



**EVERLANDS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BAY  
REGULAR BOARD MEETING  
& PUBLIC HEARING'S  
DECEMBER 8, 2023  
10:00 A.M.**

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

[www.everlands2cdd.org](http://www.everlands2cdd.org)  
561.630.4922 Telephone  
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**AGENDA**  
**EVERALNDS II COMMUNITY DEVELOPMENT DISTRICT**  
312 South Harbour City Boulevard  
Melbourne, Florida 32949  
**REGULAR BOARD MEETING & PUBLIC HEARING'S**  
December 8, 2023  
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Comments from the Public for Items Not on the Agenda
- E. Approval of Minutes
  - 1. October 13, 2023 Organizational Meeting.....Page 2
- F. **Public Hearing – Fiscal Year 2023/2024 Final Budget**
  - 1. Proof of Publication.....Page 12
  - 2. Receive Public Comments on the 2023/2024 Fiscal Year Final Budget
  - 3. Consider Resolution No. 2023-17 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 13
- G. **Public Hearing – Authorizing Uniform Method of Collection**
  - 1. Proof of Publication.....Page 21
  - 2. Receive Public Comment on the Use of the Uniform Method of Collection
  - 3. Consider Resolution No. 2023-18 – Adopting the Uniform Method of Collection.....Page 22
- H. **Public Hearing – Levy of Non-Ad Valorem Assessments**
  - 1. Proof of Publication.....Page 27
  - 2. Receive Public Comment Regarding the Intent to Levy Special Assessments
  - 3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public
  - 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
  - 5. Consider Resolution No. 2023-19 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....Page 28
- I. Old Business
- J. New Business
- K. Administrative Matters
- L. Board Members Comments
- M. Adjourn

Ad#9519506 11/17/23 11/24/23

NOTICE OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING AND  
REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Everlands II Community Development District (District) will hold a public hearing on December 8, 2023, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2023/2024. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.everlands2cdd.org](http://www.everlands2cdd.org)) or at the offices of the District Manager, Special District Services, Inc., located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

District Manager

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

[www.everlands2cdd.org](http://www.everlands2cdd.org)

PUBLISH: FLORIDA TODAY 11/17/23 & 11/24/23

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
OCTOBER 13, 2023**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands II Community Development District was called to order at 1:20 p.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32901.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Florida Today* on September 21, 2023, and September 28, 2023, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM LANDOWNER'S ELECTION)**

Gregory J. Pettibon, Chris Cutler, Bojana Brown and Jared Shaver were in attendance and were recognized as having taken their seats as Members of the Board of Supervisors as a result of the Landowner's Election, immediately preceding this Regular Meeting.

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

Mr. Sakuma administered the oath of office to all four Supervisors and explained that they were public officials and were subject to State Ethics Laws, Sunshine Laws and public records requests. He distributed *New Supervisor Packages*, providing further information on their roles and responsibilities.

**E. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Chris Cutler, Bojana Brown and Jared Shaver.

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

**F. CONSIDER RESOLUTION NO. 2023-01 – CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

Mr. Sakuma presented Resolution No. 2023-01, entitled:

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
CANVASSING AND CERTIFYING THE RESULTS OF THE**

**LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT  
TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING  
FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed adopting Resolution No. 2023-01, as presented.

**G. CONSIDER RESOLUTION NO. 2023-02 – ELECTING OFFICERS**

Mr. Sakuma presented Resolution No. 2023-02, entitled:

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS ELECTING  
THE OFFICERS OF EVERLANDS II COMMUNITY  
DEVELOPMENT DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed adopting Resolution No. 2023-02, with the following slate of officers:

Chairman: Gregory J. Pettibon  
Vice Chair: Chris Cutler  
Secretary: B. Frank Sakuma, Jr.  
Treasurer: B. Frank Sakuma, Jr.  
Asst. Secretary: Bojana Brown  
Asst. Secretary: Jared Shaver

**H. ELECTION OF OFFICERS**

This item was addressed by Resolution 2023-02.

**I. ADDITIONS OR DELETIONS TO AGENDA**

Staff requested the following additional agenda items:

- Everlands II Community Development District Engineering Report;
- Master Special Assessment Methodology Report;
- Resolution 2023-13 Authorizing Bonds;
- Resolution 2023-14 Declaring Assessments;
- Resolution 2023-15 Notice of Intent to Use Uniform Method;
- Resolution 2023-16 Setting Hearing on the Levy of Assessments.

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown and unanimously passed adopting the agenda as amended.

**J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Mr. Sakuma noted that no members of the public were present.

## **K. NEW BUSINESS**

### **1. CONSIDER APPOINTMENT OF DISTRICT MANAGER**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler, and unanimously passed approving the proposed District Management Agreement for Services and appointing Special District Services, Inc. as the District's Manager.

### **2. CONSIDER APPOINTMENT OF DISTRICT GENERAL COUNSEL**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed appointing Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to serve as District General Counsel.

### **3. CONSIDER APPOINTMENT OF INTERIM DISTRICT ENGINEER**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed appointing B.S.E. Consultants, Inc. as the Interim District Engineer.

### **4. AUTHORIZATION TO ISSUE RFQ FOR ENGINEERING SERVICES**

Mr. Sakuma informed the Board it would be appropriate to issue a request for qualifications for professional engineering services in accordance with Section 287.055, *Florida Statutes*.

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed authorizing the issuance of an RFQ for professional engineering services and for the District Manager to fill in the dates and approve criteria of same.

### **5. CONSIDER APPOINTMENT OF INVESTMENT BANKER**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously appointing John Kessler of FMS Bonds as the District's Investment Banker.

### **6. CONSIDER APPOINTMENT OF BOND COUNSEL**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously appointing Steve Sanford of Greenberg Traurig as the District's Bond Counsel.

### **7. CONSIDER APPOINTMENT OF TRUSTEE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously appointing Robert Hedgecock of US Bank and the District's Trustee.

### **8. CONSIDER DESIGNATING A REGISTERED AGENT AND OFFICE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously designating Dennis Lyles of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Blvd. 6th Floor, Ft. Lauderdale, Florida 33301, as the District's Registered Agent and Office.

### **9. CONSIDER DESIGNATING A LOCAL RECORDS OFFICE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously designating the offices of B.S.E. Consultants, Inc., 312 South Harbor City Blvd, Suite 4, Melbourne, FL 32901, as the District's Local Records Office.

**10. CONSIDER RESOLUTION NO. 2023-03 – ADOPTING A PUBLIC COMMENT POLICY**

Resolution No. 2023-03 was presented, entitled:

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-03, as presented

**11. CONSIDER RESOLUTION NO. 2023-04 – ADOPTING LEGAL DEFENSE POLICY**

Resolution No. 2023-04 was presented, entitled:

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-04, as presented

**12. CONSIDER AUTHORIZATION TO OBTAIN GENERAL LIABILITY AND PUBLIC OFFICERS INSURANCE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously authorizing the District Manager to obtain general liability and public officers insurance for the District.

**13. CONSIDER RESOLUTION NO. 2023-05 – AUTHORIZING CHAIRMAN TO EXECUTE PLATS, PERMITS AND CONVEYANCES**

Resolution No. 2023-05 was presented, entitled:

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON AND/OR VICE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-05, as presented

**14. CONSIDER RESOLUTION NO. 2023-06 – SETTING THE FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE AND LOCATION**

Resolution No. 2023-06 was presented, entitled:

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-06, holding meetings on the second Friday of each month at 10:00 a.m. in the offices of B.S.E. Consultants, Inc., 312 South Harbor City Blvd., Suite 4, Melbourne, Florida 32901.

