



EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

**SPECIAL BOARD MEETING
& PUBLIC HEARING
NOVEMBER 15, 2022
10:00 A.M.**

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

**www.everlandscdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT
Offices of B.S.E. Consultants, Inc.
312 South Harbour City Boulevard
Melbourne, Florida 32949
SPECIAL BOARD MEETING & PUBLIC HEARING
November 15, 2022
10:00 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. Approval of Minutes
 - 1. November 1, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-12 – Amending Resolution Setting Public Hearing on Imposing Special Assessments.....Page 6
- I. Public Hearing**
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comment Regarding the Intent to Levy Special Assessments
 - 3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public
 - 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
 - 5. Consider Resolution No. 2022-13 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....Page 10
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn



EVERLANDS COMMUNITY DEV DIST
2501 BURNS RD #A
PALM BEACH GARDENS, FL 33410-5207
ATTN LAURA ARCHER

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

as published in FLORIDA TODAY in the issue(s) of

10/19/2022; 10/26/2022

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 26TH DAY OF OCTOBER 2022 by legal clerk who is personally known to me

A handwritten signature in black ink, appearing to be "Laura Archer", written over a horizontal line.

Affiant

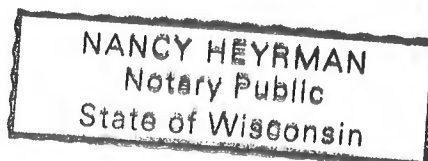
A handwritten signature in black ink, appearing to be "Nancy Heyrman", written over a horizontal line.

Notary State of Wisconsin County of Brown

5.19.23

My commission expires

PUBLICATION COST: \$2,612.72
AD NO: GCI0961132
CUSTOMER NO: 0000001214
PO#: PUBLIC NOTICE



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

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

**NOTICE OF SPECIAL MEETING OF THE EVERLANDS COMMUNITY DEVELOPMENT
DISTRICT**

The Everlands Community Development District Board of Supervisors ("Board") will hold public hearings on Tuesday, November 15, 2022, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Everlands Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's Engineering Report Phase 2 Infrastructure Improvements (the "Improvement Plan"). 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's Records Office located c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to drainage and surface water management system improvements, on-site utilities, off-site utilities and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also, as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

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 collect sufficient revenues to retire no more than \$27,225,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. Unit type(s) and Maximum annual debt per unit are provided in the following table "Allocation of Debt Service Assessments" and are 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 proposed annual schedule of maximum assessments is as follows:

ALLOCATION OF DEBT SERVICE ASSESSMENTS

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit	**Maximum Annual Debt Assessment Per Unit Type
Duplex	150	0.926	138.89	\$ 2,581	\$ 387,184
Townhome	234	0.889	208.00	\$ 2,478	\$ 579,847
40'	228	0.963	219.56	\$ 2,684	\$ 612,061
50'	166	1.000	166.00	\$ 2,788	\$ 462,763
60'	62	1.019	63.15	\$ 2,839	\$ 176,040
TOTAL	840	N/A	795.59	N/A	\$ 2,217,895
*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.

Folio ID#s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre	Par Debt Per Acre	Total Par Debt	
28-36-21-00-1 28-36-28-00-3	291.11	\$7,618.75	\$93,521.35	\$27,225,000	
TOTALS		N/A	N/A	\$27,225,000	
*Rounded					

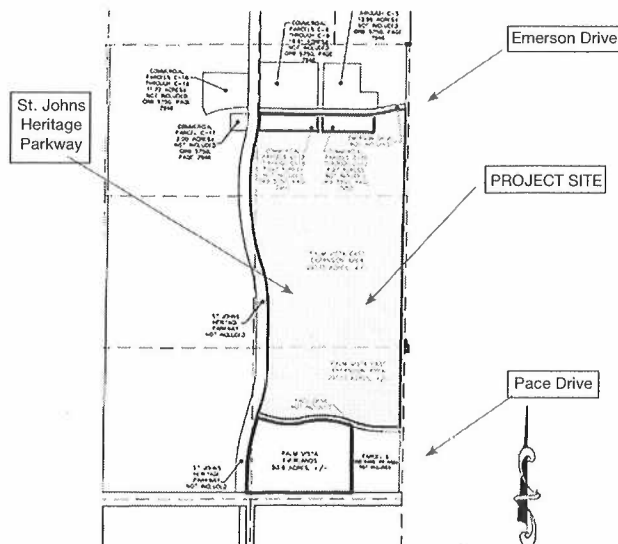
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

The assessments may be prepaid in whole at any time, or in some instances in part, or shall 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 Brevard 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. Failure to pay the assessment will cause a tax certificate to be issued against the property, or result in a foreclosure action which in either case may result in a loss of title.

Also on November 15, 2022, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, the Board will hold a special public meeting to consider matters related to the construction of the Improvements; to consider matters related to a bond issue and special assessments to finance improvements; to consider the facilities to be provided by the District and the financing plan for same; and 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 date and time certain announced at the 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 Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-555-8770 for aid in contacting the District office.



EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

www.everlandscdd.org

PUBLISH: FLORIDA TODAY 10/19/22 & 10/26/22

F1-GD0561130-01

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 1, 2022**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:13 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Florida Today* on September 30, 2022, as legally required.

C. SEAT ELECTED BOARD MEMBERS

Mr. Sakuma seated the elected Board Members: Bojana Brown, Jared Shaver and Haley Mall.

D. ADMINISTER OATHS OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Sakuma administered the Oaths of Office to the newly seated Board Supervisors.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Jared Shaver and Haley Mall.

Also in attendance were Frank Sakuma of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone); Ken Ludwa of B.S.E. Consultants, Inc.

F. ELECTION OF OFFICERS

Mr. Sakuma stated that due to the Landowners’ Election and new terms of office it would be in order to elect the officers on the Board of Supervisors of the District. A discussion ensued after which the following slate of officers was presented for election:

- Chairperson – Gregory J. Pettibon
- Vice Chairperson – Jeffrey Alexander
- Secretary – B. Frank Sakuma, Jr.
- Treasurer – Jason Pierman
- Assistant Secretaries – Bojana Brown, Jared Shaver and Haley Mall.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed to elect the slate of officers, as named and presented.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. September 30, 2022, Regular Board Meeting & Public Hearing

The September 30, 2022, Regular Board Meeting & Public Hearing minutes were presented for Board approval. A **motion** was made by Mr. Pettibon, seconded by Ms. Brown and passed unanimously approving the September 30, 2022, Regular Board Meeting & Public Hearing Minutes, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

1. Consider Resolution 2022-10 Adopting An Amended Final Fiscal Year 2021/2022 Budget

Mr. Sakuma presented Resolution 2022-10 entitled:

RESOLUTION NO. 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and stated that it provides for approving and adopting an amended final fiscal year 2021/2022 budget. A **motion** was made by Ms. Mall, seconded by Mr. Shaver and unanimously passed approving and adopting Resolution No. 2022-10, as presented, thereby adopting an amended final fiscal year 2021/2022 budget.

2. Consider Resolution 2022-11 Designating Board Seat Numbers

Mr. Sakuma presented Resolution 2022-11 entitled:

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING SEAT NUMBERS FOR EACH OF THE FIVE BOARD SEATS OF EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and stated that it provides for designating seat numbers for each of the five (5) Board of Supervisor seats of the District, which are currently not numbered. A **motion** was made by Ms. Mall, seconded by Mr. Shaver and unanimously passed approving and adopting Resolution No. 2022-11, as presented, thereby adopting seat numbers for each of the five (5) board seats of the District.

L. ADMINSTRATIVE MATTERS

Ms. Wald notified the Board that a special meeting and public hearing is scheduled for November 15, 2022 at 10:00 a.m. at this same location. Mr. Sakuma informed the Board the validation hearing was scheduled for November 29th. Mr. Pettibon asked for hearing invites to be sent to Ms. Mall and himself.

M. BOARD MEMBER COMMENTS

Mr. Pettibon thanked those in attendance for their continued support of Everlands.

L. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:20 a.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-04 SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 15, 2022, AT 10:00 A.M., AT THE OFFICE OF B.S.E. CONSULTANTS, INC. LOCATED AT 312 SOUTH HARBOR CITY BOULEVARD, MELBOURNE, FLORIDA 32949, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, on July 8, 2022, the Board of Supervisors (“Board”) approved Resolution 2022-04 setting a public hearing to be held on September 8, 2022, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, for the purpose of hearing public comment on imposing special assessments on certain property within the district generally described as the Everlands Community Development District in accordance with Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, in order to comply with all publication and notice requirements of Chapters 170, 190, and 197, *Florida Statutes*, it was necessary to reschedule the public hearing date set forth in Resolution 2022-04; and

WHEREAS, the District, through the efforts of the District Manager, has prepared a preliminary assessment roll, has provided for all publications, notices, and conditions precedent required pursuant to Chapter 170, 190, and 197, *Florida Statutes*, to conduct a public hearing and establish a new public hearing date of November 15, 2022 at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949; and

WHEREAS, the District has determined that it is necessary to amend Resolution 2022-04 to acknowledge the new public hearing date, and to ratify actions taken by staff to reset the public hearing date to November 15, 2022 and to advertise, publish and provide the required notices of public hearing utilizing the November 15, 2022 public hearing date.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. Resolution 2022-04 is hereby amended to change the declared public hearing date and time to November 15, 2022 at 3:00 a.m., at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, for the purpose of hearing

comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 3. The Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Brevard County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 15th DAY OF November, 2022.

**EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson



EVERLANDS COMMUNITY DEV DIST
2501 BURNS RD #A
PALM BEACH GARDENS, FL 33410-5207
ATTN LAURA ARCHER

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

as published in FLORIDA TODAY in the issue(s) of

10/19/2022; 10/26/2022

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 26TH DAY OF OCTOBER 2022 by legal clerk who is personally known to me

A handwritten signature in black ink, appearing to be "Laura Archer", written over a horizontal line.

