

**CARLTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
MARCH 10, 2017**

**CARLTON LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**MARCH 10, 2017 1:45 p.m.**  
**SPECIAL MEETING**

Meritus

Located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman	Jeffery Hills
	Vice Chairman	Ryan Motko
	Supervisor	Vacant
	Supervisor	Vacant
	Supervisor	Vacant
<b>District Manager</b>	Meritus Districts	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec (Interim)	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*  
**The District Agenda is comprised of six different sections:**

The meeting will begin at **1:45 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis.

The fifth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors  
**Carlton Lakes Community Development District**

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Carlton Lakes Community Development District will be held on **Friday, March 10, 2017 at 1:45 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER**

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

**4. BUSINESS ITEMS**

- A. Consideration of Resolution 2017-01; Appointment of Officer, Seat 3 .....Tab 01
- B. Consideration of Resolution 2017-02; Authorizing the Allocation of Future Bond Proceeds to Fund an Amenity Center .....Tab 02
- C. Discussion on Site Development
- D. General Matters of the District

**5. SUPERVISORS REQUESTS**

**6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb  
District Manager

**RESOLUTION 2017-01**

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

**WHEREAS**, Carlton Lakes Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

- |       |                     |
|-------|---------------------|
| _____ | Chairman            |
| _____ | Vice-Chairman       |
| _____ | Secretary           |
| _____ | Treasurer           |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

**PASSED AND ADOPTED THIS 10<sup>th</sup> DAY OF MARCH, 2017.**

**ATTEST:**

**CARLTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman

**RESOLUTION 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATING A PORTION OF FUTURE BOND PROCEEDS TO  
FINANCE THE CONSTRUCTION AND ACQUISITION OF AN  
AMENITY CENTER; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Carlton Lakes Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements, including but not limited to, certain amenities, described in the Engineer’s Report, dated October 2, 2015 (the “**Improvements**”).

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) intends to finance the Improvements through the issuance of one or more series of bonds, which bonds will be repaid by the imposition of special assessments on the benefited property within the District; and

**WHEREAS**, for the District’s next bond issuance, anticipated to occur in 2017 (“**2017 Bonds**”), the Board desires to allocate \$2,000,000 of the bond proceeds to finance the construction and acquisition of an amenity center.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

**Section 1.** Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

**Section 2.** Allocation of a portion of the proceeds from 2017 Bonds. The District hereby directs its staff to include a specific subaccount in the supplemental trust indenture for the 2017 Bonds that allocates \$2,000,000 of the bond proceeds generated from the 2017 Bonds for the sole purpose of financing the construction and acquisition of an amenity center and other community amenities as shown on the Draft Amenity Plan attached as **Exhibit “A”**.

