

ORDINANCE NO. 2018- 14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2017); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

RECITALS

WHEREAS, NGMB Properties, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached Exhibit A, to be included in the District, petitioned the St. Johns County Board of Commissioners ("County") to adopt an ordinance establishing the Parkland Preserve Community Development District ("District"), with petition attached as Exhibit B, pursuant to Chapter 190, Florida Statutes (2017); and

WHEREAS, Petitioner is a Florida limited liability company; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on March 20, 2018; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:

SECTION 1. The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2017).

SECTION 3. DISTRICT NAME. There is hereby established a Community Development District situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Parkland Preserve Community Development District".

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 267.39 acres of land. The site is generally located north of International Golf Parkway, east of Interstate 95, and abutting the end of Parkland Trail, entirely within unincorporated St. Johns County, Florida.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), Florida Statutes (2017); security powers in accordance with Section 190.012(2)(d), Florida Statutes (2017); and waste collection and disposal powers in accordance with Section 190.012(2)(f), Florida Statutes (2017).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Mohammad Bataineh, Sarah Ascha, Nasrullah Ghafoor, Allya Maqsood, and Michael Balanky. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20 DAY OF MARCH, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY**

BY: Henry Dean
Henry Dean, Chair

MAR 22 2018
Rendition Date

ATTEST: Hunter S. Conrad, CLERK

BY: Wenne King
Deputy Clerk

EFFECTIVE DATE: _____

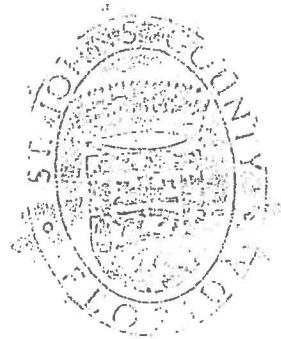


Exhibit A –
Legal Description

Parkland Preserve CDD

Overall Parcel Legal Description

"OVERALL PARCEL"

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1304.95 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 89°11'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 552.14 FEET; THENCE NORTH 00°48'47" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 199.08 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.79 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 30°07'05" EAST AND A CHORD DISTANCE OF 177.85 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°02'56" EAST, A DISTANCE OF 40.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.13 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 46°10'01" EAST AND A CHORD DISTANCE OF 49.57 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°17'06" EAST, A DISTANCE OF 23.56 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.48 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 09°05'57" WEST AND A CHORD DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING AND A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.84 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 74°01'39" WEST AND A CHORD DISTANCE OF 41.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.78 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 65°33'46" WEST AND A CHORD DISTANCE OF 109.37 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°41'42" WEST, A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.38 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 60°56'50" WEST AND CHORD DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°11'59" WEST, A DISTANCE OF 188.43 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.52 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 62°41'49" WEST AND CHORD DISTANCE OF 99.06 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°11'39" WEST, DISTANCE OF 124.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.06 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 45°55'50" WEST AND CHORD DISTANCE OF 75.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE

BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 285.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 194.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°10'09" WEST AND CHORD DISTANCE OF 190.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°40'16" WEST, A DISTANCE OF 107.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°03'50" WEST AND CHORD DISTANCE OF 45.96 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°27'25" WEST, A DISTANCE OF 183.72 FEET; THENCE SOUTH 89°01'03" WEST, A DISTANCE OF 26.81 FEET; THENCE NORTH 88°25'19" WEST, A DISTANCE OF 69.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°56'39" WEST AND CHORD DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°31'31" EAST AND CHORD DISTANCE OF 51.21 FEET TO A POINT OF CUSP OF SAID CURVE, SAID POINT LYING ON THE EASTERLY LINE OF A 100 FOOT EASEMENT FOR INGRESS AND EGRESS KNOWN AS PARKLAND TRAIL EXTENSION; THENCE NORTH 32°50'35" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 157.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG LAST SAID EASTERLY LINE, AN ARC DISTANCE OF 665.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°47'57" EAST AND CHORD DISTANCE OF 591.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°27'01" EAST, ALONG THE SOUTH LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 139.26 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID PARKLAND TRAIL EXTENSION; THENCE SOUTH 62°27'01" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 34.39 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°32'59" WEST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32'59" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 183.01 FEET; THENCE NORTH 88°45'54" EAST, DEPARTING SAID EASTERLY LINE OF PARKLAND TRAIL EXTENSION, A DISTANCE OF 49.95 FEET; THENCE NORTH 74°46'10" EAST, A DISTANCE OF 57.56 FEET; THENCE NORTH 37°44'11" EAST, A DISTANCE OF 24.26 FEET; THENCE NORTH 06°19'11" EAST, A DISTANCE OF 222.96 FEET; THENCE NORTH 34°26'35" EAST, A DISTANCE OF 74.84 FEET; THENCE NORTH 12°00'48" EAST, A DISTANCE OF 45.97 FEET; THENCE NORTH 43°50'38" EAST, A DISTANCE OF 113.72 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 294.29 FEET; THENCE NORTH 62°27'01" EAST, A DISTANCE OF 59.69 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 99.92 FEET; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 552.21 FEET; THENCE NORTH 59°28'13" WEST, A DISTANCE OF 73.98 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 473.60 FEET; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 188.34 FEET; THENCE SOUTH 73°48'39" WEST, A DISTANCE OF 108.29 FEET; THENCE SOUTH 66°48'05" WEST, A DISTANCE OF 63.87 FEET; THENCE SOUTH 60°38'32" WEST, A DISTANCE OF 61.59 FEET; THENCE SOUTH 43°27'07" WEST, A DISTANCE OF 43.90 FEET; THENCE SOUTH 34°19'49" WEST, A DISTANCE OF 83.28 FEET; THENCE SOUTH 14°32'06" WEST, A DISTANCE OF 129.04 FEET;

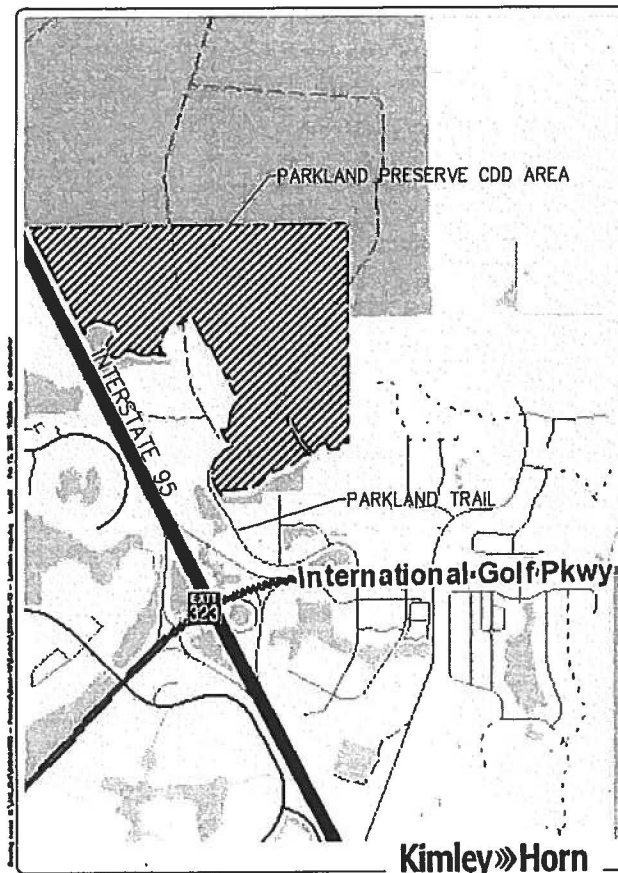
THENCE SOUTH 07°31'26" WEST, A DISTANCE OF 60.12 FEET; THENCE SOUTH 04°14'11" EAST, A DISTANCE OF 44.68 FEET; THENCE SOUTH 20°46'51" EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 55°10'32" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 87°08'15" EAST, A DISTANCE OF 16.81 FEET; THENCE SOUTH 08°06'07" WEST, A DISTANCE OF 14.93 FEET; THENCE NORTH 85°23'09" WEST, A DISTANCE OF 16.37 FEET; THENCE NORTH 75°57'50" WEST, A DISTANCE OF 136.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°22'28" WEST AND CHORD DISTANCE OF 25.31 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°42'45" WEST, A DISTANCE OF 88.36 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°51'31" WEST AND CHORD DISTANCE OF 104.51 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°59'44" WEST, A DISTANCE OF 7.88 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69°34'31" WEST AND CHORD DISTANCE OF 94.45 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°09'20" WEST, A DISTANCE OF 49.18 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°29'58" WEST AND CHORD DISTANCE OF 101.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°09'15" WEST, A DISTANCE OF 132.30 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°59'24" WEST AND CHORD DISTANCE OF 130.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 222.41 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°51'40" WEST AND CHORD DISTANCE OF 182.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 133.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°51'40" EAST AND CHORD DISTANCE OF 128.91 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56°18'35" EAST, A DISTANCE OF 62.38 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°00'19" WEST AND CHORD DISTANCE OF 163.55 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°19'14" WEST, A DISTANCE OF 220.75 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°05'30" WEST AND CHORD DISTANCE OF 57.10 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°30'15" WEST, A DISTANCE OF 35.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°25'44" WEST AND CHORD DISTANCE OF 17.69 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°21'15" WEST, A DISTANCE OF 78.11 FEET TO A POINT OF

CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°24'24" WEST AND CHORD DISTANCE OF 136.27 FEET; THENCE SOUTH 69°02'09" WEST, DEPARTING LAST SAID CURVE, A DISTANCE OF 19.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE NORTH 27°32'59" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1837.35 FEET; THENCE NORTH 89°18'55" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 4946.39 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 11; THENCE SOUTH 00°11'37" EAST, ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 3389.97 FEET; THENCE SOUTH 87°42'34" WEST, DEPARTING SAID WEST LINE OF THE EAST 1/2 OF SAID SECTION 11, A DISTANCE OF 109.26 FEET; THENCE SOUTH 05°06'54" WEST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 58°36'45" WEST, A DISTANCE OF 39.21 FEET; THENCE SOUTH 86°39'45" WEST, A DISTANCE OF 54.76 FEET; THENCE SOUTH 79°39'44" WEST, A DISTANCE OF 61.29 FEET; THENCE NORTH 70°58'44" WEST, A DISTANCE OF 39.14 FEET; THENCE NORTH 27°10'44" WEST, A DISTANCE OF 35.40 FEET; THENCE NORTH 12°25'58" WEST, A DISTANCE OF 56.21 FEET; THENCE SOUTH 88°16'56" WEST, A DISTANCE OF 65.09 FEET; THENCE SOUTH 63°46'06" WEST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 34°10'29" WEST, A DISTANCE OF 71.89 FEET; THENCE SOUTH 43°08'57" WEST, A DISTANCE OF 64.70 FEET; THENCE NORTH 46°51'03" WEST, A DISTANCE OF 106.53 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°12'01" WEST AND CHORD DISTANCE OF 196.14 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°27'01" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF CUSP OF SAID CURVE; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°32'59" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°32'59" EAST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 217.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°12'01" EAST AND CHORD DISTANCE OF 216.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°51'03" EAST, A DISTANCE OF 90.09 FEET; THENCE SOUTH 38°38'39" WEST, A DISTANCE OF 5.13 FEET TO THE POINT OF BEGINNING. CONTAINING 267.39 ACRES MORE OR LESS.

Exhibit B –

The Petition and Statement of Estimated Regulatory Costs

Petition to Establish the Parkland Preserve Community Development District



February 13, 2018
(revised)

Submitted by:

Maik Aagaard
DPFG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, FL 32746
Office: (321) 263-0132; Ext. 4201

**Petition to Establish the
Parkland Preserve Community Development District**

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Petition To Establish The Parkland Preserve Community Development District

Petitioner, NGMB Properties, LLC, a Florida limited liability company, (herein referred to as "**Petitioner**"), petitions the Board of County Commissioners of St Johns County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Parkland Preserve Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. The Petitioner is NGMB Properties, LLC, a Florida limited liability company, whose mailing address is 1478 Riverplace Boulevard, Suite #107, Jacksonville, Florida 32207.
2. The land area to be served by the District is a parcel of unimproved real property containing approximately 267.39 acres. All of the land in the proposed District is in the unincorporated portion of St. Johns County. A map showing the general location of the project is attached as **Exhibit A**.
3. A metes and bounds legal descriptions of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded.
4. The written consent to the establishment of the District by the landowner, as defined in Section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.
5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.
6. The proposed name of the District is the Parkland Preserve Community Development District (hereinafter in the attached exhibits referred to as "**Parkland Preserve CDD**"). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.
8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Exhibit F**. Section 190.005(1)(a)6, Florida Statutes. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described, a property owners' association will assume such rights and obligations. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.
9. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved St Johns County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(1)(a)7, Florida Statutes. A copy of the pertinent portion of the St. Johns County Land Use Element is attached as **Exhibit G**.
10. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, are attached as composite **Exhibit H**, Section 190.005(1)(a)8, Florida Statutes.
11. The property within the proposed District is amenable to operation as an independent special district for the following reasons:
 - a. Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved St. Johns County Comprehensive Plan.
 - b. The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

- c. The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit St. Johns County and its residents outside the District by increasing the ad valorem tax base of St Johns County and generating water and wastewater impact fees which will assist St. Johns County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.
 - d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.
12. The Petitioner is also requesting the County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes, (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes, and (3) Waste Collection and Disposal Powers in accordance with section 190.012(2)(f), Florida Statutes.