Affiant

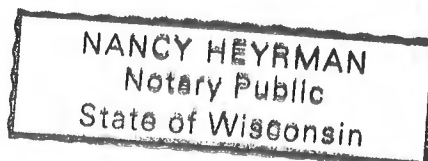
A handwritten signature in black ink, appearing to be "Nancy Heyrman", written over a horizontal line.

Notary State of Wisconsin County of Brown

5.19.23

My commission expires

PUBLICATION COST: \$2,612.72
AD NO: GCI0961132
CUSTOMER NO: 0000001214
PO#: PUBLIC NOTICE



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

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

**NOTICE OF SPECIAL MEETING OF THE EVERLANDS COMMUNITY DEVELOPMENT
DISTRICT**

The Everlands Community Development District Board of Supervisors ("Board") will hold public hearings on Tuesday, November 15, 2022, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Everlands Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's Engineering Report Phase 2 Infrastructure Improvements (the "Improvement Plan"). 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's Records Office located c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to drainage and surface water management system improvements, on-site utilities, off-site utilities and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also, as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

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 collect sufficient revenues to retire no more than \$27,225,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. Unit type(s) and Maximum annual debt per unit are provided in the following table "Allocation of Debt Service Assessments" and are 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 proposed annual schedule of maximum assessments is as follows:

ALLOCATION OF DEBT SERVICE ASSESSMENTS

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit	**Maximum Annual Debt Assessment Per Unit Type
Duplex	150	0.926	138.89	\$ 2,581	\$ 387,184
Townhome	234	0.889	208.00	\$ 2,478	\$ 579,847
40'	228	0.963	219.56	\$ 2,684	\$ 612,061
50'	166	1.000	166.00	\$ 2,788	\$ 462,763
60'	62	1.019	63.15	\$ 2,839	\$ 176,040
TOTAL	840	N/A	795.59	N/A	\$ 2,217,895
*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.

Folio ID#s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre	Par Debt Per Acre	Total Par Debt	
28-36-21-00-1 28-36-28-00-3	291.11	\$7,618.75	\$93,521.35	\$27,225,000	
TOTALS		N/A	N/A	\$27,225,000	
*Rounded					

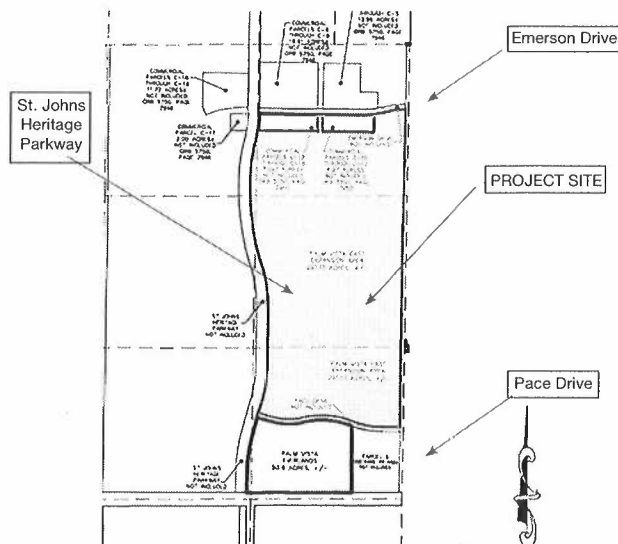
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

The assessments may be prepaid in whole at any time, or in some instances in part, or shall 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 Brevard 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. Failure to pay the assessment will cause a tax certificate to be issued against the property, or result in a foreclosure action which in either case may result in a loss of title.

Also on November 15, 2022, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949, the Board will hold a special public meeting to consider matters related to the construction of the Improvements; to consider matters related to a bond issue and special assessments to finance improvements; to consider the facilities to be provided by the District and the financing plan for same; and 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 date and time certain announced at the 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 Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-555-8770 for aid in contacting the District office.



EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

www.everlandscdd.org

PUBLISH: FLORIDA TODAY 10/19/22 & 10/26/22

F1-GD0561130-01

RESOLUTION NO. 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE Board of Supervisors (the "Board") of the Everlands Community Development District (the "District") as follows:

Section 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS The Board of the District hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), created by Ordinance No. 2020-17 of the City Council of Palm Bay, Florida (the "City") enacted on March 5, 2020 and effective on March 5, 2020, which was amended by Ordinance 2021-51, enacted and effective on September 16, 2021; and
2. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip operate, extend and construct stormwater management and control facilities, including, but not limited to, related earthwork; water and wastewater systems, public road improvements; and related incidental costs, including professional fees, to serve lands in the District (the "Improvements"); and
3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such Improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("District

- Office”) and (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and
5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
 6. As set forth in Resolution No. 2022-03, adopted by the Board on July 8, 2022, it is the Board’s intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
 7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series (the “Bonds”); and
 8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
 9. Resolution No. 2022-03 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
 10. Resolution No. 2022-03 was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Office provided in paragraph 4, above; and
 11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
 12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-04, which was amended by Resolution No. 2022-12, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2022-12 further provided for notice of the public hearing to be provided by publication and mail; and
 13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and

14. At the time and place specified in Resolution No. 2022-12, the Board met as an “Equalization Board”, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and
15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
 - i. that the estimated costs of the Improvements is as specified in the District’s Engineer’s Report, dated July 20, 2022, as may be revised (the “Engineer’s Report”), a copy of which is attached hereto and incorporated herein as Exhibit “A”, and that the amount of such costs is reasonable and proper;
 - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District’s Master Special Assessment Methodology Report for Expansion Area Project, dated July 29, 2022, as may be revised (the “Assessment Report”), a copy of which is attached hereto and incorporated herein as Exhibit “B”, which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
 - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit “C”, and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
 - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
 - v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

Section 3. **AUTHORIZATION OF DISTRICT IMPROVEMENTS.** The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Bonds.

Section 4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all specially benefited properties within the District are set forth in Exhibits “A” and “B”, respectively, hereto.

Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit “C”, are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), *Florida Statutes*.

Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS. When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee’s proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the “Improvement Lien Book.” Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms “special assessment”, “non-ad valorem assessment” or “non-ad valorem special assessment” shall, with respect to each parcel, mean the sum of the costs of the Improvements.

Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.
2. The District hereby elects, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Brevard County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.
3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments

pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.

4. All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment.

Section 8. **SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 9. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

PASSED, ADOPTED and EFFECTIVE this 15th day of November, 2022.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Attachments:

Exhibit "A" – Engineer's Report

Exhibit "B" – Master Special Assessment Methodology for Expansion Area Project

Exhibit "C" – Final Assessment Roll

Exhibit A

Engineer's Report



EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

ENGINEERING REPORT PHASE 2 INFRASTRUCTURE IMPROVEMENTS

SUBMITTED TO:

Everlands Community Development District
c/o Special District Services, Inc.
10807 SW Tradition Square
Port St. Lucie, FL 34987

PREPARED BY:

B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite 4
Melbourne, FL 32901

July 2022
B.S.E. File # 10860.500



EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
PHASE 2 ENGINEERING REPORT
INFRASTRUCTURE IMPROVEMENTS
BSE File #10860.500

Table of Contents

Executive Summary	Page 1
District Location and Limits	Page 2
Proposed District Facilities	Page 2
Estimated Project Costs	Page 3
Conclusions and Recommendations	Page 4

Exhibits

Legal Sketch and Description – Medley Subdivision
Legal Sketch and Description – Overall CDD
Offsite Utilities

Appendices

Cost Estimates.....	Appendix A
---------------------	------------

EXECUTIVE SUMMARY

The Everlands Community Development District (the District) is pursuant to Chapter 190 Florida Statutes authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities and basic infrastructure benefiting lands within the District. In accordance with this authority, the District has identified facilities, systems and basic infrastructure authorized by Chapter 190 and their costs required to provide service based on the anticipated land uses in the District. The District has requested an Engineering Report be prepared by the District Engineer to identify certain required facilities, service locations, and projected costs associated with those improvements.

The current project consists of on-site and off-site public infrastructure improvements for Phase 2 (Medley) as well as remaining off-site water main and force main improvements on St. Johns Heritage Parkway (SJHP) to serve the overall District (herein the “Expansion Area Project”), as described below.

- **Phase 2 (Palm Vista Medley at Everlands):** Costs for Grading, drainage, and utilities for construction of the ±840-unit subdivision. **\$21,144,233.99.**
- **SJHP Off-Site Utility Improvements:** Costs for 16-inch water main and 16-inch force main on St. Johns Heritage Parkway from interim termination points north of Pace Drive to Emerson Drive. **\$1,359,608.67.**

The total cost for Phase 2 is estimated to be **\$22,503,842.66**. The Project will provide a direct and special benefit to the assessable lands identified as Phase 2/Palm Vista Medley within the herein defined District Expansion Area, indicated within the attached Exhibits.

Additional District utilities will be described in future engineering reports, including future phases.

The District, the Homeowner’s Associations (HOAs), and the City of Palm Bay will provide services to the lands within the District. Some facilities constructed or acquired by the District, such as potable water and wastewater facilities, will be transferred to local government for ownership, operation, and maintenance. The HOAs will own and maintain private road rights-of-way. Drainage and stormwater management facilities will be owned and/or maintained by the District. All public infrastructure that will be financed by the District will be on land owned by the District or subject to a permanent easement dedicated to the District.