**Section 3.** Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 10<sup>th</sup> day of March, 2017.

**Attest:**

**Carlton Lakes Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

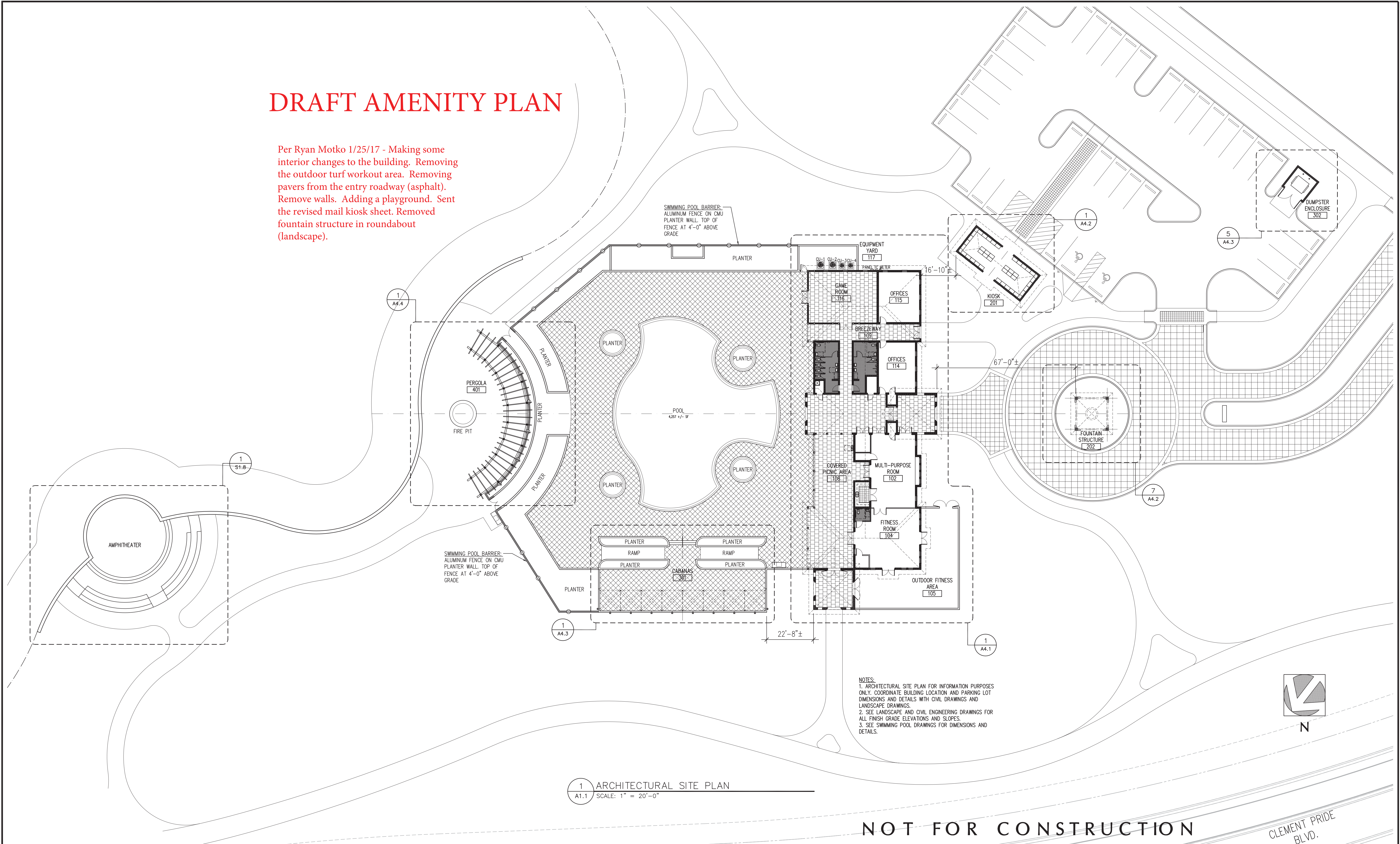
**Exhibit "A"**

**Draft Amenity Plan**



# DRAFT AMENITY PLAN

Per Ryan Motko 1/25/17 - Making some interior changes to the building. Removing the outdoor turf workout area. Removing pavers from the entry roadway (asphalt). Remove walls. Adding a playground. Sent the revised mail kiosk sheet. Removed fountain structure in roundabout (landscape).



NOTES:  
 1. ARCHITECTURAL SITE PLAN FOR INFORMATION PURPOSES ONLY. COORDINATE BUILDING LOCATION AND PARKING LOT DIMENSIONS AND DETAILS WITH CIVIL DRAWINGS AND LANDSCAPE DRAWINGS.  
 2. SEE LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR ALL FINISH GRADE ELEVATIONS AND SLOPES.  
 3. SEE SWIMMING POOL DRAWINGS FOR DIMENSIONS AND DETAILS.

1 ARCHITECTURAL SITE PLAN  
 A1.1 SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

CLEMENT PRIDE BLVD.

JCJ PROJECT # <b>15009</b>	<b>Carlton Lakes Amenities</b> 11250 Balm Road Riverview, FL 33579	<b>Eisenhower Property Group LLC</b> 111 S. Armenia Ave., Suite 201 Tampa, FL 33609	<b>JOHNSON CARTWRIGHT JARMAN</b> ARCHITECTS <small>2700 N. MACDILL AVE. SUITE 212 TAMPA, FL 33607 (813) 254-0501                  WWW.JCJARCHITECTS.COM</small>	<b>Architectural Site Plan</b> NOVEMBER 16, 2015	REVISIONS	W. SCOTT CARTWRIGHT, AIA	<b>A1.1</b>
					FL LIC NO AR16292		