**15. CONSIDER RESOLUTION NO. 2023-07 – APPROVING PROPOSED FISCAL YEAR 2023/2024 ANNUAL BUDGET AND SETTING A PUBLIC HEARING DATE FOR FINAL ADOPTION**

Resolution No. 2023-07 was presented, entitled:

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-07, setting the Public Hearing for December 8, 2023.



**16. CONSIDER DEVELOPER’S FUNDING AGREEMENT FOR FISCAL YEAR 2023/2024**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously approving the Developer’s Funding Agreement for Fiscal Year 2023/2024, as presented.

**17. CONSIDER RESOLUTION NO. 2023-08 – DESIGNATING A QUALIFIED PUBLIC DEPOSITORY**

Resolution No. 2023-08 was presented, entitled:

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-08, designating South State Bank as the District’s Qualified Public Depository, as presented.

**18. CONSIDER RESOLUTION NO. 2023-09 – ESTABLISHING CDD CHECKING ACCOUNT AND SIGNERS**

Resolution No. 2023-09 was presented, entitled:

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-09, as presented.

**19. CONSIDER RESOLUTION NO. 2023-10 – ADOPTING A RECORDS RETENTION POLICY**

Resolution No. 2023-10 was presented, entitled:

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT PROVIDING**

**FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-10, as presented.

**20. CONSIDER RESOLUTION NO. 2023-11 – ADOPTING ALTERNATIVE INVESTMENT GUIDELINES**

Resolution No. 2023-11 was presented, entitled:

**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown and passed unanimously adopting Resolution No. 2023-11, as presented.

**21. CONSIDER RESOLUTION NO. 2023-12 – APPROVING STATEWIDE MUTUAL AID AGREEMENT**

Resolution No. 2023-12 was presented, entitled:

**RESOLUTION 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown and passed unanimously adopting Resolution No. 2023-12, as presented.

**22. CONSIDER COMPENSATION FOR BOARD MEMBERS**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously declining compensation for Board Supervisors.

### **23. RATIFY AND APPROVE RECORDED NOTICE OF ESTABLISHMENT**

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown and passed unanimously ratifying and approving the recordation of the notice of establishment.

### **24. CONSIDER EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ENGINEERING REPORT**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously approving the *Everlands II Community Development District Engineering Report* dated October 13, 2023, as presented.

### **25. CONSIDER MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously approving the *Master Special Assessment Methodology Report* dated October 13, 2023, as presented.

### **26. CONSIDER RESOLUTION NO. 2023-13 – AUTHORIZING THE ISSUANCE OF BONDS**

Resolution No. 2023-13 was presented, entitled:

#### **RESOLUTION 2023-13**

**AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER AND WASTEWATER SYSTEMS; CERTAIN PUBLIC ROADWAY IMPROVEMENTS; AND RELATED INCIDENTAL COSTS, INCLUDING PROFESSIONAL FEES (COLLECTIVELY, THE “2023 PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), CITY OF PALM BAY, FLORIDA, BREVARD COUNTY, FLORIDA, THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE 2023 PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE**

**JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-13, as presented.

**27. CONSIDER RESOLUTION NO. 2023-14 – DECLARING ASSESSMENTS**

Resolution No. 2023-14 was presented, entitled:

**RESOLUTION 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-14, as presented.

**28. CONSIDER RESOLUTION NO. 2023-15 – NOTICE OF INTENT TO USE UNIFORM METHOD**

Resolution No. 2023-15 was presented, entitled:

**RESOLUTION 2023-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-15, as presented.

**29. CONSIDER RESOLUTION NO. 2023-16 – SET HEARING ON THE LEVY OF ASSESSMENTS**

Resolution No. 2023-16 was presented, entitled:

**RESOLUTION 2023-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON DECEMBER 8, 2023 AT 10:00 A.M. TO BE HELD AT 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4, MELBOURNE, FLORIDA 32901, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and passed unanimously adopting Resolution No. 2023-16, setting a Public Hearing for December 8, 2023, as presented.

**L. ADMINISTRATIVE MATTERS**

No Administrative Matters were offered or discussed.

**M. BOARD MEMBER COMMENTS**

Mr. Pettibon thanked everyone for their efforts in starting up the new district.

**N. ADJOURNMENT**

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 1:54 p.m. without objection.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

Ad#9519506 11/17/23 11/24/23

NOTICE OF EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING AND  
REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Everlands II Community Development District (District) will hold a public hearing on December 8, 2023, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2023/2024. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.everlands2cdd.org](http://www.everlands2cdd.org)) or at the offices of the District Manager, Special District Services, Inc., located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

District Manager

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

[www.everlands2cdd.org](http://www.everlands2cdd.org)

PUBLISH: FLORIDA TODAY 11/17/23 & 11/24/23

## RESOLUTION 2023-17

### THE ANNUAL APPROPRIATION RESOLUTION OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Everlands II Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Everlands II Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.



**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF DECEMBER 2023.**

ATTEST:

**EVERLANDS II COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson / Vice Chairperson

**Exhibit A:** Budget Fiscal Year 2023/2024

**Exhibit A**

Budget Fiscal Year 2022/2023

# Everlands II Community Development District

**Final Budget For  
Fiscal Year 2023/2024  
October 13, 2023 - September 30, 2024**

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- II       DETAILED FINAL BUDGET**

**FINAL BUDGET**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 13, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	89,475
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 89,475</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	33,000
Legal	30,000
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	15,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	0
Continuing Disclosure Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 87,475</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
<b>Total Maintenance Expenditures</b>	<b>\$ 2,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,475</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 13, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	0	89,475	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,475</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	0	33,000	\$3,000 X 11 Months
Legal	0	0	30,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year 2024/2025 (For 2023/2024 Audit)
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	6,000	
Legal Advertisements	0	0	15,000	
Miscellaneous	0	0	1,500	
Postage	0	0	300	
Office Supplies	0	0	1,500	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,475</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	0	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,475</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Everlands II Community Development District (the District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on December 8, 2023, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, wastewater systems, water supply systems, surface water management facilities, roadways, offsite improvements, sidewalks, landscaping and irrigation, entrance features, fences and gates, and other improvements and any other lawful projects or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at (561) 630-4922 and/or toll free at 1-877-737-4922, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

B. Frank Sakuma  
District Manager

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

[www.everlands2cdd.org](http://www.everlands2cdd.org)

#9498846 11/10, 11/17, 11/24, 12/01/23

## **RESOLUTION 2023-18**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Everlands II Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Brevard County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The Everlands II Community Development District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.



**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Brevard County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2023.

ATTEST:

**EVERLANDS II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Legal Description

DESCRIPTION OF NE QUADRANT OF EVERLANDS

A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF EMERSON DRIVE, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN WESTERLY, ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 12°01'04", A CHORD LENGTH OF 311.95 FEET AND A CHORD BEARING OF S84°06'13"W), A DISTANCE OF 312.53 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S78°05'41"W A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 3°03'55", A CHORD LENGTH OF 82.91 FEET AND A CHORD BEARING OF S79°37'38"W), A DISTANCE OF 82.92 FEET TO THE SOUTHEAST CORNER OF PARCELS C-2 THROUGH C-5, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, THE FOLLOWING 5 (FIVE) COURSES AND DISTANCES; 1) THENCE N00°40'06"E A DISTANCE OF 278.70 FEET; 2) THENCE N89°19'54"W A DISTANCE OF 300.00 FEET; 3) THENCE N00°40'06"E A DISTANCE OF 500.00 FEET; 4) THENCE N89°19'54"W A DISTANCE OF 650.00 FEET; THENCE S00°40'06"W A DISTANCE OF 800.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE; THENCE N89°19'54"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF PARCELS C-6 THROUGH C-9, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°40'06"E, ALONG THE BOUNDARY OF SAID PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 FEET TO THE NORTHEAST CORNER OF SAID PARCELS C-6 THROUGH C-9; THENCE CONTINUE N00°40'06"E A DISTANCE OF 368.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD LENGTH OF 162.25 FEET AND A CHORD BEARING OF N15°07'25"E), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"E,

ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF COMMERCIAL PARCEL C-1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES; 1) THENCE S89°19'54"E A DISTANCE OF 182.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD LENGTH OF 117.56 FEET AND A CHORD BEARING OF S85°42'28"E), A DISTANCE OF 117.64 TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCEL C-1; 3) THENCE N00°42'13"E A DISTANCE OF 307.33 FEET; 4) THENCE N89°19'54"W A DISTANCE OF 325.59 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID ST JOHNS HERITAGE PARKWAY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°35'55", A CHORD LENGTH OF 96.29 AND A CHORD BEARING OF N13°33'23"W), A DISTANCE OF 96.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 21°02'56", A CHORD LENGTH OF 292.25 FEET AND A CHORD BEARING OF N05°12'22"W), A DISTANCE OF 293.90 FEET TO THE END OF SAID CURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 303.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°38'01", A CHORD LENGTH OF 97.02 FEET AND A CHORD BEARING OF N03°00'05"E), A DISTANCE OF 97.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°41'05"E A DISTANCE OF 582.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL FIFTY FOUR; THENCE S89°37'12"E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 33.57 FEET TO THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'53"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1973.79 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'00"W ALONG SAID WEST LINE A DISTANCE OF 613.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'47"W A DISTANCE OF 658.09 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'54"W A DISTANCE OF 659.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE

NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'40"E A DISTANCE OF 1316.53 FEET TO THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°45'06"W, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 21, A DISTANCE OF 1319.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'26"W ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 55.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NUMBER FIFTY NINE (A 95 FOOT RIGHT-OF-WAY); THENCE S00°45'06"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1049.35 FEET TO THE POINT OF BEGINNING. CONTAINING 143.73 ACRES, MORE OR LESS.

Keywords:  
Notice of Public Hearings & Reg Board Mtg of December 8, 2023

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

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

NOTICE OF REGULAR MEETING OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

The Everlands II Community Development District Board of Supervisors ("Board") will hold public hearings on Friday, December 8, 2023, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Everlands II Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's *Everlands II Community Development District Engineering Report* (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

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

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

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$15,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. Unit Types (SF-40' & SF-50'), Maximum annual debt per unit \$4,009.00, grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. The proposed annual schedule of maximum assessments is follows:

ALLOCATION OF DEBT SERVICE ASSESSMENTS

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
Single Family - 40'	144	1.00	144.00	\$4,009	\$577,340
Single Family - 50'	193	1.00	193.00	\$4,009	\$773,796
TOTAL	N/A	N/A	337.00	N/A	\$1,351,137
*Rounded					

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

Folio ID#s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
28-36-21-00	143.73	\$9,400.52	\$104,362.35	\$15,000,000
TOTALS		N/A	N/A	\$15,000,000
*Rounded				

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

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

Also on Friday, December 8, 2023, at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32901, the Board will hold a regular public meeting to consider matters related to the construction of improvements; to consider matters related to a bond issue and special assessments to finance improvements; to consider the services and facilities to be provided by the District and the financing plan for same; and to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

PROJECT LOCATION

ST JOHNS HERITAGE PKWY

EMERSON DRIVE

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

www.everlands2cdd.org

PUBLISH: FLORIDA TODAY 11/15/23 & 11/22/23

01-20760000

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## RESOLUTION NO. 2023-19

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

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

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

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

1. The District is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), created by Ordinance No. 2023-27 of the City Council of Palm Bay, Florida (the "City") enacted on July 20, 2023 and effective on July 20, 2023; and
2. The District is authorized by Chapter 190, *Florida Statutes*, to construct public infrastructure improvements, including, but not limited to stormwater management and control facilities, including, but not limited to, related earthwork; water and wastewater systems; certain public roadway improvements; and related incidental costs, including professional fees pursuant to the Act, to serve lands in the District (the "Improvements"); and
3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 and the offices of B.S.E. Consultants, Inc., 312 South Harbor City Blvd, Suite 4,

Melbourne, FL 32901 (the “District Offices”); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
6. As set forth in Resolution No. 2023-14, adopted by the Board on October 13, 2023, it is the Board’s intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series (the “Bonds”); and
8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
9. Resolution No. 2023-14 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
10. Resolution No. 2023-14 was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-16, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2023-16 further provided for notice of the public hearing to be provided by publication and mail; and
13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and



14. At the time and place specified in Resolution No. 2023-16 the Board met as an “Equalization Board”, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and
15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
  - i. that the estimated costs of the Improvements is as specified in the District’s Everlands II Community Development District Engineering Report, accepted October 13, 2023, as may be revised (the “Engineer’s Report”), a copy of which is attached hereto and incorporated herein as Exhibit “A”, and that the amount of such costs is reasonable and proper;
  - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District’s Master Special Assessment Methodology Report, accepted October 13, 2023, as may be revised (the “Master Report”), a copy of which is attached hereto and incorporated herein as Exhibit “B”, which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
  - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit “C”, and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
  - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
  - v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

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

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



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

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

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

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

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

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

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

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

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of December, 2023.

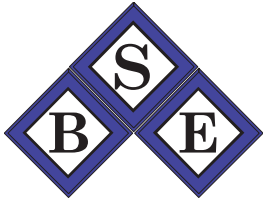
ATTEST:

EVERLANDS II  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Attachments:  
Exhibit “A” – Engineer’s Report  
Exhibit “B” – Master Special Assessment Methodology Report  
Exhibit “C” – Final Assessment Roll



**B.S.E. CONSULTANTS, INC.**  
Consulting ~ Engineering ~ Land Surveying

Scott M. Glaubitz, P.E., P.L.S.  
President

Hassan Kamal, P.E.  
Vice President

October 12, 2023

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

Attn: Greg Pettibon, Chairman  
Frank Sakuma, District Manager

Re: Everlands II Community Development District Engineering Report

We are pleased to present herein the Engineering Report associated with the District's expected issuance of Special Assessment Bonds to fund the construction, acquisition and installation of public infrastructure improvements. This report provides a description of the proposed project together with design criteria, general service locations and estimated costs.

The current project consists of on-site stormwater management facilities and on-site and off-site utilities improvements to serve the overall District.

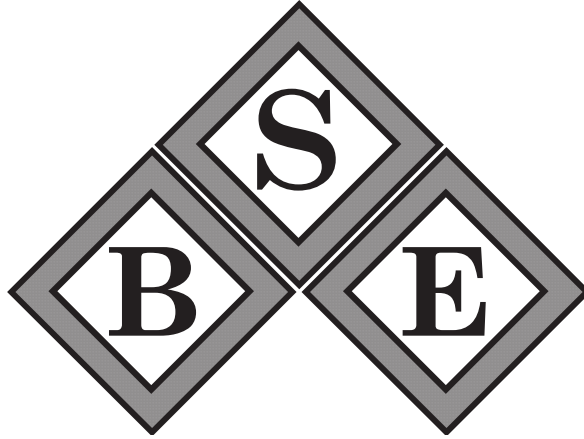
Costs are based on preliminary bid quantities, based on the 30% design plans. Final plans are expected to be substantially similar to the 30% plans. Unit prices are based on recent bid prices. It is our professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District.

We thank you for the opportunity to be of service in this matter.