Exhibit B – Metes and Bounds Legal Description

Overall Parcel Legal Description

"OVERALL PARCEL"

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1304.95 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 89°11'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 552.14 FEET; THENCE NORTH 00°48'47" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 199.08 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°07'05" EAST AND A CHORD DISTANCE OF 177.85 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°02'56" EAST, A DISTANCE OF 40.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°10'01" EAST AND A CHORD DISTANCE OF 49.57 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°17'06" EAST, A DISTANCE OF 23.56 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°05'57" WEST AND A CHORD DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING AND A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°01'39" WEST AND A CHORD DISTANCE OF 41.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°33'46" WEST AND A CHORD DISTANCE OF 109.37 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°41'42" WEST, A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 60°56'50" WEST AND CHORD DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°11'59" WEST, A DISTANCE OF 188.43 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 62°41'49" WEST AND CHORD DISTANCE OF 99.06 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°11'39" WEST, DISTANCE OF 124.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°55'50" WEST AND CHORD DISTANCE OF 75.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 285.77 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 194.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°10'09" WEST AND CHORD DISTANCE OF 190.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°40'16" WEST, A DISTANCE OF 107.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°03'50" WEST AND CHORD DISTANCE OF 45.96 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°27'25" WEST, A DISTANCE OF 183.72 FEET; THENCE SOUTH 89°01'03" WEST, A DISTANCE OF 26.81 FEET; THENCE NORTH 88°25'19" WEST, A DISTANCE OF 69.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°56'39" WEST AND CHORD DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°31'31" EAST AND CHORD DISTANCE OF 51.21 FEET TO A POINT OF CUSP OF SAID CURVE, SAID POINT LYING ON THE EASTERLY LINE OF A 100 FOOT EASEMENT FOR INGRESS AND EGRESS KNOWN AS PARKLAND TRAIL EXTENSION; THENCE NORTH 32°50'35" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 157.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG LAST SAID EASTERLY LINE, AN ARC DISTANCE OF 665.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°47'57" EAST AND CHORD DISTANCE OF 591.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°27'01" EAST, ALONG THE SOUTH LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 139.26 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID PARKLAND TRAIL EXTENSION; THENCE SOUTH 62°27'01" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 34.39 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°32'59" WEST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32'59" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 183.01 FEET; THENCE NORTH 88°45'54" EAST, DEPARTING SAID EASTERLY LINE OF PARKLAND TRAIL EXTENSION, A DISTANCE OF 49.95 FEET; THENCE NORTH 74°46'10" EAST, A DISTANCE OF 57.56 FEET; THENCE NORTH 37°44'11" EAST, A DISTANCE OF 24.26 FEET; THENCE NORTH 06°19'11" EAST, A DISTANCE OF 222.96 FEET; THENCE NORTH 34°26'35" EAST, A DISTANCE OF 74.84 FEET; THENCE NORTH 12°00'48" EAST, A DISTANCE OF 45.97 FEET; THENCE NORTH 43°50'38" EAST, A DISTANCE OF 113.72 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 294.29 FEET; THENCE NORTH 62°27'01" EAST, A DISTANCE OF 59.69 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 99.92 FEET; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 552.21 FEET; THENCE NORTH 59°28'13" WEST, A DISTANCE OF 73.98 FEET; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 473.60 FEET; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 188.34 FEET; THENCE SOUTH 73°48'39" WEST, A DISTANCE OF 108.29 FEET; THENCE SOUTH 66°48'05" WEST, A DISTANCE OF 63.87 FEET; THENCE SOUTH 60°38'32" WEST, A DISTANCE OF 61.59 FEET; THENCE SOUTH 43°27'07" WEST, A DISTANCE OF 43.90 FEET; THENCE SOUTH 34°19'49" WEST, A DISTANCE OF 83.28 FEET; THENCE SOUTH 14°32'06" WEST, A DISTANCE OF 129.04 FEET; THENCE SOUTH 07°31'26" WEST, A DISTANCE OF 60.12 FEET; THENCE SOUTH 04°14'11"

EAST, A DISTANCE OF 44.68 FEET; THENCE SOUTH 20°46'51" EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 55°10'32" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 87°08'15" EAST, A DISTANCE OF 16.81 FEET; THENCE SOUTH 08°06'07" WEST, A DISTANCE OF 14.93 FEET; THENCE NORTH 85°23'09" WEST, A DISTANCE OF 16.37 FEET; THENCE NORTH 75°57'50" WEST, A DISTANCE OF 136.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°22'28" WEST AND CHORD DISTANCE OF 25.31 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°42'45" WEST, A DISTANCE OF 88.36 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°51'31" WEST AND CHORD DISTANCE OF 104.51 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°59'44" WEST, A DISTANCE OF 7.88 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69°34'31" WEST AND CHORD DISTANCE OF 94.45 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°09'20" WEST, A DISTANCE OF 49.18 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°29'58" WEST AND CHORD DISTANCE OF 101.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°09'15" WEST, A DISTANCE OF 132.30 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°59'24" WEST AND CHORD DISTANCE OF 130.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 222.41 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°51'40" WEST AND CHORD DISTANCE OF 182.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 133.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°51'40" EAST AND CHORD DISTANCE OF 128.91 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56°18'35" EAST, A DISTANCE OF 62.38 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°00'19" WEST AND CHORD DISTANCE OF 163.55 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°19'14" WEST, A DISTANCE OF 220.75 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°05'30" WEST AND CHORD DISTANCE OF 57.10 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°30'15" WEST, A DISTANCE OF 35.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°25'44" WEST AND CHORD DISTANCE OF 17.69 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°21'15" WEST, A DISTANCE OF 78.11 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF

100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°24'24" WEST AND CHORD DISTANCE OF 136.27 FEET; THENCE SOUTH 69°02'09" WEST, DEPARTING LAST SAID CURVE, A DISTANCE OF 19.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE NORTH 27°32'59" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1837.35 FEET; THENCE NORTH 89°18'55" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 4946.39 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 11; THENCE SOUTH 00°11'37" EAST, ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 3389.97 FEET; THENCE SOUTH 87°42'34" WEST, DEPARTING SAID WEST LINE OF THE EAST 1/2 OF SAID SECTION 11, A DISTANCE OF 109.26 FEET; THENCE SOUTH 05°06'54" WEST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 58°36'45" WEST, A DISTANCE OF 39.21 FEET; THENCE SOUTH 86°39'45" WEST, A DISTANCE OF 54.76 FEET; THENCE SOUTH 79°39'44" WEST, A DISTANCE OF 61.29 FEET; THENCE NORTH 70°58'44" WEST, A DISTANCE OF 39.14 FEET; THENCE NORTH 27°10'44" WEST, A DISTANCE OF 35.40 FEET; THENCE NORTH 12°25'58" WEST, A DISTANCE OF 56.21 FEET; THENCE SOUTH 88°16'56" WEST, A DISTANCE OF 65.09 FEET; THENCE SOUTH 63°46'06" WEST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 34°10'29" WEST, A DISTANCE OF 71.89 FEET; THENCE SOUTH 43°08'57" WEST, A DISTANCE OF 64.70 FEET; THENCE NORTH 46°51'03" WEST, A DISTANCE OF 106.53 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°12'01" WEST AND CHORD DISTANCE OF 196.14 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32'59" WEST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°27'01" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF CUSP OF SAID CURVE; THENCE SOUTH 62°27'01" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°32'59" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°32'59" EAST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 217.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°12'01" EAST AND CHORD DISTANCE OF 216.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°51'03" EAST, A DISTANCE OF 90.09 FEET; THENCE SOUTH 38°38'39" WEST, A DISTANCE OF 5.13 FEET TO THE POINT OF BEGINNING. CONTAINING 267.39 ACRES MORE OR LESS.

Exhibit C – Landowner’s Consent to the Establishment of the District

**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE
NORTHEAST QUADRANT COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit 1** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that Northeast Quadrant Properties, LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district, which will include the Property within the lands to be a part of the community development district, and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 14th day of 11, 2017.

NGMB Properties, LLC
A Florida limited liability company

By: 

Mohammad Bakir as Manager

Exhibit 1 –

PREPARED BY AND RETURN TO:

G. TODD COTTRILL, ESQ.
HEEKIN LAW, P.A.
4540 SOUTHSIDE BOULEVARD, SUITE 202
JACKSONVILLE, FLORIDA 32216

SPECIAL WARRANTY DEED

[NORTHEAST QUADRANT PARCELS 1-8 and 13]

THIS SPECIAL WARRANTY DEED is made and executed as of the 20th day of October, 2017 (the "Effective Date"), by **NORTHEAST QUADRANT PROPERTIES, LLC**, a Florida limited liability company ("Grantor"), whose address is 101 East Town Place, Suite 150, Saint Augustine, Florida 32092, to **NGMB PROPERTIES, LLC**, a Florida limited liability company ("Grantee") whose address is 1478 River Place Boulevard, Suite 1808, Jacksonville, Florida 32207.

WITNESSETH:

THAT in consideration of good and valuable consideration and the covenants set forth in this Deed, the receipt and sufficiency of which is acknowledged, Grantor grants, bargains, sells, conveys and confirms to Grantee, all of the real property in St. Johns County, Florida, described on the attached **Exhibit "A"** (the "Property"), together with all tenements, hereditaments, and appurtenances belonging to or in anywise appertaining to the Property.

SUBJECT TO the matters set forth in this Deed and on the attached **Exhibit "B"** (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants with Grantee that, except for the Permitted Exceptions, Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property; that the Property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantee acknowledges that the Property is located within the Saint Johns master planned community, development of which is authorized by the Saint Johns Development of Regional Impact Order Resolution No. 91-130 (as amended, the "Saint Johns DRI") and St. Johns County Planned Unit Development Ordinance No. 91-36 (as amended, the "PUD"). By acceptance and execution of this Deed, Grantee agrees, for itself, its successors and assigns, that the Property may only be developed with up to an aggregate of either (a) 91,482 square feet of industrial development rights or (b) three hundred sixty-three (363) Senior Adult Housing-Detached lots or Senior Adult Housing-Attached units (as described in the Saint Johns DRI or PUD). Notwithstanding the foregoing limitation, nothing in this Deed assigns any development right to plat, construct or create any Senior Adult Housing-Detached lots or Senior Adult Housing-Attached units on the Property. Grantee shall only be permitted to plat, construct or create such Senior Adult Housing-Detached lots or Senior Adult Housing-Attached units pursuant to an Allocation of Development Rights executed by Grantor and recorded in the St. Johns County public records.

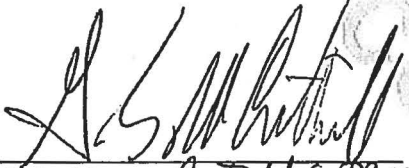
This restrictions and other provisions of this Deed shall run with title to the Property, be binding upon Grantee and all owners of the Property, or any portion thereof, and shall be enforceable by the Grantor, its successors or assigns. To the extent that Grantee, its successors or assigns shall default in its obligations pursuant to the terms of this Deed, Grantor, and its successors and assigns, shall be entitled to exercise all remedies available to them in law or in equity to enforce the rights and privileges herein contained, including specific performance, recognizing that damages may be an inadequate remedy. Notwithstanding anything to the contrary, Grantor shall have no right of reversion, and no right to rescind, revoke or amend the grant and conveyance by this Deed of the fee simple interest in the Property to Grantee, which grant and conveyance is unconditional and forever.


IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year first above written.

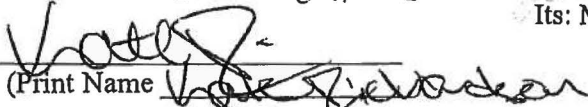
Signed, sealed and delivered
in the presence of:

GRANTOR:

NORTHEAST QUADRANT PROPERTIES, LLC, a
Florida limited liability company


(Print Name G. Todd Cottrill)

By: 
Name: Douglas M. Davis, Jr.
Its: Manager



(Print Name Douglas M. Davis, Jr.)

[CORPORATE SEAL]

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 1st day of October, 2017, by Douglas M. Davis, Jr., the Manager of NORTHEAST QUADRANT PROPERTIES, LLC, a Florida limited liability company, on behalf of the company.




(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

GRANTEE:

NGMB PROPERTIES, LLC, a Florida limited liability company

[Signature]
(Print Name Salvatore Polanco)
[Signature]
(Print Name Salvatore Polanco)

By: [Signature]
Name: Mohammad Bataneh
Its: Authorized member

STATE OF FLORIDA)
COUNTY OF Duval)SS

The foregoing instrument was acknowledged before me this 19th day of October, 2017, by Mohammad Bataneh, the authorized member of **NGMB PROPERTIES, LLC**, a Florida limited liability company, on behalf of the company.



[Signature]
(Print Name Mary E. C. Bynum)
NOTARY PUBLIC
State of Florida at Large
Commission # GG46818
My Commission Expires: [Signature]
Personally known or
Produced I.D.
[Check one of the above]
Type of Identification Produced

EXHIBIT "A"**Property****"OVERALL PARCEL"**

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32' 10" EAST, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23' 04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1304.95 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 89°11' 13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 552.14 FEET; THENCE NORTH 00°48' 47" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 199.08 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°07' 05" EAST AND A CHORD DISTANCE OF 177.85 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°02' 56" EAST, A DISTANCE OF 40.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°10' 01" EAST AND A CHORD DISTANCE OF 49.57 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°17' 06" EAST, A DISTANCE OF 23.56 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°05' 57" WEST AND A CHORD DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING AND A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°01' 39" WEST AND A CHORD DISTANCE OF 41.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°33' 46" WEST AND A CHORD DISTANCE OF 109.37 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°41' 42" WEST, A DISTANCE OF 139.13 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 60°56' 50" WEST AND CHORD DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°11' 59" WEST, A DISTANCE OF 188.43 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 62°41' 49" WEST AND CHORD DISTANCE OF 99.06 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°11' 39" WEST, DISTANCE OF 124.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°55' 50" WEST AND CHORD DISTANCE OF 75.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 285.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 194.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°10' 09" WEST AND CHORD DISTANCE OF 190.81 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°40' 16" WEST, A DISTANCE OF 107.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°03' 50" WEST AND CHORD DISTANCE OF 45.96 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°27' 25" WEST, A DISTANCE OF 183.72 FEET; THENCE SOUTH 89°01' 03" WEST, A DISTANCE OF 26.81 FEET; THENCE NORTH 88°25' 19" WEST, A DISTANCE OF 69.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°56' 39" WEST AND CHORD DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS

OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°31' 31" EAST AND CHORD DISTANCE OF 51.21 FEET TO A POINT OF CUSP OF SAID CURVE, SAID POINT LYING ON THE EASTERLY LINE OF A 100 FOOT EASEMENT FOR INGRESS AND EGRESS KNOWN AS PARKLAND TRAIL EXTENSION; THENCE NORTH 32°50' 35" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 157.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG LAST SAID EASTERLY LINE, AN ARC DISTANCE OF 665.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°47' 57" EAST AND CHORD DISTANCE OF 591.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°27' 01" EAST, ALONG THE SOUTH LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 139.26 FEET; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID PARKLAND TRAIL EXTENSION; THENCE SOUTH 62°27' 01" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 34.39 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°32' 59" WEST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32' 59" WEST, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL EXTENSION, A DISTANCE OF 183.01 FEET; THENCE NORTH 88°45' 54" EAST, DEPARTING SAID EASTERLY LINE OF PARKLAND TRAIL EXTENSION, A DISTANCE OF 49.95 FEET; THENCE NORTH 74°46' 10" EAST, A DISTANCE OF 57.56 FEET; THENCE NORTH 37°44' 11" EAST, A DISTANCE OF 24.26 FEET; THENCE NORTH 06°19' 11" EAST, A DISTANCE OF 222.96 FEET; THENCE NORTH 34°26' 35" EAST, A DISTANCE OF 74.84 FEET; THENCE NORTH 12°00' 48" EAST, A DISTANCE OF 45.97 FEET; THENCE NORTH 43°50' 38" EAST, A DISTANCE OF 113.72 FEET; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 294.29 FEET; THENCE NORTH 62°27' 01" EAST, A DISTANCE OF 59.69 FEET; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 99.92 FEET; THENCE SOUTH 62°27' 01" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 552.21 FEET; THENCE NORTH 59°28' 13" WEST, A DISTANCE OF 73.98 FEET; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 473.60 FEET; THENCE SOUTH 62°27' 01" WEST, A DISTANCE OF 188.34 FEET; THENCE SOUTH 73°48' 39" WEST, A DISTANCE OF 108.29 FEET; THENCE SOUTH 66°48' 05" WEST, A DISTANCE OF 63.87 FEET; THENCE SOUTH 60°38' 32" WEST, A DISTANCE OF 61.59 FEET; THENCE SOUTH 43°27' 07" WEST, A DISTANCE OF 43.90 FEET; THENCE SOUTH 34°19' 49" WEST, A DISTANCE OF 83.28 FEET; THENCE SOUTH 14°32' 06" WEST, A DISTANCE OF 129.04 FEET; THENCE SOUTH 07°31' 26" WEST, A DISTANCE OF 60.12 FEET; THENCE SOUTH 04°14' 11" EAST, A DISTANCE OF 44.68 FEET; THENCE SOUTH 20°46' 51" EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 55°10' 32" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 87°08' 15" EAST, A DISTANCE OF 16.81 FEET; THENCE SOUTH 08°06' 07" WEST, A DISTANCE OF 14.93 FEET; THENCE NORTH 85°23' 09" WEST, A DISTANCE OF 16.37 FEET; THENCE NORTH 75°57' 50" WEST, A DISTANCE OF 136.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°22' 28" WEST AND CHORD DISTANCE OF 25.31 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°42' 45" WEST, A DISTANCE OF 88.36 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°51' 31" WEST AND CHORD DISTANCE OF 104.51 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°59' 44" WEST, A DISTANCE OF 7.88 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69°34' 31" WEST AND CHORD DISTANCE OF 94.45 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°09' 20" WEST, A DISTANCE OF 49.18 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°29' 58" WEST AND CHORD DISTANCE OF 101.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°09' 15" WEST, A DISTANCE OF 132.30 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°59' 24" WEST AND CHORD DISTANCE OF 130.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 222.41 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°51' 40" WEST AND CHORD DISTANCE OF 182.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 133.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°51' 40" EAST AND CHORD DISTANCE OF 128.91 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56°18' 35" EAST, A DISTANCE OF 62.38 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°00' 19" WEST AND CHORD DISTANCE OF 163.55 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°19' 14" WEST, A DISTANCE OF 220.75 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°05' 30" WEST AND CHORD DISTANCE OF 57.10 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°30' 15" WEST, A DISTANCE OF 35.71 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°25' 44" WEST AND CHORD DISTANCE OF 17.69 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°21' 15" WEST, A DISTANCE OF 78.11 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°24' 24" WEST AND CHORD DISTANCE OF 136.27 FEET; THENCE SOUTH 69°02' 09" WEST, DEPARTING LAST SAID CURVE, A DISTANCE OF 19.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE NORTH 27°32' 59" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1837.35 FEET; THENCE NORTH 89°18' 55" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 4946.39 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 11; THENCE SOUTH 00°11' 37" EAST, ALONG SAID EAST LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 3389.97 FEET; THENCE SOUTH 87°42' 34" WEST, DEPARTING SAID WEST LINE OF THE EAST 1/2 OF SAID SECTION 11, A DISTANCE OF 109.26 FEET; THENCE SOUTH 05°06' 54" WEST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 58°36' 45" WEST, A DISTANCE OF 39.21 FEET; THENCE SOUTH 86°39' 45" WEST, A DISTANCE OF 54.76 FEET; THENCE SOUTH 79°39' 44" WEST, A DISTANCE OF 61.29 FEET; THENCE NORTH 70°58' 44" WEST, A DISTANCE OF 39.14 FEET; THENCE NORTH 27°10' 44" WEST, A DISTANCE OF 35.40 FEET; THENCE NORTH 12°25' 58" WEST, A DISTANCE OF 56.21 FEET; THENCE SOUTH 88°16' 56" WEST, A DISTANCE OF 65.09 FEET; THENCE SOUTH 63°46' 06" WEST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 34°10' 29" WEST, A DISTANCE OF 71.89 FEET; THENCE SOUTH 43°08' 57" WEST, A DISTANCE OF 64.70 FEET; THENCE NORTH 46°51' 03" WEST, A DISTANCE OF 106.53 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 585.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 197.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°12' 01" WEST AND CHORD DISTANCE OF 196.14 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°32' 59" WEST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°27' 01" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF CUSP OF SAID CURVE; THENCE SOUTH 62°27' 01" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°32' 59" EAST AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°32' 59" EAST, A DISTANCE OF 347.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 217.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°12' 01" EAST AND CHORD DISTANCE OF 216.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°51' 03" EAST, A DISTANCE OF 90.09 FEET; THENCE SOUTH 38°38' 39" WEST, A DISTANCE OF 5.13 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Subject to any liability incurred prior to termination on May 29, 2008, as set forth in Provision 9; easements conveyed which do not terminate under provision 9(c)(i); and any equipment or other personal property, installed in such easements by BellSouth and/or Saint Johns Cable or BellSouth Telecommunications, Inc., or their successors, under provision 9(c)(ii), as set forth in the Unrecorded Cable and other information and Entertainment Services Agreement dated October 15, 1996, by and between SJH Partnership, Ltd., Dunavant Enterprises, Inc., World Golf Village, Inc., Davidson Development, Inc. and Bellsouth Interactive Media Services, Inc., as contained in Deed recorded in Official Records Book 2428, Page 1066, and pursuant to unrecorded letter acknowledging termination dated April 25, 2008 from BellSouth Entertainment, LLC.
4. Grant of Access Easement recorded in Official Records Book 837, Page 825.
5. Drainage Agreement recorded in Official Records Book 955, Page 368.
6. Saint Johns Water and Wastewater Utility Service Agreement recorded in Official Records Book 1094, Page 332; as modified by unrecorded modification dated August 15, 2000.
7. Deed of Conservation Easement No. 3 recorded in Official Records Book 1169, Page 440.
8. Deed of Conservation Easement No. 4 recorded in Official Records Book 1169, Page 448.
9. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Covenants and Restrictions for Saint Johns - Northeast Master recorded in Official Records Book 1185, Page 1733, and Supplementary Declaration recorded in Official Records Book 2336, Page 1988 and as amended and restated in its entirety by the Amended and Restated Declaration of Covenants and Restrictions for Saint Johns - Northeast Master recorded contemporaneously with this deed.
10. Memorandum of Declaration of Voluntary Payment Obligations as recorded in Official Records Book 1185, Page 1831.
11. Deed of Conservation Easement No. 5 recorded in Official Records Book 1273, Page 54.
12. Deed of Conservation Easement No. 6 recorded in Official Records Book 1273, Page 65.
13. Impact Fee Credit Agreement (Park Impact Fees) recorded in Official Records Book 1278, Page 1584.
14. Impact Fee Credit Agreement (Road Impact Fees) recorded in Official Records Book 1278, Page 1596

and Addendums recorded in Official Records Book 1391, Page 590; Official Records Book 1391, Page 1826; Official Records Book 1563, Page 800 and Official Records Book 2107, Page 1420.

15. Allocation of Development Rights recorded in Official Records Book 1335, Page 340.
16. Easement Agreement recorded in Official Records Book 1350, Page 119.
17. Impact Fee Credit Agreement (Public Capital Facilities Impact Fees) recorded in Official Records Book 1458, Page 498.
18. Florida Power & Light Company Easements recorded in Official Records Book 1617, Page 1938 and Official Records 1666, Page 1266.
19. BellSouth Telecommunications, Inc. Easements A and B recorded in Official Records Book 1635, Page 1077 and Official Records Book 1666, Page 1255.
20. Easement for Utilities recorded in Official Records Book 1719, Page 1059, Public Records of St. Johns County, Florida.
21. Restrictions as set forth in Special Warranty Deed by and between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, dated April 29, 2005 and recorded May 3, 2005 in Official Records Book 2428, Page 1066.
22. Assignment of Development Rights between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, as modified by and Assignment of Development Rights recorded in Official Records Book 4288, Page 1141, and the Allocation of Development Rights recorded contemporaneously with this deed, all of the public records of St. Johns County, Florida and the unrecorded General Assignment between Security Real Estate Services, Inc., a Georgia corporation, and Assignor dated effective December 28, 2011 (together, the "Master Assignment").
23. Assignment and Assumption of Developer's Rights between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, dated April 29, 2005 and recorded May 3, 2005 in Official Records Book, 2428, Page 1095.
24. Assignment and Assumption of Easement Agreement between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, dated April 29, 2005 and recorded May 3, 2005 in Official Records Book 2428, Page 1101.
25. Partial Assignment and Assumption of Saint Johns Water and Wastewater Utility Service Agreement between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, dated April 29, 2005 and recorded May 3, 2005 in Official Records Book 2428, Page 1107.
26. Memorandum of Agreement between IT Land Associates, LLC, a Florida limited liability company and Nine Mile, LLC, a Florida limited liability company, dated April 29, 2005 and recorded May 3, 2005 in Official Records Book 2428, Page 1127.
27. Conservation Easement recorded in Official Records Book 3242, Page 1620.

28. Easement for Utilities from Security Real Estate Services, Inc., a Florida corporation to St. Johns County, Florida, dated October 12, 2011 and recorded December 8, 2011 in Official Records Book 3502, Page 1388.
29. Unrecorded Cost Sharing Agreement dated November 7, 1996 between Saint Johns Northwest Master Property Owners Association, Inc., Saint Johns Southeast Master Homeowners Association, Inc. and Saint Johns Northeast Master Association, which imposes assessments and fees.
30. Terms, provisions and conditions of that certain Access and Utility Easement Agreement by and between Grantor and Grantee recorded in Official Records Book _____, Page _____.
31. The nature, extent or existence of riparian rights is not warranted.

All of the public records of St. Johns County, Florida.

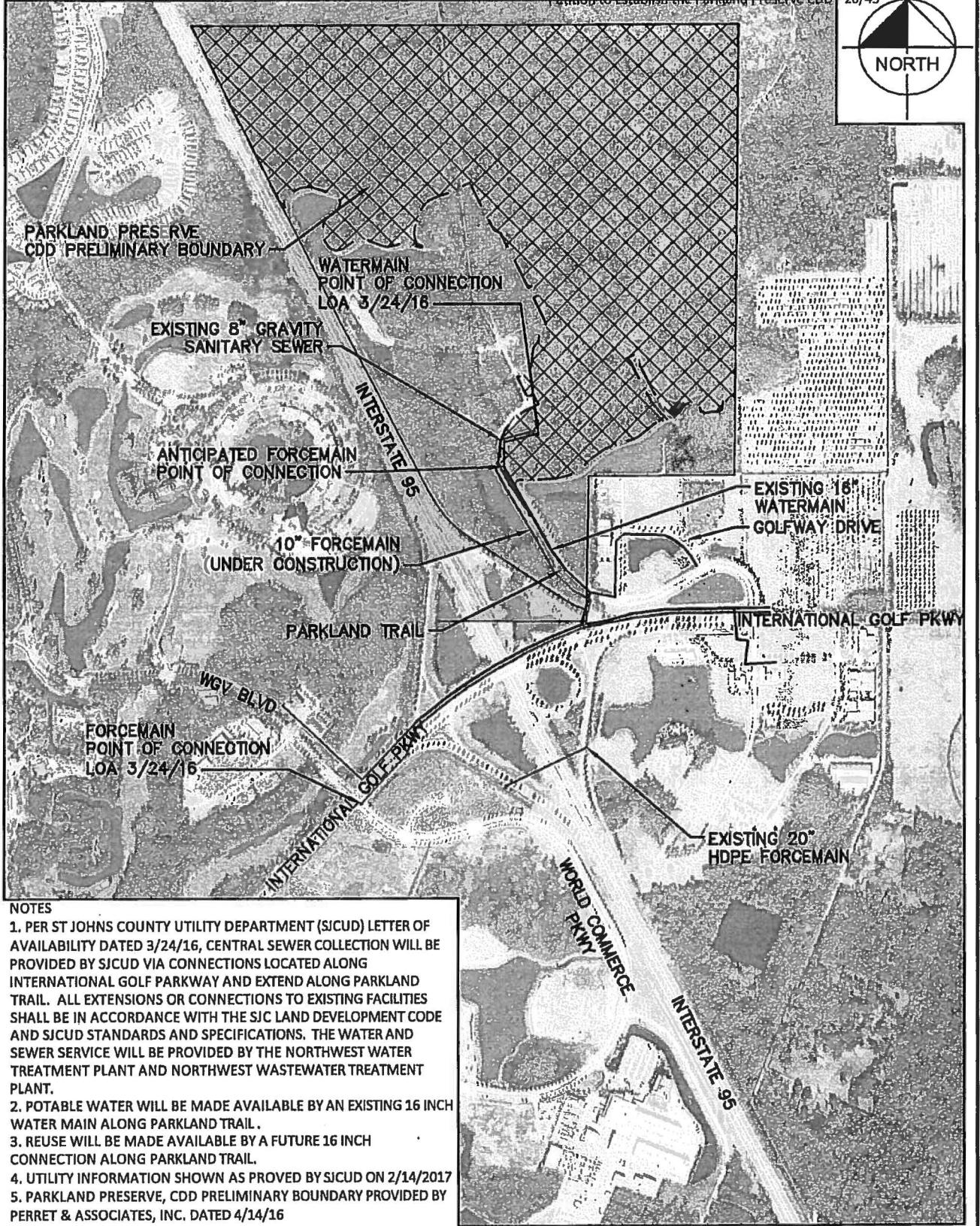
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Exhibit D – Initial Members of the Board of Supervisors

Parkland Preserve Community Development District

1	Mohammad Bataineh 1478 Riverplace Boulevard, 1808 Jacksonville, FL 32207
2	Sarah Ascha 1478 Riverplace Boulevard, 1808 Jacksonville, FL 32207
3	Nasrullah Ghafoor 4466 Swilcan Bridge Lane N Jacksonville, FL 32224
4	Allya Maqsood 4466 Swilcan Bridge Lane N Jacksonville, FL 32224
5	Michael Balanky 1478 Riverplace Blvd. Suite 107 Jacksonville, FL 32207

Exhibit E – Major Trunk Water Mains, Sewer Interceptors and Outfalls



NOTES

1. PER ST JOHNS COUNTY UTILITY DEPARTMENT (SJCUD) LETTER OF AVAILABILITY DATED 3/24/16, CENTRAL SEWER COLLECTION WILL BE PROVIDED BY SJCUD VIA CONNECTIONS LOCATED ALONG INTERNATIONAL GOLF PARKWAY AND EXTEND ALONG PARKLAND TRAIL. ALL EXTENSIONS OR CONNECTIONS TO EXISTING FACILITIES SHALL BE IN ACCORDANCE WITH THE SJC LAND DEVELOPMENT CODE AND SJCUD STANDARDS AND SPECIFICATIONS. THE WATER AND SEWER SERVICE WILL BE PROVIDED BY THE NORTHWEST WATER TREATMENT PLANT AND NORTHWEST WASTEWATER TREATMENT PLANT.
2. POTABLE WATER WILL BE MADE AVAILABLE BY AN EXISTING 16 INCH WATER MAIN ALONG PARKLAND TRAIL.
3. REUSE WILL BE MADE AVAILABLE BY A FUTURE 16 INCH CONNECTION ALONG PARKLAND TRAIL.
4. UTILITY INFORMATION SHOWN AS PROVED BY SJCUD ON 2/14/2017
5. PARKLAND PRESERVE, CDD PRELIMINARY BOUNDARY PROVIDED BY PERRET & ASSOCIATES, INC. DATED 4/14/16

Kimley»Horn

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12740 GRAN BAY PARKWAY WEST SUITE 2350,
JACKSONVILLE, FL 32258
PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
CA 00000696

PROJECT #	045454000
DATE	JUL 2017
SCALE	1"=1200'
DESIGNED BY	
DRAWN BY	CMR
CHECKED BY	TI

**PARKLAND
PRESERVE, CDD**

ST. JOHNS COUNTY

FLORIDA

**MAJOR TRUNK WATER
MAINS, SEWER
INTERCEPTORS AND
OUTFALLS**

FIGURE
NUMBER
E

Exhibit F – Proposed Timetable, Estimates of Costs to Construct District Services and Facilities, and Proposed Infrastructure Plan

Table 1 – Timetable and Estimated Costs

Cost Description/Phasing, timing	Phase 1 Year 2018	Phase 2 Years 2019-2022	Total Costs, \$
Engineering & Soft Costs	265,000	712,000	977,000
Storm Water Management	1,100,941	4,172,605	5,273,546
Roads	460,172	2,057,921	2,518,093
Potable Water	225,550	678,540	904,090
Sanitary Water	498,800	1,711,730	2,210,530
Underground Conduit	42,000	241,200	283,200
Recreational Amenity	2,500,000	0	2,500,000
Landscaping/Irrigation/Hardscape	303,300	286,100	589,400
Contingency	269,788	493,005	762,793
Total	5,665,551	10,353,101	16,018,652

