

Cobblestone Community Development District

Board of Supervisors

Tatiana Pagan, Chairperson
Stephan Bennett Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Betty Valenti, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

Friday, April 26, 2024 at 10:00 A.M.

The Public Hearing & Regular Meeting of the Cobblestone Community Development District will be held on **Friday, April 26, 2024, 2024 at 10:00 A.M. at SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run Land O'Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting

Join Teams Meeting; [Click here to join the meeting](#)

Meeting ID: 267 039 395 718 **Passcode:** ss6gUe Phone # 1-646-838-1601 **Pin:** 216 684 145#

PUBLIC HEARING AND REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON EQUALIZING, APPROVING, CONFIRMING AND LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS**
 - A. Open Public Hearing on Equalizing, Approving, Confirming and Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-05: Equalizing, Approving, Confirming and Levying Special Assessments
- 5. RECESS AND RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Second Supplemental Assessment Methodology Report and Supplemental Assessment Resolution for Series 2024 (Assessment Area Three) Bonds
 - i. Presentation of Second Supplemental Assessment Methodology Report
 - ii. Consideration of Resolution 2024-06: Supplemental Assessment Resolution for Series 2024 (Assessment Area Three) Bonds
 - B. Consideration of Forms of Issuer's Counsel Documents:
 - i. Collateral Assignment and Assumption of Development and Contract Rights Relating to the Cobblestone Project
 - ii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure
 - iii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements
 - iv. Declaration of Consent [Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area Three), Series 2024]
 - v. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2024 Assessments
 - vi. Supplement to Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Cobblestone CDD
 - vii. Notice of Special Assessments/Lien of Record

- C. Documents Related to Construction Requisition No. 1
 - i. Amendment to the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements – *if needed*
 - ii. Table reflecting the Acquisition Costs to be Paid from Construction Requisition No. 1
 - iii. Certificate of District Engineer for Construction Requisition No. 1
 - iv. Developer Certification Regarding Costs Paid
 - v. Bill of Sale relating to Construction Requisition No. 1
 - vi. Deed relating to Construction Requisition No. 1
 - D. General Matters Related to the District and/or any other items related to the Issuance of the Series 2024 Bonds and the acquisition and/or construction of infrastructure improvements
- 7. APPROVAL OF COBBLESTONE PHASE 2 PLAT**
- 8. CONSENT AGENDA**
- A. Approval of Minutes of the March 22, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures March 2024
 - C. Acceptance of the Financials and Approval of the Check Register for March 2024
- 9. STAFF REPORTS**
- A. District Counsel
 - B. District Manager
 - i. Field Inspections Report
 - C. District Engineer
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. ADJOURNMENT**

*Next regularly scheduled meeting is May 24th, 2024 at 10:00 A.M.