DISTRICT LOCATION AND LIMITS

The District is located within the corporate limits of the City of Palm Bay, Florida. The District currently encompasses the following areas:

- Phase 1/Palm Vista Everlands (± 50.4 acres) located east of St. Johns Heritage Parkway (SJHP) between the Melbourne-Tillman Water Control District (MTWCD) C-1 Canal and Pace Drive. This phase (162 units) is complete.
- Phase 2/Palm Vista Medley at Everlands (± 291.11 acres) located east of St. Johns Heritage Parkway (SJHP) between Pace Drive and Emerson Drive. This phase will be ± 840 units. Construction will commence in mid-2022. Refer to attached sketch and legal description for the Medley subdivision (herein the “District Expansion Area”).

Total District area is currently ± 341.51 acres. Refer to attached sketch and legal description of current District boundaries.

PROPOSED DISTRICT FACILITIES

I. Stormwater Management Facilities

1. **Existing Facilities** – The District lands have historically been utilized for agricultural purposes, including intermittent sod and cattle pasture, over the past 30-40 years. The land is traversed by a series of minor agricultural drainage ditches. These ditches have effectively provided adequate drainage for the ongoing agricultural operations. In Phase 1, stormwater management facilities were constructed for the Palm Vista Everlands subdivision.
2. **Proposed Facilities** – Stormwater management facilities are designed in accordance with criteria established by the City of Palm Bay, Melbourne-Tillman Water Control District (MTWCD) and the St. Johns River Water Management District (SJRWMD). These criteria include requirements to provide flood protection, water quality treatment, and discharge attenuation so that stormwater discharge from the site in the post-development condition does not exceed pre-development values.

Proposed Phase 2 facilities will include stormwater ponds and interconnecting pipes and discharge control structures in the Medley subdivision. Drainage inlets, curb and gutter, swales, pipes, and soil stabilization methods will also be constructed to insure the system functions in accordance with applicable governmental agency requirements. The District will own and maintain the stormwater management and drainage facilities. A permanent easement will be granted to the District wherever stormwater management and drainage facilities cross lands not owned by the district.

Additional District stormwater management facilities will be assessed in future engineering reports, including future phases as well as ponds, interconnecting pipes, control structures, and water quality treatment facilities.

II. Utilities

1. **Existing Facilities** – In Phase 1, offsite water main and force main were constructed to interim termination points on SJHP. A 16-inch water main was extended from SJHP Station 25+50 to Station 109+60, and a 16-inch force was extended from SJHP Station 24+40 to Station 85+40. Water mains, gravity sewer, lift station, and force main were also constructed for the Palm Vista Everlands subdivision.
2. **Proposed Facilities** – Phase 2 includes completion of the off-site utility improvements, from the interim termination points to Emerson Drive. Refer to Off-site Utilities Exhibit. The SJHP water main and force main extension are based on plans developed and approved by the City of Palm Bay in 2018.

Phase 2 also includes water and sewer utility improvements in the Medley subdivision. The facilities will include on-site water mains within the subdivision, on-site gravity sewers, two sanitary lift stations, on-site force mains, and off-site water main and force main to connect to the SJHP utility extensions at Pace Drive. No lateral utility service lines on private property will be financed by the District.

Potable water and wastewater facilities financed by the District will be transferred to the City of Palm Bay for ownership, operation, and maintenance.

Water mains are designed for a design flow of 275 gpm per ERC with a peaking factor of 4.0. The potable water system will be designed to provide fire flows of 1,000 gpm plus peak potable water demand with a minimum pressure of 20 psi and a maximum flow velocity of 10 ft/s.

Force mains are designed for a sanitary design flow of 210 gpm per ERC with a peak factor calculated using the Ten States Standards formula, based on population. Minimum force main flow velocity is 2 ft/s.

This report assesses facilities and costs for the off-site water main from SJHP Station 109+60 to Emerson Drive, off-site force main from SJHP Station 85+40 to Emerson Drive, and Phase 2 (Medley subdivision) on-site utilities. Additional District utility phases will be assessed in future engineering reports.

ESTIMATED PROJECT COSTS

Separate cost estimates for Phase 2 (Medley subdivision) and SJHP Off-Site Utilities are provided in Appendix A and summarized in the table below. The total estimated cost is **\$22,503,842.66**. Quantities for the Medley subdivision are based on preliminary plans and bid prices, verified at market rates by the District Engineer. Actual quantities are likely to change in final plans; however, preliminary quantities are conservatively low. The cost estimates are based on current prices at current cost levels with no allowances for inflation or escalation over time.

Table 1. Overall Cost Summary - Expansion Area Project

Item	Cost
Phase 2 (Medley subdivision)	\$21,144,233.99
Off-Site Water Main and Force Main	\$1,359,608.67
Total Overall Cost	\$22,503,842.66

CONCLUSIONS AND RECOMMENDATIONS

The public infrastructure to be financed by the District is designed and sized based upon the requirements for the development within the District (assuming current boundaries) and is in conformance with applicable governmental regulations and accepted engineering design practices.

It is our professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District equal to or exceeding the cost thereof and will provide a direct and special benefit to the assessable lands within Phase 2/Palm Vista Medley at Everlands. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The District will pay no more for the public improvements than the actual cost or the current market value, whichever is less. The cost of the improvements described herein does not include the cost of transporting fill to or grading on the building lots.

We recommend that the District proceed to obtain the necessary funding to acquire and/or construct the facilities discussed herein.



EXHIBITS

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE

PALM VISTA EAST CDD EXPANSION DESCRIPTION

PALM VISTA EVERLANDS

A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AND RUN N00°42'46"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 112.52 FEET; THENCE S89°44'39"W A DISTANCE OF 47.01 FEET TO THE NORTH RIGHT-OF-WAY OF WATER CONTROL DISTRICT OF BREVARD CANAL NUMBER ONE (A 225 FOOT RIGHT-OF-WAY); THENCE S89°44'39"W ALONG SAID NORTH LINE OF CANAL NUMBER ONE A DISTANCE OF 831.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S89°44'39"W, ALONG SAID NORTH RIGHT-OF-WAY OF CANAL NUMBER ONE, A DISTANCE OF 1759.16 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE N0°38'41"E, ALONG SAID WEST LINE OF SECTION 28, A DISTANCE OF 6.00 FEET; THENCE S89°48'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CANAL NUMBER ONE (A 237 FOOT RIGHT-OF-WAY), A DISTANCE OF 69.08 FEET TO THE SOUTHEAST CORNER OF ST JOHNS HERITAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID ST JOHNS HERITAGE PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) N00°41'01"E, A DISTANCE OF 343.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 14°28'43", A CHORD LENGTH OF 680.48 FEET AND A CHORD BEARING OF N07°55'20"E), A DISTANCE OF 682.29 FEET TO THE END OF SAID CURVE; 3) THENCE N15°09'41"E, A DISTANCE OF 258.03 FEET TO THE SOUTHWEST CORNER OF PACE DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PACE DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°57'24", A CHORD DISTANCE OF 49.48 FEET, AND A CHORD BEARING OF N60°08'24"E), A DISTANCE OF 54.95 FEET TO THE END OF SAID CURVE; 2) THENCE S74°52'54"E, A DISTANCE OF 222.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 27°34'32", A CHORD LENGTH OF 543.38 FEET, AND A CHORD BEARING OF S88°40'09"E), A DISTANCE OF 548.66 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 32°56'36", A CHORD LENGTH OF 850.62 FEET, AND A CHORD BEARING OF S85°59'07"E), A DISTANCE OF 862.45 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1542.49 FEET, A CENTRAL ANGLE OF 00°26'48", A CHORD LENGTH OF 12.02 FEET, AND A CHORD BEARING OF S69°44'13"E), A DISTANCE OF 12.02 FEET TO THE NORTHWEST CORNER OF PARCEL G, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5468, PAGE 6880, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°07'38"E, ALONG THE WEST LINE OF SAID PARCEL G, A DISTANCE OF 1155.02 FEET TO THE POINT OF BEGINNING. CONTAINING 50.4 ACRES MORE OR LESS.

