73 feet; thence N.87°33'43"E., a distance of 61.73 feet; thence N.84°32'18"E., a distance of 61.73 feet; thence N.81°30'54"E., a distance of 61.73 feet; thence N.78°29'36"E., a distance of 61.73 feet; thence S.13°01'12"E., a distance of 179.99 feet; thence Easterly, 81.11 feet along the arc of a non-tangent curve to the left having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing N.75°15'31"E., 81.10 feet); thence Easterly, 93.10 feet along the arc of a reverse curve to the right having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing N.88°46'44"E., 92.01 feet); thence Southerly, 47.90 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing S.21°05'27"E., 40.90 feet); thence S.33°47'52"W., a distance of 22.96 feet; thence S.56°12'08"E., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 38.30 feet; thence Easterly, 37.99 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing N.77°19'46"E., 34.44 feet); thence Southeasterly, 102.80 feet along the arc of a compound curve to the right having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing S.49°19'18"E., 102.30 feet); thence S.39°30'17"E., a distance of 4.93 feet; thence S.33°47'52"W., a distance of 179.11 feet; thence S.29°41'25"W., a distance of 51.34 feet; thence S.22°29'18"W., a distance of 51.39 feet; thence S.15°18'52"W., a distance of 51.36 feet; thence S.12°28'21"W., a distance of 226.00 feet; thence S.12°08'24"W., a distance of 65.40 feet; (See Sheet 2 for continued description)

Digitally signed by Jack M. Greene  
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com  
Date: 2025.08.06 10:54:13 -04'00'

Jack M. Greene

LS6506

JOB: Reagan Landing Phases II & III CDD

DRAWN: NMV DATE: 07/28/25 CHECKED: MC

Prepared For: Pulte Home Company LLC

### Revisions

DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

www.GeoPoint.org

Licensed Business

No.: LB 7768

  
**GeoPoint**  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit C

(Not A Survey)

## CONTINUED DESCRIPTION:


thence S.15°46'36"W., a distance of 54.02 feet; thence S.24°53'50"W., a distance of 33.96 feet; thence S.39°44'33"E., a distance of 90.58 feet to a point on the Northwesterly Maintained Right-of-way of Rye Road Northeast; thence along said Northwesterly Right-of-way, S.50°15'27"W., a distance of 1265.44 feet to the Southeast corner of the Lift Station, as recorded in Official Record Instrument 201741031614, of the Public Records of Manatee County, Florida; thence along the East and North boundary thereof, respectively, the following two (2) courses: 1) N.39°29'25"W., a distance of 140.00 feet; 2) S.50°15'27"W., a distance of 110.00 feet to the Northwest corner of said Lift Station, said corner also being a point on the Northeast boundary of DEL TIERRA, PHASE I, according to the plat thereof, as recorded in Plat Book 57, Page 164 through 176, of the Public Records of Manatee County, Florida; thence along said Northeast boundary, N.39°29'25"W., a distance of 1664.91 feet to the Northernmost corner of said DEL TIERRA, PHASE I, said corner also being the Easternmost corner of DEL TIERRA, PHASE II, according to the plat thereof, as recorded in Plat Book 58, Pages 129 through 139, of the Public Records of Manatee County, Florida; thence along the Northeast boundary of said DEL TIERRA, PHASE II the following two (2) courses: 1) N.39°29'25"W., a distance of 308.42 feet; 2) S.82°58'34"W., a distance of 148.69 feet; thence N.42°55'41"E., a distance of 1953.85 feet; thence N.10°07'21"E., a distance of 327.38 feet; thence N.19°58'36"E., a distance of 942.96 feet to a point on the Southerly Maintained Right-of-way of said Upper Manatee River Road; thence along said Southerly Maintained Right-of-way, S.89°12'54"E., a distance of 733.66 feet; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 38.34 feet to the **POINT OF BEGINNING**.

Containing 124.629 acres, more or less.

## SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheets 3 & 4 for Sketch detail.
- 5) See Sheet 5 for line and curve tables.

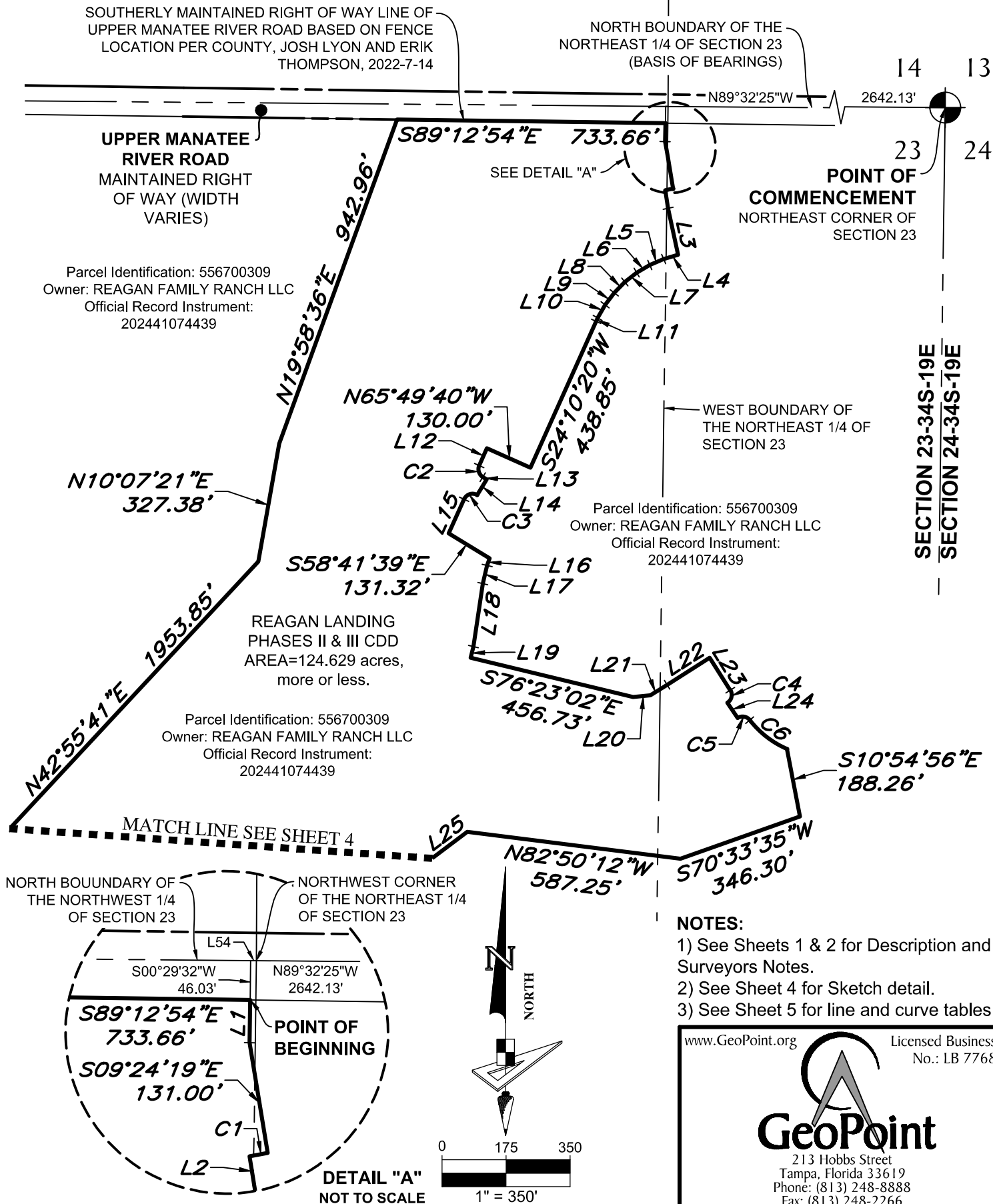
www.GeoPoint.orgLicensed Business  
No.: LB 7768