Exhibit F – Proposed Timetable, Estimates of Costs to Construct District Services and Facilities, and Proposed Infrastructure Plan

Table 2 - Proposed Infrastructure Plan

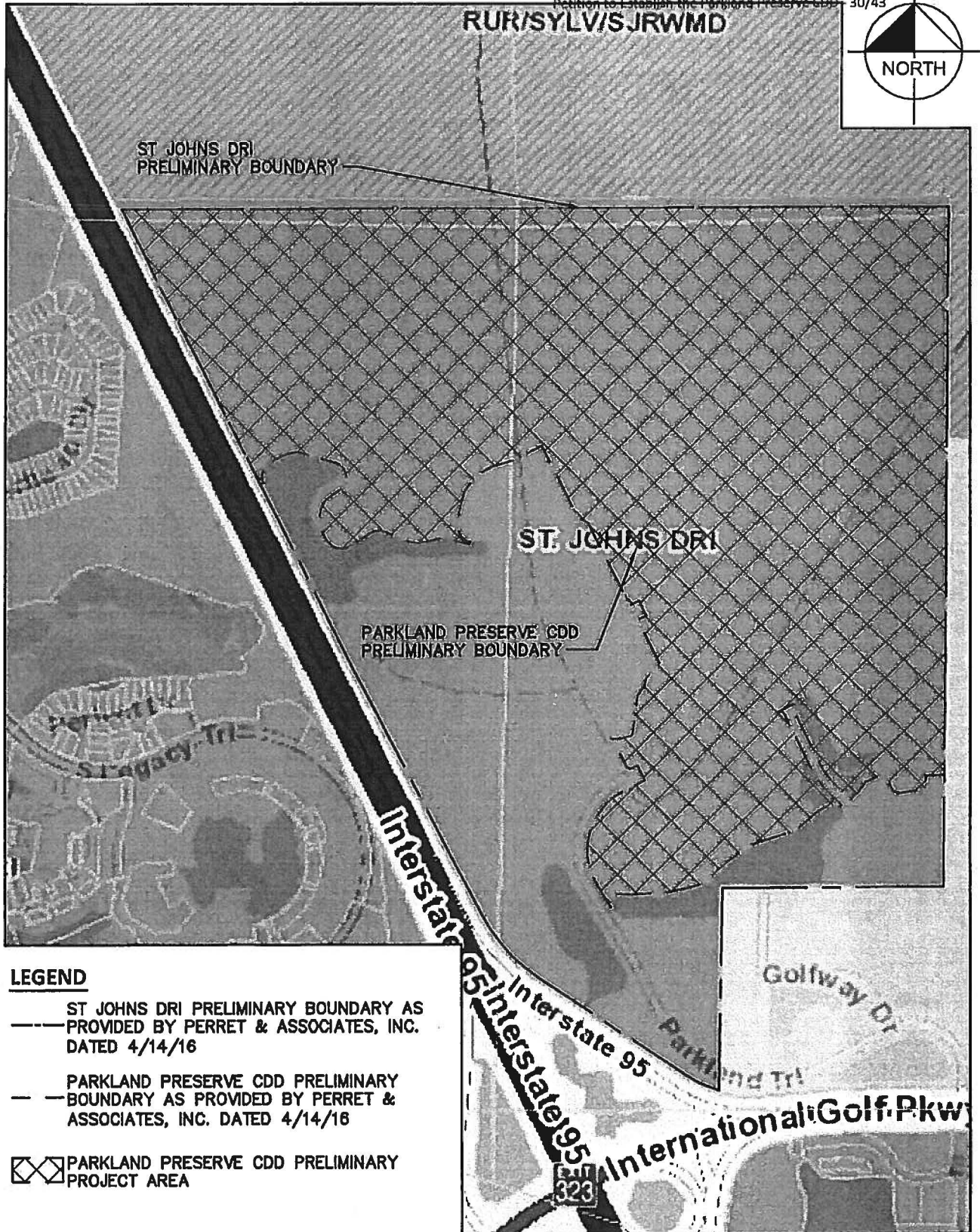
Facility	Construction Funded By	Ownership	Operation and Maintenance
Roads ¹	CDD	CDD	CDD
Storm Water Management	CDD	CDD	CDD
Potable Water	CDD	CDD County*	CDD County*
Sanitary Water	CDD	CDD County*	CDD County*
Underground Conduit	CDD	-	-
Recreational Amenity	CDD	CDD	CDD
Landscaping/Irrigation/Hardscape	CDD	CDD	CDD

In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described above, a property owners' association will assume such rights and obligations.


* Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

¹ Local roads will be maintained by the District or community association.

Exhibit G – County Land Use Element



LEGEND

- ST JOHNS DRI PRELIMINARY BOUNDARY AS
 --- PROVIDED BY PERRET & ASSOCIATES, INC.
 DATED 4/14/16
- PARKLAND PRESERVE CDD PRELIMINARY
 --- BOUNDARY AS PROVIDED BY PERRET &
 ASSOCIATES, INC. DATED 4/14/16
-  PARKLAND PRESERVE CDD PRELIMINARY
 PROJECT AREA

Kimley»Horn

©2017 KIMLEY-HORN AND ASSOCIATES, INC
12740 GRAN BAY PARKWAY WEST SUITE 2350,
JACKSONVILLE, FL 32258
PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
CA 00000686

PROJECT # 045454000
DATE SEPT 2017
SCALE 1"=800'
DESIGNED BY
DRAWN BY CMR
CHECKED BY

**PARKLAND
PRESERVE, CDD**

ST. JOHNS COUNTY

FLORIDA

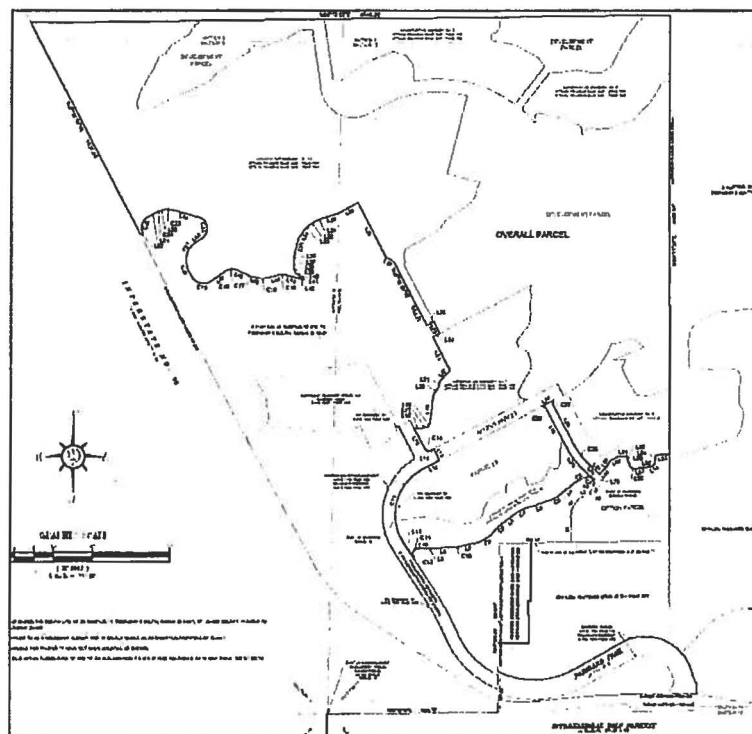
FUTURE LAND USE MAP

**FIGURE
NUMBER**

E

Exhibit H – Statement of Estimated Regulatory Costs

Statement of Estimated Regulatory Costs For Establishment of the Parkland Preserve Community Development District



February 13, 2018
(revised)

Prepared by
DPFG Management & Consulting LLC
250 International Parkway, Suite 280 - Lake Mary, FL 32746

www.dpfg.com

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A. EXECUTIVE SUMMARY

The Petitioner, **NGMB Properties, LLC**, seeks to establish a community development district to be known as Parkland Preserve Community Development District (the "District"). This Statement of Estimated Regulatory Costs (the "SERC") is a component of the petition filed with the St. Johns County Board of County Commissioners (the "County"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of basic services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *"The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government."*

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, as follows: *"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."* The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development.¹ Therefore, the scope of this SERC is limited to an evaluation of only those factors that are *material to managing and financing the service-delivery function of the district* as outlined in Section 120.541(2), Florida Statutes related to the establishment of the District.

The District is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public facilities and delivery of public services. A District must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

C. PROPOSED PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The District would encompass approximately 267 acres of land located in St. Johns County on the northeast corner of the Interstate 95 and International Golf Parkway intersection, adjacent to the World Golf Village development. The proposed development within the District contemplates the construction of 363 single family age restricted units (SFAR). Refer to **Exhibit A** for the Planned Unit Development (PUD) plan for the development.

The Petitioner is seeking authority, pursuant to Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to

¹ Refer to Section 163.3177(6)(h), Florida Statutes (the "Concurrency Requirement") for details.

Exhibit B for an overview of proposed public facilities and services related to the development of land within the District.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule²;
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f) Any additional information that the agency determines may be useful.

² As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

The following paragraphs summarize the estimated regulatory impacts of the establishment of the District by each of the above listed statutory elements.

(1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The establishment of the District is not likely to have an adverse impact on the items described in D (a) 1., D (a) 2., and D (a) 3. above.

Economic Growth

Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. **Exhibit A** presents the proposed PUD plan for the development. The establishment of the District will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues – the relative relationship of costs and revenues will change little over time. The District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the District provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The special assessment is used to pay debt service on bonds or annual infrastructure maintenance and District operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

New development results in increased land value, a larger tax base, and more tax revenue for the community at large, however, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

Job Creation

Compared to the property's existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. Residential housing contributes in two basic ways: through private/public residential investment and consumption spending on housing services. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction

workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some 1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).³

Competitiveness

The establishment of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

Transactional Costs⁴

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

(2) General description of the types of individuals affected.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (c) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. Establishment requires consent from the

³ NAHB (2014) "The Impact of Homebuilding and Remodeling on the U.S. Economy", Special Studies, May 1, 2014. Retrieved from <http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=227858>

⁴ As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

owners of land subject to the District. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the district.

- d) **FUTURE PROPERTY OWNERS** – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

(3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) **THE COUNTY** - The County will not incur any quantifiable on-going costs without offsetting local revenues. The District is not transferring any maintenance or capital expenditures to the local government for any infrastructure owned and operated by the District. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$15,759.00 to the County.
- b) **STATE** - The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures.

To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

- c) **DISTRICT** - The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District that benefit from its facilities and services.
- d) **IMPACT ON STATE AND LOCAL REVENUES** - It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

(4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the funding of public infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds, it is expected that special assessments will be levied against benefited properties within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds plus interest. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by County and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a focused level of services, because they will elect the members of the Districts' Board of Supervisors. The District Board is limited in jurisdiction and responsibility to this single development. Therefore, the District Board should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

(5) Impact on small businesses and on small counties

The establishment of the District should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore it is not defined as a small County according to Section 120.52(19), Florida Statutes.

(6) Additional information

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

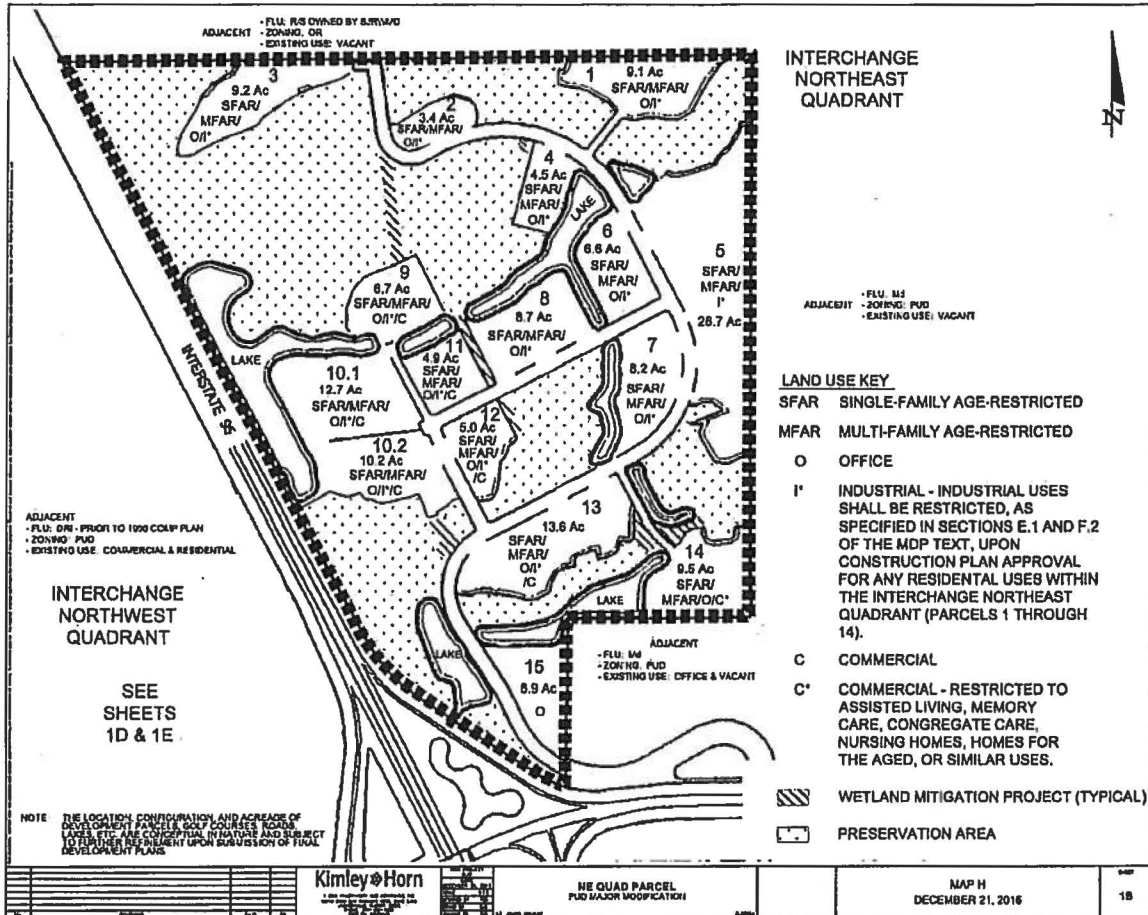
E. CONCLUSION

For the above stated reasons, the proposed Parkland Preserve Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the state or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

F. EXHIBIT A: DRI/PUD PLAN

The Northeast Quadrant PUD plan with zoning approval for 363 single family age restricted (SFAR) units is shown on the map below.

Map 1 – DRI/PUD Plan



G. EXHIBIT B: PROPOSED INFRASTRUCTURE PLAN

Facility	Construction Funded By	Ownership	Operation and Maintenance
Roads ⁵	CDD	CDD	CDD
Storm Water Management	CDD	CDD	CDD
Potable Water	CDD	CDD County*	CDD County*
Sanitary Water	CDD	CDD County*	CDD County*
Underground Conduit	CDD	-	-
Recreational Amenity	CDD	CDD	CDD
Landscaping/Irrigation/Hardscape	CDD	CDD	CDD

In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described, a property owners' association will assume such rights and obligations.

*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

Source: The Petitioner

⁵ Local roads will be maintained by the District or community association.