TOGETHER WITH

PALM VISTA EAST EXPANSION AREA

PART OF THOSE LANDS LYING NORTH OF PACE DRIVE, EAST OF ST. JOHNS HERITAGE PARKWAY, SOUTH OF EMERSON DRIVE AND WEST OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59, LYING AND BEING IN SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PACE DRIVE, (AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN N00°42'46"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59, A DISTANCE OF 4024.65 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE N89°45'59"E, ALONG SAID NORTH LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE N00°44'56"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1489.36 FEET TO THE SOUTHEAST CORNER OF SAID EMERSON DRIVE, (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE WESTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1390.00 FEET, A CENTRAL ANGLE OF 11°58'18", A CHORD LENGTH OF 289.91 FEET AND A CHORD BEARING OF S84°04'50"W), A DISTANCE OF 290.44 FEET TO THE END OF SAID CURVE; THENCE S78°05'41"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 05°23'59", A CHORD LENGTH OF 155.45 FEET AND A CHORD BEARING OF S80°47'41"W), A DISTANCE OF 155.50 FEET TO THE NORTHEAST CORNER OF COMMERCIAL PARCELS C-10 THROUGH C-12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°40'06"W, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 312.92 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; THENCE N89°19'54"W, ALONG THE SOUTH LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 899.66 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; THENCE ALONG THE WEST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 08°38'41", A CHORD LENGTH OF 137.17 FEET AND A CHORD BEARING OF N03°39'15"W), A DISTANCE OF 137.30 FEET TO THE END OF SAID CURVE; 2) THENCE N00°40'06"E A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF N45°40'06"E), A DISTANCE OF 54.98 FEET TO A CUSP OF CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE; THENCE N89°19'54"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO A CUSP OF CURVE AND A POINT ON THE BOUNDARY OF COMMERCIAL PARCELS C-13 THROUGH C-16, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF S44°19'54"E) A DISTANCE OF 54.98 FEET TO THE END OF SAID CURVE; 2) THENCE S00°40'06"W A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 07°56'29", A CHORD LENGTH OF 137.11 FEET AND A CHORD BEARING OF S03°18'09"E), A DISTANCE OF 137.22 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16; 4) THENCE N89°19'54"W A DISTANCE OF 1052.38 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16 AND A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID ST. JOHNS HERITAGE PARKWAY, (A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2200.00 FEET, A CENTRAL ANGLE OF 06°09'07", A CHORD LENGTH OF 236.11 FEET AND A CHORD BEARING OF S11°13'05"W), A DISTANCE OF 236.22 FEET TO THE A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 14°17'39", A CHORD LENGTH OF 671.85 FEET AND A CHORD BEARING OF S07°08'50"W), A DISTANCE OF 673.60 FEET TO THE END OF SAID CURVE; 3) THENCE S00°00'00"E A DISTANCE OF 58.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4500.00 FEET, A CENTRAL ANGLE OF 17°24'15", A CHORD LENGTH OF 1361.68 FEET AND A CHORD BEARING OF S08°42'08"E), A DISTANCE OF 1366.93 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 18°06'58", A CHORD LENGTH OF 850.15 FEET AND A CHORD BEARING OF S08°20'46"E), A DISTANCE OF 853.70 FEET TO THE END OF SAID CURVE; 6) THENCE S00°42'43"W A DISTANCE OF 893.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2697.00 FEET, A CENTRAL ANGLE OF 14°26'59", A CHORD LENGTH OF 678.37 FEET AND A CHORD BEARING OF S07°56'12"W), A DISTANCE OF 680.17 FEET TO THE END OF SAID CURVE; 8) THENCE S15°09'41"W A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF SAID PACE DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PACE DRIVE, THE FOLLOWING 6 (SIX) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°02'36" A CHORD LENGTH OF 49.52 FEET AND A CHORD BEARING OF S29°51'36"E), A DISTANCE OF 55.00 FEET TO THE END OF SAID CURVE; 2) THENCE S74°52'54"E A DISTANCE OF 221.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 27°34'32", A CHORD LENGTH OF 505.25 FEET AND A CHORD BEARING OF S88°40'09"E), A DISTANCE OF 510.16 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1580.00 FEET, A CENTRAL ANGLE OF 32°56'36", A CHORD LENGTH OF 895.99 FEET AND A CHORD BEARING OF S85°59'07"E), A DISTANCE OF 908.45 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1462.49 FEET, A CENTRAL ANGLE OF 20°44'51", A CHORD LENGTH OF 526.69 FEET AND A CHORD BEARING OF S79°53'15"E), A DISTANCE OF 529.58 FEET TO THE END OF SAID CURVE; 6) THENCE N89°44'20"E A DISTANCE OF 298.01 FEET TO THE POINT OF BEGINNING. CONTAINING 291.11 ACRES, MORE OR LESS.

CONTAINING 341.51 NET ACRES, +/-



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS
INC.,
ou=A01410C000016C70B79A9D0
00084416, cn=Leslie E Howard
Date: 2021.03.04 14:18:23 -05'00'

LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611



PALM VISTA EAST CDD EXPANSION

B.S.E. CONSULTANTS, INC.

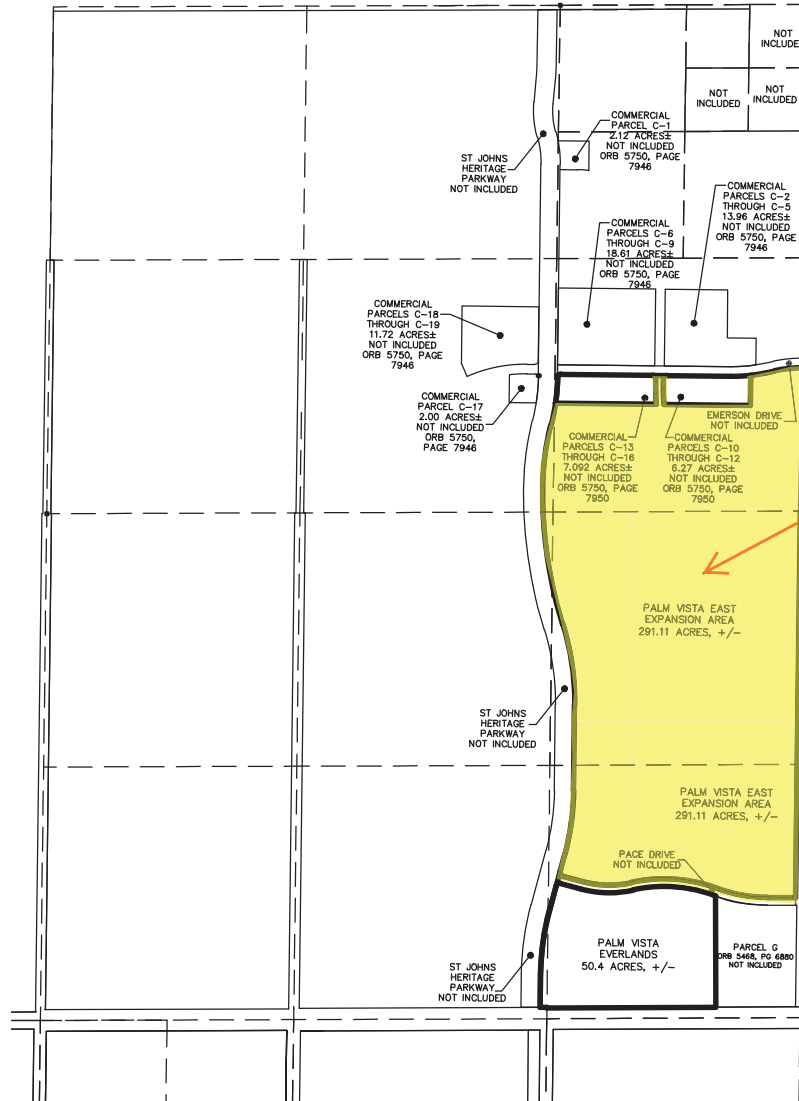
CONSULTING - ENGINEERING - LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159

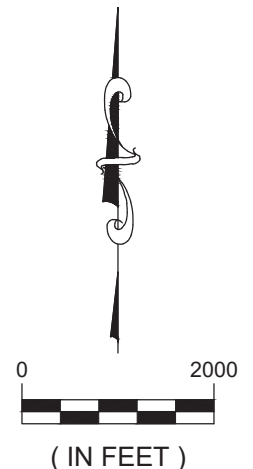
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 03/04/2021
DESIGN/DRAWN: LEH
DRAWING# 10860500_100_002
PROJECT# 10860.500
SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE



PALM VISTA EVERLANDS = 50.4 ACRES, +/-
PALM VISTA EAST EXPANSION AREA = 291.11 ACRES, +/-
TOTAL PALM VISTA EAST CDD WITH EXPANSION = 341.51 ACRES, +/-

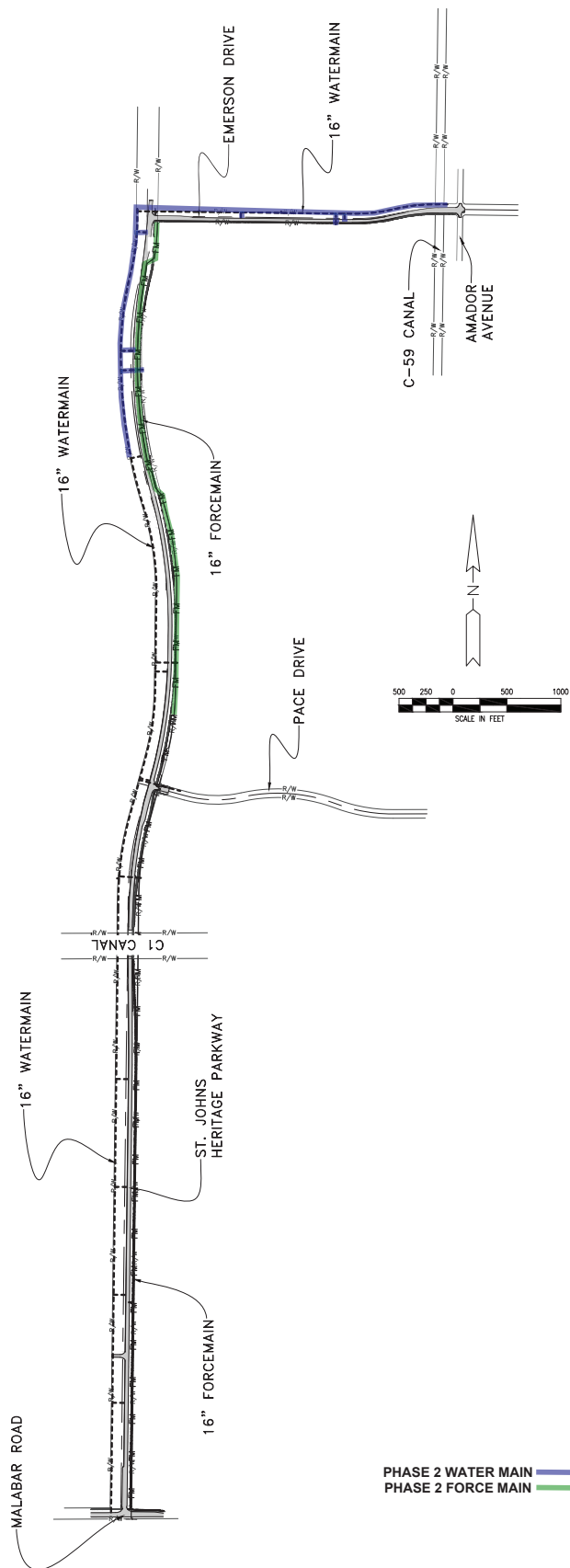


PALM VISTA EAST CDD EXPANSION



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 03/04/2021
DESIGN/DRAWN: LEH
DRAWING# 10860500_100_002
PROJECT# 10860.500
SHEET 2 OF 2