213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit C

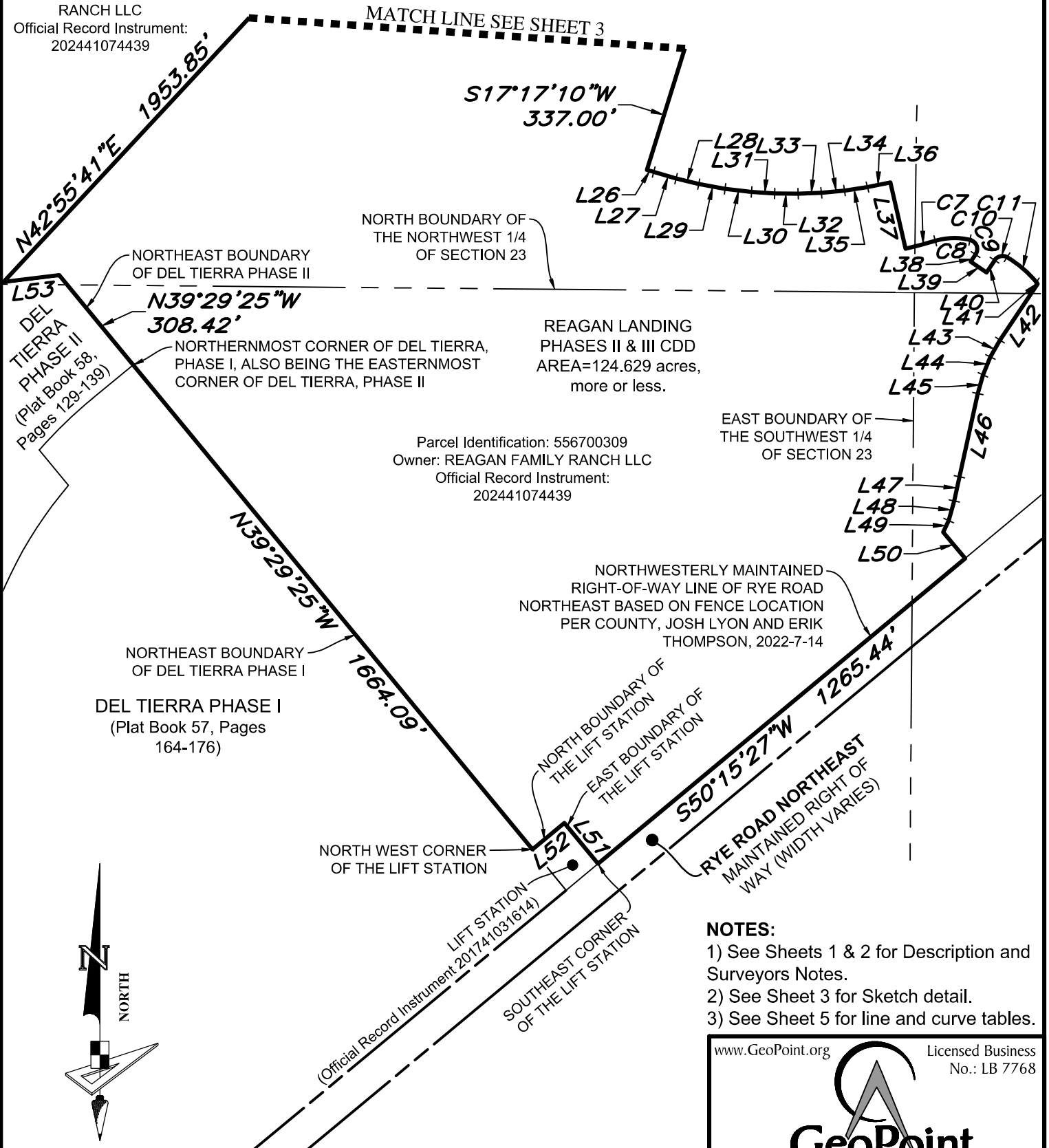
(Not A Survey)



# Exhibit C

(Not A Survey)

Parcel Identification:  
556700309  
Owner: REAGAN FAMILY  
RANCH LLC  
Official Record Instrument:  
202441074439



## NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for Sketch detail.
- 3) See Sheet 5 for line and curve tables.

www.GeoPoint.org

Licensed Business  
No.: LB 7768



213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit C

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S01°05'28"W	50.08'
L2	S09°03'55"E	50.07'
L3	S12°12'21"E	130.00'
L4	S74°05'31"W	41.33'
L5	S66°41'15"W	41.33'
L6	S59°16'58"W	41.33'
L7	S51°52'42"W	41.33'
L8	S44°28'26"W	41.33'
L9	S37°04'10"W	41.33'
L10	S29°39'54"W	41.33'
L11	S25°04'03"W	10.00'
L12	S24°10'20"W	52.00'
L13	S58°41'39"E	12.52'
L14	S31°18'21"W	50.00'
L15	S24°10'20"W	102.69'
L16	S19°50'35"W	20.41'
L17	S13°25'54"W	51.15'
L18	S08°28'52"W	173.97'

Line Data Table		
No.	Bearing	Length
L19	S13°36'58"W	31.56'
L20	N83°58'09"E	47.07'
L21	N58°02'27"E	54.29'
L22	N57°31'16"E	137.71'
L23	S32°28'44"E	105.00'
L24	S33°36'57"E	50.00'
L25	S53°12'52"W	121.01'
L26	S72°42'50"E	19.00'
L27	S73°31'17"E	61.80'
L28	S76°26'35"E	61.73'
L29	S79°45'05"E	70.69'
L30	S83°05'00"E	70.69'
L31	S86°23'29"E	61.73'
L32	S89°24'53"E	61.73'
L33	N87°33'43"E	61.73'
L34	N84°32'18"E	61.73'
L35	N81°30'54"E	61.73'
L36	N78°29'36"E	61.73'


Line Data Table		
No.	Bearing	Length
L37	S13°01'12"E	179.99'
L38	S33°47'52"W	22.96'
L39	S56°12'08"E	50.00'
L40	N33°47'52"E	38.30'
L41	S39°30'17"E	4.93'
L42	S33°47'52"W	179.11'
L43	S29°41'25"W	51.34'
L44	S22°29'18"W	51.39'
L45	S15°18'52"W	51.36'
L46	S12°28'21"W	226.00'
L47	S12°08'24"W	65.40'
L48	S15°46'36"W	54.02'
L49	S24°53'50"W	33.96'
L50	S39°44'33"E	90.58'
L51	N39°29'25"W	140.00'
L52	S50°15'27"W	110.00'
L53	S82°58'34"W	148.69'
L54	N89°30'28"W	6.76'

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	500.00'	21.70'	2°29'10"	S79°21'06"W	21.69'
C2	25.00'	36.16'	82°51'59"	S17°15'39"E	33.09'
C3	25.00'	42.38'	97°08'01"	S72°44'21"W	37.49'
C4	25.00'	39.28'	90°01'20"	S12°30'34"W	35.36'
C5	25.00'	37.15'	85°07'52"	S79°54'48"E	33.82'
C6	250.00'	130.01'	29°47'50"	S52°14'47"E	128.55'
C7	1350.00'	81.11'	3°26'33"	N75°15'31"E	81.10'
C8	175.00'	93.10'	30°28'58"	N88°46'44"E	92.01'
C9	25.00'	47.90'	109°46'38"	S21°05'27"E	40.90'
C10	25.00'	37.99'	87°03'50"	N77°19'46"E	34.44'
C11	300.00'	102.80'	19°38'01"	S49°19'18"E	102.30'

## NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheets 3 & 4 for Sketch detail.

www.GeoPoint.org
Licensed Business  
No.: LB 7768



## GeoPoint

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

Exhibit D

UPPER MANATEE RIVER ROAD

WM

RM






RM

RYE ROAD

FM

WM

**Legend**

-  External Boundary of Proposed District
-  Future CDD Expansion Area
-  Reclaimed Main
-  Wastewater Main
-  Water Main

Reagan Landing CDD

Proposed Water, Wastewater, & Reclaimed Facilities

Exhibit D

Manatee County

06001,200

Feet

Source: Heidt Design, GeoPoint  
Imagery:  
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

## Exhibit E

Ownership Matrix			
Facility	Funding	Operation and Maintenance	Ownership
Roadways	Developer	HOA	HOA
Sanitary Sewer System	CDD	Manatee County	Manatee County
Water Distribution System	CDD	Manatee County	Manatee County
Irrigation/Reclaimed Water System*	Developer	HOA	HOA
Offsite Improvements	CDD	Manatee County	Manatee County
Stormwater Management System	CDD	CDD	CDD
Landscaping, Hardscape and Irrigation*	Developer	HOA	HOA
Recreational Facilities*	Developer	HOA	HOA
Professional Services	CDD		

\*Roadways, landscape, hardscape, irrigation and recreational facilities to be private and owned and maintained by the HOA.

## Exhibit F

Permitting Status				
Issuing Agency	Permit ID	App/Permit Number	Approval Date	Expiration Date
Manatee County	PSP/FSP/PP/Const. Plans	PLN 2401-0069	10/4/24	10/4/27
Manatee County	PSP/FSP/PP/Const. Plans (Revised)	PLN 2502-0122	7/3/2025	7/3/28
Manatee County	CLOS	24-068	9/26/24	9/26/27
Manatee County	Final Plat (Phases IA-1 & IA-2	Inst # 202541117718	NA	NA
Southwest Florida Water Mgmt. Dist.	ERP	43047550.001	6/24/24	6/24/29
FL Dept. of Environmental Protection	Water Permit (IA-1 & IA-2)	0133068-1765-DSGP/02	6/24/25	6/23/30
FL Dept. of Environmental Protection	Sewer Permit (1A-1 & IA-2)	CS41-0182063-266-DWC/CM	6/24/25	6/23/30