1 **TESTIMONY OF MAIK AAGAARD FOR ESTABLISHMENT OF**
2 **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**
5

6 My name is Maik Aagaard. My business address is 250 International Parkway, Suite
7 280, Lake Mary, Florida 32746.
8

9 **2. By whom are you employed and in what capacity?**
10

11 I am employed by DPFG Management and Consulting, LLC (DPFG) as President.
12 DPFG is a Municipal Securities Rulemaking Board (MSRB) – Registered Municipal
13 Advisor firm with Series 50 Qualified Representatives. I hold a Series 50 license.
14

15 **3. Please describe your duties in that capacity.**
16

- 17 • Oversee CDD management service and real estate finance consulting practice
- 18 • Client engagements relate to capital budgeting, risk and return, cash flow
- 19 feasibility analysis, bond financing transactions, special assessment
- 20 administration.
- 21

22 **4. Do you work with both public and private sector clients?**
23

24 Yes, I work with both public and private sector clients.
25

26 **5. Prior to your current employment, by whom were you employed and what were**
27 **your responsibilities in those positions?**
28

29 MuniFinancial, Inc. and David Taussig and Associates

- 30 - Capital budgeting
- 31 - Special assessment/tax revenue pro-formas, bonded indebtedness projections, cost
- 32 allocation mechanisms, overlapping debt analysis for municipal bond financing
- 33 programs, and special district administration
- 34 - Fiscal impact analysis, fiscal neutrality studies
- 35 - Development impact fee studies
36

37 **6. Please describe your educational background.**
38

39 B.A. Economics, California State University East Bay, Hayward, CA.
40 M.B.A. with concentration in entrepreneurship and finance, Rollins College Crummer
41 Graduate School of Business, Winter Park, FL
42

43 **7. Please describe your work with CDDs in Florida.**
44

45 I oversee a team of 12 professionals providing following management functions for 37
46 CDDs:

1 a. Management Services – Advise the Board on substantive, procedural and
2 regulatory issues relating to District governance matters; execute Board policy decisions;
3 manage the District pursuant to Chapter 190 and related provisions of Florida Statutes;
4 develop and implement the budget; coordinate consultants; administer contracts regarding
5 community infrastructure and amenities.

6
7 b. Records Administration – Prepare legal notices, agendas and meeting packets;
8 prepare official minutes; manage, organize, and archive official records; file appropriate
9 records and reports with government agencies; process records requests; and process
10 other communications;

11
12 c. Government Fund Accounting – Prepare financial statements; process financial
13 transactions; track construction requisitions; implement government investment policy;
14 prepare government mandated financial reports; coordinate with auditors on annual
15 independent audits; perform all other government required financial functions pertaining
16 to District administration;

17
18 d. Special Assessment Services – Provide professional assessment management and
19 related financial advisory services for the assessment, levying and collection of special
20 assessments; services include preparing an annual assessment roll and coordinating with
21 county taxing authorities for the collections; prepare and collect any direct off roll
22 assessments during the early phase of development.

23
24 e. Bond Financing (including restructure and default workout services)- Implement,
25 and as necessary prepare and/or refine, CDD financing plan (capital budgeting) for each
26 development phase, including determining bonding capacity; value to lien, total tax rate,
27 time to diversification, or other relevant metrics and techniques in support of financing
28 and capital budgeting process; provide cash flow analysis, flow of funds, and other
29 financial metrics incorporating information regarding bonded indebtedness, operating and
30 maintenance obligation, existing and projected development, administrative expenses, etc.
31 Prepare analysis of future revenue needs and identify potential shortfalls, if any, and
32 recommend measures to cure shortfalls.

33
34 I have direct work experiences in item d. and e.

35
36 **8. Please describe the general manner in which a CDD actually operates.**

37
38 A CDD is governed by a five-member Board of Supervisors ("Board") that is initially
39 elected by landowners within the CDD. A district manager is employed to supervise the
40 services, facilities, and administrative functions of the CDD on a day-to-day basis. An
41 annual public hearing is noticed and conducted by the Board to adopt an annual budget.
42 As required in Chapter 190, *Florida Statutes*, the applicable general-purpose local
43 government has an opportunity to review and comment on the proposed budget.

44
45 **9. Please describe the requirements and public safeguards that are imposed upon**
46 **CDDs.**

1
2 These requirements and safeguards are similar to those imposed upon general-purpose
3 local governments, such as cities and counties. For example, Chapter 190, *Florida*
4 *Statutes*, specifically states that CDDs are subject to state and local development
5 regulations. Also, CDDs are required by law to provide full disclosure of public financing
6 and the maintenance of improvements undertaken by a CDD.

7
8 Under the Government in the Sunshine laws, all CDD Board meetings are open to the
9 public, and other restrictions are imposed under Chapter 286, *Florida Statutes*. Further,
10 all documents of the CDD are available to the public upon request, in accordance with
11 Florida public records law. Additionally, like other political subdivisions, a CDD is
12 required to send financial reports to the Department of Financial Services. Also, a CDD is
13 audited by an independent certified public accountant every year.

14
15 Initially, Board members must be Florida residents and United States citizens. Later,
16 when resident electors of a CDD elect Board members, members of the Board must be
17 resident electors of the CDD. Board members are also subject to the same annual
18 financial disclosure that is required of other local officials. Each annual budget may only
19 be adopted by the Board after a noticed public hearing. Chapter 120, *Florida Statutes*,
20 rulemaking procedures apply to all rates, fees, and charges imposed by a CDD and the
21 adoption of its other rules.

22
23 A CDD is subject to the same notice and hearing requirements as other units of local
24 government such as St. Johns County, when it imposes special or non-ad valorem
25 assessments. Individual mailed notices are mailed to property owners within a CDD, and
26 additional newspaper notices and various resolutions are published. Further, a
27 methodology that fairly and equitably allocates the cost of CDD improvements must be
28 prepared to justify imposition of the assessments.

29
30 **10. In general, how do CDDs differ from general-purpose local governments?**

31
32 As a unit of special-purpose local government, a CDD possesses limited special powers
33 relating to basic public improvements and community facilities such as roads, bridges,
34 wetland mitigation, and water management facilities. Similar to the general powers of
35 general-purpose local governments, such as cities and counties, a CDD may also enter into
36 contracts, acquire and dispose of real and personal property, and adopt rules and
37 regulations to govern its operations. To obtain funds, a CDD may enter into a funding
38 agreement, borrow, issue bonds or levy non-ad-valorem assessments and taxes.

39
40 Unlike cities and counties, a CDD does not have planning, zoning, or law enforcement
41 authority. These are the main differences between cities and counties, which are general-
42 purpose governments, and CDDs, which are special-purpose governments.

43
44 **11. Does a CDD have to comply with local land development regulations, ordinances,**
45 **and plans?**
46

1 Yes. Chapter 190 of the Florida Statutes specifically provides that the establishment of a
2 CDD does not alter the application of any governmental planning, environmental and land
3 development laws, regulations, and ordinances. Thus, CDDs must submit to the same
4 process as any development for environmental and land development regulations.
5

6 **12. Are any of these CDDs that you have worked with about the same size as the**
7 **proposed Parkland Preserve Community Development District in St. Johns County,**
8 **Florida (the "District")?**
9

10 Yes.
11

12 **13. Are you familiar with the Petition and exhibits filed to establish the proposed**
13 **District?**
14

15 Yes. I have reviewed the Petition filed on November 6, 2017, with St. Johns County and
16 all of the attached exhibits.
17

18 **14. Do you have an opinion, as someone experienced in district management, as to**
19 **whether the area to be included within the proposed District is the best available**
20 **alternative for delivering community services and facilities to the areas that will be**
21 **served by the proposed District?**
22

23 Yes.
24

25 **15. Why is that your opinion?**
26

27 There are three other alternatives for providing the infrastructure for the necessary services
28 and facilities besides the proposed District. The first alternative is for the County to build
29 the entire infrastructure, wherein the County would be assuming a great deal of
30 responsibility related to the oversight of the day-to-day construction, maintenance, and
31 management of the proposed services and facilities and landowners of these lands. This
32 would increase the burden on County staff, divert resources from other County
33 developments and projects, and indirectly force the residents of the entire County to pay
34 for these development improvements.
35

36 The second alternative is for a developer to provide the proposed improvements using
37 private financing. However, this alternative does not provide any guarantee of a long-
38 term, consistent entity to oversee construction, maintenance, and management of the
39 proposed services and facilities. Also, a private landowner is not subject to the same
40 statutory safeguards that the proposed District, as a public entity, would be subject to, such
41 as public bidding on contracts and public access to meetings and documents.
42

43 The third alternative is a property owner's association ("POA"). A POA is a more long-
44 term and stable entity that may be capable of providing the necessary maintenance of
45 dedicated improvements. However a POA is not subject to the same statutory safeguards

1 as the proposed District. Further, a POA cannot impose and collect its assessments in the
2 same way as property taxes or District assessments.
3

4 By comparison to the three alternatives discussed above, the proposed District is the best
5 alternative available to provide for the management and maintenance of various
6 infrastructure improvements. As a special-purpose local government, the proposed
7 District is a stable, long-term public entity capable of maintaining, and managing the
8 necessary infrastructure, facilities, and services. The limited purpose and scope of the
9 District, combined with the statutory safeguards in place, such as notice of public hearings
10 and access to district records, would ensure that the proposed District is responsive to the
11 infrastructure needs of the proposed District. The proposed District would be able to
12 impose non-ad valorem assessments upon the property within the District to fund
13 maintenance of the infrastructure and related services.
14

15 Only a CDD allows for the independent financing, administration, operation and
16 maintenance of the land within the District and allows District property owners to
17 completely control the District Board and, therefore, the timing and extent of
18 infrastructure development.
19

20 **16. As someone experienced in district management, is the area to be included within the**
21 **proposed District of sufficient size, compactness, and sufficiently contiguous to be**
22 **developable as one functional, interrelated community?**
23

24 Yes. From a management perspective, the area to be included within the proposed District
25 is of sufficient size, compactness and is sufficiently contiguous to be developable as one
26 functional, interrelated community.
27

28 **17. What does the term “functionally interrelated community” mean?**
29

30 Local governments provide developments with the criteria for the elements of
31 infrastructure to provide for the facilities and services, including stormwater drainage,
32 water, sewer, and other facilities and services. Functional unification means that each
33 provided facility and service has a mutual reinforcing relationship to one another, with
34 each facility and service designed to contribute to the development and maintenance of the
35 community as a whole. Each facility and service must meet the growth and development
36 of the community, so a management capability and a funding source are required for each
37 service and facility. Thus, each of these necessary facilities and services must be
38 integrated, unified, and connected into a long-range plan.
39

40 **18. What is the basis for your opinion?**
41

42 First, the lands to be included within the proposed District have sufficient significant
43 infrastructure needs to be developable as a functionally interrelated community. Second,
44 this necessary infrastructure can be provided by the proposed District in a cost effective
45 manner based upon the specific design of the community. Furthermore, the use of one
46 development plan whose infrastructure is implemented by a CDD to provide the

community services and facilities will ensure that the proposed improvements are provided and maintained in an efficient, functional and integrated manner.

The lands within the proposed District consist of approximately 267.39 acres of land. The purpose of this statutory requirement is to ensure successful and efficient delivery of services and facilities to the property. Based upon my previous experience with special districts, the proposed District is suitably configured to maximize the timely and cost efficient delivery of the necessary services and facilities.

19. Do you have an opinion, as someone experienced in district management, as to whether the area that will be served by the proposed District is amenable to separate special district governance?

Yes. It is my opinion that the proposed District is amenable to separate special district governance because it is of sufficient size, compactness and contiguity. Thus, the land area is well suited to the provision of the proposed services and facilities.

20. What is the basis for your opinion?

Based upon my experience with other special districts of similar size and configuration, the area to be served by the proposed District is amenable to separate special district governance. As I have already stated, the area within the proposed District is of sufficient size, compactness, and contiguity. Also, the proposed District is limited in purpose and the infrastructure improvements to be provided by the proposed District are limited in scope. For these reasons, the proposed District is a logical mechanism to oversee the installation of capital infrastructure improvements necessary for community development. The lands within the proposed District have sufficient infrastructure needs and maintenance obligations to warrant a separate special district government.

21. Do you have an opinion, as someone experienced in district management, as to whether the proposed services and facilities of the proposed District will be incompatible with the capacity and uses of existing local and regional community development services and facilities?

Yes. It is my opinion that the proposed services and facilities of the proposed District are not incompatible with the capacity and uses of existing local or regional community development services and facilities.

22. What is the basis for your opinion?

There is no duplication or overlap of facilities or services because no other entity or unit of government is presently funding or providing the improvements proposed by the District. Furthermore, the proposed District is an efficient method to maintain and manage the necessary infrastructure improvements within the proposed District without overburdening St. Johns County government and its taxpayers.

1 23. Have you previously worked with other petitioners and prepared a Statement of
2 Estimated Regulatory Costs ("SERC")?
3

4 Yes. I have personally prepared SERCs for numerous CDDs throughout Florida.
5

6 24. Are any of these community development districts that you have worked with of
7 approximately the same size as the proposed Parkland Preserve Community
8 Development District in St. Johns County, Florida?
9

10 Yes.
11

12 25. Are there any revisions to Exhibit H, the SERC?
13

14 Not at this time.
15

16 26. To the best of your knowledge, is Exhibit H to the Petition, a true and accurate
17 recitation of the SERC?
18

19 Yes.
20

21 27. What exactly is a SERC?
22

23 Pursuant to Sections 190.005(2)(a) and 190.005(1)(a)8, *Florida Statutes*, a petition to
24 establish a CDD must be accompanied by a SERC. A SERC is an analysis of the financial
25 impact of adopting a proposed rule, or in the case of a CDD proposed to be established by
26 a county or city, the financial impact of adopting a proposed ordinance.
27

28 Section 120.541(2), *Florida Statutes*, lists the elements of a SERC which generally
29 include:
30

31 (1) An economic analysis showing whether the rule directly or indirectly:
32

33 a. Is likely to have an adverse impact on economic growth, private sector job
34 creation or employment, or private sector investment in excess of \$1
35 million in the aggregate within 5 years after the implementation of the rule;
36

37 b. Is likely to have an adverse impact on business competitiveness, including
38 the ability of persons doing business in the state to compete with persons
39 doing business in other states or domestic markets, productivity, or
40 innovation in excess of \$1 million in the aggregate within 5 years after the
41 implementation of the rule; or
42

43 c. Is likely to increase regulatory costs, including any transactional costs, in
44 excess of \$1 million in the aggregate within 5 years after the
45 implementation of the rule.
46

- 1 (2) A good faith estimate of the number, and general description of the type of
2 individuals and entities likely to be required to comply with, or to be affected by,
3 the ordinance establishing the CDD.
4
5 (3) A good faith estimate of the cost to the agency, and to any other state and local
6 entities, of implementing and enforcing the proposed ordinance, and any
7 anticipated effect on state and local revenues.
8
9 (4) A good faith estimate of the transactional costs likely to be incurred by individuals
10 and entities, including local government entities, required to comply with the
11 requirements of the ordinance.
12
13 (5) An analysis of the impact on small businesses, small cities and small counties.
14
15 (6) Any additional information that may be useful.
16

17 The SERC our firm prepared addresses all the statutory requirements. In rendering our
18 opinion, we utilized a standard methodology, which is commonly used in the industry and
19 our experience with other special districts. Based on the information provided by the
20 Petitioner and its consultants, we concluded that the establishment of the proposed District
21 will not have an adverse impact on any affected person or entity.
22