PHASE 2 WATER MAIN
PHASE 2 FORCE MAIN

DESIGN/DRAWN: SMG/DRB	DATE: 11/13/20
-----------------------	----------------



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING -
LAND SURVEYING
810 SOUTH HAVEN CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 755-8074 FAX: (321) 755-1155
CERTIFICATE OF PROFESSIONAL ENGINEERS
LAND SURVEYING
BUSINESS AUTHORIZATION 180048465

**EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT**

PHASE 1 OFFSITE UTILITIES

SCOTT M. CLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33650 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

PROJECT NO.
10860.500
DRAWING NO.
10860500 PDF's

Page 26
1 of 1

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



APPENDIX A

COST ESTIMATES

EVERLANDS CDD
ENGINEER'S OPINION OF COST: PHASE 2 (MEDLEY SUBDIVISION)
EAST OF SJHP, BETWEEN PACE DRIVE AND EMERSON DRIVE
B.S.E. FILE #10860.500

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
PART 1 - DEMOLITION & GENERAL CONDITIONS				
MISC DEMO/PREP-EARTHWORK	LS	1.00	\$ 414,100.00	\$ 414,100.00
MISC DEMO/PREP-UTILITIES	LS	1.00	\$ 34,400.00	\$ 34,400.00
SURVEY STAKING & RECORD DWGS-E&R	LS	1.00	\$ 397,500.00	\$ 397,500.00
SURVEY STAKING & RECORD DWGS-UTIL	LS	1.00	\$ 198,000.00	\$ 198,000.00
GEOTECH TESTING-PKG	LS	1.00	\$ 396,000.00	\$ 396,000.00
				\$ -
				\$ -
SUBTOTAL - PART 1				\$ 1,440,000.00
PART 2 - GRADING & DRAINAGE				
CLEAR & GRUB & BURN	AC	278.00	\$ 5,088.00	\$ 1,414,464.00
EXCAVATION/EMBANKMENT/GRADING	LS	1.00	\$ 4,787,111.99	\$ 4,787,111.99
EROS & SEDMT BMPS SETUP & MAINT	LS	1.00	\$ 321,300.00	\$ 321,300.00
10" STABILIZED SUBGRADE	SY	105300.00	\$ 7.26	\$ 764,478.00
8" BASE COURSE	SY	81000.00	\$ 21.73	\$ 1,760,130.00
MIAMI CURB	LF	38400.00	\$ 18.55	\$ 712,320.00
TYPE D CURB	LF	4400.00	\$ 21.73	\$ 95,612.00
TYPE F CURB	LF	9700.00	\$ 24.91	\$ 241,627.00
VALLEY GUTTER-FDOT INEX 300-3'	LF	90.00	\$ 68.90	\$ 6,201.00
BAHIA BANK TOB TO 2' BLW NWL	SY	90000.00	\$ 3.82	\$ 343,800.00
15" RCP	LF	11300.00	\$ 53.00	\$ 598,900.00
30" RCP	LF	6950.00	\$ 107.00	\$ 743,650.00
36" RCP	LF	1500.00	\$ 140.00	\$ 210,000.00
54" RCP	LF	515.00	\$ 314.00	\$ 161,710.00
JUNCTION MANHOLE	EA	6.00	\$ 10,360.00	\$ 62,160.00
TYPED DTC BTM INLET	EA	32.00	\$ 8,780.00	\$ 280,960.00
TYPE E DTC BTM INLET	EA	3.00	\$ 8,800.00	\$ 26,400.00
TYPE VALLEY INLET	EA	123.00	\$ 8,650.00	\$ 1,063,950.00
TYPE3 INLET	EA	2.00	\$ 14,240.00	\$ 28,480.00
TYPE4INLET	EA	6.00	\$ 13,850.00	\$ 83,100.00
MOD TYPE H CONT STRUCTURE	EA	1.00	\$ 17,320.00	\$ 17,320.00
18" MES	EA	36.00	\$ 2,630.00	\$ 94,680.00
30" MES	EA	36.00	\$ 4,290.00	\$ 154,440.00
36" MES	EA	7.00	\$ 3,510.00	\$ 24,570.00
54" MES	EA	2.00	\$ 5,475.00	\$ 10,950.00
				\$ -
				\$ -
SUBTOTAL - PART 2				\$ 14,008,313.99

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
PART 3 - WATER MAIN				
4" PVC WATERMAIN/FTGS	LF	1200.00	\$ 24.00	\$ 28,800.00
6" PVC WATERMAIN/FTGS	LF	1000.00	\$ 38.00	\$ 38,000.00
6" DIP WATERMAIN	LF	500.00	\$ 39.00	\$ 19,500.00
8" PVC WATERMAIN/FTGS	LF	9500.00	\$ 49.00	\$ 465,500.00
8" DIP WATERMAIN	LF	200.00	\$ 77.00	\$ 15,400.00
10" PVC WATERMAIN/FTGS	LF	7300.00	\$ 72.00	\$ 525,600.00
12" PVC WATERMAIN/FTGS	LF	1400.00	\$ 92.00	\$ 128,800.00
4" GATE VALVE/BOX	EA	4.00	\$ 1,310.00	\$ 5,240.00
6" GATE VALVE/BOX	EA	30.00	\$ 1,530.00	\$ 45,900.00
8" GATE VALVE/BOX	EA	25.00	\$ 2,120.00	\$ 53,000.00
10" GATE VALVE/BOX	EA	19.00	\$ 3,440.00	\$ 65,360.00
12" GATE VALVE/BOX	EA	4.00	\$ 3,800.00	\$ 15,200.00
TEMP BLOWOFF ASSEMBLY	EA	6.00	\$ 1,600.00	\$ 9,600.00
AUTO FLUSH ASSEMBLY	EA	17.00	\$ 10,370.00	\$ 176,290.00
RMV PLUG/CONN TO EX 12" WM	EA	1.00	\$ 4,340.00	\$ 4,340.00
16" X 8" TAP/SLV/VLV	EA	1.00	\$ 15,640.00	\$ 15,640.00
16" X 12" TAP/SLV/VLV	EA	1.00	\$ 17,300.00	\$ 17,300.00
FIRE HYDRANT W/ GV ASSEMBLY	EA	36.00	\$ 5,640.00	\$ 203,040.00
CLUBHOUSE SERVICE	EA	1.00	\$ 1,320.00	\$ 1,320.00
2" TEMPORARY JUMPER	EA	3.00	\$ 6,680.00	\$ 20,040.00
ASPHALT RESTO	SY	100.00	\$ 250.00	\$ 25,000.00
ASPHALT RESTO MOT	LS	1.00	\$ 1,040.00	\$ 1,040.00
SOD RESTO	LS	1.00	\$ 2,400.00	\$ 2,400.00
CURB RESTO	LF	80.00	\$ 30.00	\$ 2,400.00
SIDEWALK RESTO	SF	200.00	\$ 12.00	\$ 2,400.00
1" MILL & OVERLAY	LS	1.00	\$ 18,900.00	\$ 18,900.00
M & O MAINT OF TRAFFIC	LS	1.00	\$ 5,510.00	\$ 5,510.00
STRIPING RESTO @ M&O	LS	1.00	\$ 4,700.00	\$ 4,700.00
TESTING	LS	1.00	\$ 420,000.00	\$ 420,000.00
				\$ -
SUBTOTAL - PART 3				\$ 2,336,220.00

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
PART 4 - SANITARY SEWER, LIFT STATION, & FORCE MAIN				
8" SDR26 PVC O' - 6' CUT	LF	9850.00	\$ 43.00	\$ 423,550.00
8" SDR26 PVC 6' - 8' CUT	LF	5320.00	\$ 44.00	\$ 234,080.00
8" SDR26 PVC 8' - 10' CUT	LF	3980.00	\$ 46.00	\$ 183,080.00
8" SDR26 PVC 10' - 12' CUT	LF	2400.00	\$ 59.00	\$ 141,600.00
8" SDR26 PVC 12' - 14' CUT	LF	1820.00	\$ 75.00	\$ 136,500.00
8" SDR26 PVC 14' - 16' CUT	LF	730.00	\$ 111.00	\$ 81,030.00
8" SDR26 PVC 16' - 18' CUT	LF	220.00	\$ 187.00	\$ 41,140.00
MANHOLE O' - 6' CUT	EA	50.00	\$ 6,420.00	\$ 321,000.00
MANHOLE 6' - 8' CUT	EA	22.00	\$ 7,150.00	\$ 157,300.00
MANHOLE 8' - JO' CUT	EA	17.00	\$ 8,000.00	\$ 136,000.00
MANHOLE 10' - 12' CUT	EA	3.00	\$ 8,700.00	\$ 26,100.00
5FT DIA MANHOLE IO' - 12' CUT	EA	6.00	\$ 10,400.00	\$ 62,400.00
5FT DIA MANHOLE 12' - 14' CUT	EA	6.00	\$ 11,800.00	\$ 70,800.00
5FT DIA MANHOLE 14' -16' CUT	EA	5.00	\$ 14,600.00	\$ 73,000.00
LIFT STATION	EA	2.00	\$ 560,000.00	\$ 1,120,000.00
12" X 6" TAP/SLV/VLV	EA	2.00	\$ 10,960.00	\$ 21,920.00
6" PVC FORCEMAIN W /FTGS	LF	3100.00	\$ 42.00	\$ 130,200.00
				\$ -
				\$ -
SUBTOTAL - PART 4				\$ 3,359,700.00
TOTAL (PARTS 1-4)				\$ 21,144,233.99