# Exhibit G

Reagan Landing Community Development District Estimated Capital Improvement Costs				
Description	Current District Estimated Costs	Expansion Parcel Estimated Costs	Total Costs	Fiscal Year 2024-2030
Earthwork (Excluding Lots)	\$ 1,350,749.95	\$ 1,478,476.73	\$ 2,829,226.68	\$ 2,829,226.68
Stormwater	\$ 2,401,389.00	\$ 2,622,423.15	\$ 5,023,812.15	\$ 5,023,812.15
Internal Roadways & Paving*	\$0.00	\$0.00	\$0.00	\$0.00
Potable Water	\$ 815,816.00	\$ 874,487.85	\$ 1,690,303.85	\$ 1,690,303.85
Reclaimed Water	\$0.00	\$0.00	\$0.00	\$0.00
Sanitary Sewer	\$ 1,902,613.55	\$ 1,795,203.35	\$ 3,697,816.90	\$ 3,697,816.90
Offsite Improvements	\$ 641,635.60	\$0.00	\$ 641,635.60	\$ 641,635.60
Landscaping, Hardscape and Irrigation *	\$ -	\$0.00	\$0.00	\$0.00
Professional Services (15%)	\$ 1,066,830.62	\$ 1,015,588.66	\$ 2,082,419.28	\$ 2,082,419.28
Contingency (20%)	\$ 1,635,806.94	\$ 1,557,235.95	\$ 3,193,042.89	\$ 3,193,042.89
<b>Total</b>	<b>\$ 9,814,841.66</b>	<b>\$ 9,343,415.68</b>	<b>\$ 19,158,257.34</b>	<b>\$ 19,158,257.34</b>

\*Roadways, landscape, hardscape and irrigation to be private and owned and maintained by the HOA



# PHASE 1 MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

REAGAN LANDING  
COMMUNITY DEVELOPMENT DISTRICT

December 10, 2025

**SPECIAL DISTRICT SERVICES, INC**

2501A Burns Road  
Palm Beach Gardens, Florida 33410  
561-630-4922

## 1.0 **INTRODUCTION**

The Reagan Landing Community Development District (the “District”) is a local unit of special-purpose government located entirely within Manatee County, Florida. It was established on November 6, 2025, by Ordinance No. 25-53 (the “Ordinance”) enacted by the Board of County Commissioners of Manatee County, Florida, with an ordinance effective date of November 7, 2025, to provide for the construction and/or acquisition, financing, long-term administration and management of certain infrastructure to the lands located within the District. Reagan Landing development (the “Development”), is defined below.

The District currently contains approximately 98.3+/- gross acres which comprises Phase 1 of the Development. The Ordinance also designated certain expansion parcels which are anticipated to be brought into the District boundary at a future time and will comprise Phases 2 and 3 of the Development (the “Expansion Parcels”). Phase 1 is planned for an estimated 148 residential dwelling units with the following land uses:

**Table 1 – Proposed Land Uses for Phase 1**

<b>Land Use Category</b>	<b>Unit</b>
SF - 42’	33 Dwelling units
SF - 52’	71 Dwelling units
SF - 62’	44 Dwelling units

This Phase 1 Master Special Assessment Methodology Report (the “Master Phase 1 Report”), dated December 10, 2025 will provide the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds in one or more series (the “Bonds”) for the financing of public infrastructure improvements related to Phase 1 of the Development within the District (herein the “Phase 1 Assessment Area”), including but not limited to the following: stormwater management infrastructure, offsite improvements, water distribution infrastructure, and sanitary sewer infrastructure (collectively, the “Phase 1 Project”). These infrastructure improvements will provide special benefit to all lands within the current boundaries of the District which is also referred to as the “Phase 1 Assessment Area.” Special benefit is a required determination in order to make use of the proceeds of any bonds issued by the District.

The improvements comprising the Phase 1 Project are described below and are identified as the scope of work in the current District boundary in the Reagan Landing Community Development District Master Report of District Engineer Engineer’s Report dated October, 2025 (the “Engineer’s Report”), as may be amended and prepared by Heidt Design, LLC. (the “District’s Interim Engineer”). This Master Phase 1 Report equitably allocates the costs being incurred by the District to provide the benefits of all or a portion of the Phase 1 Project financed by the Bonds to the developable lands within the District as identified herein on **Exhibit A**.

This Master Phase 1 Report will equitably allocate the costs being incurred by the District to provide the Phase 1 Project to all of the assessable lands within the current boundary of the District constituting the Phase 1 Assessment Area. The Phase 1 Assessment Area represents the current boundary of the District prior to the addition of the Expansion Parcels. The implementation of the public improvements will convey special and peculiar benefits to the assessable properties within the Phase 1 Assessment Area within the District. The Bonds issued to finance the public improvements will be repaid through the levy of non-ad valorem special assessments on all assessable property within the Phase 1 Assessment Area within the District. The available net proceeds from the Bonds will only finance a portion of the Phase 1 Project. The special assessments securing the Bonds will be levied on all of the gross acres within the Phase 1 Assessment Area within the District, and upon the platting of 148 dwelling units, as shown in **Table C**. The debt represented by the Bonds will be assigned to those platted units on a first platted, first assigned basis.

## **2.0 PROJECTS TO BE FUNDED BY THE DISTRICT**

The Phase 1 Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit all assessable lands within the Phase 1 Assessment Area within the District. The improvements will be interrelated such that they will reinforce one another. The total cost of the Phase 1 Project is currently estimated to be \$9,814,842. A detail of the estimated Phase 1 Project costs for the development is included herein on **Table A**. The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the Phase 1 Assessment Area within the District until fully assigned to the 148 units. The Phase 1 Project has been designed to be functional and confer special benefits to the landowners within the Phase 1 Assessment Area within the District. Any portion of the Phase 1 Project not financed through the issuance of Bonds will be paid for by Pulte Home Company, LLC, or its successors or assigns (herein the “Developer”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Phase 1 Project are described in the Engineer’s Report.

The construction costs for the Phase 1 Project identified in this Master Phase 1 Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

## **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction and or acquisition of a portion of the Phase 1 Project, the District will impose non-ad valorem special assessments on all benefited real property within the Phase 1 Assessment Area within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Phase 1 Project financed by the Bonds. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Phase 1 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property within the Phase 1 Assessment Area within the District would not be possible. The improvements, which will be funded through these special assessments, include only facilities which may be undertaken by a community development district under Chapter 190, *F.S.* This Master Phase 1 Report is designed to meet the requirements of Chapters 170, 190 and 197, *F.S.*; and may be supplemented or amended from time to time.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general and incidental benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties within Phase 1 Assessment Area within the District must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Phase 1 Project.