23 **28. Please summarize the costs to St. Johns County resulting from establishment of the**
24 **Parkland Preserve Community Development District.**
25

26 Since the proposed District consists of less than 1,000 acres, the Petition is submitted to
27 St. Johns County for review and approval in accordance with Section 190.005(2), *Florida*
28 *Statutes*. As part of the application process, the Petitioner was required to submit an initial
29 filing fee of \$15,759. This fee was submitted to St. Johns County on November 6, 2017,
30 as part of the original Petition.
31

32 The County will hold a public hearing to discuss the Petition and consider public input.
33 These activities will utilize staff time and the time of the County Commission. The time
34 and costs are minimal, however, for several reasons and in no event should the costs
35 exceed the \$15,759 filing fee. For example, the review of the Petition does not include an
36 analysis of the project itself; in fact, such a review is prohibited by statute. The Petition
37 contains all of the information necessary for review and should not require additional
38 staff. No capital costs are involved.
39

40 Once the District is established, the District will be an independent unit of local
41 government. The County will not incur any quantifiable ongoing costs resulting from the
42 on-going administration of the District. The District is responsible for its own budget and
43 reporting. The only annual costs to the County would be those associated with the
44 County's optional review of the various reports the District is required to provide. The
45 County may, however, choose not to review the documents.
46

- 1 29. Please summarize the costs to the State of Florida resulting from the establishment of
2 the Parkland Preserve Community Development District.
3
- 4 Once the District is established, the State of Florida will incur only modest administrative
5 costs to review the periodic reports required pursuant to Chapters 189 and 190, *Florida*
6 *Statutes*, and other law. These reports include the annual financial report, annual audit,
7 and public financing disclosures. To offset these costs, the Florida Legislature has
8 established a maximum fee of \$175 per District per year to pay the costs incurred by the
9 Special Districts Information Program to administer the reporting requirement of Chapter
10 189, *Florida Statutes*. With the exception of the reporting requirements previously
11 mentioned, no additional burden is placed on the State of Florida once the District has
12 been established.
13
- 14 30. Will the establishment of the proposed District result in costs to local small
15 businesses?
16
- 17 No. There will be very little impact on small businesses as a result of the District's
18 establishment. If anything, the impact I anticipate will be a positive one because the local
19 businesses will have the opportunity to participate in the competitive bidding process to
20 compete for the newly established District's business.
21
- 22 31. Will the establishment of the proposed District have a negative impact on state or
23 local revenues?
24
- 25 Establishment of the District should not negatively impact state or local revenues because
26 the District will be an independent unit of local government. The District will have its
27 own source of revenue. Pursuant to Florida law, debts of the District will be strictly the
28 District's responsibility.
29
- 30 32. Based on your training and experience in the financial aspect of CDDs, do you have
31 an opinion regarding the financial viability and feasibility of the proposed District?
32
- 33 Yes.
34
- 35 33. What is that opinion?
36
- 37 Based on my experience with other CDDs, in my opinion, the proposed District is
38 expected to be financially viable and feasible.
39
- 40 34. Based on your training and experience in financial analysis, do you have an opinion
41 as to whether the proposed District is of sufficient size, sufficient compactness, and
42 sufficient contiguity to be developable as a functional interrelated community?
43
- 44 Yes.
45
- 46 35. What is your opinion?

1
2 In my opinion, the proposed District is of sufficient size and is sufficiently compact and
3 contiguous to be developable as a functionally interrelated community.
4

5 **36. What is the basis for your opinion?**
6

7 The proposed District covers approximately 267.39 acres of land. The configuration of
8 the land within the proposed District is compact and contiguous, as depicted in the
9 Petition. As such, it will not create any economic disincentives to the provision of the
10 infrastructure services contemplated in either case.
11

12 Given the scope and expected cost of facilities to be provided by the proposed District,
13 267.39 acres for a planned community containing approximately 363 single and/or multi-
14 family residential units provides a sufficient economic base to absorb the annual operating
15 costs for district administration and to efficiently apportion the cost of improvement
16 maintenance within the District.
17

18 **37. How is the proposed District sufficiently compact?**
19

20 The "sufficiently compact" aspect of the statutory requirement relates to spatial
21 limitations. The proposed District is sufficiently compact to function as one functionally
22 interrelated community because it can maintain the requisite improvements in a time and
23 cost-efficient manner on a long-term basis.
24

25 **38. How is the proposed District sufficiently contiguous?**
26

27 From an economic perspective, the property within the proposed District must be arranged
28 in a manner that lends itself to the efficient maintenance of infrastructure and governance.
29 In my opinion, the proposed District meets these requirements.
30

31 **39. From a financial perspective, do you have an opinion as to whether the proposed**
32 **District is the best alternative available for providing the proposed community**
33 **development services and facilities to the areas to be served?**
34

35 Yes.
36

37 **40. What is your opinion?**
38

39 In my opinion, establishing the proposed District is the best way to assure that growth
40 within the area encompassed by the District pays for itself.
41

42 **41. What is the basis for your opinion?**
43

44 My opinion is based on following criteria:
45
46

1 *Expediency*

2 CDDs provide for more expedient delivery of public infrastructure than alternative
3 methods, because bonds are issued early in the development process to fund the
4 construction of public improvements. With CDDs, the timing of bond issuances is
5 typically coordinated with project development milestones. This feature of CDDs reduces
6 the risks of funding excess infrastructure system capacity far in advance of new
7 development.

8
9 *Efficiency*

10 CDDs are more economically efficient than alternatives because only those public
11 improvements that specifically benefit the residents residing within the boundaries of the
12 CDDs can be financed. Additionally, public infrastructure constructed by a CDD is
13 typically funded utilizing tax-exempt bonds that carry a lower cost of financing than that
14 of private debt and/or equity, which is typically use for impact fees. A lower cost of
15 financing potentially results in lower home prices and/or carrying costs for homeowners.

16
17 *Equity*

18 The use of CDDs is considered very equitable as the public improvements being
19 demanded by the residents residing within the boundaries of the CDD are being funded
20 and paid for by these residents. Often times, impact fees may be utilized to fund public
21 improvements for which residents receive little or no perceived benefit.

22
23 *Administration*

24 CDDs create some administrative challenges, because a new political subdivision of the
25 state must be established and organized in order to use this financing vehicle. However,
26 special assessments are typically collected via the county tax collector, which poses few
27 administrative challenges. The petitioner pays for all costs associated with the
28 establishment, and property owners within the district pay for the CDD's ongoing
29 administrative costs. In addition, Florida Statutes allows for collection of a special
30 administrative tax levy to compensate for these costs, thus, CDDs become fully self-
31 sustaining. CDDs are not necessarily more complicated to administer compared to
32 alternatives.

33
34 *Political Acceptability*

35 CDDs are frequently used because they are more acceptable to both the developer and the
36 public at large. Obligations of a CDD are non-contingent liabilities to the local
37 community. Therefore, the local community may be more willing to establish a CDD than
38 other mechanisms that may require the community to pledge its full faith and credit. In
39 addition, only new and future residents in a CDD, as they choose to reside in it, must pay
40 for the infrastructure constructed or acquired by the district; therefore existing residents of
41 the City or County at large would not have to pay higher taxes as a result of new
42 development.

- 43
44 42. **From an economic analysis perspective, will the services and facilities to be provided**
45 **by the proposed District be incompatible with the capacity and uses of existing local**
46 **and regional facilities and services?**

1
2 In my opinion, the services and facilities to be provided by the proposed District will not
3 be incompatible with the uses and existing local and regional facilities and services.
4 Provision of the earthwork, water, sewer, reuse and drainage system, roadway
5 improvements, landscape and hardscape improvements, recreation improvements, and
6 wetland mitigation that Petitioner expects the proposed District to construct, and in some
7 cases maintain and manage, are necessary to facilitate development in the area proposed to
8 be included within the District. These facilities and services are not otherwise currently
9 provided by local government in the planned District area.

10
11 **43. As someone experienced in the financial aspects of CDDs, do you have an opinion as**
12 **to whether the area that will be served by the proposed District is amenable to**
13 **separate special district government?**

14
15 Yes.

16
17 **44. What is your opinion and its basis?**

18
19 The proposed District encompasses approximately 267.39 acres. First, land of this size is
20 large enough to support its own community with individual facility and service needs.
21 Second, although maintenance of improvements is also a concern, the proposed District
22 can be utilized as an efficient long-term mechanism to ensure that the landowners of the
23 District pay for and receive proper and required maintenance.

24
25 Additionally, the area that will be included within the proposed District is of sufficient
26 size, compactness and contiguity to be served by the proposed District. The proposed
27 District is clearly amenable to separate special district governance. The basis for my
28 opinion is my experience with other districts of similar size and configuration. The land
29 area is well suited for the proposed services and facilities.

30
31 **45. Generally, how does a CDD operate financially, both on a day-to-day and a long-**
32 **term basis?**

33
34 Usually, most or all of the land within a CDD is initially owned by the developer, so the
35 landowner/developer and the CDD may enter into a funding agreement to fund the CDD's
36 operating expenses. This agreement acts in the place of assessments that the CDD might
37 have imposed upon property within the CDD. Such agreements are common, particularly
38 when a CDD is formed in the middle of a fiscal year.

39
40 CDDs frequently issue bonds, which must be secured by a trust agreement, for long-term
41 capital projects. Also, Chapter 75, *Florida Statutes*, requires bond validation and
42 confirmation by court decree when a bond matures over a period of more than five years.
43 CDDs may also borrow funds on a long or short-term basis.

44
45 CDD debt may be retired by the CDD through non-ad valorem or special assessments
46 imposed on benefitted properties, or rates, fees and charges imposed on users of CDD

1 facilities and services. The CDD's debt cannot become the debt of any other government
2 (city, county or state), absent that government's consent.

3

4 Once a funding source has been secured, the Board must authorize all expenditures. The
5 District Manager is then responsible for the day-to-day operations of the district, including
6 handling invoices, bills and expenses.

7

8 **46. Does this conclude your testimony?**

9

10 Yes.

**TESTIMONY OF MICHAEL BALANKY FOR
PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

1. Please state your name and business address.

My name is Michael Balanky and my business address is c/o Chase Properties, Inc., 1478 Riverplace Blvd., Suite 107, Jacksonville, Florida 32207.

2. By whom are you employed and in what capacity?

I am a Principal of NGMB Properties, LLC.

3. Briefly summarize your duties and responsibilities.

I am Managing Partner. My duties and responsibilities include executive management of entitlements and development of properties owned by the company.

4. What positions did you hold prior to your present position?

Owner/Developer of many different developments since 1993.

5. Who is the Petitioner in this proceeding?

The Petitioner is NGMB Properties, LLC.

6. Are you familiar with the Petition filed by the Petitioner seeking the establishment of a community development district?

Yes. I assisted in the preparation of the Petition filed on November 6, 2017, with St. Johns County (the "Petition"), and accompanying exhibits and worked with members of the team of consultants to prepare the filing. I reviewed the Petition and exhibits prior to its filing.

7. What is the proposed name of the District?

The proposed name is the Parkland Preserve Community Development District ("District").

8. Have you reviewed the contents of the Petition and approved its findings?

Yes, I have.

9. Are there any changes or corrections to the Petition at this time?

No.

10. Are there any changes or corrections to any of the exhibits submitted to the County

1 at this time?
2
3 No.
4
5 **11. Please generally describe each of the exhibits attached to the Petition.**
6
7 Exhibit A is the map showing the general location of the proposed District.
8
9 Exhibit B is the metes and bounds description of external boundaries of the proposed
10 District.
11
12 Exhibit C is the Landowner Consent executed by the landowner of one hundred percent
13 (100%) of the lands to be included within the District.
14
15 Exhibit D lists the initial members of the Board of Supervisors of the District.
16
17 Exhibit E is a map of the major trunk water mains, sewer interceptors and outfalls.
18
19 Exhibit F is a summary of the estimated costs and estimated timetable for constructing
20 the proposed District improvements.
21
22 Exhibit G contains a map depicting future general distribution, location and extent of
23 public and private land uses within the proposed District by the land use plan element.
24
25 Exhibit H is the Statement of Estimated Regulatory Costs required by statute.
26
27 **12. Were these exhibits prepared by you or under your supervision?**
28
29 Yes, I engaged a consultant team and directed the preparation of the exhibits to the
30 Petition.
31
32 **13. To the best of your knowledge, is the general location map identified as Exhibit A a**
33 **true and accurate depiction of the general location of the proposed District?**
34
35 Yes, it is.
36
37 **14. To the best of your knowledge, is the metes and bounds description of the external**
38 **boundaries of the District included in Exhibit B, a true and accurate recitation of**
39 **the land area to be included within the proposed District?**
40
41 Yes, it is.
42
43 **15. To the best of your knowledge, is Exhibit C a true and accurate copy of the consent**
44 **and joinder obtained from the owners of one hundred percent (100%) of the lands**
45 **to be included within the proposed District?**
46
47 Yes, it is.

1
2 16. To the best of your knowledge, are the initial members of the Board of Supervisors
3 of the District accurately listed in Exhibit D.

4
5 Yes, they are.

6
7 17. To the best of your knowledge, is Exhibit E an accurate rendering of the major
8 trunk water mains, sewer interceptors and outfalls that would serve the proposed
9 District?

10
11 Yes, it is.

12
13 18. To the best of your knowledge, is Exhibit F a true and accurate summary of the
14 estimated costs and timeline of constructing, installing or acquiring the
15 infrastructure serving land within the proposed District?

16
17 Yes, it is.

18
19 19. To the best of your knowledge, is the map included in Exhibit G a true and accurate
20 depiction of the future general distribution, location and extent of the public and
21 private land uses within the proposed District?

22
23 Yes, it is.

24
25 20. To the best of your knowledge, is Exhibit H a true and accurate copy of the
26 Statement of Estimated Regulatory Costs prepared by DPF Management &
27 Consulting, LLC?

28
29 Yes, it is.

30
31 21. Are the contents of the Petition, and the exhibits attached to it, as described herein,
32 true and correct to the best of your knowledge?

33
34 Yes.

35
36 23. Are you familiar with the area that is proposed to be included within the District?

37
38 Yes, I am familiar with the general area and the site specifically.

39
40 24. Approximately how large is the proposed District in acres?

41
42 The proposed District is located entirely within unincorporated St. Johns County, Florida
43 and covers approximately 267.39 acres of land.

44
45 25. What steps were taken with respect to filing the Petition with St. Johns County?