Sincerely,

*Kenneth Ludwa*

Kenneth Ludwa, P.E.  
Everlands CDD District Engineer



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## **EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ENGINEERING REPORT**

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### **SUBMITTED TO:**

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

### **PREPARED BY:**

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

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**October 2023  
B.S.E. File # 10860.750**

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT  
ENGINEERING REPORT  
BSE File #10860.750

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## **EXECUTIVE SUMMARY**

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

District facilities include stormwater management ponds and interconnecting pipes and discharge control structures. Drainage inlets, curb and gutter, swales, pipes, and soil stabilization methods will also be constructed to insure the system functions in accordance with applicable governmental agency requirements. The District will own and maintain the stormwater management and drainage facilities. A permanent easement will be granted to the District wherever stormwater management and drainage facilities cross lands not owned by the District. Pavement and sidewalks are not included for privately owned roads within the subdivision, but are included for segments of right-of-way outside the gates.

CDD facilities also include water and sewer utility improvements. The facilities will include on-site water mains, on-site gravity sewers, two sanitary lift stations, on-site force mains, and off-site force mains to connect to the SJHP force main at Emerson Drive. No lateral utility service lines on private property will be financed by the District.

The total estimated cost is **\$11,914,433.04**. Quantities are based on preliminary plans and bid prices, verified at market rates by the District Engineer.

The Project will provide a direct and special benefit to the assessable lands identified within the herein defined District boundaries, indicated within the attached Exhibits.

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

## **DISTRICT LOCATION AND LIMITS**

The District is located within the corporate limits of the City of Palm Bay, Florida, east of St. Johns Heritage Parkway (SJHP) and north of Emerson Drive. Total District area is ±143.73 acres. Refer to attached sketch and legal description of current District boundaries.

## **PROPOSED DISTRICT FACILITIES**

### **I. Stormwater Management Facilities and Right-of-Way Improvements**

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

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

Pavement and sidewalks are not included for privately owned roads within the subdivision, but are included for segments of right-of-way outside the gates.

## **II. Utilities**

1. **Existing Facilities** – An existing 16” water main is located on Emerson Drive, constructed as part of Everlands CDD improvements. An existing force main is located at the intersection of SJHP and Emerson Drive, also constructed as part of Everlands CDD improvements.
2. **Proposed Facilities** – Water and sewer utility improvements will include on-site water mains, on-site gravity sewers, two sanitary lift stations, on-site force mains, and off-site force mains to connect to the SJHP force main at Emerson Drive. No lateral utility service lines on private property will be financed by the District.

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

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

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

## **ESTIMATED PROJECT COSTS**

The engineer’s opinion of cost for District facilities is provided in Appendix A. The total estimated cost is **\$11,914,433.04**. Quantities are based on preliminary plans and recent bid prices, verified at market rates by the District Engineer. Actual quantities are likely to change in final plans; however, preliminary quantities are conservatively less than projected final quantities. The cost estimates are based on current prices at current cost levels with no allowances for inflation or escalation over time.

## **CONCLUSIONS AND RECOMMENDATIONS**

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

It is our professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District equal to or exceeding the cost thereof and will provide a direct and special benefit to the assessable lands



within the Everlands II Community Development District. All such infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The District will pay no more for the public improvements than the actual cost or the current market value, whichever is less. The cost of the improvements described herein does not include the cost of transporting fill to or grading on the building lots.

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



## EXHIBITS





## **APPENDIX A**

### **COST ESTIMATES**

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**

Mass Grading Improvements Subtotal	\$	3,235,984.85
Phase 1 Improvements Subtotal	\$	3,321,719.05
Phase 2 Improvements Subtotal	\$	1,040,988.75
Phase 3 Improvements Subtotal	\$	2,533,654.40
Phase 4 Improvements Subtotal	\$	1,506,773.60
Offsite Improvements Subtotal	\$	275,312.39
<b>TOTAL</b>	<b>\$</b>	<b>11,914,433.04</b>

<b>EVERLANDS II CDD</b> <b>ENGINEER'S OPINION OF COST</b> <b>B.S.E. FILE #10860.750</b> <b>MASS GRADING AND STORMWATER IMPROVEMENTS</b>				
ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - PHASE A</b>				
MOBILIZATION	LS	1.00	\$ 30,000.00	\$ 30,000.00
CLEARING & GRUBBING	AC	63.4	\$ 1,400.00	\$ 88,760.00
SITE CUT (PONDS)	CY	694,794.00	\$ 2.86	\$ 1,987,110.84
REMOVE EXISTING WELL	EA	2.00	\$ 20,000.00	\$ 40,000.00
SILT FENCE	LF	16,111.00	\$ 1.65	\$ 26,583.15
TURBIDITY BARRIER	EA	15.00	\$ 102.00	\$ 1,530.00
TEMPORARY CONSTRUCTION ENTRANCE	LS	1.00	\$ 7,600.00	\$ 7,600.00
SEED AND MULCH (LOT AREAS)	AC	61.75	\$ 1,650.00	\$ 101,887.50
BAHIA SOD (PONDS FROM TOB TO NWL)	AC	7.14	\$ 17,424.00	\$ 124,407.36
18" RCP	LF	69.00	\$ 88.00	\$ 6,072.00
30" RCP	LF	1,671.00	\$ 144.00	\$ 240,624.00
36" RCP	LF	1,670.00	\$ 184.00	\$ 307,280.00
36" ADS	LF	39.00	\$ 150.00	\$ 5,850.00
18" MES	EA	1.00	\$ 1,330.00	\$ 1,330.00
30" MES	EA	7.00	\$ 3,000.00	\$ 21,000.00
36" MES	EA	7.00	\$ 3,600.00	\$ 25,200.00
TYPE D INLET	EA	5.00	\$ 6,450.00	\$ 32,250.00
TYPE V INLET	EA	12.00	\$ 7,500.00	\$ 90,000.00
TYPE E INLET	EA	2.00	\$ 10,000.00	\$ 20,000.00
TYPE 4 INLET (W/ TEMPORARY TOP)	EA	2.00	\$ 6,000.00	\$ 12,000.00
JUNCTION BOX	EA	3.00	\$ 8,000.00	\$ 24,000.00
CONTROL STRUCTURE 1	EA	1.00	\$ 7,500.00	\$ 7,500.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 35,000.00	\$ 35,000.00
<b>SUBTOTAL - MASS GRADING IMPROVEMENTS</b>				<b>\$ 3,235,984.85</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 1**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - PAVING, GRADING, &amp; DRAINAGE</b>				
10" STABILIZED SUBGRADE	SY	18,929.00	\$ 4.85	\$ 91,805.65
8" BASE COURSE	SY	15,612.00	\$ 21.65	\$ 337,999.80
TYPE SP 12.5 ASPHALTIC CONCRETE (1 1/2")	SY	2,413.00	\$ 10.20	\$ 24,612.60
5' SIDEWALK (SUBGRADE & CONCRETE)	SF	3,600.00	\$ 6.90	\$ 24,840.00
TYPE A CURB	LF	2,092.00	\$ 25.00	\$ 52,300.00
TYPE F CURB	LF	2,339.00	\$ 24.00	\$ 56,136.00
HEADER CURB	LF	334.00	\$ 25.00	\$ 8,350.00
MIAMI CURB	LF	7,131.00	\$ 20.00	\$ 142,620.00
18" RCP	LF	387.00	\$ 88.00	\$ 34,056.00
24" RCP	LF	719.00	\$ 106.00	\$ 76,214.00
30" RCP	LF	1,047.00	\$ 148.00	\$ 154,956.00
36" RCP	LF	173.00	\$ 173.00	\$ 29,929.00
18" MES	EA	1.00	\$ 1,330.00	\$ 1,330.00
24" MES	EA	3.00	\$ 2,400.00	\$ 7,200.00
30" MES	EA	3.00	\$ 3,000.00	\$ 9,000.00
36" MES	EA	2.00	\$ 3,600.00	\$ 7,200.00
TYPE D INLET	EA	4.00	\$ 6,450.00	\$ 25,800.00
TYPE V INLET	EA	17.00	\$ 7,500.00	\$ 127,500.00
TYPE 4 INLET	EA	2.00	\$ 6,000.00	\$ 12,000.00
TYPE 4 INLET TOP ONLY	EA	2.00	\$ 4,500.00	\$ 9,000.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 60,000.00	\$ 60,000.00
CEI TESTING	LS	1.00	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL - PART 1</b>				<b>\$ 1,342,849.05</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 1**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 2 - SANITARY SEWER SYSTEM</b>				
8" PVC SANITARY SEWER (0'-6')	LF	525.00	\$ 72.00	\$ 37,800.00
8" PVC SANITARY SEWER (6'-8')	LF	582.00	\$ 80.00	\$ 46,560.00
8" PVC SANITARY SEWER (8'-10')	LF	1,760.50	\$ 108.00	\$ 190,134.00
8" PVC SANITARY SEWER (10'-12')	LF	1,203.00	\$ 127.00	\$ 152,781.00
8" PVC SANITARY SEWER (12'-14')	LF	540.00	\$ 173.00	\$ 93,420.00
8" PVC SANITARY SEWER (14'-16')	LF	198.00	\$ 226.00	\$ 44,748.00
STAN. SAN. SEWER MANHOLE (0'-6') - 4' diameter	EA	1.00	\$ 5,700.00	\$ 5,700.00
STAN. SAN. SEWER MANHOLE (6'-8') 4' diameter	EA	2.00	\$ 6,900.00	\$ 13,800.00
STAN. SAN. SEWER MANHOLE (8'-10') 4' diameter	EA	10.00	\$ 8,100.00	\$ 81,000.00
STAN. SAN. SEWER MANHOLE (10'-12') 4' diameter	EA	3.00	\$ 10,300.00	\$ 30,900.00
STAN. SAN. SEWER MANHOLE (12'-14') 5' diameter	EA	3.00	\$ 13,500.00	\$ 40,500.00
STAN. SAN. SEWER MANHOLE (14'-16') 5' diameter	EA	2.00	\$ 16,400.00	\$ 32,800.00
STAN. SAN. SEWER MANHOLE (14'-16') 8' diameter	EA	1.00	\$ 23,000.00	\$ 23,000.00
6" PVC FORCE MAIN INCLUDING FITTINGS	LF	1,296.00	\$ 33.00	\$ 42,768.00
PUMP STATION INSTALLATION (COMPLETE) W/ TELEMETR	LS	1.00	\$350,000.00	\$ 350,000.00
6" GATE VALVE ASSEMBLY	EA	1.00	\$ 2,000.00	\$ 2,000.00
<b>SUBTOTAL - PART 2</b>				<b>\$ 1,187,911.00</b>