Until all the land within the Phase 1 Assessment Area within the District has been platted and sold, the special assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the final allocations of the special assessments be determined, the final plat be certain, the development density known and the product types confirmed.

#### **4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS**

In developing the methodology used for special assessments within the Phase 1 Assessment Area within the District, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of land, lot and/or unit within the Phase 1 Assessment Area within the District benefits from the construction and financing of the proposed improvements, represented by the Phase 1 Assessment Area Project.
- B. Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the Phase 1 Assessment Area within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Phase 1 Project is an integrated system of facilities designed to provide benefits to the assessable property within the Phase 1 Assessment Area within the District as a whole. The Phase 1 Project is intended to work as a portion of the total system contained within the capital improvement program, inclusive of components associated with the identified Expansion Parcels, (the “CIP”) identified in the Engineer’s Report, which will provide special benefits for each unit type within the Phase 1 assessment area. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each planned unit. Therefore, for the purpose of this Master Phase 1 Report, each 42 foot single family residential unit will be assigned 0.84 ERU; each 52 foot single family residential unit is defined as 1.04 ERU; and each 62 foot single family residential unit is defined as 1.24 ERU. Accordingly, the Phase 1 Project benefits the units in these same proportions resulting in the special assessments being allocated to each 42 foot, 52 foot, and 62 foot single family residential dwelling unit types in these proportions. The Phase 1 Project benefit allocation & the bond debt allocation are shown herein on **Table C** and **Table D**.

Given the approved land use plan and the type of infrastructure to be funded by the Bonds, this method results in a fair allocation of benefits and an equitable allocation of costs for the Phase 1 Project. The special benefit received and applied to each planned parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units

allocated to each parcel and/or unit/lot. However, if the future platting or re-platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then, the District will assign debt based upon the development rights conveyed by the Developer based upon the *ERU* factors as shown herein.

## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* (“*F.S.*”) for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include a 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. However, actual collection costs may vary from year to year depending on agreements in place with the County Tax Collector and County Property Appraiser and any statutory changes. These previously described additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

## **6.0 FINANCING STRUCTURE**

The estimated cost of construction for the Phase 1 Project is \$9,814,842. The construction program and the costs associated with the District are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Phase 1 Project is assumed to be financed by the Bonds which, when issued, will be payable from and secured by special assessments levied annually initially against all assessable properties within the Phase 1 Assessment Area within the District. Based on the current market conditions the total aggregate principal amount of the Bonds (approximately \$12,075,000) for the District is shown herein on **Table B**. The proceeds of the Series Bonds will provide a maximum of approximately \$9,814,842 for acquisition and/or construction related costs. The sizing of the Bonds is assumed to include a debt service reserve fund equal to 100% of the maximum annual debt service, a capitalized interest fund and issuance costs as shown herein on **Table B**.

## **7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM**

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for all or a portion of all costs of the Phase 1 Project (estimated at \$9,814,842) will, upon platting, be assigned to 148 residential dwelling units projected to be constructed within the Phase 1 Assessment Area within the District and benefited by the infrastructure improvements comprising the Phase 1 Project. The estimated annual debt service assessments are shown herein on **Table F**. Based on a Bond size of approximately \$12,075,000 at an assumed interest rate of 7.00% the estimated annual debt service on the Bonds will be approximately \$973,081 which has not been grossed up to include 1% Tax Collector fee and 1% County Property Appraiser fee.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining ERUs. The District shall, at the time a plat or re-plat is submitted to the County:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table C (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel that has not yet been platted (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table C**.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of this Master Phase 1 Report, any supplemental report and the applicable assessment resolutions. It is the responsibility of the landowner of record (other than end-users unaffiliated with the Developer) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

## **8.0 PRELIMINARY ASSESSMENT ROLL**

When fully developed, Phase 1 of the District will include the land uses in **Table 1**.

## **9.0 ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Reagan Landing Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Reagan Landing Community Development District with financial advisory services or offer investment advice in any form.

**TABLE A**

**PROJECT COST ESTIMATES**

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

	<b>TOTAL</b>
<b>EARTHWORK</b>	<b>\$ 1,350,750</b>
<b>STORMWATER MANAGEMENT SYSTEMS</b>	<b>\$ 2,401,389</b>
<b>POTABLE WATER SYSTEMS</b>	<b>\$ 815,816</b>
<b>SANITARY SEWER SYSTEMS</b>	<b>\$ 1,902,614</b>
<b>OFF-SITE IMPROVEMENTS</b>	<b>\$ 641,636</b>
<b>PROFESSIONAL SERVICES</b>	<b>\$ 1,066,831</b>
<b>CONTINGENCY COSTS</b>	<b>\$ 1,635,807</b>
<b>TOTAL</b>	<b>\$ 9,814,842</b>



**TABLE B**

**BOND SIZING**

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

	<b>BOND SIZING</b>
<b>Par Amount</b>	<b>\$ 12,075,000 *</b>
Debt Service Reserve Fund (DSRF)	\$ (973,081)
Capitalized Interest	\$ (845,250)
Issuance Costs	\$ (441,827)
<b>Construction Funds</b>	<b>\$ 9,814,842</b>
Bond Interest Rate	7.00%
Principal Amortization Period (Years)	30

\*Subject to change at final bond pricing

**TABLE C**

**ALLOCATION OF PROJECT COSTS**

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>ERU Factor</b>	<b>Total ERUs</b>	<b>Project Cost Allocation Per Type</b>	<b>Project Cost Allocation Per Unit*</b>
42'	33	0.84	27.72	\$ 1,742,681	\$ 52,809
52'	71	1.04	73.84	\$ 4,642,121	\$ 65,382
62'	44	1.24	54.56	\$ 3,430,039	\$ 77,955
<b>TOTAL</b>	<b>148</b>	<b>N/A</b>	<b>156.12</b>	<b>\$ 9,814,842</b>	<b>N/A</b>