46
47 On November 6, 2017, the Petitioner filed the original Petition with the St. Johns County

1 Clerk, along with a \$15,759 filing fee. Copies of the Petition were also provided to the
2 County Administrator and County Attorney.
3
4 **26. Has notice of the hearing been provided in accordance with Section 190.005, Florida**
5 **Statutes?**
6
7 Yes. A notice of hearing is being published in the St. Augustine Record, a newspaper of
8 general circulation in St. Johns County, as a display ad for four (4) consecutive weeks
9 immediately preceding the hearing. Proof of publication will be filed with the County by
10 the time of the establishment hearing.
11
12 **27. Who are the five persons designated in the Petition to serve as the initial Board of**
13 **Supervisors?**
14
15 The five persons are Mohammad Bataineh, Sarah Ascha, Nasrullah Ghafoor, Allya
16 Maqsood, and Michael Balanky.
17
18 **28. Do you know each of these persons personally?**
19
20 Yes, I do.
21
22 **29. Are each of the persons designated to serve as the initial Board of Supervisors**
23 **residents of the State of Florida and citizens of the United States?**
24
25 Yes, they are.
26
27 **30. Are there residential units planned for development within the proposed District?**
28
29 Yes. There are approximately 363 single and/or multi-family residential units planned for
30 development within the proposed District.
31
32 **31. Are there residents currently living within the areas to be included within the**
33 **District, and, if so, have they been notified about the creation of the District?**
34
35 No. There are no residents living within the areas to be included within the District.
36
37 **32. In addition to meeting the requirements of Florida law, what other steps will be**
38 **taken to ensure that prospective purchasers of the District receive notice of the**
39 **existence of the District and its assessments?**
40
41 There are certain state law disclosure requirements that all community development
42 districts ("CDDs") must meet.
43
44 First, within thirty (30) days of the establishment of the District, a Notice of
45 Establishment is required to be recorded in the property records. The notice contains a
46 legal description of the boundaries of the District and discloses, as required by Section
47 190.0485, *Florida Statutes*, through inclusion of the bold-faced language set forth in the

1 paragraph immediately below, that the District may levy assessments. The document
2 also provides contact information for someone to obtain more information about the
3 District. This document should appear on a title search typically prepared when someone
4 intends to purchase a home after a District has been established.
5

6 Second, Section 190.048, *Florida Statutes*, requires certain contractual language to
7 appear in bold-faced and conspicuous type immediately prior to the signature line on
8 every initial purchase contract. The following language will be required: **The Parkland
9 Preserve Community Development District may impose and levy taxes or
10 assessments, or both taxes and assessments, on this property. These taxes and
11 assessments pay the construction, operation, and maintenance costs of certain public
12 facilities and services of the District and are set annually by the governing board of
13 the District. These taxes and assessments are in addition to county and other local
14 governmental taxes and assessments and all other taxes and assessments provided
15 for by law.**
16

17 Third, when assessments are levied for the first time or when previously levied
18 assessments are raised, notice of a public hearing is required to be given by publication in
19 a local newspaper and by mail to all property owners within the District. The
20 assessments are then considered at a public hearing.
21

22 Fourth, the District will be required to adopt and record in the St. Johns County Public
23 Records a Disclosure of Public Financing and Maintenance of Public Improvements. This
24 Disclosure summarizes the financing plan the District has undertaken, the existence, if
25 any, of capital and operations and maintenance assessments, and the facilities and
26 services that the District provides and maintains. This Disclosure is then provided by the
27 District to the developer to satisfy the requirements of Section 190.009, *Florida Statutes*,
28 and is also available for inspection by residents and prospective residents.
29

- 30 **33. Would you please describe the proposed timetable for development of land within**
31 **the proposed District?**
32

33 It is anticipated that the District improvements will be made, acquired, constructed and/or
34 installed in two or more phases, commencing in 2018. It is anticipated that completion
35 will be by 2022.
36

- 37 **34. Has all of the developable land within the proposed District been planned as a single**
38 **community?**
39

40 Yes, the developable land, along with the master infrastructure to be maintained by the
41 proposed District that will service the developable land, although anticipated to be
42 constructed in two or more phases, is planned as a single community.
43

- 44 **35. Would you generally describe the services and facilities you currently expect the**
45 **proposed District to provide?**
46

47 The Petitioner presently intends for the District to provide for: storm water management,

1 roads, potable water, sanitary sewer, electrical, recreational amenity, and
2 landscaping/hardscaping/irrigation improvements. Capital costs of these improvements,
3 including associated contingencies and professional fees, will be borne by the District.
4 Petitioner's good faith expectation of the costs associated with such improvements is
5 itemized in Exhibit F to the Petition.
6

7 **36. Did you cause the cost estimates identified in Exhibit F to be prepared?**

8
9 Yes, the cost estimates were prepared under my supervision.
10

11 **37. What methods were used to estimate these costs?**

12
13 The estimates are based on research regarding historical costs of constructing similar
14 infrastructure and current market conditions.
15

16 **38. In your opinion, are the construction cost estimates for the proposed facilities for
17 the proposed District reasonable?**

18
19 Yes, to the best of my knowledge and based on the information available.
20

21 **39. In general, what financing methods does the Petitioner propose the District may use
22 to pay for the anticipated facilities and services?**

23
24 Petitioner presently expects that the District will finance certain services and
25 improvements through the issuance of tax exempt bonds. The debt issued by the proposed
26 District is expected to be retired by non-ad valorem (sometimes referred to as special)
27 assessments on benefitted property within the proposed District. Ongoing maintenance
28 and operational activities are expected to be funded by non-ad valorem assessments as
29 well. Any facilities not financed with a bond issue are anticipated to be funded by the
30 developer using conventional financing options.
31

32 **40. Who will be responsible for paying the proposed District's assessments?**

33
34 Only current property owners and those who choose to acquire property within the
35 proposed District will be responsible for paying District assessments. It is not anticipated
36 that the proposed District will issue general obligation debt that pledges the full faith and
37 credit of the proposed District.
38

39 **41. Will these proposed District debts be an obligation of St. Johns County or the State
40 of Florida?**

41
42 No. The debts will be solely the District's obligation and secured by non-ad valorem
43 assessments levied against property owners. Florida law provides that CDD debt cannot
44 become the obligation of a city, a county, or the state without the consent of that
45 government.
46

47 **42. Why is the Petitioner seeking to have a CDD established for this area?**

1
2 There are hundreds of CDDs throughout the State of Florida. CDDs are an efficient,
3 effective way to provide infrastructure and have become accepted in the marketplace of
4 homebuyers. CDDs have the ability to assist in the streamlined and efficient maintenance
5 and operation of infrastructure and services to developing communities.
6

7 From our perspective, the establishment of a CDD is logical for this project. It provides a
8 long-term, stable, financially-secure entity. The proposed District is a structured, formal
9 entity with the legal ability to respond to future changes in the circumstances and desires
10 of its residents. Under Florida law, the proposed District has access to the County's tax
11 collection mechanisms, which helps ensure that the facilities will be maintained. In that
12 sense, it is preferable over control by a property owners' association.
13

14 A CDD has the financial capability to assist in the provision of necessary capital
15 improvements sooner than may otherwise be the case. The County, developers, builders
16 and residents will all benefit from these improvements in terms of access, traffic flow,
17 safety and general property enhancement. Additionally, a CDD is the entity preferred by
18 many regulatory agencies, including many water management districts, to operate and
19 maintain the stormwater management and other similar systems. This is because the
20 CDD is a perpetual entity, operating in open meetings, with the financial ability to ensure
21 that the maintenance of these important environmental facilities and amenities is
22 accomplished. Given the nature of this project, in my opinion, a CDD is a logical,
23 prudent, and desirable way to ensure this needed infrastructure is maintained.
24

25 **43. Does this conclude your testimony?**
26

27 Yes.

1 **TESTIMONY OF THOMAS INMAN, P.E., FOR ESTABLISHMENT OF**
2 **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**
5

6 My name is Thomas Inman and my business address is 12740 Gran Bay Parkway West,
7 Suite 2350, Jacksonville, Florida 32258.
8

9 **2. By whom are you employed and in what capacity?**
10

11 I am employed by Kimley-Horn, as a project manager.
12

13 **3. How long have you held that position?**
14

15 1 year and 3 months
16

17 **4. Please give your educational background, with degrees earned, major areas of study**
18 **and institutions attended.**
19

20 Graduate of Florida State University, Bachelor's Degree in Civil Engineering, 1999
21 G

22 **5. Do you have any professional licenses, registrations, or certifications?**
23

24 I have a Florida and Georgia Professional Engineer License.
25

26 **6. Are you a member of any professional associations?**
27

28 Rotary International.
29

30 **7. Have you been involved in any developments of the type and nature contemplated**
31 **within the proposed Parkland Preserve Community Development District**
32 **("District")?**
33

34 Yes. An example of similar developments are listed below:

35 Madeira CDD, St Johns County – District Engineer

36 St Johns Golf & County Club, St Johns County – District Engineer

37 Stonecreek, St Johns County – District Engineer

38 Timber Creek, Nassau County – District Engineer
39

40 **8. Are you familiar with the Petition filed by NGMB Properties, LLC ("Petitioner"),**
41 **on November 6, 2017, seeking the establishment of the proposed District?**
42

43 Yes, I have reviewed the Petition and exhibits.
44

45 **9. Are you generally familiar with the geographical area, type, and scope of**

1 **development and the available services and facilities in the vicinity of the proposed**
2 **District?**
3
4 Yes, I am.
5
6 **10. Which documents did you prepare or have others prepare under your supervision?**
7
8 Exhibits A, B, E, F and G attached to the Petition.
9
10 **11. Do any of those exhibits require any change or correction?**
11
12 No.
13
14 **12. Are Exhibits A, B, E, F and G to the Petition true and correct?**
15
16 Yes, to the best of my knowledge.
17
18 **13. In general, what do Exhibits A, B, E, F and G to the Petition demonstrate?**
19
20 Exhibit A is a map showing the general location in which the proposed District is located.
21
22 Exhibit B is a metes and bounds description of the external boundaries of the proposed
23 District.
24
25 Exhibit E shows the major trunk water mains, sewer interceptors and outfalls.
26
27 Exhibit F provides the estimated costs and timetable for constructing the proposed
28 District improvements.
29
30 Exhibit G is a map showing the existing future land uses within the proposed District.
31
32 **14. What capital facilities are presently expected to be provided by the District?**
33
34 Based on information provided by Petitioner and as more fully described in Petition
35 Exhibit F, it is presently expected that the District will construct or acquire storm water
36 management, roads, potable water, sanitary sewer, electrical, recreational amenity, and
37 landscaping/hardscaping/irrigation improvements.
38
39 **15. Based upon your training and experience as an engineer, do you have an opinion as**
40 **to whether the proposed District is of sufficient size, compactness, and sufficient**
41 **contiguity to be developed as a functional interrelated community?**
42
43 Yes, based on my experience, the proposed District is of sufficient size, compactness and
44 contiguity to be developed as one functional interrelated community.

1
2 **16. What is the basis for your opinion?**
3

4 For many reasons the proposed District facilities can be provided in an efficient,
5 functional and integrated manner.
6

7 First, there are sufficient, significant infrastructure needs for the area within the proposed
8 District to allow development as a functionally interrelated community.
9

10 Second, the specific design of the community allows infrastructure to be provided in a
11 cost effective manner. The land included within the proposed District area is contiguous,
12 which facilitates an efficient and effective planned development.
13

14 Third, the provision of services and facilities through the use of one development plan
15 provides a contiguous and homogenous method of providing services to lands throughout
16 the District.
17

18 **17. In your opinion, you said the proposed District is sufficiently compact and**
19 **contiguous to be developable as a functionally interrelated community. Would you**
20 **please explain what you mean when stating that the proposed District is of sufficient**
21 **compactness?**
22

23 The District will encompass approximately 267.39 acres and will provide a range of
24 residential and residential-support land uses that require the necessary elements of
25 infrastructure including storm water management, roads, potable water, sanitary sewer,
26 electrical, recreational amenity, and landscaping/hardscaping/irrigation improvements, as
27 described in the Petition. The proposed District will have sufficient overall residential
28 density to require all the above-mentioned necessary elements of infrastructure of a
29 comprehensive community. These facilities and services require adequate planning,
30 design, financing, construction, and maintenance to provide the community with
31 appropriate infrastructure. The preferred method of developing land, especially for
32 higher density residential uses, is for the development to be spatially compact. This
33 augments the District's ability to construct and maintain improvements, and provide
34 services, in a cost efficient manner.
35

36 **18. Can you provide an example of a service or facility and explain why a community**
37 **development district is a preferred alternative for long-term operation and**
38 **maintenance?**
39

40 Yes. A good example would be a stormwater management system. Both a community
41 development district and a homeowners' association are permitted to operate and
42 maintain such systems under applicable St. Johns River Water Management District
43 ("SJRWMD") and St. Johns County rules. However, SJRWMD rules generally require
44 homeowners' associations to provide significantly more information and documentation
45 before the SJRWMD and St. Johns County will accept them as an operation and

1 maintenance entity. This additional information is required to ensure that the association
2 has the financial, legal and administrative capability to provide for long-term
3 maintenance of the stormwater management system. Such documentation generally must
4 (1) indicate that the association has the power to levy assessments; (2) mandate that the
5 association will operate and maintain such systems; and (3) provide that the association
6 cannot be dissolved until another entity is found to maintain the system.
7

8 In comparison, a community development district is a perpetual local government unit,
9 which by law has the requisite assessment authority, including the ability to collect such
10 assessments on the County tax roll. Thus, a community development district generally
11 must simply provide a letter to the SJRWMD stating that the community development
12 district will accept operation and maintenance responsibility. All things being equal, a
13 community development district is preferred over a homeowners' or property owners'
14 association for operation and maintenance of a stormwater management system.
15

- 16 **19. Based on your experience, do you have an opinion as to whether the services and**
17 **facilities to be provided by the proposed District will be incompatible with the**
18 **capacities and uses of existing local and regional community facilities and services?**
19

20 Yes. It is my opinion that the proposed services and facilities of the proposed District
21 will not be incompatible with the capacity and uses of existing local or regional
22 community development services and facilities.
23

- 24 **20. What is the basis for your opinion?**
25

26 Currently, none of the planned infrastructure improvements that the proposed District
27 plans to provide exist on the subject property in a manner that is useful to the proposed
28 development. Each of the elements of infrastructure for the necessary services and
29 facilities will connect into the County's existing, surrounding systems according to
30 criteria, review and approval of the County; there will be no incompatibility issue.
31

- 32 **21. Based on your experience, do you have an opinion as to whether the area to be**
33 **included within the proposed District is amenable to being served by a separate**
34 **special district government?**
35

36 Yes. In my opinion, and to the best of my knowledge, the area identified in the petition is
37 amenable to being served by a separate special district government.
38

- 39 **22. What is the basis for your opinion?**
40

41 The proposed District is limited in purpose and the infrastructure improvements to be
42 provided by the proposed District are limited in scope. This infrastructure is expected to
43 directly benefit the development and may be adequately served by a special district
44 government. In addition, special district governance provides a mechanism whereby

1 long-term maintenance obligations can be satisfied by the persons primarily using the
2 facilities and services.

