



**VIVID SHORES
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
CONTINUED SPECIAL BOARD MEETING
& PUBLIC HEARING
DECEMBER 19, 2025
11:00 A.M.**

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

www.vividshorescdd.org
561.630.4922 Telephone
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AGENDA
VIVID SHORES
COMMUNITY DEVELOPMENT DISTRICT
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134
CONTINUED SPECIAL BOARD MEETING & PUBLIC HEARING
December 19, 2025
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Old Business
- G. New Business
 - 1. Consider Approval of Acquisition Items.....Page 2
- H. Administrative Matters
- I. Board Member Comments
- J. Adjourn

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

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE
VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF SPECIAL MEETING OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Vivid Shores Community Development District ("District") will hold public hearings on **December 11, 2025, at 11:00 a.m., at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within the City of Bonita Springs, Lee County, Florida. The lands to be improved are generally located north of East Terry Street, east of Bonita Grande Drive and west of Crew Wildlife Management Area and are geographically depicted below and in the *Master Engineer's Report*, dated September 2025, as supplemented by the *Vivid Shores Community Development District Phase 1 Engineer's Report* dated September 2025 ("Engineer's Report"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, or by phone at (561) 630-4922 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to: roadway improvements; stormwater management system; environmental conservation; water, wastewater, and reclaim utilities; hardscape, landscape, and irrigation; streetlights; recreational amenities; off-site improvements; and other infrastructure benefitting the Lands within the District ("Improvements"), all as more specifically described in the Engineer's Report on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the Phase 1 Improvements is \$47,351,084.00.

The District intends to impose assessments on benefited lands within Phase 1 of the District in the manner set forth in the District's *Preliminary Amended and Restated Phase 1 Master Special Assessment Methodology Report*, dated November 10, 2025 ("Phase 1 Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Phase 1 Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Phase 1 Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$57,500,000.00 in debt associated with financing a portion of the Phase 1 Improvements secured by assessments levied within Phase 1, as outlined in the Phase 1 Assessment Report, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit Type*	Maximum Annual Debt Assessment Per Unit*
52'	112	1.04	116.48	\$ 1,135,294.80	\$ 10,136.56
66'	188	1.32	248.16	\$ 2,418,739.33	\$ 12,865.63
76'	36	1.52	54.72	\$ 533,339.04	\$ 14,814.97
90'	48	1.80	86.40	\$ 842,114.27	\$ 14,544.05
TOTAL	384	N/A	505.76	\$ 4,929,487.45	N/A

*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.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Lee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **December 11, 2025, at 11:00 a.m., at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134**, the Board will hold a special public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Board of Supervisors (the "Board") of the Vivid Shores 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 (the "Improvements") described in the District's *Vivid Shores Community Development District Phase 1 Engineer's Report*, dated September 2025, 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 *Preliminary Amended and Restated*

Phase 1 Master Special Assessment Methodology Report, dated November 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 VIVID SHORES 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 \$47,351,084 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$57,500,000, which is 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 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 Lee 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 10th day of November, 2025.

ATTEST:

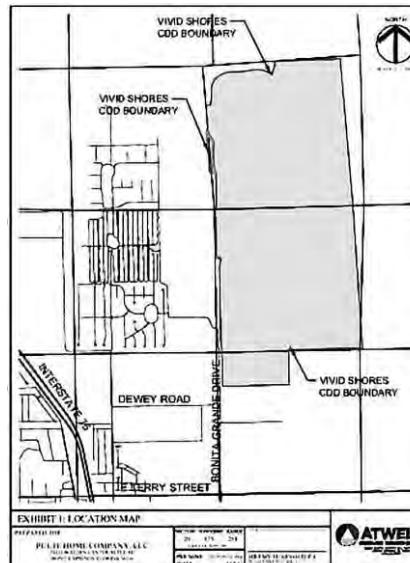
VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT

/X/
Secretary / Assistant Secretary

/X/
Chairperson, Board of Supervisors

Exhibit A: *Vivid Shores Community Development District Phase 1 Engineer's Report*, dated September 2025

Exhibit B: *Amended and Restated Phase 1 Master Special Assessment Methodology Report*, dated November 10, 2025



VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT

www.vividshorescdd.org

PUBLISH: FORT MYERS NEWS PRESS 11/20/25 & 11/27/25

NP-42933438

CONSIDER APPROVAL OF ACQUISITION ITEMS

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**