

**Varrea North Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://varreanorthcdd.net/>

April 15, 2026

Board of Supervisors  
Varrea North Community Development District

Dear Board Members:

The Board of Supervisors of the Varrea North Community Development District will hold a Public Hearing and Regular Meeting on April 22, 2026 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Amending Resolution 2025-03 to Re-Set the Date, Time and Location of the 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*; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, *Florida Statutes*; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
  - A. Affidavit/Proof of Publication
  - B. Consideration of Resolution 2026-02, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Varrea North Community Development District in Accordance with Section 197.3632, *Florida Statutes*; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Master Engineer's Report
6. Presentation of Master Special Assessment Methodology Report

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Consideration of Resolution 2026-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed 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
8. Consideration of Resolution 2026-04, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Varrea North Community Development District in Accordance with Chapters 170, 190 and 197, *Florida Statutes*
9. Consideration of Resolution 2026-05, Authorizing the Issuance of Not to Exceed \$\_\_\_\_\_ Varrea North Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date
10. Consideration of Engagement of Bond Financing Professionals
  - A. Underwriter/Investment Banker: *FMSbonds, Inc.*
  - B. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.*
  - C. Trustee, Paying Agent and Registrar: *US Bank*
11. Consideration of Resolution 2026-06, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
12. Consideration of Resolution 2026-07, 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. Rules of Procedure
13. Consideration of Resolution 2026-08, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [**November 3, 2026** - Seats 3, 4 & 5]

14. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
15. Consideration of Resolution 2026-10, Designating the Location of the Local District Records Office and Providing an Effective Date
16. Consideration of Letter Regarding Disclosure of Potential for Conflict of Interest Relative to the Representation of Varrea North CDD and Varrea South CDD Regarding Implementation of Interlocal Agreement
  - A. Consideration of Draft Interlocal Agreement Regarding Shared Operation and Maintenance Services and Reciprocal Usage Matters with Varrea South CDD
17. Authorization of Request for Proposals (RFP) for Annual Audit Services
18. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
19. Ratification Items
  - A. Cepra Landscape, LLC Landscape and Irrigation Maintenance Agreement
  - B. Easement Agreement for Access and Maintenance for Certain Public Improvements
  - C. D.R. Horton, Inc. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property
20. Acceptance of Unaudited Financial Statements as of March 31, 2026
21. Approval of August 27, 2025 Public Hearing and Regular Meeting Minutes
22. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Tampa Civil Design*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: May 27, 2026 at 11:30 AM

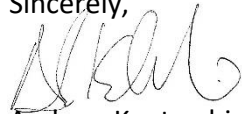
○ QUORUM CHECK

SEAT 1	RYAN ZOOK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ANNE MIZE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KYLE KEENAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ETHEN BROADWATER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	MICHELLE GUERRIER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 23. Board Members' Comments/Requests
- 24. Public Comments
- 25. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 867 327 4756**