3

4 **23. Does this conclude your testimony?**

5

6 Yes, it does.

1 **TESTIMONY OF MARK SHELTON, AICP, FOR THE ESTABLISHMENT**
2 **OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**
5

6 My name is Mark Shelton. My business address is 12740 Gran Bay Parkway West, Suite
7 2350, Jacksonville, Florida 32258.
8

9 **2. By whom are you employed and in what capacity?**
10

11 I am employed by Kimley-Horn, as a Senior Planner.
12

13 **3. Please describe the kinds of clients you serve and services you provide in that**
14 **capacity.**
15

16 I provide consultant services to land owners, developers, and community development
17 districts in the areas of regulatory planning, land use, zoning, concurrency, DRIs and due
18 diligence.
19

20 **4. Please describe your educational background.**
21

22 I have a Bachelor's Degree in Political Science and a Master's Degree in Social Science
23 (with an emphasis in Urban and Regional Planning) from Florida State University.
24

25 **5. Do you hold any professional licenses, designations or certifications?**
26

27 I am certified as a Professional Planner by the American Institute of Certified Planners
28 (AICP #021081).
29

30 **6. Are you a member of any professional associations?**
31

32 I am a member of the American Planning Association and the Florida Planning & Zoning
33 Association, and serve on the Board of Directors of the First Coast Section of the Florida
34 Planning & Zoning Association.
35

36 **7. Please summarize your previous experience as it relates to public facility design,**
37 **construction and land development.**
38

39 I have experience working on numerous of public and private public facility design and
40 land development projects including large mixed use community master planning,
41 residential subdivision site planning and regulatory permitting, commercial and
42 institutional site planning and regulatory permitting, multi-use trail master plans and
43 construction projects.
44

45 **8. Are you familiar with the Petition to establish the Parkland Preserve Community**
46 **Development District (the "District")?**

1
2 Yes. I have reviewed the Petition and accompanying exhibits, filed on November 6,
3 2017. I am familiar with the underlying real estate project.
4

- 5 **9. In the course of your work in Florida, have you had an opportunity to work with the**
6 **State Comprehensive Plan found in Chapter 187, Florida Statutes?**
7

8 Yes, I have often referred to the State Comprehensive Plan in rendering consultation to
9 clients.
10

- 11 **10. In the course of your work in Florida, have you had an opportunity to review local**
12 **government comprehensive plans?**
13

14 Yes.
15

- 16 **11. What types of land development projects have you worked on that involved**
17 **analyzing consistency with the state and local comprehensive plans?**
18

19 As I described earlier, the types of projects that I've worked on involved analyzing
20 consistency with the state and local comprehensive plans with respect to comprehensive
21 plan amendments and rezonings. These included residential and mixed use/commercial
22 projects.
23

- 24 **12. Do you have an opinion, as someone experienced in planning, as to whether the**
25 **establishment of the proposed District is inconsistent with any applicable element or**
26 **portion of the state comprehensive plan?**
27

28 Yes.
29

- 30 **13. What is that opinion?**
31

32 It is my opinion that the establishment of the District is not inconsistent with any
33 applicable element or portion of the state comprehensive plan.
34

- 35 **14. What is the basis for that opinion?**
36

37 I have reviewed, from a planning perspective, applicable portions of the State
38 Comprehensive Plan that relate to the establishment of a community development
39 district.
40

41 The State of Florida Comprehensive Plan, (Chapter 187, F.S.), "provides long-range
42 policy guidance for the orderly social, economic, and physical growth of the state." The
43 State Plan sets forth 25 subjects, goals, and numerous policies. Two subjects are
44 particularly relevant, from a planning perspective, to the establishment of the District:
45 No. 15- Land Use and No. 25- Plan Implementation.
46

1 **15. What is Subject 15 and why is it relevant?**
2

3 Subject 15 recognizes the importance of locating development in areas that have the
4 fiscal abilities and service capacity to accommodate growth. It is relevant because
5 community development districts are designed to provide infrastructure services and
6 facilities in a fiscally responsible manner to the areas that can accommodate
7 development. The proposed District is not inconsistent with this goal because the District
8 will have the fiscal capability to provide the specified services and facilities in this
9 growth area. Additionally, under this subject, Policy 1 is relevant.

10

11 **16. What is Policy 1 and what is its relevance?**
12

13 Policy 1 promotes efficient development activities in areas that will have the capacity to
14 service new populations and commerce. The proposed District will be a vehicle to
15 provide a high quality of infrastructure facilities and services in an efficient and focused
16 manner at sustained levels over the long term life of the community.

17

18 **17. You also mentioned Subject 25. What is this and why is it relevant?**
19

20 This subject calls for systematic planning capabilities to be integrated into all levels of
21 government throughout the state, with particular emphasis on improving inter-
22 governmental coordination and maximizing citizen involvement. The proposed District
23 will be able to finance and construct (and in some cases operate and maintain) the
24 contemplated infrastructure improvements as authorized under Chapter 190, F.S., subject
25 to and not inconsistent with the local government comprehensive plan and land
26 development regulations. Citizen involvement is maximized since District Board
27 meetings are publicly advertised, open to the public and all District property owners and
28 residents can be involved in the provision of the improvements. Additionally,
29 establishment of the District will enhance governmental coordination since Section
30 189.08, F.S., requires the District to file public facilities reports with St. Johns County,
31 and to annually update such reports to the extent there are any changes, which reports and
32 updates the County may rely upon in any revisions to its local comprehensive plan.

33

34 **18. Are there any relevant policies under this subject of the State Comprehensive Plan?**
35

36 Yes, Policies 2, 3, 6 and 8. Policy 2 seeks to ensure that every level of government has
37 the appropriate operational authority to implement the policy directive established in the
38 plan. Chapter 190, F.S., provides the District with its necessary operational authority. In
39 fact, section 190.002(1) identifies community development districts as a means to deliver
40 the basic community services and capital infrastructure called for by the Growth
41 Management Act without overburdening other local governments and their taxpayers.
42 The establishment of the District to provide the infrastructure systems and facilities for
43 the acreage to be included within the District in a manner which does not burden the
44 general body of taxpayers in St. Johns County is directly in furtherance of this policy.

45

1 Policy 3 provides for establishing effective monitoring, incentive, and enforcement
2 capabilities to see that the requirements established by regulatory programs are met.
3 Section 189.08(2), F.S., requires all independent special districts to submit public
4 facilities reports, including annual updates as to changes. This facilitates an effective
5 monitoring program of the District by the County. Sections 190.002(2)(c), and
6 190.004(3), F. S., dictate the legislative policy that all community development districts
7 comply with all government laws, rules and regulations applicable to community
8 development. Therefore, establishment of the District is not inconsistent, and in fact is in
9 furtherance, of this policy.

10
11 Policy 6 encourages citizen participation at all levels of policy development, planning
12 and operations. The District holds its meetings in the sunshine pursuant to Chapter 286,
13 F.S. This process encourages citizen participation in, and ultimately citizen control of, the
14 activities of the District.

15
16 Policy 8 encourages continual cooperation among communities to bring the private and
17 public sectors together for establishing an orderly, environmentally, and economically
18 sound plan for future needs and growth. The District will be a vehicle to enhance
19 cooperation in the provision of infrastructure between the private sector and the County.

20
21 **19. Are there any other subjects within the State Comprehensive Plan which are**
22 **relevant?**

23
24 Two additional subject areas applicable to establishment of a community development
25 district include Subject 9 - Natural Systems and Recreational Lands, and Subject 17 -
26 Public Facilities. The applicable policies of Subject 9 relate to expanding state and local
27 efforts to provide activity-based recreational opportunities to urban areas which can be
28 accomplished with the funding assistance of the District. The applicable goal and
29 policies of Subject 17 relate to: (i) protecting investments in existing public facilities; (ii)
30 providing financing for new facilities; (iii) allocating the costs of new public facilities on
31 the basis of the benefits received by future residents; (iv) implementing innovative but
32 fiscally sound techniques for financing public facilities; and (v) identifying and using
33 stable revenue sources for financing public facilities. The establishment of the District
34 will further these State Comprehensive Plan Goals and Policies.

35
36 **20. Do you have an opinion, as someone with expertise in planning, as to whether the**
37 **establishment of the proposed District is inconsistent with any applicable element or**
38 **portion of the St. Johns County Comprehensive Plan?**

39
40 Yes.

41
42 **21. What is that opinion?**

43
44 It is my opinion that the establishment of the proposed District is not inconsistent with
45 any applicable element or portion of the St. Johns County Comprehensive Plan.
46

1 **22. What is the basis of that opinion?**

2
3 There is nothing about establishing a community development district as an alternative
4 means of providing infrastructure systems and services to these lands that would cause an
5 inconsistency with the local comprehensive plan. In fact, establishment of the District is
6 in furtherance of certain provisions including:

7
8 Objective F.1.3 and Policies F.1.3.1, F.1.3.8 and F.1.3.9 – This objective and these
9 policies state that PUD's, planned unit subdivisions, and other large developments shall
10 provide for the dedication of parks and open space to be generated by the development
11 according to the level of service standards. The District will finance the construction of,
12 and ultimately own and maintain community parks and facilities.

13
14 Objective G.1.5 - This objective calls for the County to work cooperatively with other
15 units of government to address issues and concerns. The District may be expected to
16 enter into interlocal agreements with the County to provide certain enhanced
17 maintenance. Additionally, over the long term, the establishment of the District will
18 provide another unit of local government in place and able to cooperate with the County
19 on future issues and concerns.

20
21 Goal H.1 - This Goal states that the County is to ensure the orderly and efficient
22 provision of infrastructure facilities and services such as roads, utilities, recreation, and
23 drainage. The District will serve as an alternative provider of these infrastructure systems
24 and services to meet the needs of the lands within its boundaries.

25
26 Objective H.1.6 - This objective states that the County shall manage fiscal resources to
27 ensure the provision of needed infrastructure. The District will provide the infrastructure
28 facilities and services needed for its lands without burdening the fiscal resources of the
29 County or impacting the bonding limits contained in Policy H.1.7.1.

30
31 The establishment of the District is not inconsistent with these or any other provisions of
32 the St. Johns County Comprehensive Plan.

33
34 **23. Do you have an opinion, as someone experienced in planning, as to whether the area**
35 **to be included within the proposed district is of sufficient size, is sufficiently**
36 **compact, and sufficiently contiguous to be developable as one functional,**
37 **interrelated community?**

38
39 Yes.

40
41 **24. What is your opinion?**

42
43 The proposed District has sufficient land area, and is sufficiently compact and contiguous
44 to be developed with infrastructure systems, facilities and services as one functionally
45 interrelated community.

1 **25. What is the basis for your opinion?**

2
3 The area to be included within the District can be expected to succeed as a functional,
4 interrelated community from a planning perspective because these characteristics ensure
5 that services and facilities for the lands within the District will not be hampered by
6 significant barriers or spatial problems. In addition, as proposed, the District will be
7 providing relatively limited services and facilities. Thus, from a planning perspective,
8 the relatively small nature of the District, its planned community character and the
9 proposed limited services and facilities are a good match.

10
11 The proposed District is of sufficient size, is sufficiently compact and sufficiently
12 contiguous to serve as one functional, interrelated community.

13
14 **26. Do you have an opinion, as someone experienced in planning, as to whether the**
15 **community development services and facilities of the district will be incompatible**
16 **with the capacity and uses of existing local and regional community development**
17 **services and facilities?**

18
19 Yes.

20
21 **27. What is your opinion?**

22
23 The proposed services and facilities of the District are not incompatible with the capacity
24 and uses of existing local or regional community development services and facilities.

25
26 **28. What is the basis for your opinion?**

27
28 In order to answer this question it is necessary to look to the community development
29 services and facilities which will be provided by the District to the lands within its
30 boundaries and to compare this to the existing community development services and
31 facilities presently available to those lands. Currently, the planned infrastructure
32 improvements that the proposed District plans to provide don't exist on the property. The
33 proposed District is an efficient method to construct the necessary infrastructure
34 improvements on the lands to be included within the District.

35
36 **29. Do you have an opinion as to whether the area that will be served by the proposed**
37 **district is amenable to separate special district government?**

38
39 Yes I do.

40
41 **30. And what is your opinion?**

42
43 Based on its contiguity, compactness and size, and given the limited scope of the
44 infrastructure improvements to be provided by the District, the area to be included within
45 the District is amenable to separate special purpose government.

1 31. As someone with planning expertise, do you have an opinion as to whether the
2 proposed District is the best alternative available for providing the proposed
3 community development services and facilities to the area to be served?
4

5 Yes I do.
6

7 32. What is your opinion?
8

9 In my opinion, the District is the best alternative for providing the proposed community
10 development services and facilities to the 267.39 acres proposed to be included within the
11 District.
12

13 33. What is the basis for your opinion?
14

15 My planning expertise, in part, and a review of the Petition in part. To answer this
16 question, we must consider the alternative means, from a planning perspective, by which
17 these roadway, drainage, utility facilities and services might be provided to the
18 approximately 267.39 acres proposed to be included within the District.
19

20 The alternatives include the County, either directly or through a municipal services
21 benefit unit (MSBU), or the developer through a property owner's association (POA).
22 From a planning perspective, establishment of a community development district over
23 these lands provides a perpetual local government capable of delivering these
24 improvements which will be directly responsible and responsive to the residents of the
25 District. For example, the District will own, operate and maintain the drainage
26 improvements for the lands within the District. District residents will one day comprise
27 this Board and will be able to directly govern the levels of service provided without
28 diverting County resources from other County owned recreation facilities or drainage
29 systems. Furthermore, because these systems will be owned by the District, the residents
30 will have the protection of public bidding of maintenance services and will have a direct
31 voice in the governance of these systems, which would not be the case with a POA.
32

33 As far as the roadway and utility improvements are concerned, the District is also the best
34 alternative provider of these facilities. As I discussed earlier, Objective H.1.6 of the St.
35 Johns County Comprehensive Plan calls for the management of the County's fiscal
36 resources to ensure the provision of needed infrastructure. Provision of these
37 improvements by the District is the best alternative to preserve the County's fiscal
38 resources since only growth within the District will pay for these improvements. The
39 District is also superior to a POA in providing these improvements since, from a planning
40 perspective, a POA would not be the kind of perpetual governmental entity to effectively
41 manage the construction of these improvements or any enhanced maintenance after
42 dedication of these facilities to the County.
43

44 34. Does this conclude your testimony?
45

46 Yes.

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Affidavit of Publication

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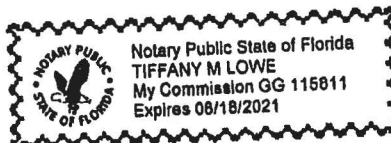
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PARKLAND PRESERVE CDD** published in said newspaper on 02/20/2018, 02/27/2018, 03/06/2018, 03/13/2018.

Affiant further says that the St. Augnstine Record is a newspaper published at St. Augnstine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 13th day of March 2018
by Melissa Rhinehart who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



(Seal)

NOTICE OF LOCAL PUBLIC HEARING

St. Johns County Board of County Commissioners For Establishment of the Parkland Preserve Community Development District

DATE: March 20, 2018
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the St. Johns County Board of County Commissioners beginning at 9:00 a.m. on March 20, 2018, in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider an ordinance granting a petition to establish the "Parkland Preserve Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2017); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

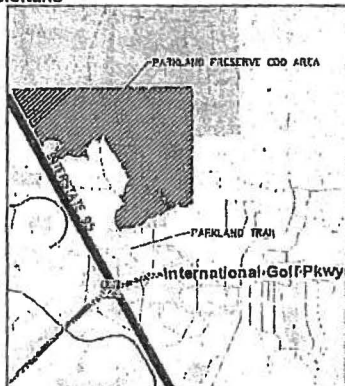
The District is comprised of approximately 267.39 acres, more or less, generally located north of International Golf Parkway, east of Interstate 95, and abutting the end of Parkland Trail, entirely within unincorporated St. Johns County, Florida. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including Chapter 190, Florida Statutes.

Copies of the petition, department reports and proposed ordinance are open to public inspection at the Growth Management Department in the Permit Center at 4040 Lewis Speedway, St. Augustine, Florida 32084

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or local unit of general-purpose government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceedings should contact ADA Coordinator at (904) 209-0650, at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR
File Number: CDD 2017-05



0003007324 February 20, 27 2018, March 6, 13, 2018

STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct
copy of the corrected St. Johns County Ordinance No. 2018-14,
which was filed in this office on March 27, 2018, pursuant to the
provisions of Section 125.66, Florida Statutes, as shown by the
records of this office.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
30th day of March, A.D., 2018.



Ken Detzner
Secretary of State

DSDE 99 (3/03)