EVERLANDS CDD ENGINEER'S OPINION OF COST: OFFSITE UTILITIES - ST JOHNS HERITAGE PARKWAY 16 INCH WATER MAIN - STA 109+60 TO TERMINATION AT EMERSON DRIVE 16 INCH FORCE MAIN - STA 85+40 TO TERMINATION AT EMERSON DRIVE B.S.E. FILE #10860.500				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
PART 1 - GENERAL				
EROSION CONTROL	LS	1	\$ 6,463.50	\$ 6,463.50
MAINTENANCE OF TRAFFIC	LS	1	\$ 6,888.65	\$ 6,888.65
SURVEYING FOR CONSTRUCTION	LS	1	\$ 8,928.72	\$ 8,928.72
FINAL MEASURES (AS-BUILTS)	LS	1	\$ 10,625.00	\$ 10,625.00
DEWATERING	LS	1	\$ 55,202.50	\$ 55,202.50
TESTING - WATER MAIN (INC. PIGGING/FLUSHING, SAMPLE POINTS)	LS	1	\$ 6,605.00	\$ 6,605.00
SUBTOTAL - PART 1				\$ 94,713.36
PART 2 - WATER MAIN				
8" PVC C-900 (PART OF FIRE HYDRANT ASSEMBLY)	LF	476	\$ 44.04	\$ 20,963.04
12" PVC C-900	LF	174	\$ 52.48	\$ 9,131.52
16" PVC C-905	LF	4,875	\$ 72.65	\$ 354,168.75
18" PE4710 HDPE	LF	520	\$ 250.98	\$ 130,509.60
16" X 8" TEE	EA	5	\$ 1,935.09	\$ 9,675.45
16" TEE	EA	4	\$ 2,537.26	\$ 10,149.04
6" GATE VALVE	EA	5	\$ 1,546.27	\$ 7,731.35
8" GATE VALVE	EA	5	\$ 1,941.44	\$ 9,707.20
16" GATE VALVE	EA	10	\$ 7,826.11	\$ 78,261.10
FIRE HYDRANT	EA	4	\$ 3,684.80	\$ 14,739.20
8" X 6" REDUCER	EA	5	\$ 459.44	\$ 2,297.20
18" x 16" REDUCER	EA	4	\$ 1,646.88	\$ 6,587.52
16" CAP	EA	3	\$ 1,254.45	\$ 3,763.35
2" AFD	EA	1	\$ 8,918.91	\$ 8,918.91
SUBTOTAL - PART 2				\$ 666,603.23
PART 3 - FORCE MAIN				
16" PVC C-900	LF	4,382	\$ 73.23	\$ 320,893.86
AIR RELEASE VALVE ASSEMBLY	EA	1	\$ 10,030.52	\$ 10,030.52
16" TEE	EA	1	\$ 3,762.19	\$ 3,762.19
16" PLUG VALVE	EA	4	\$ 11,007.58	\$ 44,030.32
SUBTOTAL - PART 3				\$ 378,716.89
PART 4 - SITEWORK				
8' REINFORCED CONCRETE SIDEWALK W/6" BASE	SF	20,720	\$ 6.45	\$ 133,644.00
SODDING	SY	20,607	\$ 4.17	\$ 85,931.19
SUBTOTAL - PART 4				\$ 219,575.19
TOTAL (PARTS 1-4)				\$ 1,359,608.67

Exhibit B

Master Assessment Methodology for Expansion Area Project



MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

PREPARED FOR THE

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS
(Expansion Area Project)

July 29, 2022

SPECIAL DISTRICT SERVICES, INC
2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 **INTRODUCTION**

The Everlands Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Bay (the “City”) in Brevard, Florida (the “County”). The District was established on March 5, 2020, by Ordinance No.2020-17 enacted by the City Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below. The District before the addition of the herein defined Expansion Area contained 50.4 +/- gross acres and is being developed as a master planned residential community (the “development”). The Development includes the entire District as expanded on September 16, 2021, by Ordinance No. 2021-51. This Master Special Assessment Methodology Report (the “Master Report”) addresses 291.11 +/- gross acres (the “Expansion Area”) of land adjacent to the current District boundary and now a part of the District boundaries (See attached **Exhibit “A”**) and the plan of development which currently contemplates approximately 840 residential dwelling units for the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
Duplex	150 Dwelling units
Townhome	234 Dwelling units
SF 40’	228 Dwelling units
SF 50’	166 Dwelling units
SF 60’	62 Dwelling units

The District anticipates issuing approximately \$27,225,000.00 of tax exempt Special Assessment Bonds (the “Bonds”) in one or more series for the purpose of financing all or a portion of the construction of certain public infrastructure improvements within the Expansion Area; as more specifically described in the Everlands Community Development District Phase 2 Engineer’s Report dated July 20, 2022 (the “Engineer’s Report”), prepared by B.S.E. Consultants, Inc. (the “District’s Engineer”).

This Master Report will equitably allocate the costs being incurred by the District to provide public infrastructure improvements to all of the assessable lands within the Expansion Area. The implementation of the public improvements will convey special and peculiar benefits to the assessable properties in the Expansion Area. The Bonds issued to finance the public improvements will be repaid through the levy of non-ad valorem special assessments on all assessable property within the Expansion Area.

2.0 **PROJECTS TO BE FUNDED BY THE DISTRICT**

The District intends to finance all or a portion of the construction of the public infrastructure improvements associated with the development of the Expansion Area, including, but not limited to, , stormwater management system, water distribution system, the sanitary sewer system off-site utilities

and other related improvements (the “Project”). The Project, as designed, is an integrated system of facilities that provides specific benefits to all of the lands within the Expansion Area. The total cost of the Project is currently estimated to be \$22,503,843. A detail of the estimated Project costs for the development is included herein on **Table A**.

The Project has been designed to be functional and confer special benefits to all the lands in the Expansion Area. Any portion of the Project costs not financed through the issuance of Bonds will be paid for by Lennar Homes, LLC (the “Developer”).

Each component of the infrastructure works as a system to provide benefits to the assessable lands in the Expansion Area. It is useful to consider three (3) distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the plan of development have received a certificate of occupancy (CO). This condition exists when the infrastructure is financed prior to any development. In the undeveloped state all the lands within the Expansion Area are deemed to receive benefit from the Project and all of the lands within the Expansion Area will be assessed to repay the Bonds. These assessments would be calculated on an equal acreage basis.

The second condition is “on-going development”. During this stage the installation of infrastructure has commenced. Additionally, the plan of development has started to unfold. Therefore, each platted unit would be assigned a proportionate amount of the total debt service special assessments to be levied to pay debt service on the Bonds. The remaining unassigned debt would continue to fall on the balance of the unplatted land and the unplatted land would continue to be assessed on an equal acre basis.

The third condition is the “completed development state”. In this condition the entire plan of development is in place and the total Bond debt has been assigned as specific assessments to each development unit within the Expansion Area as shown herein on **Table F**.

Construction and/or acquisition and maintenance obligations by the District for its proposed infrastructure improvements are described as follows:

All of the surface water management and drainage system will be constructed by the Developer and will be acquired by the District To the extent of available proceeds of the Bonds. The District will be responsible for the operation and maintenance of the system retained by the District and serve the District.

The water distribution and wastewater collection sewer systems will be constructed by the Developer and will be acquired by the District to the extent of available proceeds of the Bonds and dedicated to the City of Palm Bay Utility Department upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of City of Palm Bay Utility Department. In the event the connection charges are paid by the Developer these charges are being paid for and on behalf of the District.

Other construction items such as off-site utilities consisting of but not limited to general utilities, water main, force main, and sitework. The District will be responsible for the operation and maintenance of the portion of the system retained by the District which serves the Development.

The construction costs identified in this report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction, acquisition, operation and maintenance of all or a portion of the Project, the District will impose non-ad valorem special assessments on all benefited real property in the Expansion Area. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property within the Expansion Area would not be possible. The improvements, which will be funded through these special assessments, include only facilities which may be undertaken by a community development district under Chapter 190, *F.S.* This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, *F.S.*; and will be supplemented with one or more Supplemental Methodology Reports, as needed, to describe the actual terms and conditions at the time of issuance of one or more series of the proposed Bonds.

In summary, special assessments may be made only: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to methods that the governing body of the jurisdiction determines. The assessments placed upon all benefited properties in the Expansion Area must be sufficient to cover the debt service of the Bonds that will be issued for financing the Project. In addition to the special assessments imposed for debt service, the District will also levy an annual operations and maintenance special assessment to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The special assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments for the Development within the Expansion Area within the District, two (2) interrelated factors were used:

- A. Allocation of Benefit: Each parcel of assessable land within the Expansion Area within the District benefits from the proposed improvements.
- B. Cost/Benefit: The special assessments imposed on each assessable parcel of land within the Expansion Area within the District cannot exceed the value of the benefits provided to such parcel.

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the Expansion Area within the District as a whole. The Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit. Therefore, for the purpose of this Master Report each 50 foot single family residential unit will be assigned one (1) ERU. The proposed land uses will be assigned as follows in **Table 2**.

Table 2 – Equivalent Residential Unit (ERU)

<u>Product Type</u>	<u># of Units</u>	<u>ERU</u>
Duplex	150	0.926
Townhome	234	0.889
SF 40'	228	0.963
SF 50'	166	1.000
SF 60'	62	1.019
Total Units	840	

The Assessments will initially be levied across all the gross acreage in the Expansion Area within the District. The lien will shift to the parcels in the Expansion Area within the District, as represented in **Table F** upon platting on a first platted, first assigned bases.

The amount of the assessments that will shift to platted lots is based on the schedule in **Table F**. Land that is sold in the District prior to platting will have a lien amount attached to the parcel that is equal to the development rights conveyed with such parcel and type of planned use. Assessment will then be assigned in accordance with **Table F**. As platting occurs the debt assessment will be assigned on a first platted first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Table F**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

Given the District's land use plan and the type of infrastructure to be funded by the special assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may not be applicable and it may be necessary for the District to revise this methodology.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments relating to the Project will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; F.S. or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S. or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and operation and maintenance assessment amounts by 0.94.