**TABLE D****ALLOCATION OF BOND DEBT****REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>ERU Factor</b>	<b>Total ERUs</b>	<b>Bond Debt Allocation Per Unit Type*</b>	<b>Bond Debt Allocation Per Unit*</b>
42'	33	0.84	27.72	\$ 2,143,985	\$ 64,969
52'	71	1.04	73.84	\$ 5,711,107	\$ 80,438
62'	44	1.24	54.56	\$ 4,219,908	\$ 95,907
<b>TOTAL</b>	<b>148</b>	<b>N/A</b>	<b>156.12</b>	<b>\$ 12,075,000</b>	<b>N/A</b>

\*Rounded

**TABLE E**

**CALCULATION OF ANNUAL DEBT SERVICE**

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

		<b>2025 Series Bond Debt</b>
1	Maximum Annual Debt Service	\$ 973,081.00
2	Maximum Annual Debt Service Assessment to be Collected	\$ 1,035,192.55 *
3	Total Number of Gross Acres (Assessment Area One)	<b>98.30</b>
4	Maximum Annual Debt Service per Gross Acre	<b>\$10,530.95</b>
5	Total Number of Residential Units Planned	<b>148</b>
6	Maximum Annual Debt Service per Unit Type	<b>See Table F</b>

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

TABLE F

**ALLOCATION OF DEBT SERVICE ASSESSMENTS****REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>ERU Factor*</b>	<b>Total ERUs*</b>	<b>**Maximum Annual Debt Assessment Per Unit Type*</b>	<b>**Maximum Annual Debt Assessment Per Unit *</b>
42'	33	0.84	27.72	\$ 183,804.37	\$ 5,569.83
52'	71	1.04	73.84	\$ 489,614.52	\$ 6,895.98
62'	44	1.24	54.56	\$ 361,773.67	\$ 8,222.13
<b>TOTAL</b>	<b>148</b>	<b>N/A</b>	<b>156.12</b>	<b>\$ 1,035,192.55</b>	<b>N/A</b>

\*Rounded

\*\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

<b>Folio ID#'s and/or Parcel Plat Description</b>	<b>Developable Acreage by Parcel</b>	<b>**Maximum Annual Debt Assessment Per Acre*</b>	<b>Par Debt Per Acre</b>	<b>Total Par Debt</b>
See Exhibit A	98	\$ 10,530.95	\$ 122,838.25	\$ 12,075,000
<b>TOTALS</b>		<b>N/A</b>	<b>N/A</b>	<b>\$ 12,075,000</b>

\*Rounded

\*\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

# Exhibit A

## (Not A Survey)

### DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W., a distance of 1311.93 feet; thence departing said North boundary, S.00°27'35"W., a distance of 53.62 feet to a point on the Southerly Maintained Right of Way of Upper Manatee River Road for a POINT OF BEGINNING; thence continue S.00°51'06"W., a distance of 2348.20 feet to the Northwesterly Maintained Right of Way of Rye Road NE; thence along said Northwesterly Maintained Right of Way, S.50°15'27"W., a distance of 1557.19 feet; thence departing said Northwesterly Maintained Right of Way, N.39°44'33"W., a distance of 90.58 feet; thence N.24°53'50"E., a distance of 33.96 feet; thence N.15°46'36"E., a distance of 54.02 feet; thence N.12°08'24"E., a distance of 65.40 feet; thence N.12°28'21"E., a distance of 226.00 feet; thence N.15°18'52"E., a distance of 51.36 feet; thence N.22°29'18"E., a distance of 51.39 feet; thence N.29°41'25"E., a distance of 51.34 feet; thence N.33°47'52"E., a distance of 179.11 feet; thence N.39°30'17"W., a distance of 4.93 feet; thence Northwesterly, 102.80 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing N.49°19'18"W., 102.30 feet); thence Westerly, 37.99 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing S.77°19'46"W., 34.44 feet); thence S.33°47'52"W., a distance of 38.30 feet; thence N.56°12'08"W., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 22.96 feet; thence Northerly, 47.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing N.21°05'27"W., 40.90 feet); thence Westerly, 93.10 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing S.88°46'44"W., 92.01 feet); thence Westerly, 81.11 feet along the arc of a reverse curve to the right having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing S.75°15'31"W., 81.10 feet); thence N.13°01'12"W., a distance of 179.99 feet; thence S.78°29'36"W., a distance of 61.73 feet; thence S.81°30'54"W., a distance of 61.73 feet; thence S.84°32'18"W., a distance of 61.73 feet; thence S.87°33'43"W., a distance of 61.73 feet; thence N.89°24'53"W., a distance of 61.73 feet; thence N.86°23'29"W., a distance of 61.73 feet; thence N.83°05'00"W., a distance of 70.69 feet; thence N.79°45'05"W., a distance of 70.69 feet; thence N.76°26'35"W., a distance of 61.73 feet; thence N.73°31'17"W., a distance of 61.80 feet; thence N.72°42'50"W., a distance of 19.00 feet; thence N.17°17'10"E., a distance of 337.00 feet; thence N.53°12'52"E., a distance of 121.01 feet; thence S.82°50'12"E., a distance of 587.25 feet; thence N.70°33'35"E., a distance of 346.30 feet; thence N.10°54'56"W., a distance of 188.26 feet; thence Northwesterly, 130.01 feet along the arc of a non-tangent curve to the right having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing N.52°14'47"W., 128.55 feet); thence Westerly, 37.15 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing N.79°54'48"W., 33.82 feet); thence N.33°36'57"W., a distance of 50.00 feet; thence Northerly, 39.28 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing N.12°30'34"E., 35.36 feet); thence N.32°28'44"W., a distance of 105.00 feet; thence S.57°31'16"W., a distance of 137.71 feet; thence S.58°02'27"W., a distance of 54.29 feet; thence S.83°58'09"W., a distance of 47.07 feet; thence N.76°23'02"W., a distance of 456.73 feet; thence N.13°36'58"E., a distance of 31.56 feet; thence N.08°28'52"E., a distance of 173.97 feet; thence N.13°25'54"E., a distance of 51.15 feet; thence N.19°50'35"E., a distance of 20.41 feet; thence N.58°41'39"W., a distance of 131.32 feet; thence N.24°10'20"E., a distance of 102.69 feet; thence Easterly, 42.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing N.72°44'21"E., 37.49 feet); thence N.31°18'21"E., a distance of 50.00 feet; thence N.58°41'39"W., a distance of 12.52 feet; thence Northerly, 36.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing N.17°15'39"W., 33.09 feet); thence N.24°10'20"E., a distance of 52.00 feet; thence S.65°49'40"E., a distance of 130.00 feet; thence N.24°10'20"E., a distance of 438.85 feet; thence N.25°04'03"E., a distance of 10.00 feet; thence N.29°39'54"E., a distance of 41.33 feet; thence N.37°04'10"E., a distance of 41.33 feet; thence N.44°28'26"E., a distance of 41.33 feet; thence N.51°52'42"E., a distance of 41.33 feet; thence N.59°16'58"E., a distance of 41.33 feet; thence N.66°41'15"E., a distance of 41.33 feet; thence N.74°05'31"E., a distance of 41.33 feet; thence N.12°12'21"W., a distance of 130.00 feet; thence N.09°03'55"W., a distance of 50.07 feet;

