

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(B), FLORIDA STATUTES, BY THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF MEETING OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF JOINT MEETING OF POINCIANA COMMUNITY DEVELOPMENT DISTRICT AND POINCIANA WEST COMMUNITY DEVELOPMENT DISTRICT

The Poinciana Community Development District (the “District”) Board of Supervisors (the “Board”) will hold a public hearing on **Wednesday, March 15, 2017 at 1:45 p.m. at Starlite Ballroom, 384 Village Drive, Poinciana, Florida 34759**, to consider the adoption of an assessment roll and the imposition of special assessments to secure proposed bonds on benefited lands within the Poinciana Community Development District, a geographic depiction of which lands to be assessed is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The proposed bonds (hereinafter, the “Amenity Bonds”) are being issued for the purpose of financing the costs of acquiring, constructing and/or reconstructing certain amenity facilities for recreational, cultural and educational purposes and related improvements by the District. The areas to be improved are depicted below and in the District’s *Amenity Facility Engineering Report*, dated February 10, 2017 (the “Amenity Improvement Plan”), which plan additionally describes the nature of the amenity improvements and facilities that may be acquired, constructed, and/or reconstructed by the District (the “Amenity Improvements”). Note that while the District would be the entity acquiring, constructing and/or reconstructing the Amenity Improvements, and issuing the Amenity Bonds, both the District and the Poinciana West Community Development District will levy special assessments on benefited lands within their respective boundaries in proportion to the benefit received from the acquisition, construction and/or reconstruction of the Amenity Improvements.

The District intends to impose special assessments on benefited lands within its boundaries in the manner set forth in the District’s *Preliminary Master Assessment Methodology*, dated February 10, 2017 (the “Assessment Report”), which is on file and available during normal business hours at the District Office. The proposed maximum schedule of Amenity Assessments is as follows:

Summary of Series 2017 Bonds and Assessments By Assessment Area

Projected Maximum Annual Collections of 2017 Assessments Areas 1a/1b (1)

Residential Unit -		Est. Gross						Assessment	
Existing	% of	Max Annual	Est. Net	Est. Gross			Equalization	Series 2017	
Recreational	Adjusted Net	Assmt. per	Annual	Assmt./Unit	Est. 2017	Preadjusted	Payment/Unit	Bond	
Base Fee	Units/ERUs*	Proceeds (4)	Category	Assmt./Unit	(2)	Bonds	Allocation/Unit	(3)	Principal/Unit
\$65 Fee Units	672.00	12.15%	\$488,016	\$726.22	\$780.88	\$8,953,213.15	\$17,371.85	\$4,048.62	\$13,323.23
\$74 Fee Units	149.00	3.06%	\$123,025	\$825.67	\$887.82	\$2,257,032.53	\$17,371.85	\$2,223.98	\$15,147.87
\$75 Fee Units	680.00	14.16%	\$568,968	\$836.72	\$899.70	\$10,438,365.05	\$17,371.85	\$2,021.32	\$15,350.54
\$84 Fee Units	170.00	3.96%	\$159,096	\$935.86	\$1,006.30	\$2,918,792.16	\$17,371.85	\$202.49	\$17,169.37
\$85 Fee Units	2,828.00	66.66%	\$2,677,818	\$946.89	\$1,018.17	\$49,127,597.11	\$17,371.85	\$0.00	\$17,371.85
Total	4,499.00	100.00%	\$4,016,924			\$73,695,000.00			

Projected Maximum Annual Collections of 2017 Assessments Area 2 (1)

Residential Unit -		Max Annual			Est. Net		Est. Gross		Series 2017	
Existing		Assmt. per	Annual	Annual	Assmt. per	Est. Net Annual	Annual	Est. 2017	Bond	
Recreational		Category	Assmt./Unit	Assmt./Unit	Category	Assmt./Unit	Assmt./Unit	Bonds	Principal/Unit	
Base Fee	Units/ERUs*	% of ERUs	Thru 2031	Thru 2031	Thru 2031 (2)	2032-2048	2032-2048	2032-2048 (2)		
\$85 Fee Units	916.00	100.00%	\$1,059,000	\$1,156.11	\$1,243.13	\$1,440,900	\$1,573.03	\$1,691.44	\$16,565,000.00	\$18,084.06
Total	916.00	100.00%	\$1,059,000			\$1,440,900			\$16,565,000.00	

Projected Maximum Annual Collections of 2017 Assessments Area 3 (1)

Residential Unit -		Max Annual			Est. Net		Est. Gross		Series 2017	
Existing		Assmt. per	Annual	Annual	Assmt. per	Est. Net Annual	Annual	Est. 2017	Bond	
Recreational		Category	Assmt./Unit	Assmt./Unit	Category	Assmt./Unit	Assmt./Unit	Bonds	Principal/Unit	
Base Fee	Units/ERUs*	% of ERUs	Thru 2037	Thru 2037	Thru 2037 (2)	2038-2048	2038-2048	2038-2048 (2)		
\$85 Fee Units	180.00	100.00%	\$217,850	\$1,210.28	\$1,301.37	\$329,600	\$1,831.11	\$1,968.94	\$3,285,000.00	\$18,250.00
Total	180.00	100.00%	\$217,850			\$329,600			\$3,285,000.00	

(1) Preliminary, subject to change, based on the final pricing details of the 2017 Bonds.