6.0 FINANCING STRUCTURE

The estimated cost of the Project is approximately \$22,503,843. The construction program and the estimated costs associated therewith are identified herein on **Table A**. A portion of the capital improvements comprising the Project is assumed to be financed by the Bonds, which, when issued will be payable from and secured by special assessments levied annually on all assessable properties in the Expansion Area. Based on the current market conditions, the total aggregate principal amount of the Bonds proposed to be issued for the Project is anticipated to be approximately \$27,225,000 as shown herein on **Table B**. The proceeds of the Bonds will provide approximately \$22,503,843 for the Project and related costs. The sizing of the Bonds is assumed to include capitalized interest, a debt service reserve fund equal to the maximum annual net debt service and other costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and benefits, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District (estimated at \$22,503,843) is initially based on the estimated number of residential dwelling units (840 units) projected to be developed within the Expansion Area and benefited by the infrastructure improvements. Based on an anticipated Bond size of approximately \$27,225,000 at an assumed interest rate of 6.5%, the maximum annual debt service for the Bonds as shown herein on **Table E**, is estimated to be approximately \$2,084,821, which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential unit is assessed no more than their pro-rata amount of the maximum annual debt service shown herein on **Table E**, the District will be required to perform a true-up analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling units. The District shall, at the time a plat or re-plat is submitted to the County:

A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is 840 residential dwelling units ("Total Assessable Units").

B. Ascertain the number of assessable residential dwelling units in the proposed plat or re-plat and all prior plats ("Planned Assessable Units").

C. Ascertain the current amount of potential remaining assessable dwelling units ("Remaining Assessable Units").

If the Planned Assessable Units are equal to the Total Assessable Units no action would be required at that time. However, if the sum of the Planned Assessable Units and the Remaining Assessable Units are less than 840 residential dwelling units, the Developer will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds such that the amount of debt service allocated to each Planned Assessable Unit does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Units been 840 residential dwelling units. Conversely, if the Planned Assessable Units is greater than the Total Assessable Units, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into the Expansion Area within the District which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As described above, the debt associated with the District's improvement plan will be initially distributed on an equal acreage basis across all of the gross acreage within the Expansion Area as outlined herein on **Table F** and as described in **Exhibit "A"** attached hereto. As plats are approved lots/units will be assessed in the manner described herein.

The lands within the Expansion Area boundaries consist of 291.11 +/- acres as described in **Exhibit "A"** attached hereto. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately \$27,225,000. For the purpose of this Master Report each gross acre will be assigned approximately \$93,521.35 of par Bond debt as described herein on **Table F**. Prior to final platting approval the assessments levied against the lands/lots within the Expansion Area will be apportioned on a gross acre basis. Therefore, each assessable gross acre of land in the Expansion Area will be assessed annually approximately \$7,619, which has been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes, as described herein on **Table E**.

When fully developed the Expansion Area is planned for a total of 840 dwelling units as identified herein on **Tables C** and **D**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Everlands Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Everlands Community Development District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
EXPANSION AREA**

	TOTAL
<u>EARTHWORK</u>	<u>\$ 1,440,000</u>
<u>STORMWATER/DRAINAGE</u>	<u>\$ 14,008,314</u>
<u>WATER MAIN</u>	<u>\$ 2,336,220</u>
<u>SANITARY SEWER, LIFT STATION & FORCE MAIN</u>	<u>\$ 3,359,700</u>
<u>OFFSITE UTILITIES - GENERAL</u>	<u>\$ 94,713</u>
<u>OFFSITE UTILITIES - WATER MAIN</u>	<u>\$ 666,603</u>
<u>OFFSITE UTILITIES - FORCE MAIN</u>	<u>\$ 378,717</u>
<u>OFFSITE UTILITIES - SITEWORK</u>	<u>\$ 219,575</u>
<u>TOTAL</u>	<u>\$ 22,503,843</u>

TABLE B

BOND SIZING

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
EXPANSION AREA**

	BOND SIZING
Par Amount*	\$ 27,225,000 *
Debt Service Reserve Fund (DSRF)	\$ (2,084,821)
Capitalized Interest	\$ (1,769,625)
Issuance Costs	\$ (866,711)
Construction Funds	\$ 22,503,843
Bond Interest Rate	6.50%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

EXPANSION AREA

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Duplex	150	0.926	138.89	\$ 3,928,561	\$ 26,190
Townhome	234	0.889	208.00	\$ 5,883,412	\$ 25,143
40'	228	0.963	219.56	\$ 6,210,269	\$ 27,238
50'	166	1.000	166.00	\$ 4,695,416	\$ 28,286
60'	62	1.019	63.15	\$ 1,786,186	\$ 28,809
TOTAL	840	N/A	795.59	\$ 22,503,843	N/A

*Rounded

TABLE D**ALLOCATION OF BOND DEBT****EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
EXPANSION AREA**

Product	Number of Units by Type	ERU Factor*	Total ERUs*	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Duplex	150	0.926	138.89	\$ 4,752,747	\$ 31,685
Townhome	234	0.889	208.00	\$ 7,117,713	\$ 30,418
40'	228	0.963	219.56	\$ 7,513,142	\$ 32,952
50'	166	1.000	166.00	\$ 5,680,483	\$ 34,220
60'	62	1.019	63.15	\$ 2,160,915	\$ 34,853
TOTAL	840	N/A	795.59	\$ 27,225,000	N/A

*Preliminary, subject to change

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

EXPANSION AREA

		2022 Series Bond Debt
1	Maximum Annual Debt Service	\$ 2,084,820.87
2	Maximum Annual Debt Service Assessment to be Collected	\$ 2,217,894.54 *
3	Total Number of Gross Acres	291.11 **
4	Maximum Annual Debt Service per Gross Acre	\$7,618.75
5	Total Number of Residential Units Planned	840
6	Maximum Annual Debt Service per Unit Type	See Table F

*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.

**Gross acreage for Expansion Area only.

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
EXPANSION AREA

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
Duplex	150	0.926	138.89	\$ 2,581	\$ 387,184
Townhome	234	0.889	208.00	\$ 2,478	\$ 579,847
40'	228	0.963	219.56	\$ 2,684	\$ 612,061
50'	166	1.000	166.00	\$ 2,788	\$ 462,763
60'	62	1.019	63.15	\$ 2,839	\$ 176,040
TOTAL	840	N/A	795.59	N/A	\$ 2,217,895

*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.

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
Gross Acreage	291.11	\$ 7,618.75	\$ 93,521.35	\$ 27,225,000
TOTALS		N/A	N/A	\$ 27,225,000

*Preliminary, subject to change

**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.

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE

PALM VISTA EAST CDD EXPANSION DESCRIPTION

PALM VISTA EVERLANDS

A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AND RUN N00°42'46"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 112.52 FEET; THENCE S89°44'39"W A DISTANCE OF 47.01 FEET TO THE NORTH RIGHT-OF-WAY OF WATER CONTROL DISTRICT OF BREVARD CANAL NUMBER ONE (A 225 FOOT RIGHT-OF-WAY); THENCE S89°44'39"W ALONG SAID NORTH LINE OF CANAL NUMBER ONE A DISTANCE OF 831.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S89°44'39"W, ALONG SAID NORTH RIGHT-OF-WAY OF CANAL NUMBER ONE, A DISTANCE OF 1759.16 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE N0°38'41"E, ALONG SAID WEST LINE OF SECTION 28, A DISTANCE OF 6.00 FEET; THENCE S89°48'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CANAL NUMBER ONE (A 237 FOOT RIGHT-OF-WAY), A DISTANCE OF 69.08 FEET TO THE SOUTHEAST CORNER OF ST JOHNS HERITAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID ST JOHNS HERITAGE PARKWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) N00°41'01"E, A DISTANCE OF 343.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 14°28'43", A CHORD LENGTH OF 680.48 FEET AND A CHORD BEARING OF N07°55'20"E), A DISTANCE OF 682.29 FEET TO THE END OF SAID CURVE; 3) THENCE N15°09'41"E, A DISTANCE OF 258.03 FEET TO THE SOUTHWEST CORNER OF PACE DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PACE DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°57'24", A CHORD DISTANCE OF 49.48 FEET, AND A CHORD BEARING OF N60°08'24"E), A DISTANCE OF 54.95 FEET TO THE END OF SAID CURVE; 2) THENCE S74°52'54"E, A DISTANCE OF 222.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 27°34'32", A CHORD LENGTH OF 543.38 FEET, AND A CHORD BEARING OF S88°40'09"E), A DISTANCE OF 548.66 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 32°56'36", A CHORD LENGTH OF 850.62 FEET, AND A CHORD BEARING OF S85°59'07"E), A DISTANCE OF 862.45 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1542.49 FEET, A CENTRAL ANGLE OF 00°26'48", A CHORD LENGTH OF 12.02 FEET, AND A CHORD BEARING OF S69°44'13"E), A DISTANCE OF 12.02 FEET TO THE NORTHWEST CORNER OF PARCEL G, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5468, PAGE 6880, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°07'38"E, ALONG THE WEST LINE OF SAID PARCEL G, A DISTANCE OF 1155.02 FEET TO THE POINT OF BEGINNING. CONTAINING 50.4 ACRES MORE OR LESS.