(See Sheet 2 for continued description)

**Jack M. Greene**  
Digitally signed by Jack M. Greene  
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com  
Date: 2025.08.06 10:54:54 -0400

**Jack M. Greene** **LS6506**

JOB: Reagan Landing Phase I CDD		
DRAWN: NMV	DATE: 07/28/25	CHECKED: MC
Prepared For: Pulte Home Company LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

www.GeoPoint.org Licensed Business No.: LB 7768

**GeoPoint**  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit A

## (Not A Survey)

### CONTINUED DESCRIPTION:


thence Easterly, 21.70 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing N.79°21'06"E., 21.69 feet); thence N.09°24'19"W., a distance of 131.00 feet; thence N.01°05'28"E., a distance of 50.08 feet to aforesaid Southerly Maintained Right of Way of Upper Manatee River Road; thence along said Southerly Maintained Right of Way, S.89°12'54"E., a distance of 1337.01 feet to the POINT OF BEGINNING.

Containing 98.303 acres, more or less.

### SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheet 3 for Sketch.
- 5) See Sheet 4 for line and curve tables.

[www.GeoPoint.org](http://www.GeoPoint.org)



Licensed Business  
No.: LB 7768

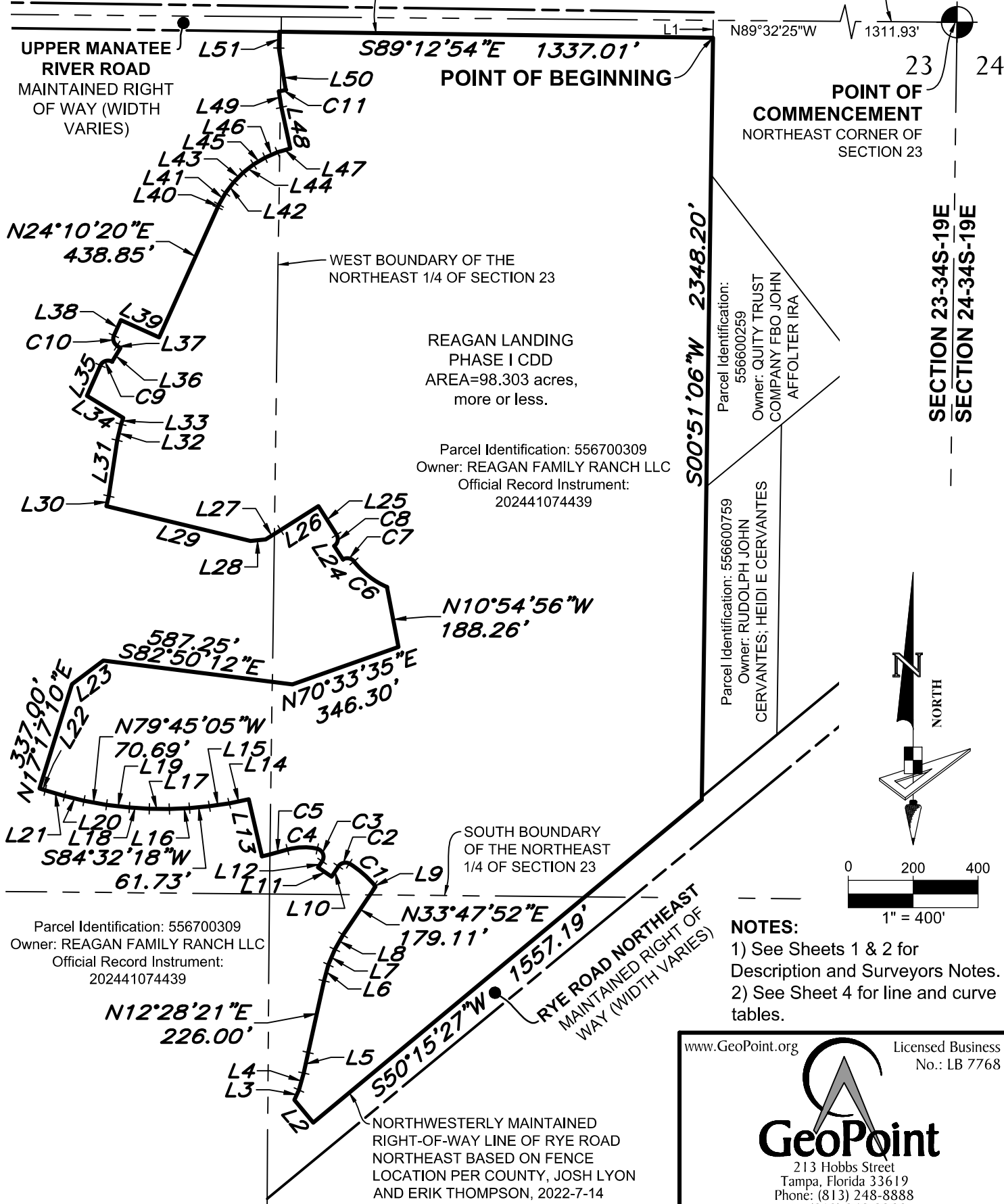
**GeoPoint**  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Exhibit A