**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 1**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 3 - POTABLE WATER DISTRIBUTION PLAN</b>				
6" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	1,528.00	\$ 33.00	\$ 50,424.00
8" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	3,307.00	\$ 49.00	\$ 162,043.00
10" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	1,426.00	\$ 67.00	\$ 95,542.00
16" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	2,357.00	\$ 150.00	\$ 353,550.00
6" GATE VALVE & BOX ASSEMBLY	EA	3.00	\$ 2,000.00	\$ 6,000.00
8" GATE VALVE & BOX ASSEMBLY	EA	8.00	\$ 2,000.00	\$ 16,000.00
10" GATE VALVE & BOX ASSEMBLY	EA	4.00	\$ 2,700.00	\$ 10,800.00
16" GATE VALVE & BOX ASSEMBLY	EA	1.00	\$ 3,500.00	\$ 3,500.00
FIRE HYDRANT AND VALVE ASSEMBLY	EA	8.00	\$ 8,000.00	\$ 64,000.00
6" BLOW-OFF ASSEMBLY	EA	1.00	\$ 3,400.00	\$ 3,400.00
8" BLOW-OFF ASSEMBLY	EA	3.00	\$ 3,400.00	\$ 10,200.00
16" BLOW-OFF ASSEMBLY	EA	1.00	\$ 4,500.00	\$ 4,500.00
WATER SOURCE TO LIFT STATION	EA	1.00	\$ 6,000.00	\$ 6,000.00
PERMANENT WATER MAIN SAMPLING POINT	EA	1.00	\$ 5,000.00	\$ 5,000.00
<b>SUBTOTAL - PART 3</b>				<b>\$ 790,959.00</b>
<b>SUBTOTAL - PHASE 1</b>				<b>\$ 3,321,719.05</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 2**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - PAVING, GRADING, &amp; DRAINAGE</b>				
10" STABILIZED SUBGRADE	SY	9,411.00	\$ 4.85	\$ 45,643.35
8" BASE COURSE	SY	9,076.00	\$ 21.65	\$ 196,495.40
MIAMI CURB	LF	6,015.00	\$ 17.00	\$ 102,255.00
18" RCP	LF	56.00	\$ 88.00	\$ 4,928.00
24" RCP	LF	555.00	\$ 106.00	\$ 58,830.00
30" RCP	LF	196.00	\$ 148.00	\$ 29,008.00
24" MES	EA	2.00	\$ 2,400.00	\$ 4,800.00
30" MES	EA	1.00	\$ 3,000.00	\$ 3,000.00
TYPE D INLET	EA	1.00	\$ 6,450.00	\$ 6,450.00
TYPE V INLET	EA	8.00	\$ 7,500.00	\$ 60,000.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 40,000.00	\$ 40,000.00
CEI TESTING	LS	1.00	\$ 35,000.00	\$ 35,000.00
<b><i>SUBTOTAL - PART 1</i></b>				<b>\$ 586,409.75</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 2**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 2 - SANITARY SEWER SYSTEM</b>				
8" PVC SANITARY SEWER (0'-6')	LF	1,457.00	\$ 72.00	\$ 104,904.00
8" PVC SANITARY SEWER (6'-8')	LF	899.00	\$ 80.00	\$ 71,920.00
8" PVC SANITARY SEWER (8'-10')	LF	56.00	\$ 108.00	\$ 6,048.00
STAN. SAN. SEWER MANHOLE (0'-6') - 4' diameter	EA	9.00	\$ 5,700.00	\$ 51,300.00
STAN. SAN. SEWER MANHOLE (6'-8') 4' diameter	EA	2.00	\$ 6,900.00	\$ 13,800.00
<b><i>SUBTOTAL - PART 2</i></b>				<b><i>\$ 247,972.00</i></b>
<b>PART 3 - POTABLE WATER DISTRIBUTION PLAN</b>				
6" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	3,130.00	\$ 33.00	\$ 103,290.00
8" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	733.00	\$ 49.00	\$ 35,917.00
6" GATE VALVE & BOX ASSEMBLY	EA	3.00	\$ 2,000.00	\$ 6,000.00
8" GATE VALVE & BOX ASSEMBLY	EA	2.00	\$ 2,700.00	\$ 5,400.00
FIRE HYDRANT AND VALVE ASSEMBLY	EA	7.00	\$ 8,000.00	\$ 56,000.00
<b><i>SUBTOTAL - PART 3</i></b>				<b><i>\$ 206,607.00</i></b>
<b><i>SUBTOTAL - PHASE 2</i></b>				<b><i>\$ 1,040,988.75</i></b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 3**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - PAVING, GRADING, &amp; DRAINAGE</b>				
10" STABILIZED SUBGRADE	SY	17,466.00	\$ 4.85	\$ 84,710.10
8" BASE COURSE	SY	15,346.00	\$ 21.65	\$ 332,240.90
TYPE SP 12.5 ASPHALTIC CONCRETE (1 1/2")	SY	8,142.00	\$ 10.20	\$ 83,048.40
5' SIDEWALK (SUBGRADE & CONCRETE)	SF	11,400.00	\$ 6.90	\$ 78,660.00
TYPE A CURB	LF	2,363.00	\$ 25.00	\$ 59,075.00
TYPE F CURB	LF	2,473.00	\$ 24.00	\$ 59,352.00
MIAMI CURB	LF	5,074.00	\$ 17.00	\$ 86,258.00
18" RCP	LF	429.00	\$ 88.00	\$ 37,752.00
24" RCP	LF	886.00	\$ 106.00	\$ 93,916.00
30" RCP	LF	813.00	\$ 148.00	\$ 120,324.00
36" RCP	LF	104.00	\$ 173.00	\$ 17,992.00
24" MES	EA	4.00	\$ 2,400.00	\$ 9,600.00
TYPE D INLET	EA	4.00	\$ 6,450.00	\$ 25,800.00
TYPE V INLET	EA	7.00	\$ 7,500.00	\$ 52,500.00
TYPE 4 INLET	EA	8.00	\$ 12,500.00	\$ 100,000.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 60,000.00	\$ 60,000.00
CEI TESTING	LS	1.00	\$ 50,000.00	\$ 50,000.00
<b><i>SUBTOTAL - PART 1</i></b>				<b><i>\$ 1,241,228.40</i></b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 3**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 2 - SANITARY SEWER SYSTEM</b>				