TOGETHER WITH

PALM VISTA EAST EXPANSION AREA

PART OF THOSE LANDS LYING NORTH OF PACE DRIVE, EAST OF ST. JOHNS HERITAGE PARKWAY, SOUTH OF EMERSON DRIVE AND WEST OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59, LYING AND BEING IN SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PACE DRIVE, (AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN N00°42'46"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59, A DISTANCE OF 4024.65 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE N89°45'59"E, ALONG SAID NORTH LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE N00°44'56"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1489.36 FEET TO THE SOUTHEAST CORNER OF SAID EMERSON DRIVE, (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE WESTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1390.00 FEET, A CENTRAL ANGLE OF 11°58'18", A CHORD LENGTH OF 289.91 FEET AND A CHORD BEARING OF S84°04'50"W), A DISTANCE OF 290.44 FEET TO THE END OF SAID CURVE; THENCE S78°05'41"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 05°23'59", A CHORD LENGTH OF 155.45 FEET AND A CHORD BEARING OF S80°47'41"W), A DISTANCE OF 155.50 FEET TO THE NORTHEAST CORNER OF COMMERCIAL PARCELS C-10 THROUGH C-12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S00°40'06"W, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 312.92 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; THENCE N89°19'54"W, ALONG THE SOUTH LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 899.66 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; THENCE ALONG THE WEST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 08°38'41", A CHORD LENGTH OF 137.17 FEET AND A CHORD BEARING OF N03°39'15"W), A DISTANCE OF 137.30 FEET TO THE END OF SAID CURVE; 2) THENCE N00°40'06"E A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF N45°40'06"E), A DISTANCE OF 54.98 FEET TO A CUSP OF CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE; THENCE N89°19'54"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO A CUSP OF CURVE AND A POINT ON THE BOUNDARY OF COMMERCIAL PARCELS C-13 THROUGH C-16, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF S44°19'54"E) A DISTANCE OF 54.98 FEET TO THE END OF SAID CURVE; 2) THENCE S00°40'06"W A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 07°56'29", A CHORD LENGTH OF 137.11 FEET AND A CHORD BEARING OF S03°18'09"E), A DISTANCE OF 137.22 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16; 4) THENCE N89°19'54"W A DISTANCE OF 1052.38 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16 AND A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID ST. JOHNS HERITAGE PARKWAY, (A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2200.00 FEET, A CENTRAL ANGLE OF 06°09'07", A CHORD LENGTH OF 236.11 FEET AND A CHORD BEARING OF S11°13'05"W), A DISTANCE OF 236.22 FEET TO THE A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 14°17'39", A CHORD LENGTH OF 671.85 FEET AND A CHORD BEARING OF S07°08'50"W), A DISTANCE OF 673.60 FEET TO THE END OF SAID CURVE; 3) THENCE S00°00'00"E A DISTANCE OF 58.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4500.00 FEET, A CENTRAL ANGLE OF 17°24'15", A CHORD LENGTH OF 1361.68 FEET AND A CHORD BEARING OF S08°42'08"E), A DISTANCE OF 1366.93 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 18°06'58", A CHORD LENGTH OF 850.15 FEET AND A CHORD BEARING OF S08°20'46"E), A DISTANCE OF 853.70 FEET TO THE END OF SAID CURVE; 6) THENCE S00°42'43"W A DISTANCE OF 893.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2697.00 FEET, A CENTRAL ANGLE OF 14°26'59", A CHORD LENGTH OF 678.37 FEET AND A CHORD BEARING OF S07°56'12"W), A DISTANCE OF 680.17 FEET TO THE END OF SAID CURVE; 8) THENCE S15°09'41"W A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF SAID PACE DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PACE DRIVE, THE FOLLOWING 6 (SIX) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°02'36" A CHORD LENGTH OF 49.52 FEET AND A CHORD BEARING OF S29°51'36"E), A DISTANCE OF 55.00 FEET TO THE END OF SAID CURVE; 2) THENCE S74°52'54"E A DISTANCE OF 221.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 27°34'32", A CHORD LENGTH OF 505.25 FEET AND A CHORD BEARING OF S88°40'09"E), A DISTANCE OF 510.16 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1580.00 FEET, A CENTRAL ANGLE OF 32°56'36", A CHORD LENGTH OF 895.99 FEET AND A CHORD BEARING OF S85°59'07"E), A DISTANCE OF 908.45 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1462.49 FEET, A CENTRAL ANGLE OF 20°44'51", A CHORD LENGTH OF 526.69 FEET AND A CHORD BEARING OF S79°53'15"E), A DISTANCE OF 529.58 FEET TO THE END OF SAID CURVE; 6) THENCE N89°44'20"E A DISTANCE OF 298.01 FEET TO THE POINT OF BEGINNING. CONTAINING 291.11 ACRES, MORE OR LESS.

CONTAINING 341.51 NET ACRES, +/-



Digitally signed by Leslie E Howard
DN: c=US, o=BSE CONSULTANTS
INC.,
ou=A01410C000016C70B79A9D0
00084416, cn=Leslie E Howard
Date: 2021.03.04 14:18:23 -05'00'

LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611



PALM VISTA EAST CDD EXPANSION

B.S.E. CONSULTANTS, INC.

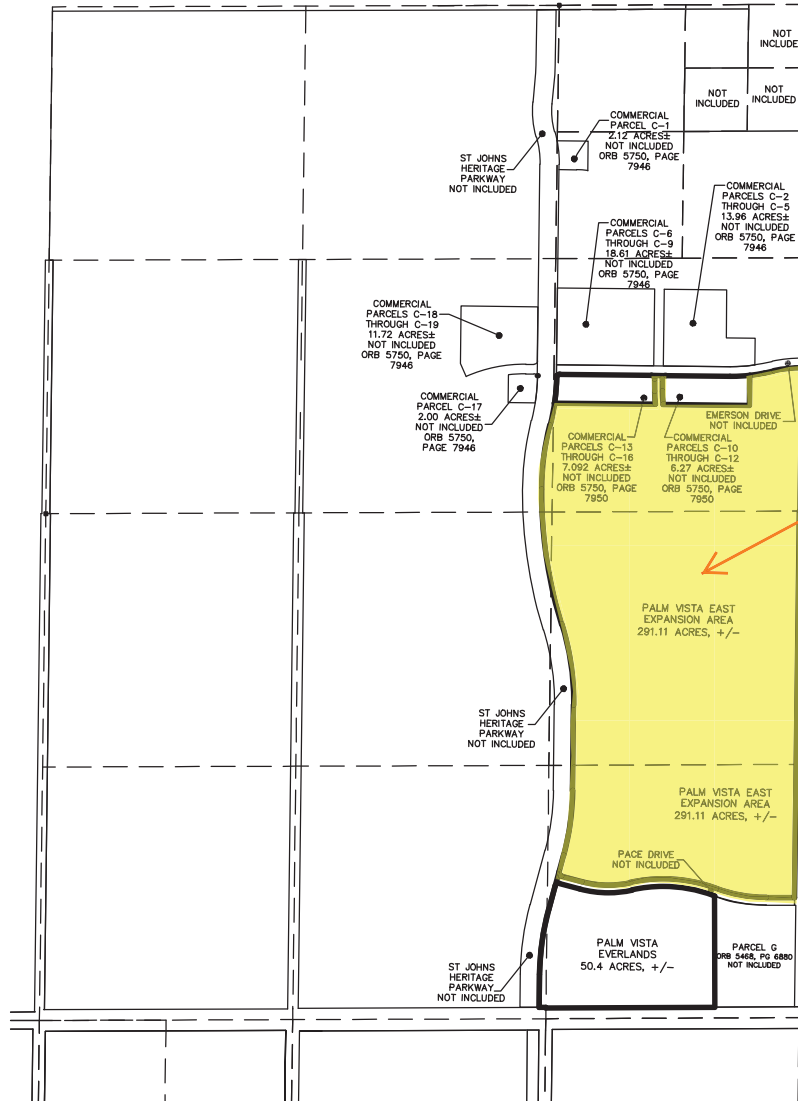
CONSULTING - ENGINEERING - LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159

CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

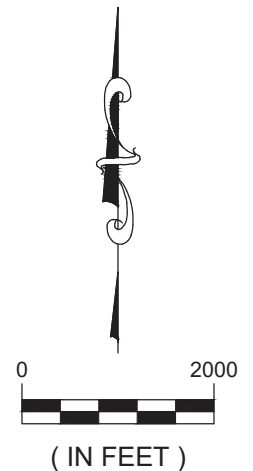
DATE: 03/04/2021
DESIGN/DRAWN: LEH
DRAWING# 10860500_100_002
PROJECT# 10860.500
SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE



**AREA INCLUDED
IN PHASE 2
ENGINEER'S
REPORT
291.11 AC**

PALM VISTA EVERLANDS = 50.4 ACRES, +/-
PALM VISTA EAST EXPANSION AREA = 291.11 ACRES, +/-
TOTAL PALM VISTA EAST CDD WITH EXPANSION = 341.51 ACRES, +/-



PALM VISTA EAST CDD EXPANSION



B.S.E. CONSULTANTS, INC.

CONSULTING - ENGINEERING - LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901

PHONE: (321) 725-3674 FAX: (321) 723-1159

CERTIFICATE OF BUSINESS AUTHORIZATION: 4905

CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 03/04/2021

DESIGN/DRAWN: LEH

DRAWING# 10860500_100_002

PROJECT# 10860.500

SHEET 2 OF 2

Exhibit C

Final Assessment Roll

Exhibit "C"
Final Assessment Roll

Property ID	Parcel ID*	Owner	Acres	Annual Assessment Amount **	Principal Amount
3017369	28-36-28-00-3	DRP FL 6 LLC	214.1	\$1,631,174.54	\$20,022,920.89
2803857	28-36-21-00-1	DRP FL 6 LLC	77.01	\$586,720.00	\$7,202,079.11
Total			291.11	\$2,217,894.54	\$27,225,000.00

Footnotes: *Parcels lying wholly or partially within the Expansion Area.

 **Annual Assessment Amounts are 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.