(Not A Survey)

SOUTHERLY MAINTAINED RIGHT OF WAY LINE  
OF UPPER MANATEE RIVER ROAD BASED ON  
FENCE LOCATION PER COUNTY, JOSH LYON  
AND ERIK THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE  
NORTHEAST 1/4 OF SECTION 23  
(BASIS OF BEARINGS)





# Exhibit A

## (Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°27'35"W	53.62'
L2	N39°44'33"W	90.58'
L3	N24°53'50"E	33.96'
L4	N15°46'36"E	54.02'
L5	N12°08'24"E	65.40'
L6	N15°18'52"E	51.36'
L7	N22°29'18"E	51.39'
L8	N29°41'25"E	51.34'
L9	N39°30'17"W	4.93'
L10	S33°47'52"W	38.30'
L11	N56°12'08"W	50.00'
L12	N33°47'52"E	22.96'
L13	N13°01'12"W	179.99'
L14	S78°29'36"W	61.73'
L15	S81°30'54"W	61.73'
L16	S87°33'43"W	61.73'
L17	N89°24'53"W	61.73'

Line Data Table		
No.	Bearing	Length
L18	N86°23'29"W	61.73'
L19	N83°05'00"W	70.69'
L20	N76°26'35"W	61.73'
L21	N73°31'17"W	61.80'
L22	N72°42'50"W	19.00'
L23	N53°12'52"E	121.01'
L24	N33°36'57"W	50.00'
L25	N32°28'44"W	105.00'
L26	S57°31'16"W	137.71'
L27	S58°02'27"W	54.29'
L28	S83°58'09"W	47.07'
L29	N76°23'02"W	456.73'
L30	N13°36'58"E	31.56'
L31	N08°28'52"E	173.97'
L32	N13°25'54"E	51.15'
L33	N19°50'35"E	20.41'
L34	N58°41'39"W	131.32'


Line Data Table		
No.	Bearing	Length
L35	N24°10'20"E	102.69'
L36	N31°18'21"E	50.00'
L37	N58°41'39"W	12.52'
L38	N24°10'20"E	52.00'
L39	S65°49'40"E	130.00'
L40	N25°04'03"E	10.00'
L41	N29°39'54"E	41.33'
L42	N37°04'10"E	41.33'
L43	N44°28'26"E	41.33'
L44	N51°52'42"E	41.33'
L45	N59°16'58"E	41.33'
L46	N66°41'15"E	41.33'
L47	N74°05'31"E	41.33'
L48	N12°12'21"W	130.00'
L49	N09°03'55"W	50.07'
L50	N09°24'19"W	131.00'
L51	N01°05'28"E	50.08'

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	300.00'	102.80'	19°38'01"	N49°19'18"W	102.30'
C2	25.00'	37.99'	87°03'50"	S77°19'46"W	34.44'
C3	25.00'	47.90'	109°46'38"	N21°05'27"W	40.90'
C4	175.00'	93.10'	30°28'58"	S88°46'44"W	92.01'
C5	1350.00'	81.11'	3°26'33"	S75°15'31"W	81.10'
C6	250.00'	130.01'	29°47'50"	N52°14'47"W	128.55'
C7	25.00'	37.15'	85°07'52"	N79°54'48"W	33.82'
C8	25.00'	39.28'	90°01'20"	N12°30'34"E	35.36'
C9	25.00'	42.38'	97°08'01"	N72°44'21"E	37.49'
C10	25.00'	36.16'	82°51'59"	N17°15'39"W	33.09'
C11	500.00'	21.70'	2°29'10"	N79°21'06"E	21.69'

### NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for sketch.

www.GeoPoint.org
Licensed Business  
No.: LB 7768



## GeoPoint

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

## RESOLUTION 2025-27

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

**WHEREAS**, the Board of Supervisors (the “Board”) of the Reagan Landing 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 for the current District Phase 1 of the overall development (the “Improvements”) described in the District’s *Reagan Landing Community Development District Master Report of District Engineer* dated October 2025 as the current District improvement, 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 special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

**WHEREAS**, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *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 *Phase 1 Master Special Assessment Methodology Report*, dated December 10, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Michelle Krizen, 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 REAGAN LANDING 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 \$9,814,841.66 (the "Estimated Cost").

**SECTION 5.** The Assessments will defray approximately \$12,075,000.00, which includes a portion of 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 benefitted 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 therefore, 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 Manatee 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 10<sup>th</sup> day of December, 2025.

ATTEST:

**REAGAN LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:**     *Master Engineer's Report*

**Exhibit B:**     *Phase I Master Special Assessment Methodology Report*

**Exhibit A**

*Master Engineer's Report*

## **Exhibit B**

*Phase I Master Special Assessment Methodology Report*, dated December 10, 2025

## **RESOLUTION 2025-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 14, 2026, AT 9:00 A.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

WHEREAS, the Board of Supervisors of the Reagan Landing Community Development District (the "Board") has previously adopted Resolution 2025-25 entitled:

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

WHEREAS, in accordance with Resolution 2025-25, a Preliminary Special 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 the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Office").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** There is hereby declared a public hearing to be held at 9:00 a.m. on January 14, 2026, at the Del Webb Catalina Sales Center, 4844 Starlight Bch Lane, Lakewood Ranch, FL 34211 for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file.

**SECTION 2.** Notice of said hearing shall be advertised in accordance with Chapters 170,

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

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of December, 2025.

ATTEST:

**REAGAN LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors



# **DISCUSSION OF ANTICIPATED ACQUISITION ITEMS**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**