8" PVC SANITARY SEWER (0'-6')	LF	948.00	\$ 72.00	\$ 68,256.00
8" PVC SANITARY SEWER (6'-8')	LF	329.00	\$ 80.00	\$ 26,320.00
8" PVC SANITARY SEWER (8'-10')	LF	357.00	\$ 108.00	\$ 38,556.00
8" PVC SANITARY SEWER (10'-12')	LF	597.00	\$ 127.00	\$ 75,819.00
8" PVC SANITARY SEWER (12'-14')	LF	725.00	\$ 173.00	\$ 125,425.00
8" PVC SANITARY SEWER (14'-16')	LF	516.00	\$ 226.00	\$ 116,616.00
STAN. SAN. SEWER MANHOLE (0'-6') - 4' diameter	EA	6.00	\$ 5,700.00	\$ 34,200.00
STAN. SAN. SEWER MANHOLE (8'-10') 4' diameter	EA	3.00	\$ 8,100.00	\$ 24,300.00
STAN. SAN. SEWER MANHOLE (10'-12') 4' diameter	EA	3.00	\$ 10,300.00	\$ 30,900.00
STAN. SAN. SEWER MANHOLE (12'-14') 5' diameter	EA	6.00	\$ 13,500.00	\$ 81,000.00
STAN. SAN. SEWER MANHOLE (14'-16')) 5' diameter	EA	3.00	\$ 16,400.00	\$ 49,200.00
8" PVC FORCE MAIN INCLUDING FITTINGS	LF	1,134.00	\$ 49.00	\$ 55,566.00
PUMP STATION INSTALLATION (COMPLETE) W/ TELEMETR	LS	1.00	\$350,000.00	\$ 350,000.00
8" GATE VALVE ASSEMBLY	EA	1.00	\$ 2,700.00	\$ 2,700.00
				\$ -
				\$ -
<b>SUBTOTAL - PART 2</b>				<b>\$ 1,078,858.00</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 3**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 3 - POTABLE WATER DISTRIBUTION PLAN</b>				
6" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	3,348.00	\$ 33.00	\$ 110,484.00
8" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	415.00	\$ 49.00	\$ 20,335.00
6" GATE VALVE & BOX ASSEMBLY	EA	9.00	\$ 2,000.00	\$ 18,000.00
8" GATE VALVE & BOX ASSEMBLY	EA	1.00	\$ 49.00	\$ 49.00
FIRE HYDRANT AND VALVE ASSEMBLY	EA	7.00	\$ 8,000.00	\$ 56,000.00
6" BLOW-OFF ASSEMBLY	EA	1.00	\$ 2,700.00	\$ 2,700.00
WATER SOURCE TO LIFT STATION	EA	1.00	\$ 6,000.00	\$ 6,000.00
				\$ -
<b><i>SUBTOTAL - PART 3</i></b>				<b>\$ 213,568.00</b>
<b>SUBTOTAL - PHASE 3</b>				<b>\$ 2,533,654.40</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 4**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - PAVING, GRADING, &amp; DRAINAGE</b>				
10" STABILIZED SUBGRADE	SY	10,029.00	\$ 4.85	\$ 48,640.65
8" BASE COURSE	SY	8,303.00	\$ 21.65	\$ 179,759.95
MIAMI CURB	LF	6,153.00	\$ 17.00	\$ 104,601.00
18" RCP	LF	87.00	\$ 88.00	\$ 7,656.00
24" RCP	LF	459.00	\$ 106.00	\$ 48,654.00
30" RCP	LF	444.00	\$ 148.00	\$ 65,712.00
42" RCP	LF	524.00	\$ 205.00	\$ 107,420.00
48" RCP	LF	427.00	\$ 250.00	\$ 106,750.00
60" RCP	LF	206.00	\$ 350.00	\$ 72,100.00
24" MES	EA	2.00	\$ 2,400.00	\$ 4,800.00
36" MES	EA	1.00	\$ 3,900.00	\$ 3,900.00
60" MES	EA	1.00	\$ 15,000.00	\$ 15,000.00
TYPE D INLET	EA	4.00	\$ 6,450.00	\$ 25,800.00
TYPE V INLET	EA	17.00	\$ 7,500.00	\$ 127,500.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 30,000.00	\$ 30,000.00
CEI TESTING	LS	1.00	\$ 25,000.00	\$ 25,000.00
<b><i>SUBTOTAL - PART 1</i></b>				<b>\$ 973,293.60</b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**PHASE 4**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 2 - SANITARY SEWER SYSTEM</b>				
8" PVC SANITARY SEWER (0'-6')	LF	1,054.00	\$ 72.00	\$ 75,888.00
8" PVC SANITARY SEWER (6'-8')	LF	940.00	\$ 80.00	\$ 75,200.00
8" PVC SANITARY SEWER (8'-10')	LF	399.00	\$ 108.00	\$ 43,092.00
8" PVC SANITARY SEWER (10'-12')	LF	389.00	\$ 127.00	\$ 49,403.00
STAN. SAN. SEWER MANHOLE (0'-6') - 4' diameter	EA	6.00	\$ 5,700.00	\$ 34,200.00
STAN. SAN. SEWER MANHOLE (6'-8') 4' diameter	EA	3.00	\$ 6,900.00	\$ 20,700.00
STAN. SAN. SEWER MANHOLE (8'-10') 4' diameter	EA	2.00	\$ 8,100.00	\$ 16,200.00
STAN. SAN. SEWER MANHOLE (10'-12') 4' diameter	EA	1.00	\$ 10,300.00	\$ 10,300.00
<b><i>SUBTOTAL - PART 2</i></b>				<b>\$ 324,983.00</b>
<b>PART 3 - POTABLE WATER DISTRIBUTION PLAN</b>				
6" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	3,512.00	\$ 33.00	\$ 115,896.00
10" PVC WATER MAIN, INCLUDES FITTINGS & BENDS	LF	203.00	\$ 67.00	\$ 13,601.00
6" GATE VALVE & BOX ASSEMBLY	EA	5.00	\$ 2,000.00	\$ 10,000.00
10" GATE VALVE & BOX ASSEMBLY	EA	2.00	\$ 4,000.00	\$ 8,000.00
FIRE HYDRANT AND VALVE ASSEMBLY	EA	7.00	\$ 8,000.00	\$ 56,000.00
CONNECT TO EXISTING WATER MAIN, PROVIDE TEMP JUMPER METER	EA	1.00	\$ 5,000.00	\$ 5,000.00
<b><i>SUBTOTAL - PART 3</i></b>				<b>\$ 208,497.00</b>
<b>SUBTOTAL - PHASE 4</b>				<b>\$ 1,506,773.60</b>