(2) Gross assessment includes 7% gross up to account for current Property Appraiser and tax collector fees and the statutory early payment discount (statutory max is 8%)

(3) Includes use of Assessment Equalization Factor to balance assessments within Assessment Areas 1a/1b

(4) % allocation of Adjusted Net Proceeds modified to meet the EFG criteria regarding monthly rates per Club Fee Category

**In order to determine the proposed maximum assessment amounts relative to your property, please see the table attached as Exhibit A to identify which Assessment Area that you reside in.*

Please note that the special assessments securing the Amenity Bonds are in addition to prior special assessments levied to secure the District's existing Senior Special Assessment Refunding Bonds, Series 2012A-1 and Subordinate Special Assessment Refunding Bonds, Series 2012A-2, existing operation and maintenance assessments and any other assessments that the District may levy. **NOTWITHSTANDING THE FOREGOING, LANDOWNERS WILL NOT HAVE A PAYMENT OBLIGATION RELATIVE TO THE AMENITY ASSESSMENTS UNLESS AND UNTIL THE ISSUANCE OF THE AMENITY BONDS, AT WHICH TIME THE FIXED ASSESSMENT AMOUNTS SECURING THOSE BONDS WILL BE ESTABLISHED WHICH SHALL BE EQUAL TO OR LESS THAN THE MAXIMUM AMOUNTS ESTABLISHED AT THE ABOVE REFERENCED HEARING.**

These assessments are anticipated to be ultimately collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

The public hearings are being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed, the amount to be assessed to each piece or parcel of property and agenda may be ascertained by contacting the District Office located at 210 North University Drive, Suite 702, Coral Springs, Florida 33071 and at 395 Village Drive, Suite C, Poinciana, Florida 34759 (collectively, the “District Office”), or by contacting the District Manager at (321) 939-4301. At the conclusion of the public hearings, the Board will, by resolution, levy assessments as finally approved by the Board and adopt a non-ad valorem assessment roll. A Board Meeting may also be held on **Wednesday, March 15, 2017 at 1:00 p.m. at Starlite Ballroom, 384 Village Drive, Poinciana, Florida 34759** where the Board may consider any other business that may properly come before it. A Joint Board Meeting of the District and the Poinciana West Board of Supervisors will also be held on **Wednesday, March 15, 2017 at 1:45 p.m. at Starlite Ballroom, 384 Village Drive, Poinciana, Florida 34759** to discuss matters related to the amenity transaction and any other matter of mutual interest.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date, time and place announced at the meeting and/or hearings. All affected property owners have the right to appear at the public hearings/meeting and the right to file written objections with the District within twenty (20) days of publication of this Notice.

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

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting and/or the public hearings because of a disability or physical impairment should contact the District Office at (321) 939-4301 at least forty-eight (48) hours prior to the meeting/public hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for aid in contacting the District Office.

Exhibit A

Determination of Assessment Area by Phase

Phase	Name	2016 Base Fee	Assessment Area
1B	Rainbow Lakes	\$65.00	1a
2A, 2B	Candlewood	\$65.00	1a
1D-1	Bella Vista	\$74.00	1a
1D-2	Bella Vista	\$74.00	1a
1E	Lago Vista	\$74.00	1a
2C, 2D	Terra Vista	\$75.00	1a
4A	Portofino	\$75.00	1a
4B-1	Capri	\$75.00	1a
4B-2	Capri	\$75.00	1a
5F & 5F Unit 1	Montelena	\$84.00	1a
1C	Treviso	\$85.00	1a
1F Unit 1 55'	Oak Hammock	\$85.00	1a
1F Unit 1 65'	Oak Hammock	\$85.00	1a
1F Unit 2 55'	Oak Hammock	\$86.00	2
1F Unit 2 65'	Oak Hammock	\$86.00	1a
1G 25' TH		\$85.00	2
1H (40'-45' LOTS)	Lago Vista	\$85.00	2
1H (50'-65' LOTS)	Lago Vista	\$85.00	1a
3A, 3B	Venezia	\$85.00	1a
4C	Flora Vista	\$85.00	1a
4D	Flora Vista	\$85.00	1a
5A,B		\$85.00	2
5C		\$85.00	2
5E(S)		\$85.00	2
5E(W)		\$85.00	2
5H		\$85.00	2
5I 80'	Portofino	\$85.00	1a
5J 80'	Portofino	\$85.00	1a
6A (55' & 65' LOTS)*	Bella Viana	\$85.00	1a
6B (80' LOTS)	Bella Viana	\$85.00	1a
7A	Valencia	\$85.00	1b
7B	Vizcaya	\$85.00	1b
7C	Portofino	\$85.00	1b
7D	Mira Vista	\$85.00	1b
7E (65' LOTS)	Alta Vista	\$85.00	1b
7E (65' LOTS)	Alta Vista	\$85.00	3
7F 40'		\$85.00	3
7G1	Volare	\$85.00	1b
7G Unit 1	Volare	\$85.00	1b
7G2 (55' & 65' LOTS)	Verona	\$85.00	1b