**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**OFFSITE**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 1 - EMERSON DRIVE IMPROVEMENTS</b>				
16" SANITARY SEWER FORCEMAIN	LF	1,139.00	\$ 150.00	\$ 170,850.00
16" SANITARY SEWER PLUG VALVE & CAP	EA	1.00	\$ 2,000.00	\$ 2,000.00
MAINTENANCE OF TRAFFIC (MOT)	LS	1.00	\$ 4,800.00	\$ 4,800.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 8,000.00	\$ 8,000.00
CEI TESTING	LS	1.00	\$ 6,000.00	\$ 6,000.00
<b><i>SUBTOTAL - PART 1</i></b>				<b><i>\$ 191,650.00</i></b>

**EVERLANDS II CDD**  
**ENGINEER'S OPINION OF COST**  
**B.S.E. FILE #10860.750**  
**OFFSITE**

ITEM	UNIT	QUANTITIES	UNIT PRICE	TOTAL PRICE
<b>PART 2 - ST JOHNS HERITAGE PARKWAY IMPROVEMENTS</b>				
16" SANITARY SEWER FORCE MAIN	LF	2,569.00	\$ 14.31	\$ 36,762.39
16" SANITARY SEWER PLUG VALVE & CAP	EA	1.00	\$ 1,500.00	\$ 1,500.00
CONSTRUCT CURB CUT HANDICAP RAMPS	EA	2.00	\$ 1,950.00	\$ 3,900.00
MAINTENANCE OF TRAFFIC (MOT)	LS	1.00	\$ 6,500.00	\$ 6,500.00
CONST SURVEY & ASBUILTS	LS	1.00	\$ 20,000.00	\$ 20,000.00
CEI TESTING	LS	1.00	\$ 15,000.00	\$ 15,000.00
<b>SUBTOTAL - PART 2</b>				<b>\$ 83,662.39</b>
<b>SUBTOTAL - OFFSITE IMPROVEMENTS</b>				<b>\$ 275,312.39</b>



# **MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**

**PREPARED FOR THE  
EVERLANDS II COMMUNITY DEVELOPMENT  
DISTRICT  
BOARD OF SUPERVISORS**

October 13, 2023

**SPECIAL DISTRICT SERVICES, INC**

2501A Burns Road  
Palm Beach Gardens, Florida 33410  
561-630-4922

## 1.0 INTRODUCTION

The Everlands II Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Bay (the “City”) in Brevard County, Florida (the “County”). The District was established on July 20, 2023, by Ordinance No.2023-27 enacted by the City Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below. The Everlands II PUD (the “Development”) is a planned Development containing approximately 143.73 gross acres and is located in the City. The District is co-terminus with the Development is planned for the following land uses:

**Table 1 – Proposed Land Uses for the District**

Land Use Category	Unit
Single Family - 40’	144 Dwelling units
Single Family - 50’	193 Dwelling units

This Master Report will provide the allocation of special assessments as it relates to the sale and issuance of Special Assessment Bonds in one or more series (the “Bonds”) for the financing of public infrastructure improvements in the Development located in the District, including, but not limited to, the public roadway improvements, the surface water management and drainage system, the water distribution system, the wastewater collection system and other related public improvements (collectively, the “Project”)

This Master Report equitably allocates the costs to be incurred by the District to provide the benefits of the Project to the developable lands within the Development as identified herein on **Exhibit A**. The improvements comprising the Project are described below and in the Engineer’s Report October 13, 2023 (the “Engineer’s Report”), as may be revised and prepared by B.S.E. Consultants, Inc. (the “District’s Engineer”).

The District intends to issue Bonds in one or more series. Supplemental assessment methodologies will be prepared in accordance which each bond issue which will set forth the specific portion of the Project to be funded.

## 2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The District anticipates issuing Bonds to finance all or portion of the acquisition and/or construction of the Project. The total cost of the Project is estimated to be approximately \$11,914,433. A detail of the Project costs is included herein on **Table A**. The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the District. The Project has been designed to be functional and confer direct and special benefits to the landowners within the District

which direct and special benefits equal or exceed the costs of the Project. Any portion of the Project not financed through the issuance of Bonds will be paid for by Lennar Homes, LLC (the “Developer”).

The acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Project are described in summary as follows (a detailed description is included in the Engineer’s Report, dated October 13, 2023, and prepared by B.S.E. Consultants, Inc., as the same is amended from time to time):

The District will be acquiring entry roadways consisting of but not limited to road subgrade, rock base and asphalt, curbing and sidewalks, asphalt paths, turn lanes, and traffic control devices. These improvements will be constructed by the Developer and will be acquired by the District upon certification of construction for operation and maintenance.

All of the surface water management and drainage system will be constructed by the Developer and will be acquired by the District. The District will be responsible for the operation and maintenance of the system retained by the District and serving the District.

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

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

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

### **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction and/or acquisition of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within the District. These assessments are based on the direct special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S. This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the expected terms and conditions of the Bonds.

In summary, special assessments may be made only: (1) for facilities which provide direct and special benefits to property that are distinct from general benefits, (2) only against property which receives that direct and special benefit, (3) in proportion to the benefits received by such properties, and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments (both capital special assessments and operation and maintenance special

assessments) placed upon various benefited properties within the District must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project and to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The special assessments must be fairly and reasonably allocated to the properties being assessed.

#### **4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS**

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

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

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) to each unit. Therefore, for the purpose of this Master Report each single family residential unit, 40 foot and 50 foot, will be assigned one (1) ERU as they receive the same level of direct and special benefit from the proposed improvements.

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

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

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

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

## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

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

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

## **6.0 FINANCING STRUCTURE**

The estimated cost of the Project is approximately \$11,914,433. The construction program and the costs associated therewith are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is to be financed by the Bonds and when issued which will be payable from and secured by special assessments levied annually on all assessable properties in the District. The total aggregate principal amount of the Bonds that may be issued by the District for the Project is approximately \$15,000,000. The proceeds of the Bonds will provide approximately \$11,914,433 for construction related costs. The sizing of the Bonds includes a debt service reserve fund, capitalized interest and issuance costs as shown on **Table B**. Please note the above referenced Bond sizing is a maximum amount used for this Master Report and the Developer may request the District to issue a lesser amount of Bonds that are less than those presented. The Bond debt allocations are shown on **Table D**.

## **7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM**

Allocation of costs and benefits, shown herein on **Table C**, for the Project financed by the District is initially based on the estimated number of dwelling units projected to be developed and directly and specially benefited by the infrastructure improvements comprising the Project. Based on a Bond size of \$15,000,000, at an assumed interest rate of 7.50%, the maximum annual debt service for the Bonds as shown herein on **Table E**, will be approximately \$1,270,069 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual non-ad valorem special assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling lots/units. The District shall, at the time a plat or re-plat is submitted to the City:

- A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is as described below, **Table 2** (“Total Assessable Lots/Units”).

**Table 2 – Total Assessable Lots/Units for the District**

Land Use Category	Unit
Single Family - 40'	144 Dwelling units
Single Family - 50'	193 Dwelling units

- B. Ascertain the number of assessable residential dwelling lots/units in the proposed plat or re-plat and all prior plats (“Planned Assessable Lots/Units”).
- C. Ascertain the current amount of potential remaining assessable dwelling lots/units (“Remaining Assessable Lots/Units”).

If the Planned Assessable Lots/Units are equal to the Total Assessable Lots/Units no action would be required at that time. However, if the sum of the Planned Assessable Lots/Units and the Remaining Assessable Lots/Units are less than an estimated number reflected in **Table 2**, the Developer will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds plus accrued interest such that the amount of non-ad valorem assessments allocated to each Planned Assessable Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Lots/Units and Remaining Assessable Lots/Units not changed from what is represented in **Table 2**. Conversely, if the Planned Assessable Lots/Units and Remaining Assessable Lots/Units of the residential lots/units is greater than the Total Assessable Lots/Units, then, there will be a pro-rata decrease in the annual non-ad valorem special assessments to all of the benefited properties.

All special assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up agreement to be entered into between the District and the Developer. It is the responsibility of the landowner of record to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

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

## **8.0 PRELIMINARY ASSESSMENT ROLL**

When fully developed, the current site plan for the District will include the land uses in **Table 2**.

## **9.0 ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations



regarding said information beyond restatement of the factual information necessary for compilation of this report.

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

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DESCRIPTION OF NE QUADRANT OF EVERLANDS

A PARCEL OF LAND IN SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF EMERSON DRIVE, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN WESTERLY, ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 12°01'04", A CHORD LENGTH OF 311.95 FEET AND A CHORD BEARING OF S84°06'13"W), A DISTANCE OF 312.53 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S78°05'41"W A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 3°03'55", A CHORD LENGTH OF 82.91 FEET AND A CHORD BEARING OF S79°37'38"W), A DISTANCE OF 82.92 FEET TO THE SOUTHEAST CORNER OF PARCELS C-2 THROUGH C-5, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, THE FOLLOWING 5 (FIVE) COURSES AND DISTANCES; 1) THENCE N00°40'06"E A DISTANCE OF 278.70 FEET; 2) THENCE N89°19'54"W A DISTANCE OF 300.00 FEET; 3) THENCE N00°40'06"E A DISTANCE OF 500.00 FEET; 4) THENCE N89°19'54"W A DISTANCE OF 650.00 FEET; THENCE S00°40'06"W A DISTANCE OF 800.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE; THENCE N89°19'54"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF PARCELS C-6 THROUGH C-9, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°40'06"E, ALONG THE BOUNDARY OF SAID PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 FEET TO THE NORTHEAST CORNER OF SAID PARCELS C-6 THROUGH C-9; THENCE CONTINUE N00°40'06"E A DISTANCE OF 368.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD LENGTH OF 162.25 FEET AND A CHORD BEARING OF N15°07'25"E), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"E,

ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF COMMERCIAL PARCEL C-1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES; 1) THENCE S89°19'54"E A DISTANCE OF 182.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD LENGTH OF 117.56 FEET AND A CHORD BEARING OF S85°42'28"E), A DISTANCE OF 117.64 TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCEL C-1; 3) THENCE N00°42'13"E A DISTANCE OF 307.33 FEET; 4) THENCE N89°19'54"W A DISTANCE OF 325.59 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF SAID ST JOHNS HERITAGE PARKWAY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°35'55", A CHORD LENGTH OF 96.29 AND A CHORD BEARING OF N13°33'23"W), A DISTANCE OF 96.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 21°02'56", A CHORD LENGTH OF 292.25 FEET AND A CHORD BEARING OF N05°12'22"W), A DISTANCE OF 293.90 FEET TO THE END OF SAID CURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N05°19'06"E A DISTANCE OF 303.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 4°38'01", A CHORD LENGTH OF 97.02 FEET AND A CHORD BEARING OF N03°00'05"E), A DISTANCE OF 97.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°41'05"E A DISTANCE OF 582.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL FIFTY FOUR; THENCE S89°37'12"E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 33.57 FEET TO THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'53"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1973.79 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'00"W ALONG SAID WEST LINE A DISTANCE OF 613.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'47"W A DISTANCE OF 658.09 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°46'54"W A DISTANCE OF 659.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE

NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE N89°46'40"E A DISTANCE OF 1316.53 FEET TO THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S00°45'06"W, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 21, A DISTANCE OF 1319.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'26"W ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 55.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NUMBER FIFTY NINE (A 95 FOOT RIGHT-OF-WAY); THENCE S00°45'06"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1049.35 FEET TO THE POINT OF BEGINNING. CONTAINING 143.73 ACRES, MORE OR LESS.

**TABLE A**

**PROJECT COST ESTIMATES**

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**

	<b>TOTAL</b>
PAVING, GRADING & DRAINAGE	\$ 4,143,781
SANITARY SEWER SYSTEM	\$ 2,839,724
POTABLE WATER DISTRIBUTION PLAN	\$ 1,419,631
MASS GRADING IMPROVEMENTS	\$ 3,235,985
OFFSITE IMPROVEMENTS	\$ 275,312
<b>TOTAL</b>	<b>\$ 11,914,433</b>

**TABLE B**

**BOND SIZING**

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**

	<b>BOND SIZING</b>
<b>Par Amount*</b>	<b>\$ 15,000,000 *</b>
Debt Service Reserve Fund (DSRF)	\$ (1,270,069)
Capitalized Interest	\$ (1,125,000)
Issuance Costs	\$ (690,498)
<b>Construction Funds</b>	<b>\$ 11,914,433</b>
Bond Interest Rate	7.50%
Principal Amortization Period (Years)	30

\*Subject to change at final bond pricing

**TABLE C**

**ALLOCATION OF PROJECT COSTS**

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>ERU Factor</b>	<b>Total ERUs</b>	<b>Project Cost Allocation Per Type</b>	<b>Project Cost Allocation Per Unit*</b>
Single Family - 40'	144	1.00	144.00	\$ 5,091,034	\$ 35,354
Single Family - 50'	193	1.00	193.00	\$ 6,823,399	\$ 35,354
<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>337.00</b>	<b>\$ 11,914,433</b>	<b>N/A</b>

\*Rounded

**TABLE D**

**ALLOCATION OF BOND DEBT**

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**

<b>Product</b>	<b>Number of Units by Type</b>	<b>ERU Factor</b>	<b>Total ERUs</b>	<b>Bond Debt Allocation Per Unit Type</b>	<b>Bond Debt Allocation Per Unit*</b>
Single Family - 40'	144	1.00	144.00	\$ 6,409,496	\$ 44,510
Single Family - 50'	193	1.00	193.00	\$ 8,590,504	\$ 44,510
<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>337.00</b>	<b>\$ 15,000,000</b>	<b>N/A</b>

\*Rounded



**TABLE E**

**CALCULATION OF ANNUAL DEBT SERVICE**

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT**

		<b>2023 Series Bond Debt</b>
1	Maximum Annual Debt Service	\$ 1,270,068.54
2	Maximum Annual Debt Service Assessment to be Collected	\$ 1,351,136.74 *
3	Total Number of Gross Acres	143.73
4	Maximum Annual Debt Service per Gross Acre	\$9,400.52
5	Total Number of Residential Units Planned	144
6	Maximum Annual Debt Service per Unit Type	See Table F

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

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS

## EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
Single Family - 40'	144	1.00	144.00	\$ 4,009	\$ 577,340
Single Family - 50'	193	1.00	193.00	\$ 4,009	\$ 773,796
<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>337.00</b>	<b>N/A</b>	<b>\$ 1,351,137</b>

\*Rounded

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

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
TBD	143.73	\$ 9,400.52	\$ 104,362.35	\$ 15,000,000
<b>TOTALS</b>		<b>N/A</b>	<b>N/A</b>	<b>\$ 15,000,000</b>

\*Rounded

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

Exhibit "C"  
Final Assessment Roll

Property ID	Parcel ID*	Owner	Acres	Annual Assessment Amount **	Principal Amount
2803857	28-36-21-00-1	DRP FL 6 LLC	133.73	\$1,257,131.54	\$13,956,376.54
2803860	28-36-21-00-252	DRP FL 6 LLC	10	\$94,005.20	\$1,043,623.46
<b>Total</b>			143.73	\$1,351,136.74	\$15,000,000.00

Footnotes:   \*Parcels lying wholly or partially within the District.

              \*\*Annual Assessment Amounts are grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.